CHAPTER 82.06: INDUSTRIAL AND SPECIAL PURPOSE LAND USE ZONING DISTRICTS

Section

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§ 82.06.010 Purpose.

This Chapter lists the land uses that may be allowed within the industrial and special purpose land use zoning districts established by the General Plan and listed in Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, and Overlays), 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)

§ 82.06.020 Purposes and Location of the Industrial and Special Purpose Land Use Zoning Districts.

The purposes of the individual industrial and special purpose 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)

§ 82.06.030 Minimum Area for Designation.

The industrial and special purpose 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 82-16.

Table 82-16

Minimum Area for Industrial and Special Use Land Use Zoning District Designation

Land Use Zoning District	***Minimum Area for Designation***
IC (Community Industrial)	5 acres
IR (Regional Industrial)	30 acres
IN (Institutional)	None required
SD (Special Development)	5 acres

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SP (Specific Plan)	As specified by General Plan

(Ord. 4011, passed - -2007; Am. Ord. 4043, passed - -2008; Am. Ord. 4085, passed - -2009)

§ 82.06.040 Industrial and Special Purpose Land Use Zoning District Allowed Uses and Permit Requirements.

(a) *General Permit Requirements.* Table 82-17 identifies the uses of land allowed by this Development Code in each Industrial and special purpose land use zoning district established by Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, Overlays), in compliance with § 82.02.030 (Allowed Land Uses and Planning Permit Requirements).

(b) *Requirements for Certain Specific Land Uses.* Where the last column in ***Table 82-17*** (Specific Use Regulations) includes a Section number, the referenced Section may affect whether the use requires a Site Plan Permit, Minor Use Permit, ~~or~~ Conditional Use Permit, ~~or Minor Use Permit~~, Planned Development Permit~~,~~ or other County approval~~,~~; and/or may establish other requirements and standards applicable to *the use.*

(c) *Allowed Land Uses in the SD Land Use Zoning District.* A special development may allow intermixing of residential, commercial and industrial uses, provided that the review authority determines that there is a specific need for the special development standards. The Special Development Land Use Zoning District may have a suffix to indicate the focus of a particular SD zone. A "RES" suffix indicates that the focus is on residential Planned Development projects. A "COM" suffix indicates that the focus is on commercial Planned Development projects. An "IND" suffix indicates that the focus is on industrial Planned Development projects. The "MSHD" suffix indicates that the focus is on preserving the historic development and character of Mane Street in Pioneertown, for the area shown in ***Figure 82-1***. However, all can still have mixed uses within these zones as noted in ***Table 82-17***.

Table 82-17

Allowed Land Uses and Permit Requirements
for Industrial and Special Purpose Land Use Zoning Districts

LAND USE See Division 10 (Definitions) for land use definitions	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	SD-MSHD (1)	
Agricultural, Resource & Open Space Uses								
Agriculture support services	P(2)	P(2)	—	M/C	M/C	M/C	—	
Animal keeping	—	—	—	S	—	—	S(8)	84.04
Community gardens	—	—	—	A	—	—	A	
Crop production, horticulture, orchard, vineyard	—	—	—	A	—	—	—	
Industrial hemp cultivation - Small scale (minimum 1-acre lot size)	—	—	—	P	—	—	—	84.35
Industrial hemp cultivation - Large scale (minimum 5-acre	—	—	—	CUP	—	—	—	84.35

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Table 82-17

Allowed Land Uses and Permit Requirements
for Industrial and Special Purpose Land Use Zoning Districts

LAND USE See Division 10 (Definitions) for land use definitions	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	SD-MSHD (1)	
lot size)								
Natural resources development (mining)	CUP	CUP	—	CUP	CUP	CUP	—	
Nature preserve (accessory uses)	—	—	P[2]	P[2]	P[2]	P[2]	—	
Pet farm	—	—	—	—	—	—	P	
Industry, Manufacturing & Processing, Wholesaling								
Adult business	ABP	—	—	—	—	—	—	84.02
Construction contractor storage yard	M/C	P[2]	—	M/C	M/C[3]	M/C	—	
Craft manufacturing	—	—	—	—	—	—	(3)(16)	
Hazardous waste operation	—	CUP	—	—	—	—	—	
Industrial hemp - Class I manufacturing (minimum 5-acre lot size)	M/C	M/C	—	M/C	M/C	M/C	—	84.35
Firewood contractor	P	P	—	—	—	M/C	—	84.09
Manufacturing operations I	P[2]	P[2]	—	CUP[4]	CUP[4]	CUP[4]	—	
Manufacturing operations II	— [5], [6]	M/C	—	—	—	CUP[4]	—	
Motor vehicle storage/Impound facility	M/C	M/C	—	—	—	M/C	—	
Recycling facilities – Small collection facility	SUP	SUP	—	—	MUP	MUP	—	84.19
Recycling facilities – Large collection facility	CUP	CUP	—	—	CUP[3]	CUP	—	84.19
Recycling facilities – Light processing facility	CUP	CUP	—	—	CUP[3]	CUP	—	84.19
Recycling facilities – Heavy processing facility	CUP	CUP	—	—	—	CUP	—	84.19
Recycling facilities, reverse vending machines (accessory only)	A	A	—	A	A	A	—	84.19
Salvage operations - Within an enclosed structure	CUP	M/C	—	—	CUP	M/C	—	
Salvage operations - General	—	CUP	—	—	—	—	—	
Storage - Personal storage (mini-storage)	P[2]	P[2]	—	M/C	M/C	M/C	—	
Storage - Recreational vehicles	M/C	M/C	—	M/C	M/C	M/C	—	
Storage - Warehouse, indoor storage	M/C	M/C	—	—	M/C	M/C	—	
Wholesaling and distribution	M/C	M/C	—	—	M/C	M/C	—	

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Table 82-17

Allowed Land Uses and Permit Requirements
for Industrial and Special Purpose Land Use Zoning Districts

LAND USE See Division 10 (Definitions) for land use definitions	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	SD-MSHD (1)	
Recreation, Education & Public Assembly								
Campgrounds	—	—	—	CUP	—	—	—	
Commercial entertainment – Indoor	M/C	—	—	M/C	M/C	M/C	(16)	
Conference/convention facility	—	—	—	CUP(4)	CUP(4)	CUP(4)	—	
Equestrian facility	—	—	—	M/C	M/C	M/C	(~~18~~16)	
Fitness/health facility	P(2)	P(2)	—	M/C	M/C	M/C	(16)	
Golf course	—	—	—	CUP(4)	CUP(4)	CUP(4)	—	
Library, museum, art gallery, outdoor exhibit	—	—	—	M/C	M/C	M/C	(16)	
Meeting facility, public or private	CUP	—	—	CUP	CUP	CUP	(16)	
Park, playground	—	—	P	P	P	P	P	
Places of worship	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Rural sports and recreation	—	—	—	CUP	CUP	CUP	—	
School - College or university	M/C	M/C	M/C	M/C	M/C	M/C	(17)	
School - Private	M/C	M/C	M/C	M/C	M/C	M/C	(17)	
School - Specialized education/training	M/C	M/C	M/C	M/C	M/C	M/C	(17)	
Theater	—	—	—	—	—	—	(16)	
Residential(14)								
Accessory dwelling (labor quarters, etc.)	P(7)	P(7)	P(7)	P(7)	P(7)	P(7)	P(7)	84.01
Accessory structures and uses - Residential (conforming and non-conforming uses)	P(7,8)	P(7,8)	P(7,8)	P(7)	P(7)	P(7)	P(7)	84.01
Group residential (sorority, fraternity, boarding house, private residential club, etc.)	—	—	—	M/C	M/C	—	—	
Guest housing	—	—	—	P(8)	—	—	P(8)	84.01
Live/work unit	M/C	—	—	M/C	M/C	—	MUP	
Mobile home park/manufactured home land-lease community	—	—	—	CUP	CUP	—	—	
Multiple residential use	—	—	—	PD	PD	PD	—	
Parolee and/or probationer home	—	—	—	CUP	CUP	—	—	
Residential use with retail, service, or industrial use	—	—	—	PD	PD	PD	PD	
Accessory dwelling unit	—	—	—	A(15)	—	—	A(15)	84.36

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Table 82-17

Allowed Land Uses and Permit Requirements
for Industrial and Special Purpose Land Use Zoning Districts

LAND USE See Division 10 (Definitions) for land use definitions	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	SD-MSHD (1)	
Junior accessory dwelling unit	—	—	—	A[15]	—	—	A(15)	84.36
Single dwelling	—	—	—	A	—	—	A	
Retail								
Auto and vehicle sales and rental	P[2]	P[2]	—	M/C	M/C	M/C	—	
Bar, tavern	—	—	—	M/C	M/C	M/C	(17)	
Building and landscape materials sales - Indoor	P[2]	P[2]	—	M/C	M/C	M/C	—	
Building and landscape materials sales - Outdoor	M/C	M/C	—	—	CUP	CUP	—	
Construction and heavy equipment sales and rental	M/C	M/C	—	—	CUP	CUP	—	
Convenience store	P[2]	P[2]	—	M/C	M/C	M/C	(17)	
Farmers' market, certified	—	—	—	—	—	—	TSP	
Fuel dealer (propane for home and farm use, etc.)	CUP	CUP	—	CUP	CUP	CUP	—	
General retail - 10,000 sf or less, with or without residential unit	—	—	—	M/C	M/C	M/C	(~~18~~16)	
General retail - More than 10,000 sf, with or without residential unit	—	—	—	PD	PD	PD	(~~18~~16)	
Groceries, specialty foods	—	—	—	—	—	—	(~~18~~16)	
Manufactured home or RV sales	M/C	M/C	—	—	M/C	M/C	—	
Night club	—	—	—	M/C	M/C	M/C	—	
Outdoor dining, accessory	—	—	—	—	—	—	PA~~(7)~~ (~~19~~18)	
Restaurant, café, coffee shop	P[2]	P[2]	—	M/C	M/C	M/C	(~~18~~16)	
Second hand stores, pawnshops	P[2]	—	—	M/C	M/C	M/C	(~~18~~16)	
Service station	P[2]	P[2]	—	M/C	M/C	M/C	—	
Swap meet, outdoor market, auction yard	M/C	M/C	—	—	—	M/C	(17)	
Warehouse retail	P[2]	P[2]	—	—	CUP	CUP	—	
Services - Business, Financial, Professional								
Medical services - Hospital[4]	M/C	M/C	M/C	M/C	M/C	M/C	—	
Medical services - Rehabilitation center	M/C	M/C	M/C	M/C	M/C	M/C	—	
Office - Accessory	P[8]	P[8]	P[8]	P[8]	P[8]	P[8]	P(8)	
Professional services	P[2]	—	—	M/C	M/C	M/C	(~~18~~16)	

