

## **CHAPTER 82.06 INDUSTRIAL AND SPECIAL PURPOSE LAND USE ZONING DISTRICTS**

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### **82.06.010 Purpose**

This Chapter lists the land uses that may be allowed within the industrial and special purpose land use zoning districts established by the General Plan and listed in Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, and Overlays), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

Adopted Ordinance 4011 (2007)

### **82.06.020 Purposes and Location of the Industrial and Special Purpose Land Use Zoning Districts**

The purposes of the individual Industrial and special purpose land use zoning districts and the locations where they are applied are as specified in the General Plan and as described in Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, and Overlays).

Adopted Ordinance 4011 (2007)

### **82.06.030 Minimum Area for Designation**

The Industrial and special purpose land use zoning districts shall be applied through the General Plan amendment process (Chapter 86.12) only to sites with the minimum areas indicated in Table 82-16.

**Table 82-16**  
**Minimum Area for Industrial and Special Use**  
**Land Use Zoning District Designation**

Land Use Zoning District	Minimum Area for Designation
IC (Community Industrial)	5 acres
IR (Regional Industrial)	30 acres
IN (Institutional)	None required
SD (Special Development)	5 acres
SP (Specific Plan)	As specified by General Plan

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4085 (2009)

#### **82.06.040 Industrial and Special Purpose Land Use Zoning District Allowed Uses and Permit Requirements**

- (a) **General permit requirements.** Table 82-17 identifies the uses of land allowed by this Development Code in each Industrial and special purpose land use zoning district established by Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, Overlays), in compliance with Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements).
- (b) **Requirements for certain specific land uses.** Where the last column in Table 82-17 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires Site Plan Permit, or Conditional Use Permit or Minor Use Permit, Planned Development Permit, or other County approval, and/or may establish other requirements and standards applicable to the use.
- (c) **Allowed land uses in the SD land use zoning district.** A special development may allow intermixing of residential, commercial and industrial uses, provided that the review authority determines that there is a specific need for the special development standards. The Special Development Land Use Zoning District may have a suffix to indicate the focus of a particular SD zone. A "RES" suffix indicates that the focus is on residential Planned Development projects. A "COM" suffix indicates that the focus is on commercial Planned Development projects. An "IND" suffix indicates that the focus is on industrial Planned Development projects. However, all can still have mixed uses within these zones.

**Table 82-17**  
**Allowed Land Uses and Permit Requirements**  
**for Industrial and Special Purpose Land Use Zoning Districts**

	PERMIT REQUIRED BY DISTRICT						
LAND USE <i>See Division 10 (Definitions) for land use definitions</i>	IC	IR	IN	SD-RES <sup>(6)</sup>	SD-COM <sup>(6)</sup>	SD-IND <sup>(6)</sup>	Specific Use Regulations
AGRICULTURAL, RESOURCE & OPEN SPACE USES							
Agriculture Support Services	P <sup>(2)</sup>	P <sup>(2)</sup>	—	M/C	M/C	M/C	
Animal Keeping	—	—	—	S	—	—	84.04
Crop production, horticulture, orchard, vineyard	—	—	—	A	—	—	
Livestock operations/sales	—	—	—	—	—	—	
Natural resources development (mining)	CUP	CUP	—	CUP	CUP	CUP	
Nature preserve (accessory uses)	—	—	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING							
Construction contractor storage yard	M/C	P <sup>(2)</sup>	—	M/C	M/C <sup>(7)</sup>	M/C	
Hazardous waste operation	—	CUP	—	—	—	—	
Firewood contractor	P	P	—	—	—	M/C	84.09
Manufacturing Operations I	P <sup>(2)</sup>	P <sup>(2)</sup>	—	CUP <sup>(4)</sup>	CUP <sup>(4)</sup>	CUP <sup>(4)</sup>	
Manufacturing Operations II	— <sup>(1)(5)</sup>	M/C	—	—	—	CUP <sup>(4)</sup>	
Motor vehicle storage/Impound facility	M/C	M/C	—	—	—	M/C	
Recycling facilities - Small collection facility	SUP	SUP	—	—	MUP	MUP	84.19
Recycling facilities - Large collection facility	CUP	CUP	—	—	CUP <sup>(7)</sup>	CUP	84.19
Recycling facilities - Light processing facility	CUP	CUP	—	—	CUP <sup>(7)</sup>	CUP	84.19
Recycling facilities - Heavy processing facility	CUP	CUP	—	—	—	CUP	84.19
Recycling facilities, reverse vending machines (accessory only)	A	A	—	A	A	A	84.19
Salvage operations - Within an enclosed structure	CUP	M/C	—	—	CUP	M/C	
Salvage operations - General	—	CUP	—	—	—	—	
Storage - Personal storage (mini-storage)	P <sup>(2)</sup>	P <sup>(2)</sup>	—	M/C	M/C	M/C	
Storage - Recreational vehicles	M/C	M/C	—	M/C	M/C	M/C	
Storage - Warehouse, indoor storage	M/C	M/C	—	—	M/C	M/C	
Wholesaling and distribution	M/C	M/C	—	—	M/C	M/C	

