

Chapter 17.65 LAND USE REGULATIONS

Sections:

17.65.010 Permissions tables and establishment of an allowed use.

17.65.020 Allowed uses – Industrial zones.

17.65.010 Permissions tables and establishment of an allowed use.

Prior to the establishment of any land use(s) identified in the land use permissions tables, the applicant shall obtain all necessary approvals and permits pursuant to all applicable requirements of this Title. Division 2 (Review Procedures) of this Title identifies the requirements of project proposals and procedures and processing requirements for administrative and discretionary applications.

(A) Use Classifications. Each land use classification is described in PMC Chapter 17.16 (Definitions). For example, personal service use includes a wide range of individual personal service uses (e.g., beauty parlor, dry cleaning, tanning salons, tailors). Use classifications describe one or more uses having similar characteristics but do not list every use or activity that may be appropriate within the classification. For that reason, the City has established a similar use determination process as described in PMC § 17.24.040 (Determination on unlisted uses).

(B) Projects of Two or More Land Uses. Where a single parcel is proposed for development with two or more of the land uses listed in the permissions tables at the same time, the overall project will be subject to the highest level of review required by the tables for any individual use; however, all applicable fees shall be paid, and individual applications submitted for each applicable application type.

(C) Allowed Uses and Approval Types. Generally, a use is either allowed by right, allowed through an approval process, or not allowed. In addition to the requirements for planning entitlements of this Title, other permits may be required prior to establishment of the use (e.g., building permit, engineering permit, or permits required by other agencies). The requirements for planning entitlements include:

(1) **Permitted (P)**. A land use shown with a “P” indicates that the land use is allowed by right in the designated zone, subject to compliance with all applicable provisions of this Title (e.g., development standards) as well as State and Federal law.

(2) Accessory Use (A). A land use shown with an "A" indicates that the land use is allowed only as a secondary use in conjunction with a primary use, subject to compliance with all applicable provisions of this Title (e.g., development standards) as well as State and Federal law.

(3) Minor Use Permit (MUP) Required. A land use shown with "MUP" indicates that the land use is allowed in the designated zone upon issuance of a minor use permit from the designated Review Authority, subject to compliance with all applicable provisions of this Title (e.g., development standards), as well as State and Federal law.

(4) Conditional Use Permit (CUP) Required. A land use shown with "CUP" indicates that the land use is allowed in the designated zone upon issuance of a conditional use permit from the designated Review Authority, subject to compliance with all applicable provisions of this Title (e.g., development standards) as well as State and Federal law.

(5) Not Permitted (—). A land use shown with a "—" is not allowed in the applicable zone.

(6) Temporary Use (T). On occasion, property will be used for an event, activity, or use on a short-term basis. Such use is considered a temporary use. A land use shown with "T" indicates that the land use is allowed by right as a temporary use, subject to compliance with all applicable provisions of this Title (e.g., development standards) as well as State and Federal law.

(7) Temporary Use Permit Required (TUP). On occasion, property will be used for an event, activity, or use on a short-term basis. Such use is considered a temporary use. A land use shown with "TUP" indicates that the land use is allowed as a temporary use in conjunction with the issuance of a temporary use permit pursuant to PMC § 17.26.100 (Temporary use and special event permits). PMC § 17.98.020 (Temporary uses) provides the regulations for these uses, including development standards and time limits. (Ord. 1603 § 4 (Exh. I), 2023)

17.65.020 Allowed uses – Industrial zones.

The land use permissions, as established in Table 17.65.020-1 (Allowed Uses – Industrial Zones), shall be applicable to all new uses, structures, and activities within the identified zone. Allowed land uses include both primary and accessory uses that are predominately permanent in nature. For regulations on all temporary uses and events, see PMC § 17.26.100 (Temporary use and special event permits). Numeric notes can be found at the end of the table.

In addition to the regulations of the applicable zone, all land uses are subject to the special use standards identified in the "Specific Use Regulations" column of the allowed use tables. Refer to the referenced Sections for additional operational standards and regulations applicable to the use.