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Table 82-17

Allowed Land Uses and Permit Requirements
for Industrial and Special Purpose Land Use Zoning Districts

LAND USE See Division 10 (Definitions) for land use definitions	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	SD-MSHD (1)	
Services - General								
Bail bond service within 1 mile of correctional institution	P	P	P	—	P	P	—	
Cemetery, including pet cemeteries	—	—	—	CUP	CUP	CUP	—	84.06
Correctional institution	—(4)	—(4)	CUP	—(4)	—(4)	—(4)	—	
Emergency shelter	CUP	—	—	CUP	CUP	CUP	—	84.33
Equipment rental	P(2)	P(2)	—	—	M/C	M/C	—	
Home occupation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	84.12
Kennel or cattery	M/C	—	—	—	—	M/C	—	84.04
Licensed Residential Care Facility of 6 or fewer persons	M/C	—	—	M/C	M/C	—	A	84.23
Licensed Residential Care Facility of 7 or more persons	M/C	—	—	M/C	M/C	—	—	84.23
Lodging - Bed and breakfast inn (B&B)	—	—	—	SUP(9)	SUP(9)	—	SUP(9)	
Lodging - Hotel or motel - 20 or fewer guest rooms	—	—	—	M/C	M/C	—	~~M/C~~(~~20~~19)	
Lodging - Hotel or motel - More than 20 guest rooms	—	—	—	M/C	M/C	—	—	
Personal services	P(2)	—	—	M/C	M/C	M/C	(16~~18~~)	
Public facilities	P	P	P	P	P	P	MUP	
Public safety facility	M/C	M/C	M/C	M/C	M/C	M/C	MUP	
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	—	—	
Vehicle services - Major repair/body work	P(2)	P(2)	—	—	M/C(10)	M/C	—	
Vehicle services - Minor maintenance/repair	P(2)	P(2)	CUP(11)	—	M/C(10)	M/C	—	
Veterinary clinic, animal hospital	M/C	—	—	—	M/C	M/C	—	
Transportation, Communications & Infrastructure								
Ambulance, taxi, or limousine dispatch facility	M/C	M/C	M/C	M/C	M/C	M/C	—	
Broadcasting antennae and towers	M/C	M/C	M/C	CUP	CUP	CUP	—	
Broadcasting studio	M/C	M/C	M/C	CUP(4)	CUP(4)	CUP(4)	—	
Communication contractor	M/C	M/C	M/C	M/C(10)	M/C(10)	M/C(10)	—	
Electrical power generation	CUP	CUP	CUP	—	—	—	—	

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Table 82-17

Allowed Land Uses and Permit Requirements
for Industrial and Special Purpose Land Use Zoning Districts

LAND USE See Division 10 (Definitions) for land use definitions	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	SD-MSHD (1)	
Parking lots, accessory	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P(12)	
Parking structures	P[12]	P[12]	P[12]	M/C	M/C	M/C	—	
Pipelines, transmission lines, and control stations[13]	(13)	(13)	(13)	(13)	(13)	(13)	(13)	
Renewable energy generation facilities	CUP	CUP	CUP	—	—	—	—	84.29
Sewage treatment and disposal facility[6]	CUP	CUP	CUP	—	—	—	—	
Solid waste disposal[6]	CUP	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	M/C	—	—	—	M/C	—	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	—	
Water treatment plants and storage tanks	—	CUP	CUP	—	CUP	CUP	—	
Wind energy system, accessory	S	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	P	84.01
Temporary special events	TSP	TSP	TSP	TSP	TSP	TSP	TSP	84.25
Temporary structures and uses	TUP	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	TUP	Temporary Use Permit required (Chapter 85.15)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
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)	S	Permit requirement set by Specific Use Regulations (Division 4)

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CUP	Conditional Use Permit required (Chapter 85.06)	TSP	Temporary Special Events Permit required (Chapter 85.16)
MUP	Minor Use Permit required (Chapter 85.06)	RCP	Unlicensed Residential Care Facilities Permit (Chapter 85.20)
		—	Use not allowed

Notes:

(1) The Special Development Land Use Zoning District may have a suffix to indicate the focus of a particular SD zone. A "RES" suffix indicates that the focus is on residential Planned Development projects. A "COM" suffix indicates that the focus is on commercial Planned Development projects. An "IND" suffix indicates that the focus is on industrial Planned Development projects. A "MSHD" suffix indicates that the focus is on preserving the historic development and character of Mane Street in Pioneertown as shown in Figure 82-1. However, all can still have mixed uses within these zones.

(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) This use shall be located completely within an enclosed structure.

(4) PD Permit required if total floor area or use area exceeds 10,000 sq. ft.

(5) Concrete batch plants in the Phelan planning area may be allowed subject to a CUP.

(6) Pallet manufacturing, reconditioning, and storage yards in the unincorporated area in Fontana bounded by the I-10 on the north, Almond Ave. on the east, 660 ft. south of Santa Ana Ave. on the south, and Mulberry Ave. on the west that is zoned IC may be allowed subject to a CUP.

(7) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table. Requires a Special Use Permit when recreational vehicles are used for seasonal operations.

(8) Use allowed as an accessory use only, on the same site as a residential use allowed by this table.

(9) A CUP shall be required for three or more rooms.

(10) This use shall be located completely within an enclosed structure with no exterior overnight storage of vehicles.

(11) When associated with an institutional use.

(12) Use allowed as an accessory use only, on the same site as a retail service, or industrial use allowed by this table.

(13) These uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in § 85.02.050.

(14) 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.

(15) Use allowed as an accessory use only with standards, on the same site as a residential use allowed by this table. A Special Use Permit is required for an accessory dwelling unit used as a short-term rental in the Mountain Region.

(16) These uses are regulated by size as follows:
~~3,000~~ 3,500 sq. ft. or less = Permitted (P)
Greater than ~~3,000~~3,500 sq. ft. – 7,000 sq. ft. or less = Minor Use Permit (MUP)
Greater than 7,000 sq. ft. = Conditional Use Permit (CUP)

(17) These uses are regulated by size as follows:
~~3,000~~3,500 sq. ft. or less = Minor Use Permit (MUP)
Greater than ~~3,000~~3,500 sq. ft. = Conditional Use Permit (CUP)

~~(18) These uses are regulated by size as follows:~~
~~1,500 sq. ft. or less = Allowed use (A)~~

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~~Greater than 1,500 sq. ft. – 3,000 sq. ft. or less = Permitted (P)~~ ~~Greater than 3,000 sq. ft. – 7,000 sq. ft. or less = Minor Use Permit (MUP)~~ ~~Greater than 7,000 sq. ft. = Conditional Use Permit (CUP)~~
~~(19)~~(18) Use allowed as an accessory use only, on the same site as a restaurant/café/coffee shop use allowed by this table. The 'Outdoor dining, accessory' area shall not exceed the indoor dining area sq. ft., or 750 sq. ft, whichever is less.
~~(20)~~(19) This use is regulated by size as follows: 10 or fewer rooms = Minor Use Permit (MUP) 11 to 19 rooms = Conditional Use Permit (CUP)

(Ord. 4011, passed - -2007; Am. Ord. 4043, passed - -2008; Am. Ord. 4057, passed - - 2008; Am. Ord. 4098, passed - -2010; Am. Ord. 4188, passed - -2012; Am. Ord. 4230, passed - -2014; Am. Ord. 4239, passed - -2014; Am. Ord. 4245, passed - -2014; Am Ord. 4251, passed - -2014; Am. Ord. 4341, passed - -2018; Am. Ord. 4383, passed - -2020; Am. Ord. 4393, passed - -2020; Am. Ord. 4444, passed - -2022; Am. Ord. 4504, passed - -2026)

§ 82.06.050 Industrial and Special Purpose Land Use Zoning District Subdivision Standards.

(a) Each subdivision shall comply with the minimum parcel size requirements shown in Tables 82-18A, 82-18B and, 82-18C 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 82-18A

Industrial and Special Purpose Land Use Zoning District Minimum Lot Size

Valley Region

Land Use Zoning District	***Minimum Lot Area***	***Minimum Lot Dimensions***		
		Minimum Width	***Minimum Depth***	***Maximum Width to Depth Ratio***
IC	5 acres(1)	60 ft.	100 ft.	1:3
IR	5 acres(1)	60 ft.	100 ft.	1:3
IN	None required	60 ft.	100 ft.	1:4
SD	20 acres(2) (3) (4)	60 ft.	100 ft.	Lot of less than 10 acres - 1:3; Lot of 10 acres or more - 1:4

Notes:

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

(2) Except where modified by map suffix.

(3) A suffix may be added to a Special Development Land Use Zoning District to emphasize the focus of a specific SD zone. A "RES" suffix would indicate that the focus of the zone is on residential development while still allowing commercial uses. A "COM" suffix would indicate that the focus of the zone is on commercial development while still allowing some residential uses. An "IND" suffix would indicate that the focus of the zone is on industrial

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development while still allowing other mixed uses. Also, a map suffix may allow minimum lot area to be less than 5 acres (e.g., SD-5 = Special Development with a five-acre minimum lot area). A map suffix may also indicate maximum dwelling units per acre (e.g., SD-3/1 = Special Development with a maximum density of three dwelling units per acre).

(4) A Final Development Plan may approve lot sizes smaller than those specified by the land use zoning district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.

Table 82-18B

Industrial and Special Purpose District Minimum Lot Size

Mountain Region

Land Use Zoning District	***Minimum Lot Area***	***Minimum Lot Dimensions***		
		Minimum Width	***Minimum Depth***	***Maximum Width to Depth Ratio***
IC	5 acres(1)	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
IR	5 acres(1)	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
IN	None required	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
SD	5 acres(2) (3) (4)	60 ft.	100 ft.	Lot of less than 10 acres - 1:3; Lot of 10 acres or more - 1:4

Notes:

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

(2) Except where modified by map suffix.

(3) A suffix may be added to a Special Development Land Use Zoning District to emphasize the focus of a specific SD zone. A “RES” suffix would indicate that the focus of the zone is on residential development while still allowing commercial uses. A “COM” suffix would indicate that the focus of the zone is on commercial development while still allowing some residential uses. An “IND” suffix would indicate that the focus of the zone is on industrial development while still allowing other mixed uses. Also, a map suffix may allow minimum lot area to be less than 5 acres (e.g., SD-5 = Special Development with a five-acre minimum lot area). A map suffix may also indicate maximum dwelling units per acre (e.g., SD-3/1 = Special Development with a maximum density of three dwelling units per acre).

