

CHAPTER 82.05: COMMERCIAL LAND USE ZONING DISTRICTS

Section

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§ 82.05.010 Purpose.

This Chapter lists the land uses that may be allowed within the commercial land use zoning districts established by the General Plan and listed in § 82.01.020 (Land Use Plan and Land Use Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

(Ord. 4011, passed - -2007)

§ 82.05.020 Purposes and Location of the Commercial Land Use Zoning Districts.

The purposes of the individual commercial 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).

(Ord. 4011, passed - -2007)

§ 82.05.030 Minimum Area for Designation.

The commercial 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 82-10.

<i>Table 82-10</i>	
<i>Minimum Area for Commercial Land Use Zoning District Designation</i>	
<i>Land Use Zoning District</i>	<i>Minimum Area for Designation</i>
CR (Rural Commercial)	2.5 acres
CN (Neighborhood Commercial)	1 acre
CO (Office Commercial)	5 acres
CG (General Commercial)	5 acres
CS (Service Commercial)	5 acres
CH (Highway Commercial)	5 acres

(Ord. 4011, passed - -2007)

§ 82.05.040 Commercial Land Use Zoning District Allowed Uses and Permit Requirements.

(a) *General Permit Requirements.* Table 82-11 identifies the uses of land allowed by this Development Code in each commercial land use zoning district established by Chapter 82.01 (Land Use Plan, and Land Use Zoning Districts, and Overlays), in compliance with § 82.01.020 (Allowed Land Uses and Planning Permit Requirements).

(b) *Requirements for Certain Specific Land Uses.* Where the last column in Table 82-11 (Specific Use Regulations) includes a Section number, the referenced Section may affect whether the use requires Land Use Review, or Conditional Use Permit or Minor Use Permit, or other County approval, and/or may establish other requirements and standards applicable to the use.

<i>Table 82-11</i>		
<i>Allowed Land Uses and Permit Requirements for Commercial Land Use Zoning Districts</i>		
<i>Land Use</i>	<i>Permit Required by District</i>	
		<i>Specific Use</i>

See Division 10 (Definitions) for land use definitions	CR	CN	CO	CG	CS	CH	Regulations
Agricultural, Resource & Open Space Uses							
Agriculture support services	p(2)	—	—	p(1, 2)	p(2)	—	
Industry, Manufacturing & Processing, Wholesaling							
Construction contractor storage yard	M/C	—	—	—	M/C	—	
Firewood contractor	p(2)	—	—	—	p(2)	—	84.09
Manufacturing Operations I	M/C(3)	—	—	—	p(2)	—	
Motor vehicle storage/Impound facility	CUP	—	—	—	CUP	CUP	
Recycling facilities - Small collection facility	SUP	SUP	SUP	SUP	SUP	SUP	84.19
Recycling facilities - Large collection facility	CUP	—	CUP	CUP	CUP	CUP	84.19
Recycling facilities - Light processing facility	CUP	—	—	CUP	CUP	—	84.19
Recycling facilities, reverse vending machine (accessory only)	A	A	A	A	A	A	84.19
Salvage operations - within enclosed structures	M/C(4)	—	—	—	M/C	—	
Storage - Personal storage (mini- storage)	M/C	—	—	—	p(2)	—	
Storage - Recreational vehicles	CUP	—	—	—	CUP	CUP	
Storage Warehouse, Indoor Storage	M/C	—	—	—	—	—	
Wholesaling and distribution	M/C(4)	—	—	p(1,2)	p(2)	—	
Recreation, Education & Public Assembly							
Adult business	—	—	—	ABP	—	—	84.02
Commercial entertainment - Indoor	p(2)	p(2)	—	p(2)	p(2)	p(2)	
Commercial entertainment - Outdoor	p(2)	—	—	p(2)	p(2)	p(2)	
Conference/convention facility ^(4,5)	M/C	—	M/C	M/C	M/C	M/C	
Equestrian facility	M/C	—	M/C	M/C	M/C	M/C	
Fitness/health facility ⁽⁵⁾	p(2)	p(2)	—	p(2)	p(2)	p(2)	
Golf course	M/C	—	—	—	M/C	M/C	
Library, museum, art gallery, outdoor exhibit ⁽⁵⁾	M/C	—	—	M/C	M/C	M/C	
Meeting facility, public or private ⁽⁵⁾	CUP	CUP	CUP	CUP	CUP	CUP	
Park, playground	M/C	—	—	—	—	—	
Places of worship	CUP	CUP	CUP	CUP	CUP	CUP	
Recreational vehicle park	M/C	—	—	—	M/C	M/C	
Rural sports and recreation	CUP	—	—	—	CUP	CUP	
School - College or university ⁽⁵⁾	M/C	—	M/C	M/C	M/C	M/C	
School - Private ⁽⁵⁾	M/C	—	M/C	M/C	M/C	M/C	
School - Specialized education/training ⁽⁵⁾	M/C	—	M/C	M/C	M/C	M/C	
Sports or entertainment assembly	CUP	—	—	CUP	CUP	CUP	