Table 17.65.020-1. Allowed Uses – Industrial Zones

Industrial Zones					
Use	LI	HI	AI	MRE	Specific Use Regulations
Aerospace Uses					
Aerospace Manufacturing	–	CUP	P	–	
Aerospace Services	–	CUP	P	–	
Agriculture and Animal Keeping Uses					
Agricultural Support, Sales, Service, and Storage	P	P	–	–	
Animal Husbandry and Production	–	–	–	–	
Animal Raising and Keeping, Domestic	–	–	–	–	See PMC Chapter <u>17.89</u> (Animal Keeping)
Animal Raising and Keeping, Exotic	–	–	–	–	See PMC Chapter <u>17.89</u> (Animal Keeping)
Animal Raising and Keeping, Horses	–	–	–	–	See PMC Chapter <u>17.89</u> (Animal Keeping)
Animal Raising and Keeping, Livestock	–	–	–	–	See PMC Chapter <u>17.89</u> (Animal Keeping)
Animal Raising and Keeping, Poultry and Beekeeping	–	–	–	–	See PMC Chapter <u>17.89</u> (Animal Keeping)
Aquaculture	CUP	CUP	–	–	
Crop Production	–	–	–	–	
Farmstands	–	–	–	–	
Garden/Greenhouse, Private	–	–	–	–	
Horticultural Production	MUP	MUP	–	–	
Kennels, Private/Hobby	–	–	–	–	See PMC Chapter <u>17.89</u> (Animal Keeping)
Stable/Equestrian Facility, Commercial/Public	–	–	–	–	
Stable/Equestrian Facility, Hobby/Private	–	–	–	–	See PMC Chapter <u>17.89</u> (Animal Keeping)

Industrial Zones					
Use	LI	HI	AI	MRE	Specific Use Regulations
Automobile and Vehicle Uses					
Fueling Station	CUP	CUP	CUP	–	All vehicle repair work shall be conducted within an enclosed structure only. See PMC § 17.92.070 (Fueling station/vehicle and equipment services and repair).
Travel Center	CUP	CUP	–	–	All vehicle repair work shall be conducted within an enclosed structure only. See PMC § 17.92.070 (Fueling station/vehicle and equipment services and repair).
Vehicle and Equipment Services and Repair, Major	MUP	P	P	–	All vehicle repair work shall be conducted within an enclosed structure only. See PMC § 17.92.070 (Fueling station/vehicle and equipment services and repair).
Vehicle and Equipment Services and Repair, Minor	P	P	P	–	All vehicle repair work shall be conducted within an enclosed structure only. See PMC § 17.92.070 (Fueling station/vehicle and equipment services and repair).
Vehicle Rental	–	–	–	–	
Vehicle Sales, New	–	–	–	–	See PMC § 17.92.070 (Fueling station/vehicle and equipment services and repair).
Vehicle Sales, Used	–	–	–	–	

Industrial Zones					
Use	LI	HI	AI	MRE	Specific Use Regulations
Vehicle Sales and Rental, Large Vehicles and Equipment	MUP	P	P	–	All vehicle repair work shall be conducted within an enclosed structure only. See PMC § 17.92.070 (Fueling station/vehicle and equipment services and repair).
Vehicle Towing/Impounding	MUP	P	P	–	See PMC § 17.93.040 (Vehicle towing/impounding)
Vehicle Washing and Detailing	P	P	P	–	See PMC § 17.92.180 (Vehicle washing and detailing)
Vehicle Wrecking/Dismantling	–	P	P	–	See PMC § 17.93.030 (Salvage yards)
Eating and Drinking Establishments and Entertainment Uses					
Bar/Nightclub/Lounge	CUP	–	–	–	See PMC § 17.92.020 (Alcoholic beverage establishments)
Brewpub/Taproom/Wine Bar/Microdistillery	MUP	MUP	MUP	–	See PMC § 17.92.020 (Alcoholic beverage establishments)
Cafe/Bakery	P	P	P	–	
Cinema/Theater/Performing Arts Center	–	–	–	–	
Live Entertainment as Accessory Use, Indoor (Accessory)	A	–	–	–	
Live Entertainment as Accessory Use, Outdoor (Accessory)	A, MUP	–	–	–	Regular outdoor events as an accessory use require an MUP. Sporadic events require a TUP (See PMC § 17.98.020 (Temporary uses)).
Outdoor Dining (Accessory)	A	A	A	–	See PMC § 17.92.100 (Outdoor dining (accessory))
Outdoor Entertainment	MUP	–	–	CUP	
Restaurant, Bona Fide	P	P	P	–	See PMC § 17.92.020 (Alcoholic beverage establishments)