(4) A Final Development Plan may approve lot sizes smaller than those specified by the land use zoning district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.

Table 82-18C

Industrial and Special Purpose District Minimum Lot Size

Desert Region

Land Use Zoning District	***Minimum Lot Area***	***Minimum Lot Dimensions***		
		Minimum Width	***Minimum Depth***	***Maximum Width to Depth Ratio***
IC	5 acres(1)	60 ft.	100 ft.	1:3
IR	5 acres(1)	60 ft.	100 ft.	1:3
IN	None required	60 ft.	100 ft.	1:3
SD(5) (6)	5 acres(2) (3) (4)	60 ft.	100 ft.	Lot of less than 10 acres - 1:3; Lot of 10 acres or more - 1:4

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SD-MSHD	~~1~~ 2 acre[(1) (3) (6)]	60 ft.	100 ft.	Lot of less than 10 acres - 1 :3; Lot of 10 acres or more - 1:4

Notes:

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

(2) Except where modified by map suffix.

(3) A suffix may be added to a Special Development Land Use Zoning District to emphasize the focus of a specific SD zone. A "RES" suffix would indicate that the focus of the zone is on residential development while still allowing commercial uses. A "COM" suffix would indicate that the focus of the zone is on commercial development while still allowing some residential uses. An "IND" suffix would indicate that the focus of the zone is on industrial development while still allowing other mixed uses. A "MSHD" suffix indicates that the focus is on preserving the historic development and character of Mane Street in Pioneertown as shown in Figure 82-1. Also, a map suffix may allow minimum lot area to be less than 5 acres (e.g., SD-5 = Special Development with a five-acre minimum lot area). A map suffix may also indicate maximum dwelling units per acre (e.g., SD-3/1 = Special Development with a maximum density of three dwelling units per acre).

(4) A Final Development Plan may approve lot sizes smaller than those specified by the land use zoning district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.

(5) These standards apply to SD-RES, SD-COM and SD-IND only. See Note (6) for minimum lot area standards applicable to SD-MSHD.

(6) Minimum lot area applies to new lots only. Existing lots less than the standards established in this table will be considered lawfully nonconforming per the provisions in Chapter 84.17 (Nonconforming Uses and Structures) and developed in accordance with Subsection 83.02.050(c) (Allowed Substandard Parcels).

(Ord. 4011, passed - -2007; Am. Ord. 4043, passed - -2008; Am. Ord. 4098, passed - -2010)

§ 82.06.060 Industrial and Special Purpose Land Use Zoning District Site Planning and Building Standards.

(a) Site Layout 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 82-19A and B, 82-20A and B, 82-21A, ~~and~~ B, C, D and E 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 82-19A

IC and IR Land Use Zoning District Development Standards

Valley Region

Development Feature	***Requirement by Land Use Zoning District***	
	IC Community Industrial	***IR Regional Industrial***
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 84.36 (Accessory Dwelling Units)	
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.	

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Front	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.
Side - Interior (each)	10 ft.(1)	10 ft.(1)
Rear	10 ft.(2)	10 ft.(2)
Floor Area Ratio (FAR)	Maximum floor area ratio (FAR) allowed.	
Maximum FAR	.45:1	.55:1
Lot Coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.	
Maximum Coverage	85 percent	85 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	75 ft.	150 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 82-19B

IN and SD Land Use Zoning District Development Standards

Valley Region

Development Feature	***Requirement by Land Use Zoning District***	
	IN Institutional	***SD Special Development***
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 84.36 (Accessory Dwelling Units)	1 unit per 40 acres(1) Accessory dwellings as allowed by 84.36 (Accessory Dwelling Units)
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.	
Front	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.
Side - Interior (each)	10 ft.	10 ft.
Rear	10 ft.	10 ft.
Floor Area Ratio (FAR)	Maximum floor area ratio (FAR) allowed.	
Maximum FAR	.75:1	.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
Height Limit	Maximum allowed height of structures. See § 83.02.040 (Height Limits and	

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	Exceptions) for height measurement requirements, and height limit exceptions.	
Maximum height	150 ft.	50 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) Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.		

~~*(b) Industrial Land Use Zoning District Additional Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).~~

~~*(c) SD* Land Use *Zoning District Additional Standards.*~~

~~(1) *Performance Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).~~

~~(2) *Alternate Standards.* A Final Development Plan may establish different design standards including accessory sign standards.~~

~~(3) *Development Plan Standards.* Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall apply to the project.~~

Table 82-20A

IC and IR Land Use Zoning District Development Standards

Mountain Region

Development Feature	***Requirement by Land Use Zoning District***	
	IC Community Industrial	***IR Regional Industrial***
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 84.36 (Accessory Dwelling Units)	
Setbacks	Minimum setbacks required. See Chapters 83.05 and 83.06 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.	
Front	15 ft.	15 ft.
Side - Street side	15 ft.	15 ft.
Side - Interior (each)	10 ft.(1)	10 ft.(1)
Rear	10 ft.(2)	10 ft.(2)
Floor Area Ratio (FAR)	Maximum floor area ratio (FAR) allowed.	

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Table 82-20A		
Maximum FAR	.4:1	.4:1
Lot Coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.	
Maximum Coverage	85 percent	85 percent
Height Limit	Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.	
Maximum height	45 ft.	45 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 82-20B		
IN and SD Land Use Zoning District Development Standards		
Mountain Region		
Development Feature	***Requirement by Land Use Zoning District***	
	IN Institutional	***SD Special Development***
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 84.36 (Accessory Dwelling Units)	1 unit per 40 acres(1); Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)
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.
Side - Street side	15 ft.	15 ft.
Side - Interior (each)	10 ft.	10 ft.
Rear	10 ft.	10 ft.
Floor area ratio (FAR)	Maximum floor area ratio (FAR) allowed.	
Maximum FAR	.5:1	.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
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	30 ft.	35 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	

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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) Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.	

~~*(b) Industrial Land Use Zoning District Additional Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).~~

~~(c) SD Land Use *Zoning District Additional Standards.*~~

~~(4) *Performance Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).~~

~~(5) *Alternate Standards.* A Final Development Plan may establish different design standards including accessory sign standards.~~

~~(6) *Development Plan Standards.* Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall apply to the project.~~

Table 82-21A		
IC and IR Land Use Zoning District Development Standards		
Desert Region		
Development Feature	***Requirement by Land Use Zoning District***	
	IC Community Industrial	***IR Regional Industrial***
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 84.36 (Accessory Dwelling Units)	
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.	
Front	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.
Side - Interior (each)	10 ft.(1)	10 ft.(1)
Rear	10 ft.(2)	10 ft.(2)
Floor area ratio (FAR)	Maximum floor area ratio (FAR) allowed.	
Maximum FAR	.4:1	.6:1
Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.	
Maximum coverage	85 percent	85 percent
Height limit	Maximum allowed height of structures. See § 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit	

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	exceptions.	
Maximum height	50 ft.(3)	75 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.		
(3) In the Phelan/Pinon Hills Community Plan area, the maximum height is 35 ft.		

Table 82-21B		
IN and SD Land Use Zoning District Development Standards		
Desert Region		
Development Feature	***Requirement by Land Use Zoning District***	
	IN Institutional	***SD Special Development*** (2)
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 84.36 (Accessory Dwelling Units)	1 unit per 40 acres(1); accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.	
Front	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.
Side - Interior (each)	10 ft.	10 ft.
Rear	10 ft.	10 ft.
Floor area ratio (FAR)	Maximum floor area ratio (FAR) allowed.	
Maximum FAR	.5:1	.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
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	50 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:		

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(1)	Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.
(2)	SD-MSHD is exempt from the requirements in Table 82-21B. See Table 82-21C, Table 82-21D, and subsection (d) for development standards applicable to SD-MSHD.

(b) Industrial Land Use Zoning District Additional Standards. Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).

(c) SD Land Use Zoning District Additional Standards.

(1) *Performance Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).

(2) *Alternate Standards.* A Final Development Plan may establish different design standards including accessory sign standards.

(3) *Development Plan Standards.* Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall apply to the project.

(Ord. 4011, passed - -2007; Am. Ord. 4057, passed - - 2008; Am. Ord. 4504, passed - -2026)

(d) SD (Special Development) Mane Street Historic Land Use Zoning District (SD-MSHD) Standards. Notwithstanding anything to the contrary in this Development Code, development in the SD (Special Development) Mane Street Historic District (SD-MSHD) Land Use Zoning District shall be subject to the following standards:

(1) *Purpose and Intent.* The SD-MSHD Land Use Zoning District intends to preserve the historic structures and character of Mane Street in Pioneertown as a district listed on the National Register of Historic Places. The Zoning District is also intended to formalize a trail easement that preserves pedestrian and equestrian access for portions of Mane Street and some of the other streets in the project area as described in Subsection (9) below.

(2) *Applicability.* The provisions of this subsection apply to all subdivisions, new land uses and structures, and alterations to existing land uses and structures within the boundaries of the SD-MSHD as established in ***Figure 82-1.***

(3) *Allowed Land Uses and Permit Requirements.* Allowed land uses and permit requirements for sites within the SD-MSHD Land Use Zoning District shall comply with the requirements of ***Table 82-17***. Historic resources or contributing structures within the "Pioneertown Mane Street Historic District," as listed on the National Register of Historic Places, shall also comply with the following:

(A) *Adaptive Reuse of Historic Resources for Allowed Uses.* For uses listed as permitted or conditionally permitted in Table 82-17, additions or renovations

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to any building or structure that is determined eligible by the County or the State of California as a historic resource; listed on a local register, the California Register of Historical Resources, or the National Register of Historic Places; or identified as a contributing resource within a designated historic district ~~shall~~ may utilize the provisions in Title 6, Division 3, Chapter 13 (California Historical Building Code) of the County Code, including any future amendments or supplements thereto.

(B) *Adaptive Reuse of Historic Resources for Unlisted or Unpermitted Uses.* For uses that are not explicitly allowed in Table 82-17, any use, additions, or renovations may be permitted in any building or structure that is determined eligible by the County or the State of California as a historic resource; listed on a local register, the California Register of Historical Resources, or the National Register of Historic Places; or identified as a contributing resource within a designated historic district, subject to approval of a Conditional Use Permit by the Commission. Additions and renovations to historic structures shall utilize the provisions in Title 6, Division 3, Chapter 13 (California Historical Building Code) of the County Code, including any future amendments or supplements thereto. Approval may be granted by the Commission if the proposed use complies with all of the following:

(I) Is compatible with, and does not adversely impact, surrounding land uses.