**Key**

A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
		TSP	Temporary Special Events Permit required (Chapter 85.16)
CUP	Conditional Use Permit required (Chapter 85.06)	TUP	Temporary Use Permit required (Chapter 85.15)
MUP	Minor Use Permit required (Chapter 85.06)	—	Use not allowed

**Notes:**

- (1) Concrete batch plants in the Phelan planning area may be allowed subject to a CUP.
- (2) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with Section 85.06.020 (Applicability).
- (3) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table.
- (4) PD Permit required if total floor area or use area exceeds 10,000 sq. ft.
- (5) Pallet manufacturing, reconditioning, and storage yards in the unincorporated area in Fontana bounded by the I-10 on the north, Almond Ave. on the east, 660 ft. south of Santa Ana Ave. on the south, and Mulberry Ave. on the west that is zoned IC may be allowed subject to a CUP.
- (6) The Special Development Land Use Zoning District may have a suffix to indicate the focus of a particular SD zone. A "RES" suffix indicates that the focus is on residential Planned Development projects. A "COM" suffix indicates that the focus is on commercial Planned Development projects. An "IND" suffix indicates that the focus is on industrial Planned Development projects. However, all can still have mixed uses within these zones.
- (7) This use shall be located completely within an enclosed structure.

**Table 82-17**  
**Allowed Land Uses and Permit Requirements**  
**for Industrial and Special Purpose Land Use Zoning Districts (continued)**

LAND USE <i>See Division 10 (Definitions) for land use definitions</i>	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	IC	IR	IN	SD-RES <sup>(6)</sup>	SD-COM <sup>(6)</sup>	SD-IND <sup>(6)</sup>	
RECREATION, EDUCATION & PUBLIC ASSEMBLY							
Campgrounds	—	—	—	CUP	—	—	
Commercial entertainment - Indoor	M/C	—	—	M/C	M/C	M/C	
Conference/convention facility	—	—	—	CUP <sup>(3)</sup>	CUP <sup>(3)</sup>	CUP <sup>(3)</sup>	
Equestrian facility	—	—	—	M/C	M/C	M/C	
Fitness/health facility	P <sup>(5)</sup>	P <sup>(5)</sup>	—	M/C	M/C	M/C	
Golf course	—	—	—	CUP <sup>(3)</sup>	CUP <sup>(3)</sup>	CUP <sup>(3)</sup>	
Library, museum, art gallery, outdoor exhibit	—	—	—	M/C	M/C	M/C	
Meeting facility, public or private	CUP	—	—	CUP	CUP	CUP	
Park, playground	—	—	P	P	P	P	
Places of worship	CUP	CUP	CUP	CUP	CUP	CUP	
Rural sports and recreation	—	—	—	CUP	CUP	CUP	
School - College or university	M/C <sup>(4)</sup>	M/C <sup>(4)</sup>	M/C <sup>(4)</sup>	M/C <sup>(4)</sup>	M/C <sup>(4)</sup>	M/C <sup>(4)</sup>	
School - Private	M/C <sup>(4)</sup>	M/C <sup>(4)</sup>	M/C <sup>(4)</sup>	M/C <sup>(4)</sup>	M/C <sup>(4)</sup>	M/C <sup>(4)</sup>	
School - Specialized education/training	M/C	M/C	M/C	M/C	M/C	M/C	
RESIDENTIAL							
Accessory dwelling (labor quarters, etc.)	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	84.01
Accessory structures and uses - Residential (conforming and non-conforming uses)	P <sup>(1,2)</sup>	P <sup>(1,2)</sup>	P <sup>(1,2)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	84.01
Dependent housing	—	—	—	SUP	—	—	84.08
Guest housing	—	—	—	P <sup>(2)</sup>	—	—	84.01
Home occupation	SUP	SUP	SUP	SUP	SUP	SUP	84.12
Homeless shelter	CUP	—	—	CUP	CUP	CUP	
Live/work unit	M/C	—	—	M/C	M/C	—	
Mobile home park/manufactured home land-lease community	—	—	—	CUP	CUP	—	
Multiple residential use	—	—	—	PD	PD	PD	
Residential use with retail, service, or industrial use	—	—	—	PD	PD	PD	
Second dwelling unit	—	—	—	S	—	—	84.01
Single dwelling	—	—	—	A	—	—	

