

Table 18.08.030(1) Permitted, Conditional, Accessory and Temporary Land Uses – All Zoning Districts

Zoning Categories:

Residential Zoning Districts	Commercial Zoning Districts	Industrial Zoning Districts	Other Zoning Districts
AE: Exclusive Agricultural	C1: Neighborhood Service	IPD: Industrial Park	PC: Public and Civic
A: Agriculture Residential	C2/C4: General Commercial	M1: Light Industrial	SP: Specific Plan*
SR: Suburban Residential	CA: Administrative Professional Offices	M2: Heavy Industrial	PUD: Planned Unit Development*
R1: Single-family Residential	CM: Commercial Manufacturing		MU: Mixed-Use*
R2: Medium-Density Residential			FP: Conservancy and Flood Plain*
R3: High-Density Residential			
R4: Very-High-Density Multiple Residential			
MDR: Mixed-Density Residential			
RMPD: Residential-Mobile Home Planned Development			

Omitted Zone Districts:

Zone Districts delineated above by an asterisk (*) were not included in this Land Use Table due to their unique development process and/or land uses as discussed below.

SP: Land uses and development standards are outlined by the Specific Plan itself, which vary with each existing and future SP.

PUD: Land uses and development standards are outlined by the Planned Unit Development itself, which vary with each existing and future PUD.

MU: Allows for a variety of uses to be determined through the Planned Unit Development of Specific Plan process.

FP: All areas of the City zoned FP are within the Mojave River, which does not allow for any permanent development with the exception of flood control structures. Grazing, crops, wildlife & forest preserves and similar agricultural or open space uses are permitted at the discretion of the Development Director and the San Bernardino County Flood Control District.

Use Legend:

P: Permitted Use C: Conditional Use Permit required -: Not Permitted

T Y P E	USE	ZONE																	
		AE	A	SR	R1	R2	R3	R4	MDR	RMPD	C1	C2/C4	CA	CM	IPD	M1	M2	PC	
A G R I C U L T U R A L	1) ANIMALS																		
	6 caged birds, 2 tropical birds, 3 dogs over 4 months old, 3 cats, 2 pot bellied pigs, 2 non-venomous reptiles, 2 turtles, 2 rodents	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P
	2 horses, one sheep, 3 poultry, 3 geese, 2 llamas or alpacas, one goat. Only on lots larger than one-half acre gross.	P	P	P	P	-	-	-	P	-	-	-	-	-	-	-	-	-	P
	Animal breeding and raising (including sheep, goats, cattle, dogs, cats, birds, rabbits, fox, mink and similar animals)	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Dairy, livestock and poultry	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Kennel/Shelter	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C
	Commercial riding clubs and stables	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Feed Store	P	P	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-
	2) PRODUCE																		
	Commercial nurseries/orchards	P	P	C	C	C	C	C	-	-	C	-	-	-	-	-	-	-	-

NOTE: California State Law prohibits the possession of all primates.

TYPE	USE	ZONE																	
		AE	A	SR	R1	R2	R3	R4	MDR	RMPD	C1	C2/C4	CA	CM	IPD	M1	M2	PC	
RESIDENTIAL	5) DWELLING UNIT : USE																		
	Day care center, Family (up to 14 children for less than 24 hours a day).	-	P	P	P	-	-	-	P	P	-	-	-	-	-	-	-	-	
	Boardinghouse	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	
	Care facilities including community and residential (up to 6 persons)	-	P	P	P	-	-	-	P	P	-	-	-	-	-	-	-	-	
	Homeless/battered shelter	-	-	-	-	C	C	C	C	-	C	-	-	-	-	-	-	C	
	Home occupation business (Permit Required)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	
INSTITUTIONAL	6) ASSEMBLY																		
	Assembly uses, i.e. church, club, lodge, mortuary, social hall	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	
	Assembly uses, only as an accessory use within a movie theater, hotel conference center or similar venue	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	
	7) EDUCATION																		
	Industrial trade school	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-
	Parochial, private, public or charter schools	C	C	C	C	C	C	C	-	-	C	-	-	-	-	-	-	-	C
Professional business college	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-		

T Y P E	USE	ZONE																
		AE	A	SR	R1	R2	R3	R4	MDR	RMPD	C1	C2/C4	CA	CM	IPD	M1	M2	PC
I N S T I T U T I O N A L	8) MEDICAL																	
	Ambulance service	-	-	-	-	-	-	-	-	-	C	C	C	P	C	C	C	-
	Animal hospital/veterinarian	C	C	-	-	-	-	-	-	-	C	C	-	P	-	P	P	C
	Convalescent	-	-	-	-	C	C	C	C	-	C	-	-	-	-	-	-	-
	Hospital (* On minimum 20 acre building site)	-	-	-	-	-	-	-	-	-	-	C*	P	-	-	-	-	-
	Medical/dental office	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
	Medical or dental laboratory	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	-
	Pharmacy	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
	9) NON-PROFIT SERVICE																	
	Clothing and food bank (See Old Town Specific Plan)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	10) PUBLIC																	
	Community recreation center or clubhouse	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	C
	Library	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	P
	Museum	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	P
	Park	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	C
Public safety facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Government building	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	P	