(II) Supports adaptive reuse and economic development.

(III) Does not adversely affect the building's historic interior or exterior features, or its historic setting.

(IV) Complies with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties.

(V) Does not jeopardize the building's listing on, or eligibility for, any local, state, or national historic register.

(4) *Subdivisions.* Each subdivision shall comply with the minimum parcel size requirements shown in ***Table 82-18C***. 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. To the extent consistent with this Section, the standards and exceptions in § 83.02.050 (Parcel Area Measurements and Exceptions) shall apply.

(5) *Performance Standards.* Land uses and activities within the SD-MSHD Land Use Zoning District shall comply with the general performance standards regarding acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants as set forth in Chapter 83.01 (General Performance Standards).

(6) *Alternate Standards.* A Final Development Plan may establish different design standards including accessory sign standards.

(7) *Development Plan Standards.* Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall

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apply to the project.

(8) *County Maintained Road System.* Roads within the County maintained road system shall comply with the road system design standards per Chapter 83.12 (Road System Design Standards).

~~(8)~~(9) *Pioneertown Road.* Pioneertown Road is designated as a County Scenic Highway in the Countywide Plan. As such, requirements in Section 82.19.040 Development Criteria within Scenic Areas apply.

~~(9)~~(10) *Trail Easements and Dedications.* Notwithstanding the provisions in § 83.05.030 (Dedication of Street and/or Highway Right-of-Way), trail easements shall be established within the Mane Street Historic District as shown in Figure 82-2 and Table 82-21C in conjunction with project review and approvals. The trail easement centerline as noted in Figure 82-2 is for reference purposes, and the final alignment and dimension(s) shall be determined in conjunction with the County's Department of Public Works.

(A) *Measured from Centerline.* Trail easements shall be measured from their centerlines. For Mane Street, the trail easement centerline shall be at the half section line running East-West between Tom Mix Road and Curtis Road. For the portion of Rawhide Road within the SD-MSHD boundary, the trail easement centerline shall be at the property line running East-West. For the portions of Curtis Road, Roy Rogers Road, and Tom Mix Road within the SD-MSHD boundary, the trail easement centerline shall be at the property line(s) running North-South.

(B) *Minimum Widths.* Trail easements shall reflect the minimum width requirements listed in ***Table 82-21C*** as shown in street cross-sections shown in ***Figures 82-3 and 82-4***.

(C) *Access.* Trail easements shall provide a clear path of travel to allow for vehicular, equestrian and/or pedestrian access and circulation per ***Table 82-21C*** unless noted otherwise.

(D) *Recordation.* The trail easements shall be recorded according to § 86.06.090 (Covenants of Easements).

(E) *Future Dedication.* The County reserves its right to require dedications in the future as established in Chapter 83.05 (Dedications and Installations Of Street and Trail Improvements).

(F) *Pedestrian-Equestrian-only Mane Street Segment.* The trail easement segment along portions of Mane Street, extending just west of the Pioneertown Soundstage to east of Ernie Kester's Film Museum according to the National Register of Historic Places, as shown in ***Figure 82-5***, shall remain accessible to pedestrian and equestrian usage only. Emergency vehicle access is permitted as necessary.

(G) *Material(s).* All trail easements shall remain natural or developed with

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stabilized dirt except as required for fire apparatus access, where polymer-stabilized soil mixes which retain the historic dirt aesthetic while meeting San Bernardino County Fire Protection District "all weather surface" requirements may be used.

Table 82-21C		
SD-MSHD Land Use Zoning District		
Trail Easement Requirements		
Trail Easement	***Total / Half-width(1)***	***Additional Code Reference(s)***
Mane Street *between Tom Mix Road and Curtis Road*	80 feet / 40 feet	Section 86.06.090 (Covenants of Easements) Chapter 83.05 (Dedications and Installations Of Street and Trail Improvements)
Tom Mix Road *between Pioneertown Road and Rawhide Road*	60 feet / 30 feet	
Rawhide Road *between Pioneertown Road and Curtis Road*	60 feet / 30 feet	
Curtis Road *between Pioneertown Road and project area boundary*	60 feet / 30 feet	
Roy Rogers Road *between Pioneertown Road and Rawhide Road*	60 feet / 30 feet	
Notes:		
Measured from the trail easement centerline established in ***Figure 82-2.***		

Figure 82-1 SD-MSHD Boundary

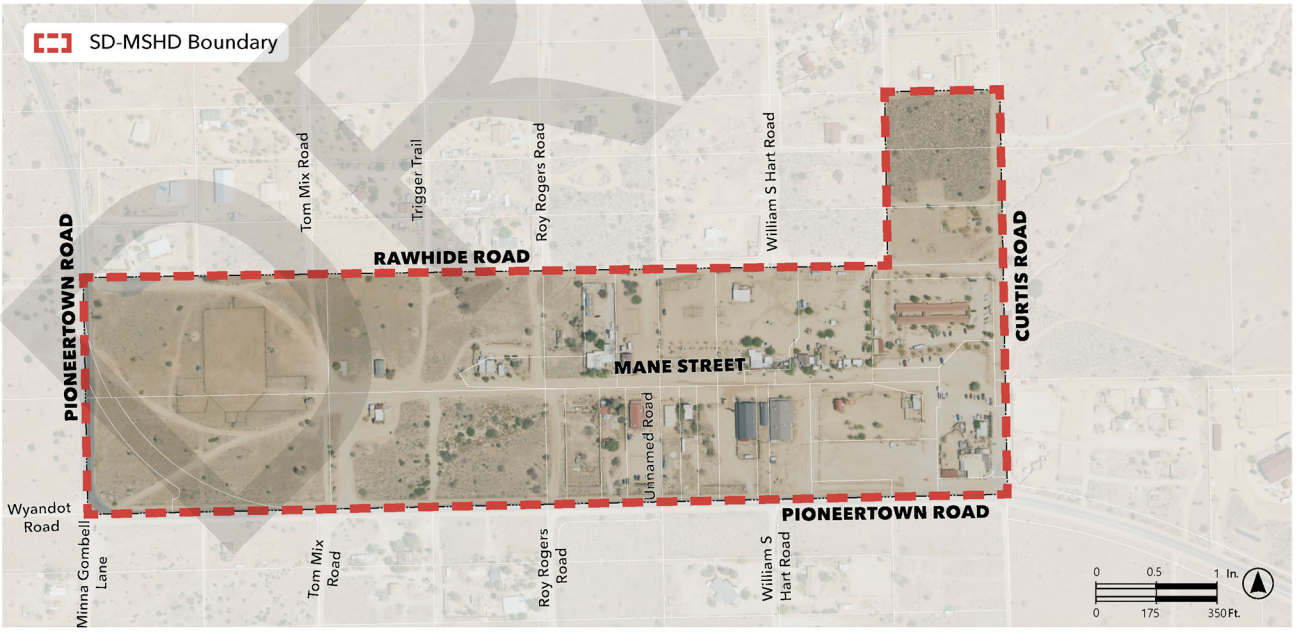
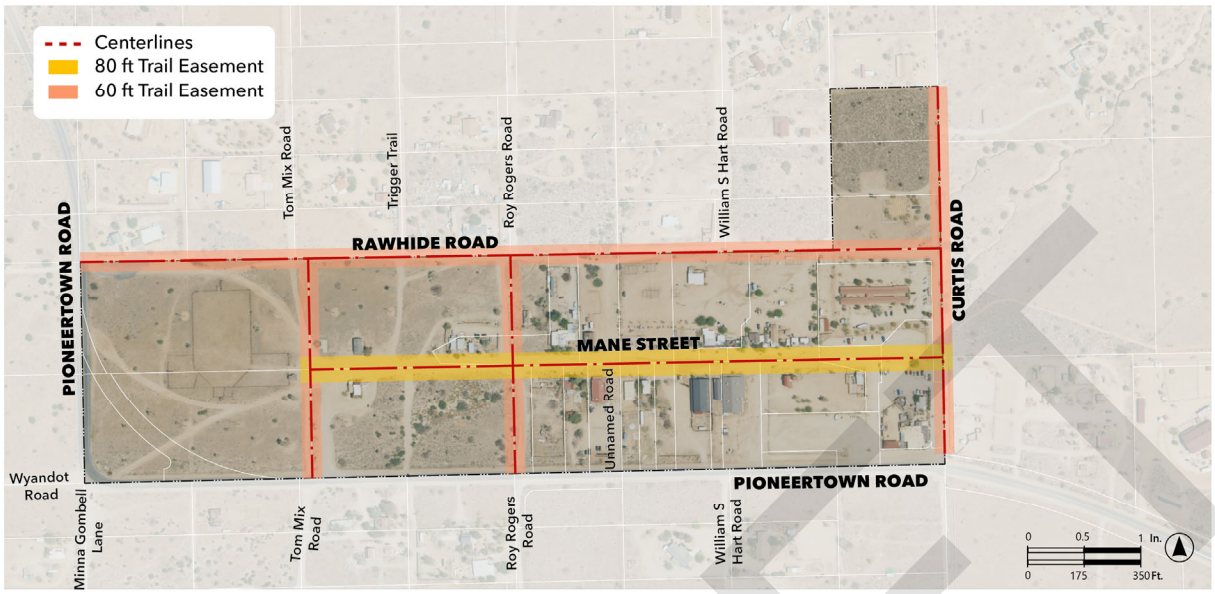


Figure 82-2 SD-MSHD Trail Easements and Centerlines

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Centerlines
80 ft Trail Easement
60 ft Trail Easement
PIONEERTOWN ROAD
Tom Mix Road
Trigger Trail
Roy Rogers Road
William S Hart Road
RAWHIDE ROAD
CURTIS ROAD
MANE STREET
Unnamed Road
Wyandot Road
PIONEERTOWN ROAD
Minna Gombell Lane
Tom Mix Road
Roy Rogers Road
William S Hart Road
0 0.5 1 In.
0 175 350 Ft.