**KEY**

A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
		TSP	Temporary Special Events Permit required (Chapter 85.16)
CUP	Conditional Use Permit required (Chapter 85.06)	TUP	Temporary Use Permit required (Chapter 85.15)
MUP	Minor Use Permit required (Chapter 85.06)	—	Use not allowed

**Notes:**

- (1) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table. Requires a Special Use Permit when recreational vehicles are used for seasonal operations.
- (2) Use allowed as an accessory use only, on the same site as a residential use allowed by this table.
- (3) PD permit required if total floor area of all structures or use area exceeds 10,000 sf.
- (4) May require a General Plan Amendment to Institutional (IN) Land Use Zoning District.
- (5) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with Section 85.06.020 (Applicability).
- (6) The Special Development Land Use Zoning District may have a suffix to indicate the focus of a particular SD zone. A "RES" suffix indicates that the focus is on residential Planned Development projects. A "COM" suffix indicates that the focus is on commercial Planned Development projects. An "IND" suffix indicates that the focus is on industrial Planned Development projects. However, all can still have mixed uses within these zones.

**Table 82-17**  
**Allowed Land Uses and Permit Requirements**  
**for Industrial and Special Purpose Land Use Zoning Districts (continued)**

	PERMIT REQUIRED BY DISTRICT						
LAND USE <i>See Division 10 (Definitions) for land use definitions</i>	IC	IR	IN	SD-RES <sup>(5)</sup>	SD-COM <sup>(5)</sup>	SD-IND <sup>(5)</sup>	Specific Use Regulations
RETAIL							
Auto and vehicle sales and rental	P <sup>(1)</sup>	P <sup>(1)</sup>	—	M/C	M/C	M/C	
Bar, tavern	—	—	—	M/C	M/C	M/C	
Building and landscape materials sales - Indoor	P <sup>(1)</sup>	P <sup>(1)</sup>	—	M/C	M/C	M/C	
Building and landscape materials sales - Outdoor	M/C	M/C	—	—	CUP	CUP	
Construction and heavy equipment sales and rental	M/C	M/C	—	—	CUP	CUP	
Convenience store	P <sup>(1)</sup>	P <sup>(1)</sup>	—	M/C	M/C	M/C	
Fuel dealer (propane for home and farm use, etc.)	CUP	CUP	—	CUP	CUP	CUP	
General retail - 10,000 sf or less, with or without residential unit	—	—	—	M/C	M/C	M/C	
General retail - More than 10,000 sf, with or without residential unit	—	—	—	PD	PD	PD	
Manufactured home or RV sales	M/C	M/C	—	—	M/C	M/C	
Night Club	—	—	—	M/C	M/C	M/C	
Restaurant, café, coffee shop	P <sup>(1)</sup>	P <sup>(1)</sup>	—	M/C	M/C	M/C	
Second hand stores, pawnshops	P <sup>(1)</sup>	—	—	M/C	M/C	M/C	
Service station	P <sup>(1)</sup>	P <sup>(1)</sup>	—	M/C	M/C	M/C	
Swap meet, outdoor market, auction yard	M/C	M/C	—	—	—	M/C	
Warehouse retail	P <sup>(1)</sup>	P <sup>(1)</sup>	—	—	CUP	CUP	
SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL							
Medical services - Hospital <sup>(4)</sup>	M/C	M/C	M/C	M/C	M/C	M/C	
Medical services - Rehabilitation center	M/C	M/C	M/C	M/C	M/C	M/C	
Office - Accessory	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	
Professional Services	P <sup>(1)</sup>	—	—	M/C	M/C	M/C	
SERVICES – GENERAL							
Bail bond service within 1 mile of correctional institution	P	P	P	—	P	P	
Cemetery, including pet cemeteries	—	—	—	CUP	CUP	CUP	84.06
Correctional institution	— <sup>(4)</sup>	— <sup>(4)</sup>	CUP	— <sup>(4)</sup>	— <sup>(4)</sup>	— <sup>(4)</sup>	
Equipment rental	P <sup>(1)</sup>	P <sup>(1)</sup>	—	—	M/C	M/C	
Kennel or cattery	M/C	—	—	—	—	M/C	84.04
Lodging – Bed and breakfast inn (B&B)	—	—	—	SUP <sup>(6)</sup>	SUP <sup>(6)</sup>	—	
Lodging – Hotel or motel – 20 or fewer guest rooms	—	—	—	M/C	M/C	—	
Lodging – Hotel or motel – More than 20 guest rooms	—	—	—	M/C	M/C	—	
KEY							
A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)				
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)				
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)				
		TSP	Temporary Special Events Permit required (Chapter 85.16)				
CUP	Conditional Use Permit required (Chapter 85.06)	TUP	Temporary Use Permit required (Chapter 85.15)				
MUP	Minor Use Permit required (Chapter 85.06)	—	Use not allowed				

