

CHAPTER 19.08 INDUSTRIAL ZONES

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19.08.010 PURPOSE

1. The purpose of this Chapter is to achieve the following:
 - A. Provide appropriate industrial areas to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment.
 - B. Provide adequate space to meet the needs of industrial development, including off-street parking and loading.
 - C. Minimize traffic congestion and avoid the overloading of utilities.
 - D. Protect industrial areas from excessive noise, illumination, unsightliness, odor, smoke, toxic wastes, and other objectionable influences.
 - E. Promote high standards of site planning and landscape design for industrial developments within the City.
 - F. Promote consolidation of industrial uses into comprehensively planned industrial parks.
 - G. Promote a mix of industrial uses that provide the City with a sound, diverse industrial base.
 - H. Ensure compatibility with adjacent land uses.
 - I. Single-family dwelling units which legally existed in the industrial zones prior to June 3, 1991, may remain as a permitted use. (MC 823 3/2/92)

2. The purpose of the individual industrial zones is as follows: (MC 1393 12/2/13)

A. OIP (OFFICE INDUSTRIAL PARK) ZONE

This zone is intended to establish distinctive office industrial parks and corporate centers serving City and regional needs. Supporting retail/commercial services may be located in Corporate Office Industrial Park structures.

B. IL (INDUSTRIAL LIGHT) ZONE

This zone is intended to retain, enhance, and intensify existing and provide for the new development of lighter industrial uses along major vehicular, rail, and air transportation routes serving the City.

C. IH (INDUSTRIAL HEAVY) ZONE

This zone is intended to provide for the continuation and development of heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses.

D. IE (INDUSTRIAL EXTRACTIVE) ZONE

This zone is intended to promote the mining and processing of the City's mineral resources in the Cajon Creek, Lytle Creek, and Santa Ana River areas, while ensuring their compatibility with adjacent land uses. Additionally, this zone provides for the development of interim uses including, but not limited to lumber yards, outdoor storage, plant nurseries, recreation (non-structural), etc., which do not impair the long term ability to extract and process mineral resources.

**19.08.020 PERMITTED, DEVELOPMENT PERMITTED AND
CONDITIONALLY PERMITTED USES**

The following list represents those primary uses in the manufacturing/industrial zones which are Permitted (P), subject to a Development Permit (D) or a Conditional Use Permit (C):

**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	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)

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)

19.08.030 LAND USE DISTRICT DEVELOPMENT STANDARDS

1. GENERAL STANDARDS

A. The following standards are minimum unless stated as maximum:

**TABLE 08.02
INDUSTRIAL ZONES DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARDS	OIP	IL	IH	IE
Net Lot Area ¹	10,000	20,000	40,000	N/A
Front Setback	20 ²	10	20	N/A
Rear Setback	10	10	10	N/A
Side Setback (Each)	10	10 ³	10 ³	N/A
Side Setback (Street Side)	10	10	10	N/A
Lot Coverage (Maximum %)	50	75	75	N/A
Structure Height (Maximum)/Feet	42	2 stories/ 50 ⁴	None	N/A

st. = story
ac. = acre

- ¹ This standard is only required for new industrial subdivisions
- ² The minimum setback of 20 feet is required only along major or secondary arterial streets. Ten (10) feet is the minimum setback along all other streets.
- ³ Unless attached buildings are proposed, whereby no setback would be required for the attached side.
- ⁴ Unless the Commission finds that increased height is necessary for the proposed industrial use.

2. INDUSTRIAL ZONE STANDARDS

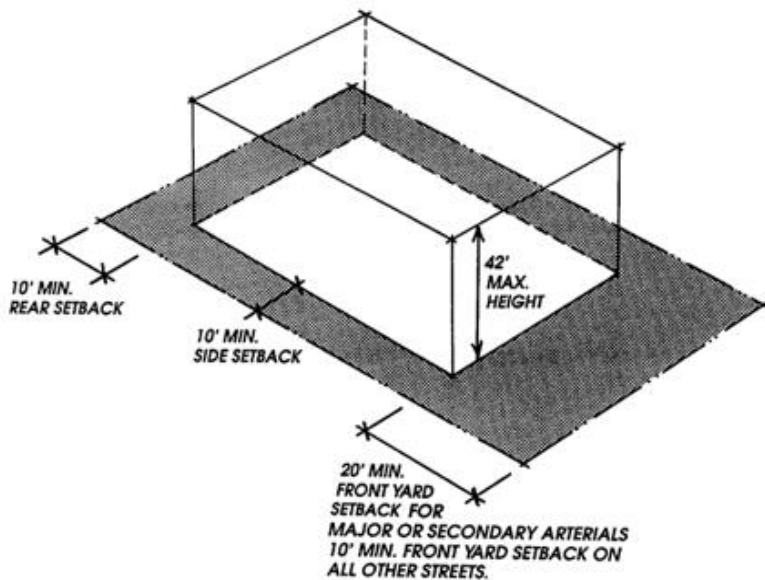
The following standards shall apply to development in all industrial zones, except as otherwise provided for in this Development Code:

- 1. All uses shall be subject to the approval of a Development Permit or a Conditional Use Permit pursuant to Chapters 19.44 and 19.36.
- 2. Retail sales and service incidental to a principally permitted use are allowable 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% of the total building square footage;
 - c. No retail sales or display of merchandise occur(s) outside the structure(s); and
 - d. All products offered for retail sales on the site are manufactured, warehoused, or assembled on the premises.

3. Outside storage shall be confined to the rear of the principal structure(s) or the rear two-thirds of the site, whichever is the more restrictive, and screened from public view from any adjoining properties and public rights-of-way by appropriate walls, fencing and landscaping. However, all outdoor (i.e. open air) activities having to do with the cultivation, storage, processing, and/or manufacturing of cannabis product/items are prohibited and shall occur indoors or within mixed light structures in accordance with Chapter 5.10 of the City of San Bernardino Municipal Code. (MC 1601 12/7/22)
4. An intensity bonus of up to 12 square feet for each 1 square foot of permanent space for properly designed and administered day care facilities may be approved by the review authority.
5. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Department standards and be of sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on at least 3 sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures.
6. In addition to the general development requirements contained in Chapter 19.20 (Property Development Standards), the Standards referred to in Table 06.03 shall apply to specific Industrial Zones.

**SITE DEVELOPMENT STANDARDS
OIP (OFFICE INDUSTRIAL PARK) ZONE**

MIN. LOT AREA: 10,000 SQUARE FEET
MAX. LOT COVERAGE: 50%



19.08.040 APPLICABLE REGULATIONS

All uses shall be subject the applicable regulations of this Development Code, including, but not limited to, Article IV, Administration provisions.