



APPENDIX E

GLOSSARY

Glossary

Misc:

Aesthetics – The branch of philosophy that deals with the nature of aesthetic beauty, design and taste.

Ahwahnee Principles – The Ahwahnee Principles are a nationally recognized set of guidelines that communities use to encourage resource-efficient solutions. These sustainable planning principles were presented at a 1991 conference at the Ahwahnee Hotel in Yosemite National Park. See Introduction Chapter for complete list.

Arcade – A series of arches supported on piers or columns.

Area-wide – Referring to the entire Downtown Santa Maria Specific Plan Study Area.

Articulation – A method or manner of joining that makes the united parts clear and distinct in relation to each other. A highly articulated surface is typically composed of a number of different planes, usually made distinct by their change in direction (projections and recesses) and/or changes in materials, colors or textures.

Awning – A roof like cover of canvas or other material extending over building openings to provide protection from the sun and rain.

Balcony – A platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade or parapet.

Context-Sensitive Design Solution – Any facility that fits its physical setting and preserves scenic, aesthetic, historic, and environmental resources, while maintaining safety and mobility.

Cornice – A continuous molded projection that crowns a wall or other construction or divides it horizontally for compositional purposes.

Density – The number of housing, commercial or office units per unit of land; usually density is expressed “per acre.”

District – A portion of the Downtown Specific Plan Area having special characteristics or uses that distinguish it from the remainder.

Eaves – The overhang at the lower edge of the roof which usually projects out over the exterior walls of the structure.

Façade – The front of a building or any of its sides facing public way or spaces.

Focal Point – A building, object or natural element that serves as a point of attraction, attention or activity.

Gable – The triangular top section of a side wall on a building with a pitched roof that fills the space beneath where the roof slopes meet.

Hardscape – An area with paving material such as pavers or concrete. This includes sidewalks, plazas, parking lots, and roads.

Hip Roof – A roof having sloping ends and sides meeting at an inclined projecting angle.

Infill – New building construction within an existing developed area.

Level of Service (LOS) Rating – A qualitative measure describing operational conditions within a traffic stream in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. Level A denotes the best traffic conditions while Level F indicates gridlock.

Lintel – A horizontal support member (beam) that supports a load over an opening, as a window or door opening, usually made of wood, stone or steel; may be exposed or obscured by wall coverings.

Lot Line or Property Line – Any recorded boundary of a lot.

Lot Width – The horizontal distance between the side lot lines, measured at right angles to the lot depth at point midway between the front and rear lot lines.

Mass – The physical volume or bulk of a solid body such as a building. Mass describes three-dimensional forms, the simplest of which are cubes, boxes (or “rectangular solids”), cylinders, pyramids and cones. Buildings are rarely one of these simple forms, but generally are composites of varying types. This composition is generally described as the “massing” of forms in a building.

Mixed-Use – Term referring to a mix of land uses on one property. Mixed-uses are commonly vertically oriented with office or residential over commercial uses.

Mullions – The divisional members in a multi-paned window.

Parapet – a low protective wall at the edge of a terrace, balcony or roof, especially that part of an exterior wall, firewall or party wall that rises above the roof surface.

Paseo – An off-street pedestrian oriented connection. Often located between buildings with commercial frontage.

Porch – An opened or covered platform, sometimes having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, which is not heated or cooled, that is attached to the outside of a building.

Public Art – Art located in a public space or private space open to public view.

Refuge Island – A defined area between traffic lanes, often within a median, that provides a safe place for pedestrians to wait as they cross the street.

Resort – A place that is popular for recreation and vacations and provides accommodations and entertainment.

Rustification – A method of forming stonework with recessed joints and smooth or roughly textured block faces.

Trellis – A frame supporting open lattice work used as a screen or a support for growing vines or plants.

Workforce Housing - homes priced to be affordable for individuals earning 60 to 120 percent of the median income.