**Notes:**

- (1) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with Section 85.06.020 (Applicability)..
- (2) Use allowed as an accessory use only, on the same site as a residential use permitted by this table.
- (3) PD permit required, if total floor area or use area exceeds 10,000 sq. ft.
- (4) Requires a General Plan Amendment to Institutional (IN) Land Use Zoning District.
- (5) The Special Development Land Use Zoning District may have a suffix to indicate the focus of a particular SD zone. A “RES” suffix indicates that the focus is on residential Planned Development projects. A “COM” suffix indicates that the focus is on commercial Planned Development projects. An “IND” suffix indicates that the focus is on industrial Planned Development projects. However, all can still have mixed uses within these zones.
- (6) A CUP shall be required for three or more rooms.

**Table 82-17**  
**Allowed Land Uses and Permit Requirements**  
**for Industrial and Special Purpose Land Use Zoning Districts (continued)**

LAND USE <i>See Division 10 (Definitions) for land use definitions</i>	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	IC	IR	IN	SD-RES <sup>(5)</sup>	SD-COM <sup>(5)</sup>	SD-IND <sup>(5)</sup>	
SERVICES - GENERAL (Continued)							
Personal services	P <sup>(1)</sup>	—	—	M/C	M/C	M/C	
Public safety facility <sup>(6)</sup>	—	—	CUP	—	—	—	
Social care facility - 7 or more clients	—	—	M/C	CUP	CUP	CUP	
Vehicle services - Major repair/body work	P <sup>(1)</sup>	P <sup>(1)</sup>	—	—	M/C <sup>(7)</sup>	M/C	
Vehicle services - Minor maintenance/repair	P <sup>(1)</sup>	P <sup>(1)</sup>	CUP <sup>(8)</sup>	—	M/C <sup>(7)</sup>	M/C	
Veterinary clinic, animal hospital	M/C	—	—	—	M/C	M/C	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE							
Ambulance, taxi, or limousine dispatch facility	M/C	M/C	M/C	M/C	M/C	M/C	
Broadcasting antennae and towers	M/C	M/C	M/C	CUP	CUP	CUP	
Broadcasting studio	M/C	M/C	M/C	CUP <sup>(3)</sup>	CUP <sup>(3)</sup>	CUP <sup>(3)</sup>	
Communication contractor	M/C	M/C	M/C	M/C <sup>(7)</sup>	M/C <sup>(7)</sup>	M/C <sup>(7)</sup>	
Electrical power generation <sup>(6)</sup>	CUP	CUP	CUP	—	—	—	
Parking lots, accessory	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	
Parking structures	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	M/C	M/C	M/C	
Pipelines, transmission lines, and control stations <sup>(4)</sup>	(4)	(4)	(4)	(4)	(4)	(4)	
Sewage treatment and disposal facility <sup>(6)</sup>	—	—	CUP	—	—	—	
Solid waste disposal <sup>(6)</sup>	—	—	CUP	—	—	—	
Transportation facility	M/C	M/C	M/C	M/C	M/C	M/C	
Truck Stop	M/C	M/C	—	—	—	M/C	
Truck Terminal	M/C	M/C	—	—	—	M/C	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	
Water treatment plants and storage tanks	—	CUP	CUP	—	CUP	CUP	
Wind energy system, accessory	S	S	S	S	S	S	84.26
Wireless telecommunications facility	S	S	S	S	S	S	84.27
OTHER							
Accessory structures and uses	P	P	P	P	P	P	84.01
Temporary special events	TSP	TSP	TSP	TSP	TSP	TSP	84.25
Temporary structures and uses	TUP	TUP	TUP	TUP	TUP	TUP	84.25