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Figure 82-3 SD-MSHD Street Cross Section – Mane Street

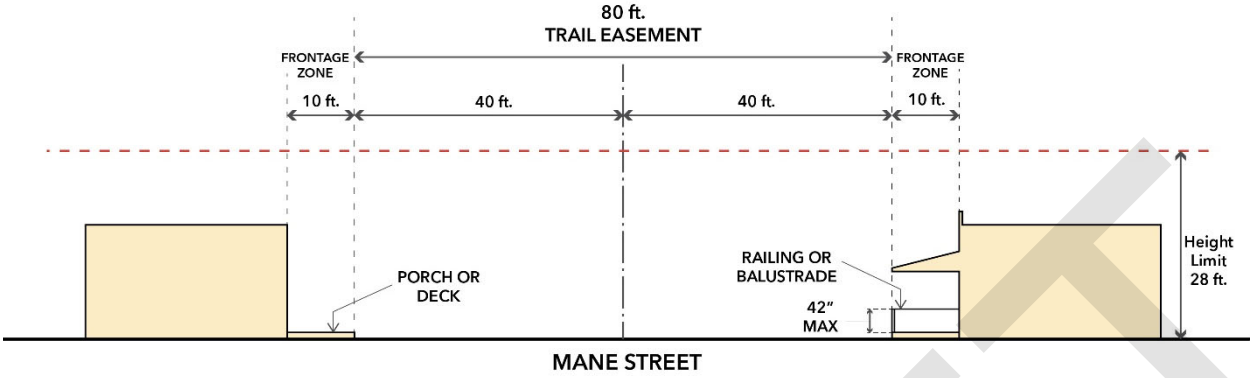
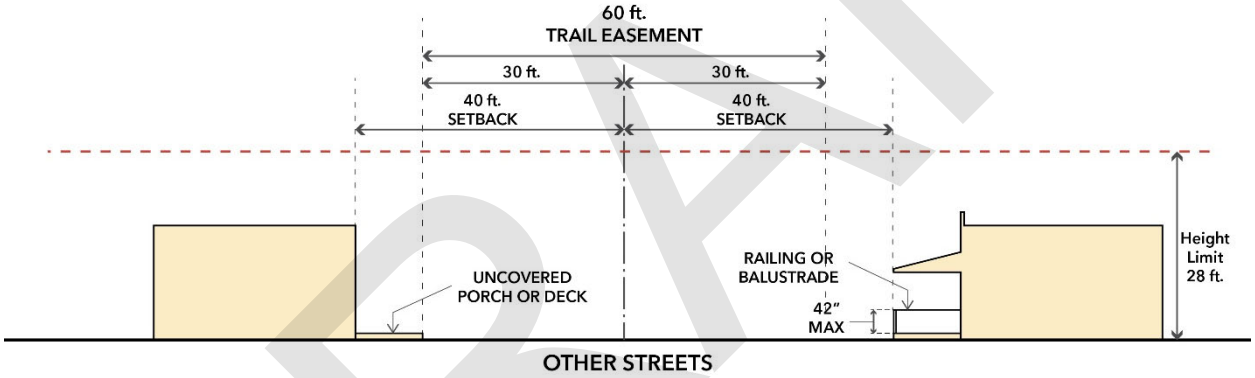


Figure 82-4 SD-MSHD Street Cross Section – Other Streets



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Figure 82-5 Pedestrian-and Equestrian-only Mane Street Segment



~~(10)~~(11) *Development Standards.* All new land uses and structures, and alterations to existing land uses and structures within the boundaries of the SD-MSHD Land Use Zoning District shall be designed, constructed, and established in compliance with the requirements in ***Table 82-21C***, ***Table 82-21D***, and this subsection, 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 82-21D		
SD-MSHD Land Use Zoning District		
Development, Site, and Building Design Standards		
Development Feature	***Standard***	***Additional Reference(s)***
Density Maximum density allowed.	1 dwelling unit per 40 acres(1)	
Floor Area Ratio (FAR)(2) Maximum floor area ratio (FAR) allowed.		
For lots less than 1 acre	0.~~20~~15	
For lots 1 acre or more ~~and less than 2 acres~~	0.10~~15~~	

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Table 82-21D		
SD-MSHD Land Use Zoning District		
Development, Site, and Building Design Standards		
Development Feature	**Standard**	**Additional Reference(s)**
~~For lots 2 acres or more~~	~~0.10~~	
Lot Coverage Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.		See § 82.06.060(d)(10)(A) (Lot Coverage Requirements).
For lots less than 1 acre	60 percent	
For lots 1 acre or more	40 percent	
Setbacks Minimum setback requirement.		See § 82.06.060(d)(10)(B) (Setbacks).
Fronting, measured from the trail easement centerline.		
Mane Street	50 ft.	
Tom Mix Road	40 ft.	
Roy Rogers Road	40 ft.	
Rawhide Road	40 ft.	
Curtis Road	40 ft.	
Fronting, measured from property line.		
Pioneertown Road	25 ft.	
Interior Side, measured from property line.	0 ft.	
Rear, measured from property line.	10 ft.	
Build-to-Line – Fronting Mane Street Required build-to-line for primary structures fronting Mane Street, measured from the trail easement centerline.	50 ft.	See § 82.06.060(d)(10)(C) (Build-to-Line – Fronting Mane Street) and ***Figure 82-6***.
Building Height Maximum allowed height of buildings or structures.	28 ft.	See § 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.
Building Area Maximum allowed square footage of individual buildings or structures.	~~7,000~~3,500 sq. ft.	See § 82.06.060(d)(12)(C), § 82.06.060(d)(12)(E) (Building Separation Distance) and ***Figure 82-7***.
Building Frontage Length Maximum allowed length of building or structure frontage.	70 ft.	See § 82.06.060(d)(12)(C), § 82.06.060(d)(12)(E) (Building Separation Distance) and ***Figure 82-7***.
Building Separation Distance Minimum separation required between buildings and/or structures fronting Mane Street, when multiple buildings are located on a single parcel.		See § 82.06.060(d)(12)(E) (Building Separation Distance) and ***Figure 82-7***.
Building or structure frontage length	Minimum separation between building or structure	
20 ft. or less	5 ft.	
Greater than 20 ft. – 30 ft. or less	10 ft.	

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Table 82-21D		
SD-MSHD Land Use Zoning District		
Development, Site, and Building Design Standards		
Development Feature	***Standard***	***Additional Reference(s)***
Greater than 30 ft. – 40 ft. or less	15 ft.	
Greater than 40 ft. – 50 ft. or less	20 ft.	
Greater than 50 ft. – 60 ft. or less	25 ft.	
Greater than 60 ft. – 70 ft. or less	30 ft.	
Landscaped Area Percentage of the total lot area that may be landscaped.	20 percent maximum; No minimum.	See § 82.06.060(d)(13) (Site Landscaping Standards).
Development Feature	***Additional Reference: Code Section(s)***	
Accessory Structures	See Chapter 84.01 (Accessory Structures and Uses)	
ADUs and JADUs	See Chapter 84.36 (Accessory Dwelling Units)	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards)	
Light Trespass	See Chapter 83.07 (Light Trespass)	
County Maintained Road System	See Chapter 83.12 (Road System Design Standards)	
Temporary Special Events	See Chapter 85.16 (Temporary Special Events)	
Signs	See Chapter 83.13 (Sign Regulations)	
Parking	See Chapter 83.11 (Parking Regulations)	
Notes:		
(1) Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units). (2) For the purposes of this chapter, Floor Area Ratio (FAR) shall be defined as the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. Basement area shall not be included in calculation of FAR.		

(A) *Lot Coverage Requirements.*

(I) *Lot coverage area.* The total lot area that may be covered by structures and impervious surfaces shall comply with the maximum percentage lot coverage requirements in ***Table 82-21D***.

(B) *Setbacks.*

(I) *Minimum requirements.* All buildings and structures shall comply with the minimum setback requirements in ***Table 82-21D*** and applicable regulations in § 83.02.070 (Setback Regulations and Exceptions).

(II) *Measurement. Setbacks shall be measured from the trail easement centerline or property line as noted in* ***Table 82-21D.***

(III) *Allowed projections.* Allowed projections in the required setbacks are as established by § 83.02.080 (Allowed Projections/Structures Within Setbacks), with the following modifications:

a. Allowed projections and elements in the trail easement areas and Mane Street frontage zone shall be as established by

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Sections 82.06.060(d)(11)(A)(I) and 82.06.060(d)(11)(B)(II).

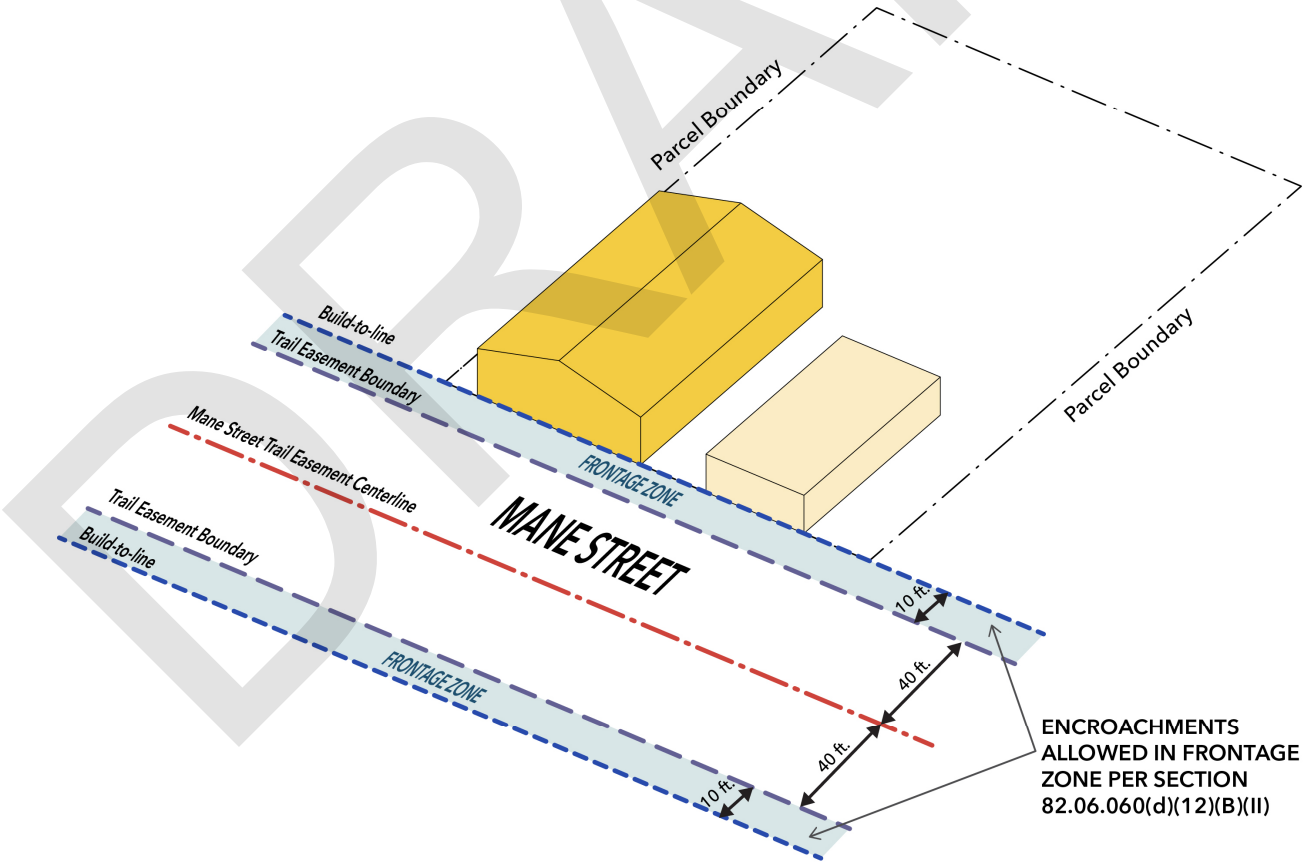
b. Allowed architectural features, such as railings, balustrades, boardwalks and other similar elements shall not exceed 42 inches in height.

c. Existing historic features such as wood posts, barrels, wagons, light poles are allowed to remain.

