

APPENDIX B



APPENDIX - B

Glossary of Terms

Alley: A public way permanently reserved as a secondary means of access to abutting property

Ancillary use: A use which is incidental or supplementary to a primary permitted use.

Area, gross: A unit of land measure, including easements, existing and future rights-of-way and other future dedications.

Area, net: A unit of land measure, not including the area within the established rights-of-way of a public or private street, or any other area dedicated or required to be dedicated in the future for a public use.

Conditional Use Permit (CUP): A zoning instrument used primarily to review the location, site development, or operation of certain land uses. A conditional use permit is granted at the discretion of the Planning Commission or Zoning Administrator and is not the automatic right of the applicant or landowner.

Conforming Uses Permitted: Those uses identified to incorporate drive thru facilities, which comply with identified performance standards to the satisfaction of the City. Proposed uses that satisfy the required performance standards shall be allowed to apply for a "Conforming Use Permit" that shall be approved by the City Planning Director and shall be kept on file with the City of Ontario.

Development Advisory Board (DAB): A board in the City as established by the City Council charged with the responsibility for the review and approval of development plans.

Dwelling unit, single family: An attached or detached building not to contain more than one kitchen and which, regardless of the form of ownership, is not designed to accommodate more than one household.

Dwelling unit, multi-family: One or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the same unit for the exclusive use of the household.

Floor area ratio (FAR): The total building square footage on a given lot, divided by the lot area of the same lot. Building square footage includes all structures on the lot, including garages and accessory structures.

Height, building: The vertical dimension of a building or any other structure, measured from the highest point of the roof to adjacent grade within five feet of the building immediately below the point of measurement, not including chimneys, antennas, elevators or other appurtenant structures.

Home occupation: An occupation conducted by the occupant of a dwelling as a secondary use in which there is no display, no stock-in-trade, no commodity sold on the premises, mechanical equipment used except for that necessary for housekeeping purposes.

Live/Work: A dwelling unit that acts as both a residence and a place of commercial activity, where the residential use is the primary use, and the commercial activity is the secondary use.

Open space: Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use.

Setback, front yard: The horizontal distance between the front property line and a line parallel thereto at the nearest point of a structure on the site.

Setback, rear yard: The horizontal distance between nearest part of a main building and the nearest point of the rear property line.

Setback, side yard: The horizontal distance between the side property line and a line parallel thereto at the nearest point of a structure on the site.

Street, arterial: A street with signals at important intersections and stop signs on the side streets, that collects and distributes traffic to and from collector streets.

Street, collector: A street that collects traffic from local streets and connects with arterial streets.

Street, local: A street designed to provide vehicular access to abutting property and to discourage through traffic.

Use: The purposes for which a site or a structure is arranged, designed, intended, constructed, or erected.