**KEY**

A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
CUP	Conditional Use Permit required (Chapter 85.06)	TSP	Temporary Special Events Permit required (Chapter 85.16)
MUP	Minor Use Permit required (Chapter 85.06)	TUP	Temporary Use Permit required (Chapter 85.15)
		—	Use not allowed

**Notes:**

- (1) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with Section 85.06.020 (Applicability).
- (2) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use permitted by this table.
- (3) PD permit required if total floor area or use area exceeds 10,000 sq. ft.
- (4) These uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in Section 85.02.050.
- (5) The Special Development Land Use Zoning District may have a suffix to indicate the focus of a particular SD zone. A “RES” suffix indicates that the focus is on residential Planned Development projects. A “COM” suffix indicates that the focus is on commercial Planned Development projects. An “IND” suffix indicates that the focus is on industrial Planned Development projects. However, all can still have mixed uses within these zones.
- (6) May require a General Plan Amendment to Institutional (IN) Land Use Zoning District.
- (7) This use shall be located completely within an enclosed structure with no exterior overnight storage of vehicles.
- (8) When associated with an institutional use.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4057 (2008); Amended Ordinance 4098 (2010)

### 82.06.050 Industrial and Special Purpose Land Use Zoning District Subdivision Standards

- (a) Each subdivision shall comply with the minimum parcel size requirements shown in Tables 82-18A, 82-18B and 82-18C for the applicable land use zoning district.
- (b) The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more parcels within a specific subdivision to be larger than the minimums required by these tables based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.
- (c) See also the standards in Section 83.02.050 (Parcel Area Measurements and Exceptions).

**Table 82-18A**  
**Industrial and Special Purpose Land Use Zoning District Minimum Lot Size**  
**Valley Region**

Land Use Zoning District	Minimum Lot Area	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
IC	5 acres <sup>(1)</sup>	60 ft	100 ft	1:3
IR	5 acres <sup>(1)</sup>	60 ft	100 ft	1:3
IN	None required	60 ft	100 ft	1:4
SD	5 acres <sup>(2) (3) (4)</sup>	60 ft	100 ft	Lot of less than 10 acres - 1:3 Lot of 10 acres or more - 1:4

**Notes:**

- (1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit application.
- (2) Except where modified by map suffix.
- (3) A suffix may be added to a Special Development Land Use Zoning District to emphasize the focus of a specific SD zone. A “RES” suffix would indicate that the focus of the zone is on residential development while still allowing commercial uses. A “COM” suffix would indicate that the focus of the zone is on commercial development while still allowing some residential uses. A “IND” suffix would indicate that the focus of the zone is on industrial development while still allowing other mixed uses. Also, a map suffix may allow minimum lot area to be less than 5 acres (e.g., SD-5 = Special



Development with a five-acre minimum lot area). A map suffix may also indicate maximum dwelling units per acre (e.g., SD-3/1 = Special Development with a maximum density of three dwelling units per acre).

- (4) A Final Development Plan may approve lot sizes smaller than those specified by the land use zoning district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.