(IV) *Clear sight triangles.* Clear sight triangles as established in § 83.02.030 (Clear Sight Triangles) shall apply. For the purposes of this subsection, streets with a trail easement shall meet the requirements for a private driveway or alleyway.

(C) *Build-to-Line – Fronting Mane Street.* All primary structures shall be aligned with the existing Mane Street setback as established by the build-to-line and shown in ***Figure 82-6***. The build-to line shall be measured from the trail easement centerline established in ***Figure 82-2*** and ***Table 82-21D***. Non-primary structures may be set back behind the build-to-line.

Figure 82-6 Build-to-Line – Fronting Mane Street



~~(11)~~(12) *Mane Street Additional Standards.*

(A) *Pedestrian-and-Equestrian-only Mane Street Segment.* The pedestrian-and-

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equestrian-only Mane Street trail easement segment, as shown in ***Figure 82-5***, shall remain clear of obstructions as follows:

(I) *Allowed encroachments in the Pedestrian-and-Equestrian-only Mane Street Segment.* Allowed encroachments and elements in this segment include:

a. Post and rail or board fences of simple but varying designs of stained, aged, or rusticated wood;
b. Light fixtures;
c. Horse-themed elements such as hitching posts of metal pipe column;
d. Native specimens;
e. Western-themed objects such as barrels, wagons, carts;
f. Utility pole gateways at property entries.

(II) *Material(s).* Mane Street trail easement shall remain natural or developed with stabilized dirt. except as required for fire apparatus access, where polymer-stabilized soil mixes which retain the historic dirt aesthetic while meeting San Bernardino County Fire Protection District "all weather surface" requirements may be used.

(B) *Frontage Zone.*

(I) *Clear path of travel.* The area between the build-to-line and the trail easement boundary, as shown in ***Figure 82-6***, shall provide a clear path of travel to allow for pedestrian circulation.

(II) *Allowed encroachments in the Frontage Zone.* Allowed encroachments in the Frontage Zone include:

a. Architectural features, such as open porches, boardwalks and wood decks;
b. Railings and balustrades parallel to the build-to-line.

~~(12)~~(13) *Mane Street Building Design Standards.*

(A) *Preservation of Historic Structures.* The SD-MSHD Land Use Zoning District is intended to protect and preserve the historic development and character of Mane Street in Pioneertown. Demolition of any structure listed on or contributing to the National Register Historic District is prohibited unless the structure is determined to pose a threat to public health or safety and demolition is necessary to address that threat.

~~(A)~~(B) *Character Defining Features.* ~~The focus of the SD-MSHD Land Use Zoning District is on protecting and preserving the historic development and character of Mane Street in Pioneertown.~~ The standards in this section are based on the Character Defining Features as described in the Mane Street National Historic Register documentation available on file with the Department. The general features are listed below:

(I) Predominance of single-story buildings; no buildings taller than 1½ stories.

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(II) Front elevations face Mane street, for all Mane Street properties. No elevations face cross streets perpendicular to Mane Street.
(III) Buildings are consistently set back +/- 50' from the centerline of Mane Street.
(IV) Square or rectangular plan buildings, some having chamfered (diagonal-cut) corners.
(V) Simply handled, orthogonal front elevations that are unornamented and of consistent cladding.
(VI) Mane Street and roads perpendicular to it as uncurbed and gutter-less, unpaved and earthen (dirt) thruway.
(VII) Mane Street is primarily for pedestrian and equestrian access.

~~(B)~~(C) *Alterations and Additions.* Alterations and additions to historically contributing structures, elements, and features shall be performed in accordance with the Secretary of Interior's Standards for Rehabilitation.

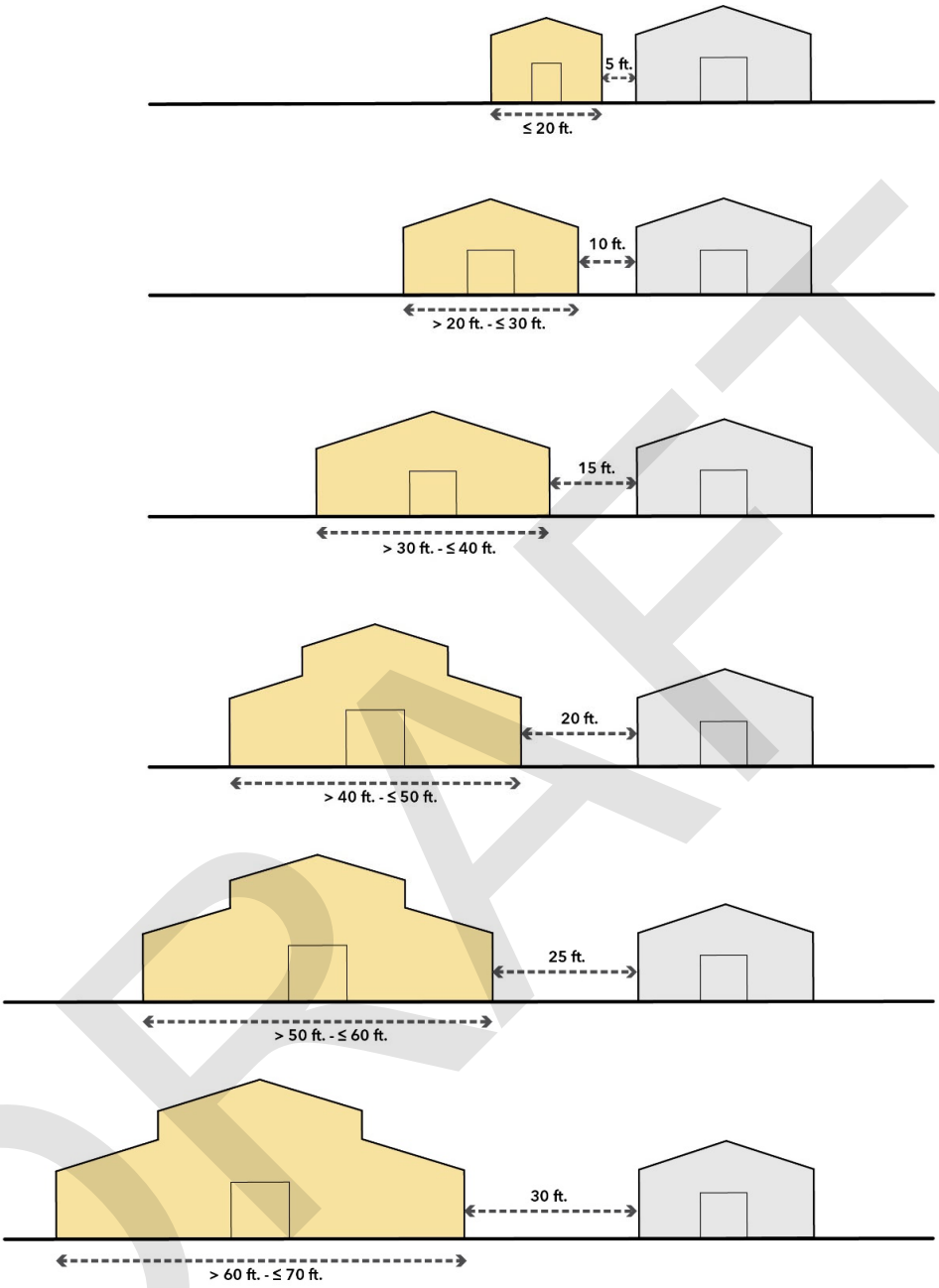
~~(C)~~(D) *Building Massing.* No building or structure shall exceed the following limits:
(I) Mane Street Fronting Dimension: 70'-0", maximum.
(II) Building Area (Total): ~~7,000~~3,500 SF, maximum.

~~(D)~~(E) *Building Orientation.* Primary structures shall be oriented toward Mane Street and provide a minimum of one (1) building entry per primary façade. New primary structures shall be located at the build-to-line as established in Section 82.06.060(d)(10)(C). Accessory structures shall be located to the rear of the parcel. Structures on parcels not abutting Mane Street, ordinary setbacks requirements apply.

~~(E)~~(F) *Building Separation Distance.* Parcels with multiple structures fronting Mane Street shall comply with the minimum distance requirements in ***Table 82-21D*** *and* ***Figure 82-7***.

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Figure 82-7 Building Separation Distances along Mane Street



~~(F)~~(G) *Building Forms and Materials.*

(I) *Building Form.* The Pioneertown Mane Street Historic District National Register document recognizes three Predominant Building Subtypes, as shown in **Figure 82-8.** New buildings shall use one of the following building form typologies:

a. Barn subtype preponderance of monitor roofs, loft doors (implied or actual) topped by extended beam for hay hook at upper levels, flanking bays at either side elevation, gooseneck lights, centered and double barn doors of vertical wood members and diagonal crossmembers.