Theater ⁽⁵⁾	M/C	—	—	M/C	M/C	M/C	
Residential ⁽¹⁰⁾							
Accessory dwelling (caretakers residence, etc.)	P(6)	P(6)	P(6)	P(6)	P(6)	P(6)	84.01
Accessory use or structure - Residential (conforming and non-conforming uses)	A	P(6, 7)	P(6, 7)	P(6, 7)	P(6, 7)	P(6, 7)	84.01
Group residential (sorority, fraternity, boarding house, private residential club, etc.)	M/C	—	—	M/C	M/C	M/C	
Guest housing	P(7)	—	—	—	—	—	84.01
Live/work unit	M/C	M/C	M/C	M/C	M/C	M/C	
Mobile home park/manufactured home land-lease community	CUP	—	—	—	—	—	84.14
Multiple dwelling, up to 19 units, attached or detached	A	—	—	—	—	—	84.16
Multiple dwelling, 20 or more units	CUP	—	—	—	—	—	84.16
Parolee and/or probationer home	CUP	—	—	CUP	CUP	CUP	
Residential use only as part of a mixed use project	PD	—	PD	PD	PD	PD	84.16
Accessory dwelling unit	A	—	—	—	—	—	84.01
Junior accessory dwelling unit	A	—	—	—	—	—	84.01
Single dwelling	A	—	—	—	—	—	
Retail							
Auto and vehicle sales and rental	P(2)	—	—	P(2)	P(2)	—	
Bar, tavern	P(2)	M/C	—	P(2)	P(2)	—	
Building and landscape materials sales - Indoor	M/C	—	—	M/C	M/C	—	
Building and landscape materials sales - Outdoor	M/C	—	—	M/C	M/C	—	
Construction and heavy equipment sales and rental	M/C	—	—	—	M/C	—	
Convenience store	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	
Fuel dealer (propane for home and farm use, etc.)	M/C	—	—	—	M/C	—	
General retail	M/C	—	—	P(2)	P(2)	—	
Groceries, specialty foods	M/C	M/C	—	P(2)	P(2)	—	
Manufactured home, boat, or RV sales	P(2)	—	—	M/C	M/C	—	
Night club	P(2)	M/C	—	M/C	P(2)	—	
Restaurant, café, coffee shop	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	
Service station	M/C	M/C	—	M/C	M/C	M/C	
Second hand stores, pawnshops	P	—	—	P	P	—	
Shopping center	M/C	M/C	—	M/C	M/C	M/C	
Swap meet, outdoor market, auction yard	M/C	—	—	M/C	M/C	—	
Warehouse retail	P(2)	—	—	P(2)	P(2)	—	