**Table 82-18B**  
**Industrial and Special Purpose District Minimum Lot Size**  
**Mountain Region**

Land Use Zoning District	Minimum Lot Area	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
IC	5 acres <sup>(1)</sup>	60 ft for interior lot 70 ft for corner lot	100 ft	1:3
IR	5 acres <sup>(1)</sup>	60 ft for interior lot 70 ft for corner lot	100 ft	1:3
IN	None required	60 ft for interior lot 70 ft for corner lot	100 ft	1:3
SD	5 acres <sup>(2) (3) (4)</sup>	60 ft	100 ft	Lot of less than 10 acres - 1:3 Lot of 10 acres or more - 1:4

**Notes:**

- (1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit application.
- (2) Except where modified by map suffix.
- (3) A suffix may be added to a Special Development Land Use Zoning District to emphasize the focus of a specific SD zone. A “RES” suffix would indicate that the focus of the zone is on residential development while still allowing commercial uses. A “COM” suffix would indicate that the focus of the zone is on commercial development while still allowing some residential uses. A “IND” suffix would indicate that the focus of the zone is on industrial development while still allowing other mixed uses. Also, a map suffix may allow minimum lot area to be less than 5 acres (e.g., SD-5 = Special Development with a five-acre minimum lot area). A map suffix may also indicate maximum dwelling units per acre (e.g., SD-3/1 = Special Development with a maximum density of three dwelling units per acre).
- (4) A Final Development Plan may approve lot sizes smaller than those specified by the land use zoning district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.



**Table 82-18C**  
**Industrial and Special Purpose District Minimum Lot Size**  
**Desert Region**

Land Use Zoning District	Minimum Lot Area	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
IC	5 acres <sup>(1)</sup>	60 ft	100 ft	1:3
IR	5 acres <sup>(1)</sup>	60 ft	100 ft	1:3
IN	None required	60 ft	100 ft	1:3
SD	5 acres <sup>(2) (3) (4)</sup>	60 ft	100 ft	Lot of less than 10 acres - 1:3 Lot of 10 acres or more - 1:4

**Notes:**

- (1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit application.
- (2) Except where modified by map suffix.
- (3) A suffix may be added to a Special Development Land Use Zoning District to emphasize the focus of a specific SD zone. A “RES” suffix would indicate that the focus of the zone is on residential development while still allowing commercial uses. A “COM” suffix would indicate that the focus of the zone is on commercial development while still allowing some residential uses. A “IND” suffix would indicate that the focus of the zone is on industrial development while still allowing other mixed uses. Also, a map suffix may allow minimum lot area to be less than 5 acres (e.g., SD-5 = Special Development with a five-acre minimum lot area). A map suffix may also indicate maximum dwelling units per acre (e.g., SD-3/1 = Special Development with a maximum density of three dwelling units per acre).
- (4) A Final Development Plan may approve lot sizes smaller than those specified by the land use zoning district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4098 (2009)

### **82.06.060 Industrial and Special Purpose Land Use Zoning District Site Planning and Building Standards**

- (a) **Site layout and building standards.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables, 82-19A and B, 82-20A and B, 82-21A and B, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 (Countywide Development Standards), and Division 4 (Standards for Specific Land Uses and Activities).

**Table 82-19A**  
**IC and IR Land Use Zoning District Development Standards**  
**Valley Region**

Development Feature	Requirement by Land Use Zoning District	
	IC Community Industrial	IR Regional Industrial
<b><u>Density</u></b>	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>	
Maximum density	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses).	
<b>Setbacks</b>	<i>Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>	
Front	25 ft	25 ft
Side - Street side	25 ft	25 ft
Side - Interior (each)	10 ft <sup>(1)</sup>	10 ft <sup>(1)</sup>
Rear	10 ft <sup>(2)</sup>	10 ft <sup>(2)</sup>
<b>Floor area ratio (FAR)</b>	<i>Maximum floor area ratio (FAR) allowed.</i>	
Maximum FAR	.45:1	.55:1
<b>Lot coverage</b>	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>	
Maximum coverage	85%	85%
<b>Height limit</b>	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	75 ft	150 ft
<b>Accessory structures</b>	See Chapter 84.01 (Accessory Structures and Uses).	
<b>Infrastructure</b>	See Chapter 83.09 (Infrastructure Improvement Standards)	
<b>Landscaping</b>	See Chapter 83.10 (Landscaping Standards)	
<b>Parking</b>	See Chapter 83.11 (Parking Regulations).	
<b>Signs</b>	See Chapter 83.13 (Sign Regulations)	

**Notes:**

- (1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.
- (2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.