Industrial Zones					
Use	LI	HI	AI	MRE	Specific Use Regulations
Restaurant, Dine-In and Take-Out	P	P	P	-	
Restaurant, Drive-Through	P	P	P	-	See PMC § <u>17.92.050</u> (Drive-through restaurants and drive-through services)
Film, Research and Development					
Film Production and Post Production	P	P	-	P	
Research and Development	P	P	P	P	
Industrial and Manufacturing Uses					
Artisan Manufacturing/Makers Space	P	P	-	-	
Brewery/Distillery/Winery – without tasting room or > 10,000 sf	P	P	-	-	
Brewery/Distillery/Winery – with tasting room and <10,000 sf	MUP	MUP	-	-	See PMC § <u>17.92.020</u> (Alcoholic beverage establishments)
Commercial Vehicle Parking (Primary)	-	MUP	MUP	-	See PMC § <u>17.93.010</u> (Commercial vehicle parking as a primary use)
Construction and Materials Yards	MUP	P	P	P	
Food or Beverage Manufacturing	MUP	P	P	-	
Hazardous Materials Facility	-	CUP	CUP	CUP	See PMC Chapter <u>17.96</u> (Hazardous Materials Facilities)
Indoor Warehousing, Storage, Wholesaling, and Distribution	P	P	P	MUP	
Manufacturing, Outdoors	-	P	P	MUP	

Industrial Zones					
Use	LI	HI	AI	MRE	Specific Use Regulations
Manufacturing/Processing, Light	P	P	P	MUP	
Manufacturing/Processing, Heavy	-	P	P	MUP	
Mining/Resource Extraction	-	-	-	CUP	See PMC § <u>17.67.120</u> (Mining and quarry special standards) and PMC Chapter <u>17.102</u> (Surface Mining and Reclamation)
Ministorage Warehousing or Facility	P	P	CUP	-	See PMC § <u>17.93.020</u> (Ministorage warehousing or facility)
Outdoor Storage (Accessory)	A, MUP	A	A	A	See PMC § <u>17.92.120</u> (Outdoor storage (primary and accessory))
Outdoor Storage (Primary Use)	CUP	P	P	-	See PMC § <u>17.92.120</u> (Outdoor storage (primary and accessory))
Outdoor Storage (Temporary)	T; TUP	T; TUP	T; TUP	T; TUP	If less than 72 hours, allowed by right (T). If over 72 hours, a TUP is required per PMC § <u>17.26.100</u> (Temporary use and special event permits). See also PMC § <u>17.98.020</u> (Temporary uses).
Salvage Yards	-	P	-	-	See PMC § <u>17.93.030</u> (Salvage yards)
Temporary Structures or Storage Facilities (Temporary and Accessory)	A, TUP	A, TUP	A, TUP	A, TUP	See PMC § <u>17.98.020</u> (Temporary uses)
Lodging					
Bed and Breakfast	-	-	-	-	
Lodging – Extended Stay	-	-	-	-	
Lodging – Hotels	-	-	-	-	
Lodging – Motels	-	-	-	-	
Lodging – Timeshares	-	-	-	-	

