

**TABLE 06.01
COMMERCIAL ZONES LIST OF PERMITTED, DEVELOPMENT PERMITTED, AND
CONDITIONALLY PERMITTED USES**

The following list represents those primary uses in the commercial zones, which are Permitted (P), subject to an Administrative or Development Permit (D), Minor/Conditional Use Permit (C), or a Commercial Cannabis Business (CCB) Permit (Chapter 5.10 of the City of San Bernardino Municipal Code). Those with a -- are not permitted uses in that zone. (MC 1381 12/19/12; MC 1601 12/7/22)

LAND USE ACTIVITY		CO	CG-1	CG-2	CG-3	CR-1	CR-2	CR-3	CR-4	CH	CCS-1	CCS-2
A.	<u>Administrative & Professional Offices/Services</u> Commercial Establishments where the administrative, clerical and managerial functions of a business of industry are conducted or where members of a profession conduct their practice (e.g., accounting or engineering)	D	D	D	D	D	D	D	--	D	D	D
B.	<u>Assembling, Processing Facilities</u> Establishments, which perform the assembling, cleaning, manufacturing, processing, repairing or testing of products and welding and excluding explosives, conducted entirely within an enclosed structure	--	--	--	--	--	--	--	--	D	--	--
C.	<u>Automotive-Related Uses</u> Commercial establishments, which provide parts, repair, sale and service for autos, RVs and trucks. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Auto Parts Sales – No Installations	--	D	D	D	D	D	--	D	D	D	D
	2. Auto Parts Sales – With Installations	--	D	D	D	D	D	--	D	D	--	D
	3. Auto Repair (e.g., bodywork, engine and drive train, painting and misc. work)	--	C	C	--	C	--	--	C	C	--	C
	4. Car, RV and Truck Sales – New	--	D	D	--	D	--	C	D	D	D	D
	5. Car, RV and Truck Sales – Used	--	C	C	--	C	--	C	D ¹	C	C	C
	6. Car Washes	--	C	C	C	--	--	--	D	C	--	C
	7. Impound Vehicle Storage Yards	--	--	--	--	--	--	--	--	C	--	--
	8. Service Stations	C	C	C	C	C	C	C	C	C	C	--
	9. Vehicle Leasing/Rental	--	D	D	D	--	D	--	D	D	D	D
D.	<u>Boarding/Lodging Facilities</u> Commercial establishments, which provide boarding, camping spaces/facilities, and lodging (with or without meals). Examples of allowable land use activities include, but are not limited to, the following:											
	1. Boarding Houses	--	--	C	--	--	C	--	--	--	--	--
	2. Fraternities/Sororities	--	--	--	C	--	--	--	--	--	--	--
	3. Hotels/Motels	--	C	C	--	--	C	C	--	--	C	--
	4. RV Parks	--	C	C	--	--	--	--	--	C	--	--

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LAND USE ACTIVITY		CO	CG-1	CG-2	CG-3	CR-1	CR-2	CR-3	CR-4	CH	CCS-1	CCS-2
	5. Single Room Occupancy (SROs)	--	--	C	--	--	C	--	--	--	--	--
	6. Extended Lodging Facilities (MC 1126 7/4/02)	--	--	--	--	--	C	C	--	--	--	--
E.	<u>Eating/Drinking Establishments</u> Commercial establishments, which serve prepared food or beverages for consumption on or off the premises. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Night Clubs/Bars/Lounges	--	C	C	C	C	C	C	--	--	C	--
	2. Restaurants – No Drive-Thru	D	D	D	D	D	D	D	--	D	D	D
	3. Restaurants – With Drive-Thru	--	C	C	C	--	C ²	C ³	--	--	--	--
	4. Restaurants – Take-Out Only (No seats)	D	D	D	D	D	D	D	--	D	D	D
F.	<u>Entertainment/Recreation</u> Commercial establishments, which provide participant/spectator amusement, entertainment or sport, primarily for financial gain. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Adult Entertainment	--	--	--	--	--	--	--	--	D	--	--
	2. Auditoriums, Convention Halls and Theaters	C	C	C	C	C	C	C	--	C	C	C
	3. Banquet Halls	C	C	C	C	C	C	C	--	C	C	C
	4. Movie Theaters ⁴	C	C	C	C	C	C	C	--	C	C	C
	5. Miscellaneous Indoor	D	D	D	D	D	D	D	--	D	D	D
	6. Miscellaneous Outdoor	C	C	C	C	C	C	C	--	C	C	C
G.	<u>Financial</u> Commercial establishments, which engage in monetary transaction not directly related to the sale of a product/service	D	D	D	D	D	D	D	--	D	D	D
H.	<u>Medical/Care Facilities/Social Services</u> Commercial establishments, which provide services of a medical/care nature, related to the health and welfare of the City’s residents. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Blood Banks	C	C	--	--	--	--	--	--	--	--	--
	2. Emergency Shelters	--	--	--	--	--	D ¹⁵	--	--	D ¹⁵	--	--
	3. Health Clinics/Outpatient Surgery	D	D	D	D	D ⁵	D	D	--	--	D	--
	4. Medical Offices	D	D	D	D	D	D	D	--	D	D	D
	5. Hospitals	C	C	--	--	--	--	--	--	--	--	--
	6. Outpatient – Treatment Programs	C	C	C	--	--	--	--	--	--	D	--
	7. Residential Care Facilities	C	C	C	--	--	C	--	--	--	--	--
	8. Senior/Congregate Care Facilities	C	C	C	--	--	C	--	--	--	--	--
	9. Social Services Centers	C	C	C	C	--	C	C	--	--	--	--