**Table 82-19B**  
**IN and SD Land Use Zoning District Development Standards**  
**Valley Region**

Development Feature	Requirement by Land Use Zoning District	
	IN Institutional	SD Special Development
<b>Density</b>	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>	
Maximum density	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	1 unit per 40 acres <sup>(1)</sup> Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)
<b>Setbacks</b>	<i>Minimum setbacks required. See Chapters 83.05 and 83.06 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>	
Front	25 ft	25 ft
Side - Street side	25 ft	25 ft
Side - Interior (each)	10 ft	10 ft
Rear	10 ft	10 ft
<b>Floor area ratio (FAR)</b>	<i>Maximum floor area ratio (FAR) allowed.</i>	
Maximum FAR	.75:1	.5:1
<b>Lot coverage</b>	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>	
Maximum coverage	80%	80%
<b>Height limit</b>	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	150 ft	50 ft
<b>Accessory structures</b>	See Chapter 84.01 (Accessory Structures and Uses).	
<b>Infrastructure</b>	See Chapter 83.09 (Infrastructure Improvement Standards)	
<b>Landscaping</b>	See Chapter 83.10 (Landscaping Standards)	
<b>Parking</b>	See Chapter 83.11 (Parking Regulations).	
<b>Signs</b>	See Chapter 83.13 (Sign Regulations)	

**Notes:**

- (1) Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.

**(b) Industrial land use zoning district additional standards.** Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).

**(c) SD district additional standards.**

- (1) **Performance standards.** Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in 83.01 (General Performance Standards).
- (2) **Alternate standards.** A Final Development Plan may establish different design standards including accessory sign standards.

- (3) **Development Plan standards.** Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall apply to the project.

**Table 82-20A**  
**IC and IR Land Use Zoning District Development Standards**  
**Mountain Region**

Development Feature	Requirement by Land Use Zoning District	
	IC Community Industrial	IR Regional Industrial
<b>Density</b>	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>	
Maximum density	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses).	
<b>Setbacks</b>	<i>Minimum setbacks required. See Chapters 83.05 and 83.06 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>	
Front	15 ft	15 ft
Side - Street side	15 ft	15 ft
Side - Interior (each)	10 ft <sup>(1)</sup>	10 ft <sup>(1)</sup>
Rear	10 ft <sup>(2)</sup>	10 ft <sup>(2)</sup>
<b>Floor area ratio (FAR)</b>	<i>Maximum floor area ratio (FAR) allowed.</i>	
Maximum FAR	.4:1	.4:1
<b>Lot coverage</b>	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>	
Maximum coverage	85%	85%
<b>Height limit</b>	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	45 ft	45 ft
<b>Accessory structures</b>	See Chapter 84.01 (Accessory Structures and Uses).	
<b>Infrastructure</b>	See Chapter 83.09 (Infrastructure Improvement Standards)	
<b>Landscaping</b>	See Chapter 83.10 (Landscaping Standards)	
<b>Parking</b>	See Chapter 83.11 (Parking Regulations).	
<b>Signs</b>	See Chapter 83.13 (Sign Regulations)	

**Notes:**

- (1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.
- (2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.

**Table 82-20B**  
**IN and SD Land Use Zoning District Development Standards**  
**Mountain Region**

Development Feature	Requirement by Land Use Zoning District	
	IN Institutional	SD Special Development
<b>Density</b>	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>	
Maximum density	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses).	1 unit per 40 acres <sup>(1)</sup> Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)
<b>Setbacks</b>	<i>Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>	
Front	15 ft	15 ft
Side - Street side	15 ft	15 ft
Side - Interior (each)	10 ft	10 ft
Rear	10 ft	10 ft
<b>Floor area ratio (FAR)</b>	<i>Maximum floor area ratio (FAR) allowed.</i>	
Maximum FAR	.5:1	.3:1
<b>Lot coverage</b>	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>	
Maximum coverage	80%	80%
<b>Height limit</b>	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	30 ft	35 ft
<b>Accessory structures</b>	See Chapter 84.01 (Accessory Structures and Uses).	
<b>Infrastructure</b>	See Chapter 83.09 (Infrastructure Improvement Standards)	
<b>Landscaping</b>	See Chapter 83.10 (Landscaping Standards)	
<b>Parking</b>	See Chapter 83.11 (Parking Regulations).	
<b>Signs</b>	See Chapter 83.13 (Sign Regulations)	

**Notes:**

- (1) Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.
- (b) **Industrial land use zoning district additional standards.** Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).
- (c) **SD land use zoning district additional standards.**
  - (1) **Performance standards.** Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).
  - (2) **Alternate standards.** A Final Development Plan may establish different design standards including accessory sign standards.