Industrial Zones					
Use	LI	HI	AI	MRE	Specific Use Regulations
Public, Quasi-Public and Institutional Uses					
Civic/Government	P	P	P	-	
Cultural Institutions	P	-	P	-	
Hospital	-	-	-	-	
Public Service Facility	P	P	P	-	
Social Service Facilities	MUP	MUP	-	-	See PMC § <u>17.94.040</u> (Social service facilities with congregate meal facilities)
Recreation, Education, and Public Assembly Uses					
Athletic Fields, Unlighted	P	P	-	-	
Athletic Fields, Lighted	P	P	-	-	
Campground	-	-	-	-	
Cemeteries, Crematories, or Mausoleums	CUP	CUP	-	-	
College/University	CUP	-	-	-	
Commercial Recreation and Sports, Indoor	P	P	-	-	
Commercial Recreation and Sports, Outdoor	P	P	-	-	See PMC § <u>17.94.030</u> (Golf courses)
Community Assembly, ≤ 5,000 sf (gross sf)	P	MUP	MUP	-	See PMC § <u>17.94.010</u> (Community assembly uses)
Community Assembly, 5,001 sf – 12,000 sf (gross sf)	MUP	MUP	MUP	-	See PMC § <u>17.94.010</u> (Community assembly uses)
Community Assembly, > 12,000 sf (gross sf)	CUP	CUP	CUP	-	See PMC § <u>17.94.010</u> (Community assembly uses)
Family Day Care Center	CUP	-	-	-	See PMC § <u>17.92.060</u> (Family day care center)
Instructional Services, ≤ 5,000 sf	P	-	-	-	
Instructional Services, > 5,001 sf	P	-	-	-	

Industrial Zones					
Use	LI	HI	AI	MRE	Specific Use Regulations
Open Space, Natural	P	P	P	P	
Parks and Recreation Facilities	P	P	P	P	See PMC § <u>17.94.030</u> (Golf courses)
Retreat Center	-	-	-	-	
Recreational Vehicle (RV) Park	-	-	-	-	
Schools, Public or Private (TK-12)	-	-	-	-	
Tutoring Facilities	-	-	-	-	
Vocational/Trade School, ≤ 10,000 sf	MUP	-	-	-	
Vocational/Trade School, > 10,001 sf	CUP	-	-	-	
Residential Uses					
Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU)	-	-	-	-	See PMC § <u>17.91.010</u> (Accessory dwelling units and junior accessory dwelling unit standards)
Agricultural Worker Housing	-	-	-	-	
Caretaker's Unit (Accessory)	A	A	A	A	See PMC § <u>17.91.030</u> (Caretaker's units (accessory))
Child Day Care in a Home	-	-	-	-	
Cottage Food Operation	-	-	-	-	See PMC § <u>17.91.040</u> (Cottage food operation)
Cottage Industry	-	-	-	-	
Emergency Shelters	P	-	-	-	See PMC § <u>17.94.020</u> (Emergency shelters)
Group Residential Home	-	-	-	-	
Home Occupation	-	-	-	-	
Live/Work	CUP	-	-	-	

Industrial Zones					
Use	LI	HI	AI	MRE	Specific Use Regulations
Model Home (on-site)	-	-	-	-	See PMC § <u>17.98.020</u> (Temporary uses)
Manufactured/Mobile Home Park	-	-	-	-	See PMC § <u>17.91.050</u> (Manufactured/mobile home parks) and PMC § <u>17.91.060</u> (Manufactured/mobile home park closures)
Residential Care Facilities, Small	-	-	-	-	
Residential Care Facilities, Large	-	-	-	-	See PMC § <u>17.91.070</u> (Residential care facilities, large)
<i>Residential Housing Types</i>					
<i>Single-Family Dwelling, Attached</i>	-	-	-	-	
<i>Single-Family Dwelling, Detached</i>	-	-	-	-	
<i>Two-Family Dwelling/Duplex</i>	-	-	-	-	
<i>Multifamily Dwelling, Triplex/Quadplex</i>	-	-	-	-	
<i>Multifamily Residential, Greater Than or Equal to Five Units</i>	-	-	-	-	
<i>Manufactured/Mobile Home</i>	-	-	-	-	
Single-Room Occupancy	-	-	-	-	
Sober Living Home	CUP	-	-	-	See PMC § <u>17.91.080</u> (Sober living home)
Supportive Housing	CUP	-	-	-	
Transitional Housing	CUP	-	-	-	
Yard Sales (Temporary Use)	-	-	-	-	See PMC § <u>17.98.020</u> (Temporary uses)