T Y P E	USE	ZONE																	
		AE	A	SR	R1	R2	R3	R4	MDR	RMPD	C1	C2/C4	CA	CM	IPD	M1	M2	PC	
C O M M E R C I A L	15) AUTOMOTIVE																		
	Automotive repair	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	P	P	-
	Auto body and paint	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	P	P	-
	Car wash - automated	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-
	Car wash - full service	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-
	Car wash – self service	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-
	Gas/service station	-	-	-	-	-	-	-	-	-	-	C	C	-	C	-	C	C	-
	Parking structure	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	C
	Rental agency	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	P	-
	Vehicle sales - new	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-
	Vehicle sales - used	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-
	16) COMMUNICATION																		
	Recording and broadcasting studio	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-
	Transmission communication facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
	Wireless communication facility & accessory equipment See Sec. 18.58.200	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	17) DAYCARE																		
	Day nursery and day care facility	C	C	C	C	C	C	C	C	C	-	C	-	C	-	-	-	-	-

TYPE	USE	ZONE																
		AE	A	SR	R1	R2	R3	R4	MDR	RMPD	C1	C2/C4	CA	CM	IPD	M1	M2	PC
COMMERCIAL	18) ENTERTAINMENT/RECREATION																	
	Adult oriented business See Sec. 18.75	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-
	Auditorium and other public assembly	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	C
	Indoor	-	-	-	-	-	-	-	-	-	P	P	C	P	-	-	-	-
	Outdoor	C	C	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C
	19) FOOD & BEVERAGE																	
	Bakery	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-
	Catering establishment	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-
	Confectionary store	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
	Grocery store	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
	20) LODGING																	
	Hotel & motel (*Resort hotel or lodge)	C*	C*	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-
	21) OFFICE																	
	Administrative/professional office	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-
	Travel agency	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
	22) RESTAURANT																	
	Restaurant	-	-	-	-	-	-	-	-	-	P	P	C	P	C	C	C	-
	Restaurant with drive thru within 100' of residential zone	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
	Restaurant with drive thru farther than 100' from residential zone.	-	-	-	-	-	-	-	-	-	P	P	C	P	-	-	-	-
	Restaurant with outdoor cooking	-	-	-	-	-	-	-	-	-	C	P	C	C	-	-	-	-

T Y P E	USE	ZONE																	
		AE	A	SR	R1	R2	R3	R4	MDR	RMPD	C1	C2/C4	CA	CM	IPD	M1	M2	PC	
C O M M E R C I A L	23) RETAIL																		
	Building materials	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	P	-
	Equipment sales & rental	-	-	-	-	-	-	-	-	-	-	C	C	C	P	C	C	C	-
	Guns & ammunition	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
	Indoor/outdoor swap meet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	New General Merchandise	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
	Used General Merchandise	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-
	Wholesale establishment	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	P	-
	24) SERVICE																		
	Automatic Teller Machine (ATM) not accessory to a principal financial institution on the same lot	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-
	Financial institution	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-
	Barber & beauty parlor	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
	Cobbler	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
	Dry cleaner	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-
	Mortuary or crematory	C	C	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-
	Home repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
	Massage	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-
	Photography studio	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	C	C	-
	Tailor	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
	25) TOBACCO																		
	Smoke Shop	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
	Smoking Lounge	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-

T Y P E	USE	ZONE																	
		AE	A	SR	R1	R2	R3	R4	MDR	RMPD	C1	C2/C4	CA	CM	IPD	M1	M2	PC	
INDUSTRIAL	26) LIGHT INDUSTRIAL																		
	Assembly plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
	Contractor storage & equipment yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
	Fuel yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-
	Printing/publishing	-	-	-	-	-	-	-	-	-	-	C	C	P	P	P	P	-	
	Research service & laboratory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
	Taxidermy	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-
	27) MANUFACTURING																		
	Light	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-
	Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
	28) RECYCLING																		
	Automated reverse vending machines (< 50 s.f.)	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	P	P
	Small manned collection facilities (< 500 s.f.)	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	P	P
	Large manned collection facilities (>500 s.f.)	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-
	Light processing facilities (<45,000 s.f.)	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-
	Heavy processing facilities (>45,000 s.f.)	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-
	29) REPAIR																		
	Small appliance	-	-	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	-
	Large equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	P	-

TYPE	USE	ZONE																
		AE	A	SR	R1	R2	R3	R4	MDR	RMPD	C1	C2/C4	CA	CM	IPD	M1	M2	PC
INDUSTRIAL	29) WAREHOUSE/STORAGE																	
	Impound/junk yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Public/recreational vehicle storage	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-
	Commercial vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
	Warehouse/distribution facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
TEMPORARY	30) TEMPORARY (Subject to Chapter 18.68)																	
	Christmas tree, pumpkin lot & similar (30 day maximum)	-	-	C*	C*	C*	C*	C*	C*	-	P	P	P	P	-	P	P	-
	Parking lot sale	-	-	C*	C*	C*	C*	C*	C*	-	P	P	P	P	-	-	-	-
	Special event	-	-	C*	C*	C*	C*	C*	C*	-	P	P	P	P	-	-	-	-

* - If located on a lot developed for a commercial use.