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LAND USE ACTIVITY		CO	CG-1	CG-2	CG-3	CR-1	CR-2	CR-3	CR-4	CH	CCS-1	CCS-2
I.	<u>Personal Service</u> Commercial establishments, which provide needed services of a personal nature. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Barber/Beauty/Nail Shops	D	D	D	D	D	D	D	--	--	D	D
	2. Dance Schools/Karate Studios	D	D	D	D	D	D	D	--	--	D	D
	3. Dry Cleaners	D	D	D	D	D	D	D	--	D	--	D
	4. Health/Athletic Clubs	D	D	D	D	D	D	D	--	--	D	D
	5. Laundromats (self-serve)	--	D	D	D	--	D	--	--	--	--	D
J.	<u>Retail Commercial</u> Commercial establishments, which sell merchandise generally needed/desired by the community. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Convenience Stores	--	C	C	C	--	--	--	--	--	--	--
	2. Drug Stores	D	D	D	D	D	D	D	--	D	D	D
	3. Flower/Gift Shops	D	D	D	D	D	D	D	--	D	D	D
	4. General Merchandise (including Supermarkets)	--	D	D	D	D	D	D	--	D	D	D
	5. Home Improvements with Outdoor Display of Lumber, Garden and Nursery Items	--	D	D	D	--	--	D	--	D	--	--
	6. Indoor Retail Concession Malls	--	C	C	--	--	--	--	--	C	--	--
	7. Liquor Stores	--	C	C	C	C	C	C	--	--	C	C
	8. Medical Equipment and Supplies	D	D	D	--	D	D	--	--	--	--	--
	9. Mini-Malls	--	C	C	C	--	--	C	--	--	C	--
	10. Mobile Home Sales	--	D	D	D	--	D	D	D	D	--	D
	11. Neighborhood Grocery Stores (with or without alcohol sales) (MC 1093 4/5/01)	--	C	C	C	--	C	--	--	C	--	--
	12. Nurseries/Garden Supplies	--	D	D	D	D	--	D	--	D	D	D
	13. Office Supplies/Equipment	D	D	D	D	D	D	D	--	D	D	D
	14. Specialty Food Stores (no alcohol sales)	D	D	D	D	D	D	D	--	D	D	D
K.	<u>Service Commercial</u> Commercial establishments, which store large inventories of goods typically in industrial-style structures where goods are not produced on the site, but are offered for sale. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Catering Establishments	--	D	D	--	--	D	D	--	D	D	D
	2. Cleaning/Janitorial	--	D	D	--	--	D	D	--	D	D	D
	3. Copy Centers/Postal Service Centers and Blueprinting	D	D	D	D	D	D	D	--	D	D	D