Industrial Zones					
Use	LI	HI	AI	MRE	Specific Use Regulations
Retail, Service, and Office Uses					
Adult-Oriented Business	-	-	-	-	See PMC § <u>17.92.010</u> (Adult-oriented businesses)
Alcohol and Drug Treatment Facility, Large	CUP	-	-	-	See PMC § <u>17.91.020</u> (Alcohol and drug treatment facility)
Alcohol and Drug Treatment Facility, Small	-	-	-	-	
Alcohol Sales, Off-Sale	CUP	-	-	-	See PMC § <u>17.92.020</u> (Alcoholic beverage establishments)
Animal Sales and Services	P	MUP	-	-	
Auction Sales, Indoor	P	P	-	-	
Auction Sales, Outdoor	MUP	MUP	-	-	
ATM (Accessory Use)	A	A	A	-	
Bail Bonds	CUP	CUP	-	-	
Banks, Financial, Savings and Loan Institutions	P	CUP	-	-	
Building Materials Sales and Services	P	P	P	P	
Business to Business Support Services	P	P	P	-	
Check-Cashing Businesses	CUP	CUP	-	-	
Convenience Market	CUP	CUP	CUP	-	See PMC § <u>17.92.030</u> (Convenience markets) and <u>17.92.020</u> (Alcoholic beverage establishments)
Drive-Through Services (Accessory)	A	A	A	-	See PMC § <u>17.92.050</u> (Drive-through restaurants and drive-through services)
Farmers' Market (Temporary)	TUP	-	-	-	See PMC § <u>17.98.020</u> (Temporary uses)
Food Preparation, Commercial	P	P	P	-	

Industrial Zones					
Use	LI	HI	AI	MRE	Specific Use Regulations
Fortunetelling, Palm and Card Reading	P	-	-	-	
Funeral Homes and Mortuaries	P	-	-	-	
General Retail ≤ 5,000 sf	P	MUP	CUP ¹	-	
General Retail 5,001 sf – 25,000	P	MUP	-	-	
General Retail/Superstore > 25,000	MUP	CUP	-	-	
Grocery Store	CUP	-	-	-	
Kennels/Boarding, Commercial	P	P	-	-	See PMC § <u>17.92.080</u> (Kennels/boarding, commercial)
Kiosk/Outdoor Vending ²	P	P	P	-	
Laundromat	P	-	-	-	
Massage Establishment, Accessory	A	-	-	-	See PMC § <u>17.92.090</u> (Massage establishment (accessory))
Massage Establishment, Stand-Alone	-	-	-	-	
Medical Services, Extended Care	CUP	-	-	-	
Medical Services, Medical/Dental/Holistic/Clinic	P	-	-	-	
Medical Services, Urgent Care	P	-	-	-	
Microblading/Permanent Makeup	P	-	-	-	
Neighborhood Market	P	-	-	-	
Nursery/Garden Center	P	P	-	-	
Office, Processing	P	P	P	-	
Office, Professional/Administrative	P	MUP	MUP	-	