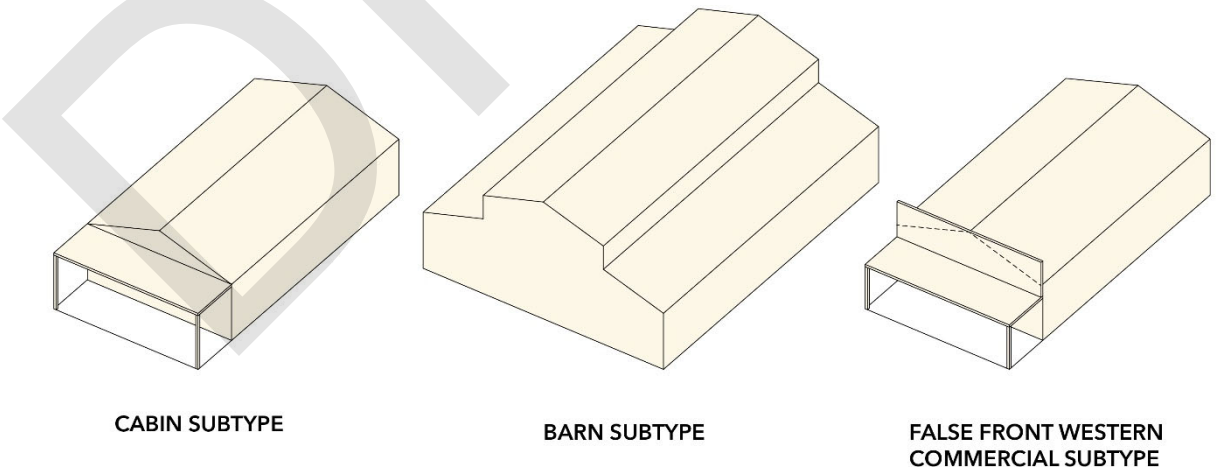
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b. Cabin subtype preponderance of rusticated wood train ties set in mortar, split log work, corrugated metal roofed porches supported by wood posts with continuous lintels.
c. False front western commercial subtype preponderance of shed or gabled roofs with gable end facing Mane Street but baffled by parapet; parapets of flat, arched, stepped, or triangular variations; parapets are flat front or wrap around (boxed); off-center entries with transom windows.

(II) *Building Cladding Material(s).* Building exterior cladding may vary by elevation, with front façades differing from side and rear façades. Materials should generally be simple, unornamented, and consistent across each elevation, though wood cladding at gable ends may differ from other materials on the same elevation. Materials not listed are prohibited. New buildings may include the following finishes:

a. Wood siding (purposely aged and stained; board and batten; simple board; or shiplap).
b. Railroad ties, set in mortar, extended tailing at building corners.
c. Adobe brick cladding with Portland cement or earthen mortar.
d. Stucco (limited use on front elevations; where present hand-troweled, textured or implying adobe-like blockwork is encouraged).
e. Corrugated metal (side and rear elevations only).
f. Notwithstanding above, all new exterior cladding shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and when in effect, the 2025 California Wildland-urban Interface (WUI) Code including any future amendments or supplements thereto.

Figure 82-8 Acceptable Building Forms for New Structures



~~(G)~~(H) *Roof Forms and Materials.*

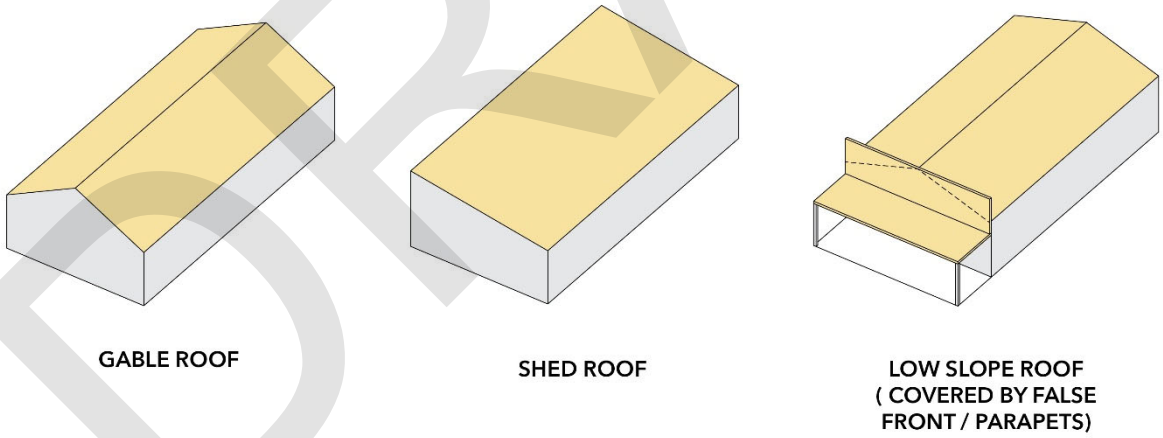
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(I) *Roof Form.* New buildings shall utilize one of the following roof forms in keeping with the predominant roof types found in the historic district, and as shown in **Figure 86-9**:
a. Gabled.
b. Shed.
c. Low-slope (where concealed by false-fronts or parapets).

(II) *Roof Detailing.* Roofs shall include exposed wood rafter tails, extended wood beams beneath the roofline, and wood fascia. If provided, chimneys shall be metal pipe.

(III) *Building Roof Materials.* Roofs shall be constructed of the following materials:
a. Wood shake.
b. Galvanized or tin corrugated metal.
c. Asphalt shingle.
d. Asphalt roll roofing.
e. Exception(s) include: Roof material is unrestricted in conditions where the roof surface is concealed by parapets or false fronts.
f. Notwithstanding above, all new roofs shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and when in effect, the 2025 California Wildland-urban Interface (WUI) Code including any future amendments or supplements thereto.

Figure 82-9 Roof Forms



~~(H)~~(I) *Windows.*

(I) *Window Design.* Windows shall reflect the characteristics of the historic Western theme of Mane Street. These characteristics are identified below:
a. Windows shall be single-light fixed or double-hung multi-light (divided) configurations, in varying sizes and proportions, used individually or in pairs.
b. Windows shall include wood sills and narrow wood surrounds.
c. Large, multi-light windows reflecting 1940s-era proportions are

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encouraged.

d. Windows shall generally be narrow and vertically oriented.

(II) *Window materials.* Windows shall be constructed of the following materials:

a. Wood (painted or unpainted).
b. Steel.
c. Vinyl windows are discouraged and shall only be permitted on rear elevations not visible from the public right-of-way.
d. Materials not listed are not permitted.
e. Notwithstanding above, all new windows shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and when in effect, the 2025 California Wildland-Urban Interface (WUI) Code including any future amendments or supplements thereto.

~~(I)~~(J) *Porches, Decks, and Railings.*

(I) *Porch Features.*

a. Porches may be partial-width, full-width, or wrap (quarter-turn) configurations.
b. Porch roofs may be flat, pent, or extended shed forms.
c. Porches shall be supported by wood posts, which may include block or keystone capitals or knee brackets at the capital; metal pipe columns may be permitted as an alternative support.
d. Ornamental detailing, such as turned spindle bracketing and matchstick balustrades at porch roofs or deck railings, is encouraged. Extended wood lintels beneath porch roofs are also permitted.

(II) *Porch and Deck Materials.* Porches and decks shall be constructed of stained or aged wood boards or stained concrete and shall be accessed by steps of similar materials. Raised wood decks may be used and are encouraged to screen or conceal (any) exposed concrete foundations. Notwithstanding this section, all new porches and decks shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and when in effect, the 2025 California Wildland-Urban Interface (WUI) Code including any future amendments or supplements thereto.

(III) *Railing Materials.* Railings, handrails, and guardrails shall be constructed of the following materials:

a. Wood (unpainted).
b. Steel pipe, painted.

~~(J)~~(K) *Walls and Fences.*

(I) *Historic Wall and Fence Elements.* The Mane Street National Historic Register documentation lists post and rail or board fences of simple but varying designs of stained, aged, or rusticated wood; wood picket

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fences; and wood pole fences with metal pipe column railing; and utility pole gateways at property entries, or lined upon the ground as barriers and edging. **Figure 82-10** illustrates examples of fences that are appropriate in the project area.

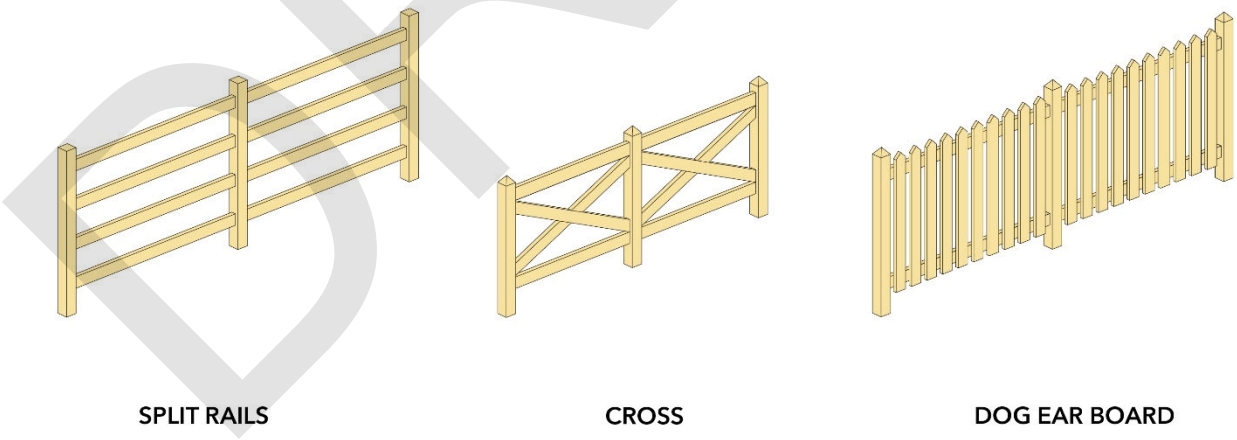
(II) *Regulations.* Regulations in Chapter 83.06 (Fences, Hedges, And Walls) and height limits for "all other land use zoning districts" shall apply with the following exceptions:

a. Walls within the trail easement areas and frontage zone are not permitted, except as allowed elsewhere in Section 82.06.060(d).
b. Wood posts, fences and barrels may be utilized to define a vehicle boundary and allowing passage of pedestrians, when installed perpendicular to the Mane Street at the ends of the Pedestrian-and-Equestrian only Mane Street segment (See Section 82.06.060(d)(~~11~~12)).

(III) *Materials.* Notwithstanding the provisions in Chapter 83.06 (Fences, Hedges, And Walls), the following materials shall be used:

a. Any perimeter walls shall be constructed of Adobe brick.
b. Perimeter fences shall be post and rail or board fences of simple but varying designs of stained, aged, or rusticated (unpainted) wood; wood picket fences; and wood pole fences with metal pipe column railing.
c. Notwithstanding this section, all new walls and fences shall meet the requirements for fire safety as regulated by the 2025 California Wildland-Urban Interface (WUI) Code including any future amendments or supplements thereto.

Figure 82-10 Fence Diagrams



~~(13)~~(14) *Site Landscaping Standards.*

(A) *Historic Landscape Elements.* The landscape elements described in the Mane Street National Historic Register documentation should be preserved, and include:

(I) Utility pole gateways at property entries, or lined upon the ground as

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barriers and edging.

(II) Irregular course boulder landscape elements, including as planters.

(III) Horse themed elements such hitching posts of metal pipe column, wood post or pole; original watering trough; and corral.

(IV) Western themed objects such as faux tank houses, barrels, wagons, windmills, and carts.

(V) Mature Joshua trees, cottonwood trees, opuntia cactus succulent specimens and other native specimens.

(B) *Required Amenities.* Required amenities for development projects along Mane Street include:

(I) Two hitching posts at least 3 feet apart. Minimum height of the top rail shall be 42 inches.

(C) *Landscaping Requirements.* Landscaping regulations in Chapter 83.10 (Landscaping Standards) shall apply, except as modified in this section.

(I) *Landscaped Area.* Landscaping in setback areas shall be limited to the areas that fall outside the trail easement areas and frontage zone. The total amount of landscaping on the lot shall comply with the maximum percentage requirements in ***Table 82-21D***.

(II) *Parking Area.* No landscaping is required where parking area paving is not required. Parking shall be provided in compliance with § 83.11.080 (Landscape Requirements for Parking Areas).

(III) *Remaining Lot Area.* All remaining lot area shall remain undisturbed and natural.

(D) *Landscaping Standards.* Regulations in § 83.10.080(c) (Desert Region) shall apply, except as modified in this section.

(I) *Drought Tolerant Materials.* Landscaped areas shall use xeriscape landscaping techniques, which combine drought tolerant plants and hardscape materials or remain undisturbed and natural.

(II) *Plant Materials.* Plant materials shall be plants native to the Morongo Basin. Turf is prohibited.

(E) *Water Efficiency.* Landscaped areas shall comply with the State Model Water Efficient Landscape Ordinance (MWELO), as adopted by reference in Title 6 of the County Code.

(F) *Plant Protection.* Joshua trees (Yucca brevifolia spp. brevifolia) receive state-level protection and shall be addressed in compliance with state law and Chapter 88.01 (Plant Protection and Management), as applicable. In addition, the following provisions shall apply:

(I) Joshua trees are a historic element in the project area. In no case

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shall a Joshua tree within 50 feet of the Mane Street Centerline be removed.

(II) If any Joshua trees (Yucca brevifolia) exist on-site and are proposed to be relocated in accordance with state law or Chapter 88.01 (Plant Protection and Management), they shall be relocated on-site in the landscaped areas; unless, in writing, the Director specifically allows another option in accordance with Section 88.01.050 (f)(3).

(III) If any local, State, and/or Federally protected plant material is found on-site, removal and/or protection shall comply with Chapter 88.01 (Plant Protection and Management).

(IV) Any existing native desert plant material shall be addressed in compliance with Chapter 88.01 (Plant Protection and Management).

~~(14)~~(15) *Sign Regulations.*

(A) *Signage Requirements.* Sign regulations in Chapter 83.13 (Sign Regulations) shall apply, except as modified in this section.

(B) *On-Site Signs.* ***Table 82-21E*** indicates the types of signs allowed in the SD-MSHD Land Use Zoning District and the standards applicable to those signs.

(C) *Signage Materials and Design.* Signage shall be constructed of the following materials:

(I) Wood, dimensional (painted).

(II) Neon.

(III) Internally illuminated plastic box signs may be utilized when required to replace existing historic signage of the same construction.

(IV) Rusticated wood signage with hand-painted western lettering and hand painted signage in western styled serif font is strongly encouraged.

(V) Signage not visible from Mane Street may be constructed of the following additional materials:

a. Simple mid-century era pole signs with metal or internally illuminated plastic sign boxes, and basic graphics.
b. Painted metal.

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Table 82-21E			
On-Site Signs in SD-MSHD Land Use Zoning District			
Sign Type	***Individual Business/Structure Not a Part of a Complex***	***Multi-Tenant Complex***	***Occupant within a Multi-Tenant Complex***
Freestanding			
Pole or Pylon	Sign not allowed	Sign not allowed	Sign not allowed
Monument	4 ft. maximum height 24 sq. ft. maximum area	4 ft. maximum height 24 sq. ft. maximum area	Sign not allowed
Sandwich Boards	1 per business: 30 inch maximum height 4 sq. ft maximum area Allowed in the frontage zone/setback area during business hours only	1 per tenant business: 30 inch maximum height 4 sq. ft maximum area Allowed in the frontage zone/setback area during business hours only	1 per tenant business: 30 inch maximum height 4 sq. ft maximum area Allowed in the frontage zone/setback area during business hours only
Attached			
Projecting (Blade)	16 ft. maximum height (below parapet line) 6 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	Sign not allowed	12 ft. maximum height (below parapet line) 4 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare
Roof	Sign not allowed	Sign not allowed	Sign not allowed
Wall	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Total area sq. ft.	150	100	50
Total number	1 Freestanding 2 Attached per frontage	1 per frontage	1
Notes:			
(1) No monument signs shall be permitted within the trail easements or frontage zones.			

~~(15)~~(16) *Parking and Loading Regulations.*

(A) *Parking Requirements.* Regulations in Chapter 83.11 (Parking and Loading Standards) shall apply, except as modified in this section.

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(B) *Parking Location.* Parking shall be located behind structures, away from the Mane Street Trail Easement. Parking lots visible from Pioneertown Road shall be screened with site walls and vegetation.

(C) *Driveway Locations*. Driveways providing vehicular ingress and egress shall not be located along the Mane Street frontage of any parcel. This standard does not prohibit vehicular access to Mane Street for property maintenance or operational purposes.

(D) *Parking Lot Paving.* Parking lots shall remain unpaved, except where paving is required to meet applicable accessibility standards.

(E) *Parking Lot Landscaping.* Landscaping is not required in the parking areas.

(F) *Shared Parking Provisions*. As permitted by § 83.11.050 (Adjustments to Parking Requirements), where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods, (e.g. a music venue and a coffee shop), a reduction in the required number of parking spaces may be approved with a Site Plan Permit. Only legally established parking spaces are eligible for any shared parking agreements. Such a shared parking agreement must be a legally binding instrument, approved by the County Counsel, signed by all parties, and recorded with the County Recorder. The shared parking agreement must stipulate that the agreement remains valid upon change of ownership.

(G) *Off-site Shared Parking Provisions*. In addition to the provisions in § 83.11.050 (Adjustments to Parking Requirements), a property owner may (with a Site Plan Permit) provide the required parking in an off-site location within 500 feet of the parcel with a shared parking agreement with the other property owner (if different). Only legally established parking spaces are eligible for any off-site shared parking agreements. A shared parking agreement must be a legally binding instrument, approved by the County Counsel, signed by all parties, and recorded with the County Recorder. The shared parking agreement must stipulate that the agreement remains valid upon change of ownership.

(H) *District Parking.* The off-site shared parking agreement may be expanded to cover the entire SD-MSHD Land Use Zoning District if all the property owners agree and execute a district-wide agreement.

§ 82.06.070 Adopted Planned Development Applications.

Whenever a Planned Development application is processed and adopted by the Board of Supervisors, a General Plan Amendment will be processed and adopted concurrently. The General Plan Amendment will indicate that there has been some type of change to the development standards or allowed uses within the area included within the boundaries of the Planned Development application. This General Plan Amendment will be annotated on the Land Use Zoning District Maps as a suffix to the Special Development Zoning District. The suffix will include the letters “PD” and the

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year of adoption and the sequence number of the specific Planned Development application that had been approved for that specific year [e.g. (PD-2006-01)].

(Ord. 4011, passed - -2007)

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Division 10	
Chapter 810.01: Definitions ***(addition and changes in red)***	
Section	**Definition**
§ 810.01.050 Definitions, C.	(aaaa) ***CRAFT MANUFACTURING.*** (See Land Use Tables.) An establishment where shared or individual tools, equipment, or machinery are used to make or grow products on a small scale, including the design, production, processing, printing, assembly, treatment, testing, repair, and packaging, as well as any incidental storage, retail or wholesale sales and distribution of such products. These establishments contain uses that are not obnoxious or offensive because of emission of odor, smoke, gas noise or hazard, or other similar causes, and are often, but not always, indoors. Typical small-scale production establishments include but are not limited to the making of food products, non-alcoholic beverages, prints, photography, leather products, jewelry and clothing/apparel, blacksmithing and metal work, sculpture, furniture, glass, ceramic or paper, together with accessory uses such as training or educational programs.
§ 810.01.080 Definitions, F.	(g) ***FARMERS' MARKET, CERTIFIED.*** A marketplace, either indoors or outdoors, that has been issued a direct marketing certificate by the County Agricultural Commissioner indicating that the marketplace is a certified farmers' market and is held on a weekly or regular basis.
§ 810.01.170 Definitions, O.	(q) ***OUTDOOR DINING, ACCESSORY.*** (See Land Use Tables.) An outdoor area associated with a restaurant/café/coffee shop or other eating establishment, including take-out uses, where food or beverages are served on private property and which is not fully enclosed by a roof and walls on all sides. Amplified music, live music, performances or events (see Sports or Entertainment Assembly) are not permitted in Outdoor Dining Areas except as an approved Temporary Use.
§ 810.01.180 Definitions, P.	(aa) ***PET FARM.*** (See Land Use Tables.) A facility in which livestock, farm animals, and other animals are kept for public exhibition, viewing and contact, regardless of compensation, and which may include related accessory uses and activities (e.g., picnic areas, recreational activities, etc.). A **PET FARM** shall not include retail pet stores and kennels, horse races, and activities such as State and County fairs, livestock shows, rodeos, field trials, and horsing events.
§ 810.01.180 Definitions, P.	(nnn) ***PUBLIC FACILITIES.*** A~~ny~~ civic or service oriented facility available to the general public such as schools, fire protection, water and sewering, rapid or mass transit routes, public golf courses, libraries, public health centers, public restrooms, etc.

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