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LAND USE ACTIVITY		CO	CG-1	CG-2	CG-3	CR-1	CR-2	CR-3	CR-4	CH	CCS-1	CCS-2
4.	Equipment Rental/Sales/Service Yard	--	--	--	--	--	--	--	--	D	--	--
5.	Laboratories (e.g., Film, Medical and Dental, "R&D", etc.)	D	D	D	D	D	D	D	--	D	D	D
6.	Misc. Repairs/Services (indoors only)	--	D	D	D	D	D	D	--	D	D	D
7.	Publishing/Printing Plants	--	--	--	--	--	D	--	--	D	D	D
8.	Recycling Facilities	D ⁶	D ⁶	D ⁶	D ⁶	D ⁶	D ⁶	D ⁶	D ⁶	D ⁶	D ⁶	D ⁶
9.	Recycling Facilities (reverse vending only)	D	D	D	D	D	D	D	--	D	D	D
10.	Veterinary Services – Animal Boarding	--	C	C	C ¹³	--	--	--	--	C	--	C
11.	Veterinary Services – No Animal Boarding	--	D	D	--	--	--	--	--	D	--	--
12.	Welding and Related Uses	--	--	--	--	--	--	--	--	D	--	--
L.	Other											
1.	Antennae/Satellite Dish	D	D	D	D	D	D	D	D	D	D	D
2.	Bakeries (Commercial)	--	--	D	--	--	--	--	--	--	D	D
3.	Cable Companies	--	D	--	--	--	--	--	--	D	--	--
4.	Clubs, Lodges and Meeting Halls	D	D	D	--	D ⁷	D	D	--	D	D	D
5.	Combination Residence/Office ⁸	C	--	--	--	--	--	--	--	--	--	--
6.	Commercial Cannabis Activities ¹⁴	--	D	D	D	--	D	D	--	D	D	D
	A) Cultivation	--	--	--	--	--	--	--	--	--	--	--
	B) Distribution (Stand-Alone)	--	--	--	--	--	--	--	--	--	--	--
	C) Manufacturing											
	i. Non-Volatile (License Types N, P & S)	--	--	--	--	--	--	--	--	CCB	--	--
	ii. Volatile	--	--	--	--	--	--	--	--	--	--	--
	D) Microbusiness											
	i. Non-Retail	--	--	--	--	--	--	--	--	CCB	--	--
	ii. Retail (15% or less)	--	--	--	--	--	--	--	--	--	--	--
	iii. Retail (Over 15%)	--	CCB	CCB	CCB	CCB	CCB	CCB	--	CCB	CCB	--
	E) Retail											
	i. Storefront	--	CCB	CCB	CCB	CCB	CCB	CCB	--	CCB	CCB	--
	ii. Non-Storefront	--	CCB	CCB	CCB	CCB	CCB	CCB	--	CCB	CCB	--
	F) Testing Laboratory	--	CCB	CCB	CCB	CCB	CCB	CCB	--	CCB	CCB	--
7.	Day Care Facilities	C	D	D	D	D	D	D	D	D	D	D
8.	Educational Services (except Trade /Tech)	--	C	C	--	D ⁷	C	--	--	D	--	--
9.	Fences/Walls	D	D	D	D	D	D	D	D	D	D	D
10.	Fuel Dealers	--	--	--	--	--	--	--	--	C	--	--
11.	Funeral Parlors/Mortuaries	--	C	C	--	--	--	--	--	--	--	--
12.	Heliports/Helipads	C	C	--	--	--	--	C	--	C	--	--
13.	Libraries	D	D	D	D	D	D	D	--	D	D	D

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LAND USE ACTIVITY	CO	CG-1	CG-2	CG-3	CR-1	CR-2	CR-3	CR-4	CH	CCS-1	CCS-2
14. Mini-storage	--	C ⁹	--	--	--	--	--	--	--	--	--
15. Mixed-Use (excluding residential)	D	D	D	D	D	D	D	--	D	D	--
16. Mixed-Use Commercial and Artist Residential Development (including Colony and combination residence/office)	D	D	D	D	D	D	D	--	--	D	--
17. Multi-Family Housing	--	--	D ¹⁰	--	--	D	--	--	--	--	--
18. Museums	D	D	D	D	D	D	D	--	D	D	D
19. Office Conversion from Single-Family Residential	D ¹¹	D	D ¹¹	D	D	D	D	--	D	D	D
20. Parking Lots	D	D	D	D	D	D	D	D	D	D	D
21. Parking Structures	D	--	--	--	D	D	D	--	--	--	--
22. Pipelines (as defined by Section 19.20.030.12.E or as superseded by State or Federal law)	C	C	C	C	C	C	C	C	C	C	C
23. Police/Fire Protection	D	D	D	D	D	D	D	D	D	D	D
24. Public Utility Uses	D	D	D	D	D	D	D	D	D	D	D
25. Radio/Television Broadcasting	--	D	--	--	D ¹²	D	--	--	D	D	D
26. Religious Facilities	--	C	C	C	C	C	C	--	C	C	C
27. Single-Family Residential (existing)	P	P	P	P	P	P	P	P	P	P	P
28. Swap Meets	--	--	--	--	--	--	--	--	C	--	--
29. Temporary Uses (subject to [T] Temporary Use/Special Use Permit)	T	T	T	T	T	T	T	T	T	T	T
30. Trade/Tech Schools	C	D	D	--	D ¹²	D	D	--	--	D	--
31. Transit Center	--	--	--	--	--	--	--	--	--	D	--
32. Winery/Microbrewery	--	C	C	C	C	C	C	--	C	C	C