Industrial Zones					
Use	LI	HI	AI	MRE	Specific Use Regulations
Office, Service	P	MUP	MUP	-	
Outdoor Display (Accessory)	A	-	-	-	See PMC § <u>17.92.110</u> (Outdoor display)
Pawnshop	CUP	-	-	-	See PMC § <u>17.92.130</u> (Pawnshops)
Personal Services	P	-	-	-	
Pet Daycare	P	-	-	-	See PMC § <u>17.92.140</u> (Pet daycare)
Resale/Consignment/Thrift Shop	P	-	-	-	
Smoking Lounge	P	-	-	-	
Smoke Shop	CUP	-	-	-	See PMC § <u>17.92.150</u> (Smoke shop)
Swap Meet, Indoor	P	P	-	-	
Swap Meet, Outdoor	TUP	-	-	-	See PMC § <u>17.92.160</u> (Swap meet, outdoor)
Tattoo/Body Art/Piercing	P	-	-	-	See PMC § <u>17.92.170</u> (Tattoo/body art/piercing establishments)
Temporary Real Estate Sales Office (Temporary)	-	-	-	-	See PMC § <u>17.98.020</u> (Temporary uses)
Veterinary Hospitals	P	MUP	-	-	See PMC § <u>17.92.190</u> (Veterinary hospitals)
Utility, Transportation, and Communication Uses					
Airports and Heliports	CUP	CUP	CUP	-	
Collocated Small Wind Energy Systems (CSWES) (Accessory)	A, MUP	A, MUP	A, MUP	-	See PMC § <u>17.99.010</u> (Collocated small wind energy systems)
Communication/Wireless Telecommunications Facilities, Major	CUP	CUP	CUP	CUP	See PMC § <u>17.95.010</u> (Communication/wireless telecommunications facilities)

Industrial Zones					
Use	LI	HI	AI	MRE	Specific Use Regulations
Communication/Wireless Telecommunications Facilities, Minor	MUP	MUP	MUP	MUP	See PMC § <u>17.95.010</u> (Communication/wireless telecommunications facilities)
Communication, Facilities Within Buildings	P	P	P	P	
Freight/Trucking Facility	MUP	P	P	–	
Light Fleet-Based Services	P	P	P	–	
Parking Lots and Structures	P	P	P	–	
Passenger Transportation Facilities	CUP	CUP	–	–	
Recycling Collection Facility, Large	MUP	P	P	–	See PMC Chapter <u>17.97</u> (Recycling Facilities)
Recycling Collection Facility, Small	P	P	P	–	See PMC Chapter <u>17.97</u> (Recycling Facilities)
Recycling Processing Facility, Heavy	CUP	P	P	–	See PMC Chapter <u>17.97</u> (Recycling Facilities)
Recycling Processing Facility, Light	MUP	P	P	MUP	See PMC Chapter <u>17.97</u> (Recycling Facilities)
Reverse Vending Machine	A, MUP	A, MUP	A, MUP	–	See PMC Chapter <u>17.97</u> (Recycling Facilities)
Sanitary Landfill	–	–	–	–	See PMC § <u>17.98.010</u> (Sanitary landfills)
Small Residential Wind Generator Systems (SRWGS) (Accessory)	–	–	–	–	See PMC § <u>17.99.020</u> (Small residential wind generator systems)
Solar Energy System (Primary)	P	P	P	P	See PMC § <u>17.99.030</u> (Solar energy system (primary))
Utilities, Major	CUP	P	P	–	
Utilities, Minor	P	P	P	–	
Utility Yard	MUP	P	P	–	

Notes:

1. In the AI zone, retail sales and service that are incidental to a primary allowed use are allowed; provided, that the following standards are met:
 - a. The operations are contained within the main structure which houses the primary use;
 - b. Retail sales occupy no more than 15 percent of the total structure square footage up to 5,000 square feet maximum; and
 - c. No retail sales or display of merchandise occur(s) outside the structure(s).
2. Kiosks/outdoor vending machines shall be placed next to the main structure in a designated area not to exceed 32 square feet.

(Ord. 1641 § 4 (Exh. A), 2024; Ord. 1613 § 4 (Exh. I), 2023; Ord. 1603 § 4 (Exh. I), 2023)

The Palmdale Municipal Code is current through Ordinance 1642, passed June 5, 2024.

Disclaimer: The City Clerk's office has the official version of the Palmdale Municipal Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://cityofpalmdale.org/>

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General Code