LAND USE DEFINITIONS

Residential

1. **Care of non-related persons** (six (6) or less persons)- A state-licensed family care home giving non-medical services on a twenty-four hour (24) hour a day basis to six (6) or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children.
2. **Live-Work unit** – single tenant spaces that include both a residential unit and a commercial or light industrial use such as an artist studio, photography studio, craftsperson shop (woodworking, ceramics, etc.), or similar use. This differs from other types of mixed-use developments where the residential use and commercial or other non-residential use is in different tenant spaces. Live-work units comprise one or more rooms with cooking space and sanitary facilities in conformance with the Uniform Building Code (UBC) and adequate working space available for and regularly used by persons residing therein.
3. **Multi-Family dwelling**- A dwelling containing five (5) or more dwelling units, an apartment. Multi-family dwellings include: duplexes, triplexes, fourplexes (buildings under one ownership with two, three or four dwelling units, respectively, in the same structure); apartments (five or more units under one ownership in a single building); and townhouse development (three or more attached dwellings where no unit located over another unit).
4. **Residential in Mixed-Use building**- one or more dwelling units are part of a structure that also contains another use.
5. **Senior Citizen Housing** – Housing designated for older retired citizens often needing some assistance.
6. **Single-Family dwelling** - A free-standing building designed for and/or occupied by one household. Also includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile

homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, place on permanent foundations.

Retail

- 7. Art studios and art galleries** - A facility where an artist, photographer, or musician works and/or where art is sold.
- 8. Art supply and craft sales** – A facility that sells supplies for artists such as paints, canvases, or pre-made crafts.
- 9. Bakeries, café, coffee shop** - Establishments where customers are served from an ordering counter for either on- or off- premise consumption (“counter service”).
- 10. Barbershops** – A facility dedicated to the cutting of hair.
- 11. Bars, cocktail lounges, and restaurants (including sale/consumption of alcoholic beverages on premises)** - Retail businesses selling ready-to-eat food and/or beverages. These include eating establishments where customers are served food at their tables for on-premise consumption (“table service”), which may also provide food for take-out; and exclusively pedestrian-oriented facilities that serve from a walk-up ordering counter.
- 12. Beauty shops** - A business where beauty treatments are provided, for example, hair styling, facials, and manicures.
- 13. Camera and watch repair** – A facility which repairs small complex cameras, digital equipment, clocks, watches, and jewelry of varying types.
- 14. Car Washes** - An automated facility that cleans the exterior private vehicles.
- 15. Clothing Stores** – Facilities dedicated to the sale of clothes, shoes and other accessories.
- 16. Delicatessens** - A store specializing in imported or unique foods and ingredients, for example, cooked meats, cheeses, and pickles.
- 17. Department stores** - A large store that sells a wide range of goods in separate departments
- 18. Any use with a drive-through** - A facility where services may be obtained by motorists without leaving their vehicles. Examples of these facilities include fast-food restaurants, drive-through coffee, dairy product, photo stores, pharmacies, etc.
- 19. Drugstores/Pharmacies** - a place where drugs used for treating diseases are dispensed or sold.

- 20. Florists** – A shop that sells flowers and other ornamental plants
- 21. General Retail** – A term for a facility where many lines of merchandise can be sold.
- 22. Grocery stores** – A retail business where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the store.
- 23. Ice cream shops** – A facility where frozen dessert items are sold.
- 24. Jewelry stores** – Facilities that sell rings, necklaces and other trinkets.
- 25. Nurseries** – Facilities that raise plants for the purposes of indoor or outdoor landscaping and gardening.
- 26. Pet shops** – A facility dedicated to the care and sale of local or exotic domestic animals.
- 27. Photographic studios** – A facility that provides high volume and/or custom processing services for photographic negative film, transparencies, and/or prints, where the processed products are delivered to off-site retail outlets for customer pick-up. Does not include small-scale photo processing machines accessory to other retail businesses.
- 28. Restaurants (no sale or consumption of alcoholic beverages on the premises) -**
A place where meals and drinks are sold and served to customers.
- 29. Tire sales and service** – A type of vehicle oriented use that combines retail sales of tires, parts and accessories with their installation.
- 30. Auto Sales** – Dealerships where cars, trucks and other vehicles are sold either as either new or used.

Services

- 31. Auditoriums** - A hall or a building with a hall that is used for lectures, concerts, and other events.
- 32. Auto repair and service** - The repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use.
- 33. Auto wash and detailing** – A facility that cleans the exterior and/or the interior of private vehicles.

34. Banks and financial institutions – Financial institutions including:

- banks and trust companies
- securities/commodity contract brokers
- credit agencies and dealers
- holding (but not primarily operating) companies
- security and commodity exchanges
- lending and thrift institutions
- vehicle finance (equity) leasing agencies
- other investment companies

35. Offices (Business or Professional offices) – Business offices are establishments providing direct services to consumers. Examples of the uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, etc. Professional offices are office-type facilities occupied by a business that provides professional services and/or is engaged in the production of intellectual property.

