

19.06.020 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.

(Ord. MC-888, 12-07-93; Ord. MC-1601, 12-7-22)

TABLE 06.01 COMMERCIAL ZONES LIST OF PERMITTED, DEVELOPMENT PERMITTED AND CONDITIONALLY PERMITTED USES											
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The following list represents those primary uses in the commercial zones, which are Permitted (P), subject to an Administrative or Development Permit (D), or a Minor-Conditional Use Permit (C). Those with a -- are not permitted uses in that zone.

(Ord. MC-1381, 12-19-12)

LAND USE ACTIVITY	CO	CG-1	CG-2	CG-3	CR-1	CR-2	CR-3	CR-4	CH	CCS-1	CCS-2
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TABLE 06.01 COMMERCIAL ZONES LIST OF PERMITTED, DEVELOPMENT PERMITTED AND CONDITIONALLY PERMITTED USES											
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The following list represents those primary uses in the commercial zones, which are Permitted (P), subject to an Administrative or Development Permit (D), or a Minor-Conditional Use Permit (C). Those with a -- are not permitted uses in that zone.

(Ord. MC-1381, 12-19-12)

LAND USE ACTIVITY	CO	CG-1	CG-2	CG-3	CR-1	CR-2	CR-3	CR-4	CH	CCS-1	CCS-2
<p>A. Administrative & Professional Offices-Services</p> <p>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)</p>	D	D	D	D	D	D	D	--	D	D	D
<p>B. Assembling, Processing Facilities</p> <p>Establishments, which perform the assembling, cleaning, manufacturing, processing, repairing or testing of products and welding and excluding explosives, conducted entirely within an enclosed structure</p>	--	--	--	--	--	--	--	--	D	--	--
<p>C. Automotive-Related Uses</p>											

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. Boarding-Lodging Facilities 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	--	--	--	--	--	--	--	--	--	--	--
2. Fraternities-Sororities	--	--	--	C	--	--	--	--	--	--	--
3. Hotels-Motels	--	C	C	--	--	C	C	--	--	C	--
4. RV Parks	--	C	C	--	--	--	--	--	C	--	--
5. Single Room Occupancy (SROs)	--	--	C	--	--	C	--	--	--	--	--
6. Extended Lodging Facilities	--	--	--	--	--	C	C	--	--	--	--
(Ord. MC-1126, 6-04-02)											
E. Eating-Drinking Establishments											

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 (Ord. MC-1436, 12-21-16)	--	C	C	C	--	C ²	C	--	--	--	--
4. Restaurants - Take-Out Only (No seats)	D	D	D	D	D	D	D	--	D	D	D
F. Entertainment-Recreation 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. Financial 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. Medical-Care Facilities-Social Services 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 ¹⁶	--	--	D ¹⁶	--	--
(Ord. MC-1636, passed 5-1-24)											
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	--	--	--	--
I. Personal Service 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. Retail Commercial 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)	--	C	C	C	--	C	--	--	C	--	--
(Ord. MC-1093, 3-05-01)											
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. Service Commercial 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
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, 15}											
A) Cultivation	--	--	--	--	--	--	--	--	--	--	--
B) Distribution (Stand-Alone)	--	--	--	--	--	--	--	--	--	--	--
C) Manufacturing:											
i. Non-Volatile (License Types N, P & S)										CCB	--
ii. Volatile	--	--	--	--	--	--	--	--	--	--	--
D) Microbusiness:											
E)											
i. Non- Retail	--	--	--	--	--	--	--	--	--	CCB	--
ii. Retail (15% or less)	--	--	--	--	--	--	--	--	--	--	--
iii. Retail (Over 15%)	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB

F) Retail:	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB
i. Storefront												
ii. Non- Storefront	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB
G) Testing Laboratory:	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB	CCB
7. Day Care Facilities	C	D	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	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	D
14. Mini-storage	--	C ⁹	--	--	--	--	--	--	--	--	--	--
15. Mixed-Use (excluding residential)	D	D	D	D	D	D	D	--	D	D	--	--
16. Mixed-Use Commercial and Residential Development (including Artist 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	D
19. Office Conversion from Single-Family Residential	D ¹¹	D	D ¹¹	D	D	D	D	--	D	D	D	D
20. Parking Lots	D	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	C
23. Police-Fire Protection	D	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	D
25. Radio-Television Broadcasting	--	D	--	--	D ¹²	D	--	--	D	D	D	D
26. Religious Facilities	--	C	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 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.

Ord. MC-1338, 11-16-10

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 Ord. MC-1115, 2-05-02

6 Must be in compliance with Section 19.06.030(2)(Q)

7 Ord. MC-1115, 2-05-02

8 Ord. MC-1218, 3-07-06

9 Ord. MC-1035, 11-17-98

10 Requires approval by Council

11 Refer also to Table 06.03

12 Ord. MC-1115, 2-05-02

13 Ord. MC-1492, 5-02-18

14 Ord. MC-1519, 7-17-19

15 Ord. MC-1601, 12-7-22

16 Permitted in the Emergency Shelter Overlay, pursuant to Chapter 19.10-E.