Services - Business, Financial, Professional							
Medical services - Hospital	—	—	CUP ⁽⁵⁾	—	—	—	
Medical services - Rehabilitation center	—	—	CUP	—	—	—	
Office - Accessory	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	
Professional services	P ⁽²⁾	P ⁽²⁾	P	P ⁽²⁾	P ⁽²⁾	—	
Services - General							
Bail bond service within 1 mile of correctional institution	P	—	P	P	P	P	
Cemetery including pet cemeteries	CUP	CUP	CUP	CUP	CUP	CUP	84.06
Child care - Day care center	M/C	M/C	M/C	M/C	M/C	—	
Convenience and support services	P ⁽²⁾	P ⁽²⁾	—	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	
Emergency shelter	CUP	CUP	CUP	A	A	CUP	84.33
Equipment rental	P ⁽²⁾	—	—	P ⁽²⁾	P ⁽²⁾	—	
Home occupation	SUP	SUP	SUP	SUP	SUP	SUP	84.12
Kennel or cattery - 2.5-acre minimum lot area	M/C/ S	—	—	—	M/C/ S	—	84.04
Licensed Residential Care Facility of 6 or fewer persons	M/C	—	—	M/C	M/C	M/C	84.23
Licensed Residential Care Facility of 7 or more persons	M/C	—	—	M/C	M/C	M/C	84.23
Lodging - Bed and breakfast inn (B&B)	SUP	—	—	—	—	—	84.05
Lodging - Hotel or motel - 20 or fewer guest rooms	P ⁽²⁾	—	—	P ^(2,8)	P ^(2,8)	P ⁽²⁾	
Lodging - Hotel or motel - More than 20 guest rooms	M/C	—	—	M/C	M/C	M/C	
Personal services	P ⁽²⁾	P ⁽²⁾	—	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	
Public safety facility	M/C	M/C	—	—	M/C	M/C	
Unlicensed Residential Care Facility of 6 or fewer persons	RCP	—	—	RCP	RCP	RCP	84.32
Unlicensed Residential Care Facility of 7 or more persons	M/C	—	—	M/C	M/C	M/C	
Vehicle services - Major repair/body work	M/C	—	—	—	M/C	M/C	
Vehicle services - Minor maintenance/repair	P ⁽²⁾	—	—	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	
Veterinary clinic, animal hospital	M/C	—	—	M/C	M/C	—	
Transportation, Communications & Infrastructure							
Ambulance, taxi, or limousine dispatch facility	P ⁽²⁾	—	—	—	P ⁽²⁾	P ⁽²⁾	
Broadcasting antennae and towers	M/C	—	—	M/C	M/C	—	
Broadcasting studio	P ⁽²⁾	—	—	P ⁽²⁾	P ⁽²⁾	—	
Parking lots and structures, accessory	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	
Pipelines, transmission lines, and control stations ⁽⁹⁾	(9)	(9)	(9)	(9)	(9)	(9)	
Renewable Energy Generation Facilities	CUP	CUP	CUP	CUP	CUP	CUP	84.29
Sewage treatment and disposal facility	CUP	—	—	—	—	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	—	
Utility facility	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
Off-Site Signs	—	—	—	CUP	—	CUP	83.13.060
Off-Site Signs (Freeway Oriented)	—	—	—	CUP	—	CUP	83.13.060
Temporary special events	TSP	TSP	TSP	TSP	TSP	TSP	84.25
Temporary uses and activities	TUP	TUP	TUP	TUP	TUP	TUP	84.25

Key			
A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
ABP	Adult Business Regulatory Permit	SUP	Special Use Permit required (Chapter 85.14)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	S	Permit requirement set by Specific Use Regulations (Division 4)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with § 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	TSP	Temporary Special Events Permit required (Chapter 85.16)
CUP	Conditional Use Permit required (Chapter 85.06)	RCP	Unlicensed Residential Care Facilities Permit (Chapter 85.20)
MUP	Minor Use Permit required (Chapter 85.06)	TUP	Temporary Use Permit required (Chapter 85.15)
		—	Use not allowed

Notes:
(1) Not allowed in the Phelan planning area.
(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 § 85.06.020 (Applicability).
(3) The use shall be allowed in Lucerne Valley with a Site Plan Permit.
(4) The use is allowed in Lucerne Valley with a MUP.
(5) A MUP shall not be allowed if the use requires more than 200 parking spaces.
(6) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table.
(7) Use allowed as an accessory use only, on the same site as a residential use allowed by this table.
(8) A CUP shall be required for this use in the Phelan planning area.
(9) These uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in § 85.02.050.
(10) Supportive housing or transitional housing that is provided in single-, two-, or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two- or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses under this Code.

(Ord. 4011, passed - -2007; Am. Ord. 4043, passed - -2008; Am. Ord. 4085, passed - -2009; Am. Ord. 4098, passed - -2010; Am. Ord. 4230, passed - -2014; Ord. 4239, passed - -2014; Am. Ord. 4245, passed - -2014; Am. Ord. 4251, passed - -2014; Am. Ord. 4341, passed - -2018; Am. Ord. 4383, passed - -2020)

§ 82.05.050 Commercial Land Use Zoning District Subdivision Standards.

(a) Each subdivision shall comply with the minimum parcel size requirements shown in Tables 82-12A, 82-12B and 82-12C 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 §83.02.050 (Parcel Area Measurements and Exceptions).