¹ Used vehicle sales may only be in conjunction with a “new” sales dealer.
² Only on properties in the Freeway Corridor Overlay District with frontage on 5th Street; (MC 1338 11/15/10)
³ Repealed by Ordinance; (MC 1436 12/19/16)
⁴ Project with any single theater (regardless of others) having auditoriums of 3,000 square feet or less and 200 seats or fewer unless exempt by Development Agreement in place by February 22, 2012. Applies to theaters established after February 22, 2012.
⁵ (MC 1115 3/7/02)
⁶ Must be in compliance with Section 19.06.030(2)(R)
⁷ (MC 1115 3/7/02)
⁸ (MC 1218 3/6/06)
⁹ (MC 1035 12/17/98)
¹⁰ Requires approval by Council
¹¹ Refer also to Table 06.03
¹² (MC 1115 3/7/02)
¹³ (MC 1492 5/2/18)
¹⁴ (MC 1519 7/17/19; MC 1601 12/7/22)
¹⁵ Permitted in the Emergency Shelter Overlay, pursuant to Chapter 19.10-E; (MC 1636 05/01/24)

19.06.025 PROHIBITED USES (MC 1233 10/2/06)

1. Notwithstanding any conflicting provision(s) in any other section of the San Bernardino Municipal Code, including the Development Code, no Conditional Use Permit, Development Permit, Building Permit, Certificate of Occupancy, or Zoning Verification Review (also referred to as “Zoning Consistency Review”), shall be issued or granted for the establishment of a new business, or the relocation of an existing business, in the City of San Bernardino within the following categories of commercial uses:
 - A. **Smoke Shops** – Establishments that either exclusively sell or have more than ten percent (10%) of their floor area dedicated to the display, use, or sale of cigarettes, cigars, pipes, bong, tobacco, hookah, e-cigarettes, and related paraphernalia. (MC 1405 7/7/14)
 - B. **Single-price overstock/discount store** – Establishments that sell a broad range of outlet, close-out, discontinued, liquidation, or overstock merchandise, and primarily at a single discount price in the low and very low price ranges, including but not limited to food stuffs, alcoholic beverages, apparel and accessories, costume jewelry, notions and wares, housewares, fountain refreshments, and toys. This category shall not include single-price overstock discount stores containing a minimum floor area of 9,000 square feet in size and approved under a Conditional Use Permit. (MC 1367 12/07/11)
 - C. **Tattoo Parlors and/or Body Piercing Studios** – Establishments that engage in any method of placing permanent designs, letters, scrolls, figures, symbols, or any other marks upon or under the skin with ink or any other substance, by the aid of needles or any other instruments designed to touch or puncture the skin, resulting in either the coloration of the skin, or the production of scars or scarring and/or establishments that create an opening in the body of a person for the purpose of inserting jewelry or other decoration. This category shall not include licensed physicians, nurses, electrologists, and cosmetologists and shall also not include jewelry stores that offer ear piercing.
 - D. **Second Hand Stores/Thrift Stores** – Establishments that sell used merchandise such as clothing and shoes, household furniture, home furnishings and appliances, books and magazines, office furniture, used musical instruments, used phonographs and records, used fixtures and equipment, including re-sale shops, consignment shops, and similar businesses. This category shall not include the following:
 1. Stores owned or operated by existing entities recognized as non-profit by the Secretary of State of the State of California, and in “good status” with the same.
 2. **Antique Stores** – An antique, for the purposes of this ordinance, shall be a work of art, piece of furniture, decorative object, or the like, of or belonging to the past, and at least 50 years old. This includes any premise used for the sale or trade of articles of which 90% or more are over 50 years old or have collectible value.
 3. Existing, legally established indoor concession malls and outdoor swap meets, unless otherwise prohibited.