36. Child day care centers- Any child day care facility other than a family day care home, and includes infant centers, preschools, and extended daycare facilities.

37. Community Centers - A multi-purpose meeting and/or recreational facility typically consisting of one or more meeting or multi-purpose rooms, which may also include kitchen and/or outdoor cooking or eating facilities, that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

38. Fitness Centers –A gymnasium and/or health and athletic club, which may include any of the following: sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities. Does not include adult entertainment businesses.

39. Hospitals or convalescent hospitals – Medical facilities with extended duration accommodation.

40. Laundry and cleaning establishments – Facilities containing washing machines available to the general public for a per use fee. Also includes dry-cleaning facilities.

41. Lodges and Clubs- A private institution whose purpose is fraternal and non-profit

42. Medical and/or Dental laboratories – A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis.

43. Medical or dental offices - A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than three licensed

primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc.).

44. Motels, catering to transient occupants only - A facility with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging.

45. Real Estate office – A commercial office dedicated to the sale of private property.

46. Gas Station. – A retail business selling gasoline or other motor vehicle fuels, and related products. A gas station may also include a convenience store, vehicle services, restaurant facilities, and /or trailer rental.

47. Small/Large family day care centers - A facility that provides non-medical care and supervision of minor children or adults for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services.

- **Child Day Care Center.** Commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.
- **Large Family Day Care Home.** A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for 7-14 children. Children under the age of 10 years who reside in the home count as children served by the day care facility.
- **Small Family Day Care Home.** A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for eight or fewer children. Children under the age of 10 years who reside in the home count as children served by the day care facility.
- **Adult day care facility.** A day care facility providing care and supervision for adult clients.

48. Travel agencies – A facility that provides travel arrangements including ticketing and vacation package services.

49. Veterinary clinics - Office and indoor medical treatment facilities for animals of all types.

Assembly

50. Bowling alleys - A building where people go to bowl.

51. Churches- A permanently located building commonly used for religious worship.

52. Farmer's Markets – A typically outdoor event where fresh produce is sold by farmers sometimes accompanied by the sale of crafts, specialty foods or the promotion of local community groups and organizations.

- 53. Nightclubs** - Facilities serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc.
- 54. Schools (Public & Private)** – (Public) Institutions of learning which offer instruction in several branches of learning and study required to be taught to the public by the State Education Code. (Private) A non-governmental institution of learning which offers instruction in several branches of learning and study required to be taught in the public schools by the State Education Code.
- 55. Schools- specialized education and training** - A public or private academic educational institution, including: art school establishments, language schools, business or secretarial schools, vocational schools, computers and electronics schools professional schools (law, medicine, etc.), or seminaries/religious ministry training facilities. Does not include driving schools such as truck driver training facilities.
- 56. Studios- Art, dance, martial arts, music, etc.** - Small scale facilities, typically accommodating one group of students at time, in no more than one instructional space. Larger facilities are included under the definition of “schools – Specialized education and training.” Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal’ photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics, yoga, and similar instruction; and aerobics and gymnastics studios with no other fitness facilities or equipment.
- 57. Specialty film theatre/live theatre/performing arts** - A building, room, or other setting usually utilizing a permanent stage where plays, films, or other dramatic presentations are performed.
- 58. Convention Center** – A specialized facility for a gathering of people who have a common interest or profession.
- 59. Theatre (movie)** - An indoor facility for public assembly and group entertainment, other than sporting events.

Lodging

- 60. Bed and Breakfast Inn** - a small hotel or, more often, a private home that offers overnight accommodations and breakfast for paying guests.
- 61. Hotel or Motel** – A facility with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Miscellaneous

- 62. Governmental buildings and facilities designed for public use** – Facilities such as libraries, aquatic centers and City Hall which can be used by the public.
- 63. Light Industrial (per performance standards)** - Manufacturing involving the production of smaller goods, eg knitwear, glass, electronics components, etc.
- 64. Cottage Industry** - An industry where the creation of products and services is home-based, rather than factory-based. While products and services created by a cottage industry are often unique and distinctive (given the fact that they are usually not mass-produced), producers in this sector often face numerous disadvantages when trying to compete with much larger factory-based companies. Includes specialty manufacturing that involves a retail component (selling a craft or entertainment component such as watching pottery making)
- 65. Arcades** - An enclosed area where people can play on coin-operated game machines such as pinball machines or video games