- (3) **Development Plan standards.** Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall apply to the project.

**Table 82-21A**  
**IC and IR Land Use Zoning District Development Standards**  
**Desert Region**

Development Feature	Requirement by Land Use Zoning District	
	IC Community Industrial	IR Regional Industrial
<b>Density</b>	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>	
Maximum density	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	
<b>Setbacks</b>	<i>Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>	
Front	25 ft	25 ft
Side - Street side	25 ft	25 ft
Side - Interior (each)	10 ft <sup>(1)</sup>	10 ft <sup>(1)</sup>
Rear	10 ft <sup>(2)</sup>	10 ft <sup>(2)</sup>
<b>Floor area ratio (FAR)</b>	<i>Maximum floor area ratio (FAR) allowed.</i>	
Maximum FAR	.4:1	.6:1
<b>Lot coverage</b>	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>	
Maximum coverage	85%	85%
<b>Height limit</b>	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	50 ft <sup>(3)</sup>	75 ft
<b>Accessory structures</b>	See Chapter 84.01 (Accessory Structures and Uses).	
<b>Infrastructure</b>	See Chapter 83.09 (Infrastructure Improvement Standards)	
<b>Landscaping</b>	See Chapter 83.10 (Landscaping Standards)	
<b>Parking</b>	See Chapter 83.11 (Parking Regulations).	
<b>Signs</b>	See Chapter 83.13 (Sign Regulations)	

**Notes:**

- (1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.
- (2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.
- (3) In the Phelan/Pinon Hills Community Plan area, the maximum height is 35 ft.

**Table 82-21B**  
**IN and SD Land Use Zoning District Development Standards**  
**Desert Region**

Development Feature	Requirement by Land Use Zoning District	
	IN Institutional	SD Special Development
<b>Density</b>	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>	
Maximum density	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses).	1 unit per 40 acres <sup>(1)</sup> Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)
<b>Setbacks</b>	<i>Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>	
Front	25 ft	25 ft
Side - Street side	25 ft	25 ft
Side - Interior (each)	10 ft	10 ft
Rear	10 ft	10 ft
<b>Floor area ratio (FAR)</b>	<i>Maximum floor area ratio (FAR) allowed.</i>	
Maximum FAR	.5:1	.3:1
<b>Lot coverage</b>	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>	
Maximum coverage	80%	80%
<b>Height limit</b>	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	50 ft	35 ft
<b>Accessory structures</b>	See Chapter 84.01 (Accessory Structures and Uses).	
<b>Infrastructure</b>	See Chapter 83.09 (Infrastructure Improvement Standards)	
<b>Landscaping</b>	See Chapter 83.10 (Landscaping Standards)	
<b>Parking</b>	See Chapter 83.11 (Parking Regulations).	
<b>Signs</b>	See Chapter 83.13 (Sign Regulations)	

**Notes:**

- (1) Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.
- (b) **Industrial land use zoning district additional standards.** Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).
- (c) **SD land use zoning district additional standards.**
  - (1) **Performance standards.** Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).
  - (2) **Alternate standards.** A Final Development Plan may establish different design standards including accessory sign standards.



- (3) **Development Plan standards.** Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall apply to the project.

Adopted Ordinance 4011 (2007); Amended Ordinance 4057 (2008)

#### **82.06.070      Adopted Planned Development Applications**

Whenever a Planned Development application is processed and adopted by the Board of Supervisors, a General Plan Amendment will be processed and adopted concurrently. The General Plan Amendment will indicate that there has been some type of change to the development standards or allowed uses within the area included within the boundaries of the Planned Development application. This General Plan Amendment will be annotated on the Land Use Zoning District Maps as a suffix to the Special Development District. The suffix will include the letters “PD” and the year of adoption and the sequence number of the specific Planned Development application that had been approved for that specific year [e.g. (PD-2006-01)].

Adopted Ordinance 4011 (2007)