Table 82-12A				
Commercial Land Use Zoning District Minimum Lot Size				
Valley Region				
Land Use Zoning District	Minimum Lot Area (1)	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
CR	2.5	120 ft.	120 ft.	1:3
CN	1 acre	120 ft.	120 ft.	1:3
CO	5 acres	120 ft.	120 ft.	1:3
CG	5 acres	120 ft.	120 ft.	1:3
CS	5 acres	60 ft.	100 ft.	1:3
CH	5 acres	120 ft.	120 ft.	1:3
Notes:				
(1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit or Minor Use Permit application.				

Table 82-12B				
Commercial Land Use Zoning District Minimum Lot Size				
Mountain Region				
Land Use Zoning District	Minimum Lot Area (1)	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
CR	2.5	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
CN	1 acre	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
CO	5 acres	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3

CG	5 acres	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
CS	5 acres	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
CH	5 acres	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3

Notes:
(1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit or Minor Use Permit application.

Table 82-12C				
Commercial Land Use Zoning District Minimum Lot Size				
Desert Region				
Land Use Zoning District	Minimum Lot Area ⁽¹⁾	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
CR	2.5	120 ft.	120 ft.	1:3
CN	1 acre	120 ft.	120 ft.	1:3
CO	5 acres	120 ft.	120 ft.	1:3
CG	5 acres	120 ft.	120 ft.	1:3
CS	5 acres	120 ft.	120 ft.	1:3
CH	5 acres	120 ft.	120 ft.	1:3

Notes:
(1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit or Minor Use Permit application.

(Ord. 4011, passed - -2007)

§ 82.05.060 Commercial Land Use Zoning District Site Planning 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 82-13A and B, 8-14A and B, 82-15A 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 82-13A			
CR, CN, and CO Land Use Zoning District Development Standards			
Valley Region			
Development Feature	Requirement by Land Use Zoning District		
	CR Rural Commercial	CN Neighborhood Commercial	CO Office Commercial
Density	Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.		

Maximum density	2 units per acre; 4 units per acre in mobile home park/manufactured home land-lease community; accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)
Setbacks	Minimum setbacks required. See Chapter 83.05 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.		
Front	25 ft.	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.	15 ft.
Side - Interior (each)	10 ft. ⁽¹⁾	10 ft. ⁽¹⁾	10 ft. ⁽¹⁾
Rear	10 ft. ⁽²⁾	10 ft. ⁽²⁾	10 ft. ⁽²⁾
Floor Area Ratio (FAR)	Maximum allowed floor area ratio (FAR).		
Maximum FAR	.3:1	.3:1	.75:1
Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.		
Maximum coverage	80 percent	80 percent	80 percent
Height limit	Maximum allowed height of structures. See §83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.		
Maximum height	35 ft.	35 ft.	60 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).		
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards) .		
Landscaping	See Chapter 83.10 (Landscaping Standards)		
Parking	See Chapter 83.11 (Parking Regulations).		
Signs	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 82-13B			
CG, CS, AND CH Land Use Zoning District Development Standards			
Valley Region			
	Requirement by Land Use Zoning District		
Development Feature	CG General Commercial	CS Service Commercial	CH Highway Commercial
Density	Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.		
Maximum density	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses).		
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.		
Front	25 ft.	25 ft.	25 ft.

Side - Street side	15 ft.	15 ft.	15 ft.
Side - Interior (each)	10 ft. ⁽¹⁾	10 ft. ⁽¹⁾	10 ft. ⁽¹⁾
Rear	10 ft. ⁽²⁾	10 ft. ⁽²⁾	10 ft. ⁽²⁾
Floor Area Ratio (FAR)	Maximum allowed floor area ratio (FAR).		
Maximum FAR	.5:1	.5:1	.5:10
Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.		
Maximum coverage	80 percent	80 percent	80 percent
Height limit	Maximum allowed height of structures. See §83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.		
Maximum height	60 ft.	60 ft.	60 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).		
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).		
Landscaping	See Chapter 83.10 (Landscaping Standards).		
Parking	See Chapter 83.11 (Parking Regulations).		
Signs	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 82-14A			
CR, CN, AND CO Land Use Zoning District Development Standards			
Mountain Region			
	Requirement by Land Use Zoning District		
Development Feature	CR Rural Commercial	CN Neighborhood Commercial	CO Office Commercial
Density	Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.		
Maximum density	2 units per acre; 4 units per acre in mobile home park/manufactured home land-lease community; accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.		
Front	15 ft.	15 ft.	15 ft.
Side - Street side	15 ft.	15 ft.	15 ft.
Side - Interior (each)	10 ft. ⁽¹⁾	10 ft. ⁽¹⁾	10 ft. ⁽¹⁾
Rear	10 ft. ⁽²⁾	10 ft. ⁽²⁾	10 ft. ⁽²⁾
Floor Area Ratio (FAR)	Maximum allowed floor area ratio (FAR).		
Maximum FAR	.25:1	.25:1	.5:1

Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.		
Maximum coverage	80 percent	80 percent	80 percent
Height limit	Maximum allowed height of structures. See §83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.		
Maximum height	35 ft.	35 ft.	35 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).		
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).		
Landscaping	See Chapter 83.10 (Landscaping Standards).		
Parking	See Chapter 83.11 (Parking Regulations).		
Signs	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 82-14B			
CG, CS, AND CH Land Use Zoning District Development Standards			
Mountain Region			
Development Feature	Requirement by Land Use Zoning District		
	CG General Commercial	CS Service Commercial	CH Highway Commercial
Density	Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.		
Maximum density	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses).		
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.		
Front	15 ft.	15 ft.	15 ft.
Side - Street side	15 ft.	15 ft.	15 ft.
Side - Interior (each)	10 ft. ⁽¹⁾	10 ft. ⁽¹⁾	10 ft. ⁽¹⁾
Rear	10 ft. ⁽²⁾	10 ft. ⁽²⁾	10 ft. ⁽²⁾
Floor Area Ratio (FAR)	Maximum allowed floor area ratio (FAR).		
Maximum FAR	.5:1	.4:1	.3:1
Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.		
Maximum coverage	80 percent	80 percent	80 percent
Height limit	Maximum allowed height of structures. See §83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.		
Maximum height	35 ft.	35 ft.	35 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).		
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).		
Landscaping	See Chapter 83.10 (Landscaping Standards).		
Parking	See Chapter 83.11 (Parking Regulations).		
Signs	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 82-15A

CR, CN, AND CO Land Use Zoning District Development Standards

Desert Region

Development Feature	Requirement by Land Use Zoning District		
	CR Rural Commercial	CN Neighborhood Commercial	CO Office Commercial
Density	Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.		
Maximum density	2 units per acre; 4 units per acre in mobile home park/manufactured home land-lease community; Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.		
Front	25 ft.	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.	25 ft.
Side - Interior (each)	10 ft. ⁽¹⁾	10 ft. ⁽¹⁾	10 ft. ⁽¹⁾
Rear	10 ft. ⁽²⁾	10 ft. ⁽²⁾	10 ft. ⁽²⁾
Floor Area Ratio (FAR)	Maximum allowed floor area ratio (FAR).		
Maximum FAR	.3:1	.25:1	.5:1
Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.		
Maximum coverage	80 percent	80 percent	80 percent
Height limit	Maximum allowed height of structures. See §83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.		
Maximum height	35 ft.	35 ft.	35 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).		
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).		
Landscaping	See Chapter 83.10 (Landscaping Standards).		
Parking	See Chapter 83.11 (Parking Regulations).		
Signs	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 82-15B			
CG, CS, AND CH Land Use Zoning District Development Standards			
Desert Region			
Development Feature	Requirement by Land Use Zoning District		
	CG General Commercial	CS Service Commercial	CH Highway Commercial
Density	Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.		
Maximum density	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses).		
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.		
Front	25 ft.	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.	25 ft.
Side - Interior (each)	10 ft. ⁽¹⁾	10 ft. ⁽¹⁾	10 ft. ⁽¹⁾
Rear	10 ft. ⁽²⁾	10 ft. ⁽²⁾	10 ft. ⁽²⁾
Floor Area Ratio (FAR)	Maximum allowed floor area ratio (FAR).		
Maximum FAR	.5:1	.3:1	.3:1
Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.		
Maximum coverage	80 percent	80 percent	80 percent
Height limit	Maximum allowed height of structures. See §83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.		
Maximum height	35 ft.	35 ft.	60 ft. ⁽³⁾
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).		
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).		
Landscaping	See Chapter 83.10 (Landscaping Standards).		
Parking	See Chapter 83.11 (Parking Regulations).		
Signs	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.			

(Ord. 4011, passed - -2007; Am. Ord. 4057, passed - - 2008; Am. Ord. 4085, passed - -2009)