

**CHAPTER 19.06  
COMMERCIAL ZONES**

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**19.06.010 PURPOSE**

1. The purpose of this Chapter is to achieve the following:
  - A. Provide appropriate commercial areas for retail and service establishments, neighborhood convenience and office uses required by residents of the City in a manner consistent with the General Plan.
  - B. Provide adequate space to meet the needs of commercial development, including off-street parking and loading.
  - C. Minimize traffic congestion and avoid the overloading of utilities.
  - D. Protect commercial areas from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences.
  - E. Promote high standards of site planning, and landscape design for commercial and office developments within the City.
  - F. Provide employment opportunities for existing and future residents of the City and those of adjacent communities.
  - G. Provide for land uses which meet the needs of and attract regional populations, in addition to local residents.
  - H. Ensure compatibility with adjacent land uses.

- I. Single-family dwelling units which legally existed in commercial land use districts prior to June 3, 1991 may remain as a permitted use. (MC 823 3/5/92)
- 2. The purpose of the individual commercial zones is as follows: (MC 1393 12/2/13)

**A. CO (COMMERCIAL OFFICE) ZONE**

This zone is intended to provide for the continued use, expansion, and new development of administrative and professional offices, hospitals, and supporting retail uses in proximity to major transportation corridors and ensure their compatibility with adjacent residential and commercial uses. Additionally, this zone permits a maximum density of 47 units per net acre for senior citizen and senior congregate care housing. Existing single family residential structures may remain as a permitted use. (MC 818 1/7/92; MC 1381 12/19/12)

**B. CG-1 (COMMERCIAL GENERAL) ZONE**

This zone is intended to provide for the continued use, enhancement, and new development of retail, personal service, entertainment, office and related commercial uses along major transportation corridors and intersections to service the needs of the residents; reinforcing existing commercial corridors and centers and establishing new locations as residential growth occurs. Additionally, this zone permits a maximum density of 47 units per net acre for senior citizen and senior congregate care housing. (MC 1304 5/4/09)

**C. CG-2 (COMMERCIAL GENERAL-2) ZONE**

This zone is intended to enhance the economic activity of appropriate commercial corridors; infilling and intensifying existing development, establishing new key activity centers and nodes, allowing for the development of medium and medium high residential density as alternative uses. The residential development shall have a minimum contiguous area of one net acre with a maximum density of 12 units per net acre along Mount Vernon Avenue and Baseline Street and other designated locations west of I-215 and a maximum density of 21 units per net acre along Baseline Street and other designated locations east of I-215. Additionally, a bonus density of 50% for the development of senior citizen and senior congregate care housing shall be permitted, subject to the approval of a Conditional Use Permit. (MC 1381 12/19/12)

**D. CG-3 (COMMERCIAL GENERAL-3) ZONE**

This zone provides for the development of local and regional serving retail, personal service, entertainment, office and related commercial uses. This district includes, but is not limited to, properties adjacent to California State University at San Bernardino along North Park Boulevard, Kendall Drive, and University Parkway for commercial and personal service uses to meet the needs of students, faculty, and visitors, and properties along Mt. Vernon Avenue, between 4<sup>th</sup> and 9<sup>th</sup> Streets, within the Paseo Las Placitas Specific Plan area.

Design guidelines for the Mount Vernon Corridor (Paseo Las Placitas) are contained in Chapter 19.10, Special Purpose Zones, Section 19.10.030(3). (MC 1381 12/19/12)

**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 &amp; 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 <sup>1</sup>	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 <sup>2</sup>	C <sup>3</sup>	-	-	-	-
	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 <sup>4</sup>	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 <sup>15</sup>	-	-	D <sup>15</sup>	-	-
	3. Health Clinics/Outpatient Surgery	D	D	D	D	D <sup>5</sup>	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 <sup>6</sup>	D <sup>6</sup>	D <sup>6</sup>	D <sup>6</sup>	D <sup>6</sup>	D <sup>6</sup>	D <sup>6</sup>	D <sup>6</sup>	D <sup>6</sup>	D <sup>6</sup>	D <sup>6</sup>
9. Recycling Facilities (reverse vending only)	D	D	D	D	D	D	D	–	D	D	D
10. Veterinary Services – Animal Boarding	–	C	C	C <sup>13</sup>	–	–	–	–	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 <sup>7</sup>	D	D	–	D	D	D
5. Combination Residence/Office <sup>8</sup>	C	–	–	–	–	–	–	–	–	–	–
6. Commercial Cannabis Activities <sup>14</sup>	–	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 <sup>7</sup>	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 <sup>9</sup>	-	-	-	-	-	-	-	-	-
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 <sup>10</sup>	-	-	D	-	-	-	-	-
18. Museums	D	D	D	D	D	D	D	-	D	D	D
19. Office Conversion from Single-Family Residential	D <sup>11</sup>	D	D <sup>11</sup>	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 <sup>12</sup>	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 <sup>12</sup>	D	D	-	-	D	-
31. Transit Center	-	-	-	-	-	-	-	-	-	D	-
32. Winery/Microbrewery	-	C	C	C	C	C	C	-	C	C	C

<sup>1</sup> Used vehicle sales may only be in conjunction with a “new” sales dealer.  
<sup>2</sup> Only on properties in the Freeway Corridor Overlay District with frontage on 5<sup>th</sup> Street; (MC 1338 11/15/10)  
<sup>3</sup> Repealed by Ordinance; (MC 1436 12/19/16)  
<sup>4</sup> 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.  
<sup>5</sup> (MC 1115 3/7/02)  
<sup>6</sup> Must be in compliance with Section 19.06.030(2)(R)  
<sup>7</sup> (MC 1115 3/7/02)  
<sup>8</sup> (MC 1218 3/6/06)  
<sup>9</sup> (MC 1035 12/17/98)  
<sup>10</sup> Requires approval by Council  
<sup>11</sup> Refer also to Table 06.03  
<sup>12</sup> (MC 1115 3/7/02)  
<sup>13</sup> (MC 1492 5/2/18)  
<sup>14</sup> (MC 1519 7/17/19; MC 1601 12/7/22)  
<sup>15</sup> Permitted in the Emergency Shelter Overlay, pursuant to Chapter 19.10-E; (MC 1636 05/01/24)