

**TABLE 08.01
INDUSTRIAL ZONES LIST OF PERMITTED, DEVELOPMENT PERMITTED AND
CONDITIONALLY PERMITTED USES**

The following list represents those primary uses in the industrial 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 1601 12/7/22)

LAND USE ACTIVITY		OIP	IL	IH	IE
1.	Accessory structures/uses typically appurtenant to a principally permitted land use activity	D	D	D	D
2.	Agricultural Production-crops	–	–	D	D
3.	Agricultural Services	–	D	D	–
4.	Assembling, cleaning, manufacturing, processing, repairing or testing of products (except vehicle-related) and welding and excluding explosives, <u>conducted entirely within an enclosed structure</u> except for screened outdoor storage areas	D	D	D	–
5.	Assembling, cleaning, manufacturing, processing, repair of products, research, storage, testing or wholesale land uses (except vehicle-related and explosives) with a portion of the operation (other than storage) occurring outside of the enclosed structure	–	–	D	–
	A. Outside land uses in the CH and IH districts within 150 feet of a residential land use district	–	–	C	–
6.	Commercial Cannabis Activity ⁵				
	A) Cultivation	–	CCB	CCB	–
	B) Distribution (Stand-Alone)	–	CCB	CCB	–
	C) Manufacturing				
	i. Non-Volatile (License Types N, P & S)	–	CCB	CCB	–
	ii. Volatile	–		CCB	–
	D) Microbusiness				
	i. Non-Retail	–	CCB	CCB	–
	ii. Retail (15% or less)	–	CCB	CCB	–
	iii. Retail (Over 15%)	–	–	–	–
E) Retail	i. Storefront	–	–	–	–
	ii. Non-Storefront	–	–	–	–

LAND USE ACTIVITY		OIP	IL	IH	IE
	F) Testing Laboratory	CCB	CCB	CCB	–
7.	Concrete batch plants, processing of minerals and aggregate and other related land uses, not including extraction activities	–	–	C	C
8.	Crematory	–	D	D	–
9.	Dwelling unit for a full-time security guard and family	–	D	D	D
10.	Educational Service, including day care	D	D	C	–
11.	Emergency Shelters	D ¹	D ¹	–	–
12.	<u>Entertainment/Recreational Uses</u>				
	A. Adult Entertainment	–	C	–	–
	B. Auditoriums, Convention Halls and Theaters	C	–	–	–
	C. Banquet Hall	C	–	–	–
	D. Miscellaneous Indoor	C	D	D	–
	E. Miscellaneous Outdoor	C	C	C	–
13.	Financial	D	–	–	–
14.	Fuel Dealers	–	C	D	–
15.	Funeral Parlors/Mortuaries	–	D	D	–
16.	Gasoline Service Stations with or without ancillary Commercial Uses only at the intersections of major and secondary arterials ⁴	–	C	C	–
17.	Heliports/Helipads	C	C	C	C
18.	Impound Vehicle Storage Yards (with or without towing)	–	C	D	–
19.	Membership organizations, including meeting halls, and fraternal lodges	D	D	–	–
20.	Mining/Extraction, including aggregate, coal, gas, metal and oil	–	–	–	C
21.	Mobile Home Dealers (sales and service)	–	D	D	–
22.	Offices/Services (administrative and professional)	D	D	–	–
23.	Offices – Medical	D	–	–	–
24.	Outdoor contractor's, lumber, and rental yards and storage areas for building supplies	–	D	D	D
25.	Outdoor Horticultural Nurseries	–	D	D	D
26.	Parking Lots	D	D	D	D
27.	Personal Services	D	D	–	–

LAND USE ACTIVITY		OIP	IL	IH	IE
28.	Pipelines (As defined by Section 19.20.030[12][E] or as superseded by State or Federal law)	C	C	C	C
29.	Public utility uses, distribution and transmission substations and communication equipment structures	D	D	D	D
30.	Publishing/Printing Plants	D	D	D	–
31.	Railroad Yards	–	–	D	–
32.	Recycling Facilities	In compliance with Section 19.06.030(1)(B)(2)(Q)			
33.	Research and Development, including laboratories	D	D	D	–
34.	Retail Commercial	D ²	D ²	D ²	–
35.	Salvage and Wrecking (dismantling) yards	–	–	C	C
36.	Salvage and Wrecking Facilities (completely within an enclosed structure)	–	C	C	–
37.	Social Service Centers	–	C ³	–	–
38.	Swap Meets	–	C	C	C
39.	Towing Services	–	D	D	–
40.	Transportation/Distribution	–	D	D	–
41.	Truck Stops	–	C	C	–
42.	Veterinary Services/Animal Boarding	–	D	–	–
43.	Warehousing and Wholesaling, including self-service mini-storage	–	D	D	–
44.	<u>Other</u>				
	A. Antennas, Satellite and Vertical	D	D	D	D
	B. Cleaning/Janitorial	D	D	–	–
	C. Copy Centers/Postal Service Centers, Blueprinting	D	D	–	–
	D. Equestrian Trails	P	P	P	P
	E. Fences/Walls	D	D	D	D
	F. Police/Fire Protection	D	D	D	D
	G. Religious Facilities/Churches	C	C	C	–
	H. Single-Family Residential – Existing (MC 823 3/2/92)	P	P	P	P
	I. Temporary Uses (Subject to Temporary Use Permit)	T	T	T	T
	J. Transit Center	–	–	D	–
	K. Vehicle Repair	–	C	C	–

LAND USE ACTIVITY		OIP	IL	IH	IE
L.	Winery/Microbrewery	–	C	–	–

¹ Permitted in the Emergency Shelter Overlay, pursuant to Chapter 19.10-E. (MC 1342 12/6/10; MC 1636 05/01/24)

² Incidental to a primary use, and contained within a primary structure (15% max.)

³ Commission recommends to Council for final determination

⁴ (MC 1400 5/4/14)

⁵ (MC 1519 7/17/19; MC 1601 12/7/22)