- E.** Check-Cashing, Cash Advance, and Loan Facilities – Establishments that engage, in whole or in part, in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose, such facilities do not include a state or federally chartered bank, savings and loan association, credit union, or industrial loan company.
- 1.** This category shall include any business licensed by the California Commissioner of Corporations to make deferred deposit transactions pursuant to *California Financial Code* Section 23000 *et seq.*, sometimes referred to as “payday advance,” “cash advance,” or “payday loan” services.
 - 2.** This category shall not include any ancillary check-cashing facility that is located entirely within a major retailer over 15,000 square feet in size.
- F.** Convenience Stores (if located within a one mile radius or another convenience store) – The retail sale of groceries, staples, sundry items, and/or alcoholic beverages where the gross floor area is less than 5,000 square feet. This category shall not include any convenience store located on the same parcel with an automobile service station.
- G.** Pawn Shops – Businesses that loan money or other items of value to any person, firm or corporation, upon any personal property, personal security or the purchasing of personal property and reselling or agreeing to resell such articles at prices previously agreed upon.
- 1.** This category shall not include any legally established pawnshop in an unreinforced masonry building to be relocated to another building within 50 feet of the current location.
 - 2.** This category shall not include any legally established pawnshop relocating to another property within the City subject to approval of a Conditional Use Permit. (MC 1443 5/1/17)
- F.** Automotive Stereo Shops – Establishments that either exclusively or as a substantial portion (+50%) of their floor area, sell and install automotive stereos and accessories. This category shall not apply to the establishment of a new Automotive Stereo shop in the Auto Center Plaza area.
- G.** Tire Stores – Establishments less than 5,000 square feet in size which sell new and/or used automobile tires and accessories. This category shall not include legally established service stations and auto repair facilities.
- H.** Self-Service Laundry – Any commercial establishment providing the use of self-service washing machines and dryers to the public, usually coin-operated. This category shall not include self-service laundries approved under a Conditional Use Permit to be established in a multi-tenant center of at least 20,000 square feet. (MC 1367 12/07/11)
- I.** Recycling Center – Small collection facilities which occupy an area of less than 500 square feet, and which accept by donation, redemption or purchase, recyclable materials from the public, unless required as a Certified Recycling Center by the California Public Resources Code, or donation drop boxes operated by a valid non-profit organization. (MC 1381 12/19/12)

- J.** Party Supply Stores – Establishments that either exclusively or as a substantial portion of their floor area, sell or rent party supplies and equipment. This category shall not include party supply stores of at least 2,500 square feet and located in a multi-tenant center of at least 20,000 square feet, or party supply stores established in a single-tenant building of at least 10,000 square feet of floor area; and approved under a Conditional Use Permit. (MC 1367 12/07/11)
- 2.** Section 19.06.025(1) shall not apply to any of the enumerated uses if established in a shopping center or mall containing over 150,000 square feet of floor area and that have at least one major commercial-anchor-tenant, and subject to a Conditional Use Permit pursuant to Development Code Chapter 19.36. (MC 1405 7/7/14)
- 3.** Section 19.06.025(1) shall not apply to any of the enumerated uses if that use is exclusively established in single independent building exceeding 25,000 square feet in size

19.06.030 DEVELOPMENT STANDARDS

1. GENERAL STANDARDS

A. The following standards are minimum unless stated as maximum. See Table 06.02.

B. COMMERCIAL LAND USE DISTRICT STANDARDS

The following standards shall apply to development in all commercial zones, except as otherwise provided for in this Development Code:

- 1.** All indoor uses shall be conducted within a completely enclosed structure. Limited outside uses (e.g. patio dining areas and nursery sales limited to plants and trees) or permanent outdoor sales and display areas, for major tenants (15,000 sq. ft. or greater) shall be approved with a Development Permit. Temporary outdoor sales and displays are permitted pursuant to Chapter 5.22 of the Municipal Code. (MC 972 7/4/96)
- 2.** Outside storage, which shall be limited to within cargo containers only, shall be confined to the rear of the principal structure(s) or the rear two-thirds of the site, whichever is the more restrictive, and screened from public view from any adjoining properties and public rights-of-way by appropriate walls, fencing and landscaping and shall be approved with a Development Permit.
No storage shall occur on any vacant parcel. Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction. (MC 1393 12/2/13)
- 3.** Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Department standards and be of sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on at least three sides by a solid wall six feet in height and on the fourth side by a solid gate not less than five feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures.