

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ORDINANCE NO. 4245

AN ORDINANCE OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AMENDING SECTION 82.02.040; AMENDING TABLE 82-11 OF SECTION 82.05.040; AMENDING TABLE 82-17 OF SECTION 82.06.040; ADDING SUBSECTION 82.13.060(h) TO CHAPTER 82.13, RELATING TO THE FIRE SAFETY OVERLAY; AMENDING SUBSECTION 82.19.040(l); AMENDING SECTION 82.21.030; ADDING SUBSECTION 82.23.030(b)(4) TO CHAPTER 82.23, RELATING TO SPECIFIC PLANS; AMENDING TABLE 83-3 IN SUBSECTION 83.01.080(d); ADDING SECTION 83.01.110 TO CHAPTER 83.01 OF DIVISION 3, RELATING TO EXTERNAL ACTIVITY ON PRIVATE PROPERTY; AMENDING SUBSECTION 83.02.040(c)(2)(Q); AMENDING TABLE 83-5 IN SUBSECTION 83.02.080(d); AMENDING TABLE 83-7 IN SUBSECTION 83.07.040(a); AMENDING SUBSECTION 83.10.010(d)(1); AMENDING TABLE 83-15 IN SUBSECTION 83.11.040(c); AMENDING SUBSECTION 83.13.110(a); AMENDING SUBSECTIONS 84.01.050(e), (f), (g) AND (l); AMENDING SECTION 84.12.050; AMENDING CHAPTER 85.12; AMENDING SUBSECTION 86.09.050(b); AMENDING SECTION 810.01.150; AMENDING SECTION 810.01.210; ALL OF TITLE 8 OF THE SAN BERNARDINO COUNTY CODE, RELATING TO CLARIFICATIONS AND CORRECTIONS TO THE DEVELOPMENT CODE.

The Board of Supervisors of the County of San Bernardino, State of California, ordains as follows:

SECTION 1. The Board of Supervisors of the County of San Bernardino finds that:

(a) As part of an on-going program to identify and correct errors found in the Development Code or to add clarification, staff has identified several sections of the Code that could benefit by amplification or correction. The proposed revisions contained in this ordinance represent staff's recommendations to correct these issues.

(b) Properly noticed public hearings have been held before the Planning Commission and the Board of Supervisors of the County of San Bernardino, State of

1 California, pursuant to the Planning and Zoning Law of the State of California and the
2 San Bernardino County Code.

3 (c) This ordinance is exempt from the California Environmental Quality Act
4 (CEQA) in accordance with Section 15061(b)(3) of the CEQA Guidelines as the
5 proposed changes to the Development Code do not have the potential to cause a
6 significant effect on the environment.

7
8 SECTION 2. Section 82.02.040 of the San Bernardino County Code is amended
9 to read:

10 **82.02.040 Exemptions from Planning Permit Requirements.**

11 The planning permit requirements of this Development Code do not apply to the
12 land uses, structures, and activities identified by this Section. These are allowed in all
13 land use zoning districts subject to compliance with this Section.

14 (a) **General requirements for exemption.** The land uses, structures, and
15 activities identified by Subsection (b) below are exempt from the planning permit
16 requirements of this Development Code only when:

17 (1) The use, activity or structure is established and operated in
18 compliance with the setback requirements, height limits, and all other applicable
19 standards of this Division (Land Use Zoning Districts and Allowed Land Uses), and
20 Division 3 (Countywide Development Standards), Division 4 (Standards for Specific
21 Land Uses and Activities) and, where applicable, Chapter 84.17 (Nonconforming Uses
22 and Structures); and

23 (2) Any permit or approval required by regulations other than this
24 Development Code is obtained (for example, a Building Permit).

25 (b) **Exempt activities and land uses.** The following are exempt from the
26 planning permit requirements of this Development Code when in compliance with
27 Subsection (a) above.

28 (1) **Decks, paths and driveways.** Decks, platforms, on-site paths,

1 and driveways that are not required to have a Building Permit or Grading Permit.

2 **(2) Fences and walls.** See Section 83.06 (Fences, Hedges, and
3 Walls).

4 **(3) Interior remodeling.** Interior alterations that do not increase the
5 gross floor area of the structure, or change the permitted use of the structure.

6 **(4) Repairs and maintenance.**

7 **(A) Single-family dwellings.** Ordinary repairs to, and
8 maintenance of, single-family dwellings or any related accessory structures.

9 **(B) Multi-family, and non-residential structures.** Ordinary
10 repairs to, and maintenance of multi-family residential and non-residential structures, if:

11 (I) The work does not change the approved land use of
12 the site or structure, or add to, enlarge or expand the land use and/or structure; and

13 (II) Any exterior repairs employ the same materials and
14 design as the original construction.

15 **(5) Small, portable residential accessory structures.** A single
16 portable structure per lot or unit, including pre-manufactured storage sheds or other
17 small structures in residential zones, that are exempt from Building Permit requirements
18 in compliance with the County Code and the California Building Code. Additional
19 structures may be approved in compliance with Section 84.01.050 (Residential
20 Accessory Structures and Uses), where allowed by the applicable zone.

21 **(6) Solar collectors, accessory to residential uses of 19 units or
22 fewer.** The addition of solar collectors to the roof or side of a building, provided that the
23 collectors comply with applicable height limit requirements; and ground-mounted solar
24 collectors that comply with the setback requirements and height limitations of the
25 applicable zone and are not visible from off the site.

26 **(7) Spas, hot tubs, and fish ponds.** Portable spas, hot tubs, and
27 constructed fish ponds, and similar equipment and structures that do not: exceed 120
28 square feet in total area including related equipment; contain more than 2,000 gallons of

1 water; or exceed three feet in depth.

2 **(8) Utilities.** The erection, construction, alteration, or maintenance by
3 a public utility or public agency of utilities intended to service existing or nearby
4 approved developments shall be permitted in any zone. These include: water; gas;
5 electric; supply or disposal systems; including wires, mains, drains, sewers, pipes,
6 conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, etc., but
7 not including new transmission lines and structures. Commercial satellite and wireless
8 communications antennas are not exempt, and are instead subject to Chapter 84.27
9 (Wireless Telecommunications Facilities).

10 **(9) Noncommercial receive-only antennas.** The following
11 noncommercial, receive only antennas for the sole use of a resident occupying a
12 residential structure shall not be regulated by this Development Code:

13 (A) A ground or structure-mounted, radio or satellite dish
14 antenna that does not project above the roof ridge line and does not have a diameter
15 greater than one meter (39 inches); and

16 (B) Roof-mounted radio or television aerials not exceeding 75
17 feet in overall height.

18
19 SECTION 3. Table 82-11 of Section 82.05.040 of the San Bernardino County
20 Code is amended to read:

21 **82.05.040 Commercial Land Use Zoning Districts Allowed Uses and Permit**
22 **Requirements.**

23
24 **Table 82-11**
25 **Allowed Land Uses and Permit Requirements**
26 **for Commercial Land Use Zoning Districts**

LAND USE <i>See Division 10 (Definitions) for land use definitions</i>	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	CR	CN	CO	CG	CS	CH	
AGRICULTURAL, RESOURCE & OPEN SPACE USES							
Agriculture support services	p ⁽²⁾	—	—	p ^(1, 2)	p ⁽²⁾	—	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING							

1	Construction contractor storage yard	M/C	—	—	—	M/C	—	
2	Firewood contractor	p ⁽²⁾	—	—	—	p ⁽²⁾	—	84.09
3	Manufacturing Operations I	M/C ⁽³⁾	—	—	—	p ⁽²⁾	—	
4	Motor vehicle storage/Impound facility	CUP	—	—	—	CUP	CUP	
5	Recycling facilities - Small collection facility	SUP	SUP	SUP	SUP	SUP	SUP	84.19
6	Recycling facilities - Large collection facility	CUP	—	CUP	CUP	CUP	CUP	84.19
7	Recycling facilities - Light processing facility	CUP	—	—	CUP	CUP	—	84.19
8	Recycling facilities, reverse vending machine (accessory only)	A	A	A	A	A	A	84.19
9	Salvage operations - within enclosed structures	M/C ⁽⁴⁾	—	—	—	M/C	—	
10	Storage - Personal storage (mini-storage)	M/C	—	—	—	p ⁽²⁾	—	
11	Storage - Recreational vehicles	CUP	—	—	—	CUP	CUP	
12	Storage - Warehouse, Indoor Storage	M/C	—	—	—	—	—	
13	Wholesaling and distribution	M/C ⁽⁴⁾	—	—	p ^(1,2)	p ⁽²⁾	—	
RECREATION, EDUCATION & PUBLIC ASSEMBLY								
14	Adult business	—	—	—	ABP	—	—	84.02
15	Commercial entertainment - Indoor	p ⁽²⁾	p ⁽²⁾	—	p ⁽²⁾	p ⁽²⁾	p ⁽²⁾	
16	Commercial entertainment - Outdoor	p ⁽²⁾	—	—	p ⁽²⁾	p ⁽²⁾	p ⁽²⁾	
17	Conference/convention facility ^(4, 5)	M/C	—	M/C	M/C	M/C	M/C	
18	Equestrian facility	M/C	—	M/C	M/C	M/C	M/C	
19	Fitness/health facility ⁽⁵⁾	p ⁽²⁾	p ⁽²⁾	—	p ⁽²⁾	p ⁽²⁾	p ⁽²⁾	
20	Golf course	M/C	—	—	—	M/C	M/C	
21	Library, museum, art gallery, outdoor exhibit ⁽⁵⁾	M/C	—	—	M/C	M/C	M/C	
22	Meeting facility, public or private ⁽⁵⁾	CUP	CUP	CUP	CUP	CUP	CUP	
23	Park, playground	M/C	—	—	—	—	—	
24	Places of worship	CUP	CUP	CUP	CUP	CUP	CUP	
25	Recreational vehicle park	M/C	—	—	—	M/C	M/C	
26	Rural sports and recreation	CUP	—	—	—	CUP	CUP	
27	School - College or university ⁽⁵⁾	M/C	—	M/C	M/C	M/C	M/C	
28	School - Private ⁽⁵⁾	M/C	—	M/C	M/C	M/C	M/C	
29	School - Specialized education/training ⁽⁵⁾	M/C	—	M/C	M/C	M/C	M/C	
30	Sports or entertainment assembly	CUP	—	—	CUP	CUP	CUP	
31	Theater ⁽⁵⁾	M/C	—	—	M/C	M/C	M/C	
RESIDENTIAL								
32	Accessory dwelling (caretaker's residence, etc.)	p ⁽⁶⁾	p ⁽⁶⁾	p ⁽⁶⁾	p ⁽⁶⁾	p ⁽⁶⁾	p ⁽⁶⁾	84.01
33	Accessory use or structure - Residential (conforming and non-conforming uses)	A	p ^(6, 7)	p ^(6, 7)	p ^(6, 7)	p ^(6, 7)	p ^(6, 7)	84.01
34	Group residential (sorority, fraternity, boarding house, private residential club, etc.)	M/C	—	—	M/C	M/C	M/C	
35	Guest housing	p ⁽⁷⁾	—	—	—	—	—	84.01
36	Live/work unit	M/C	M/C	M/C	M/C	M/C	M/C	
37	Mobile home park/manufactured home land-lease community	CUP	—	—	—	—	—	84.14
38	Multiple dwelling, up to 19 units, attached or detached	A	—	—	—	—	—	84.16
39	Multiple dwelling, 20 or more units	CUP	—	—	—	—	—	84.16
40	Parolee and/or probationer home	CUP	—	—	CUP	CUP	CUP	
41	Residential use only as part of a mixed use project	PD	—	PD	PD	PD	PD	84.16
42	Secondary dwelling unit	A	—	—	—	—	—	84.01
43	Single dwelling	A	—	—	—	—	—	
RETAIL								
44	Auto and vehicle sales and rental	p ⁽²⁾	—	—	p ⁽²⁾	p ⁽²⁾	—	
45	Bar, tavern	p ⁽²⁾	M/C	—	p ⁽²⁾	p ⁽²⁾	—	
46	Building and landscape materials sales - Indoor	M/C	—	—	M/C	M/C	—	
47	Building and landscape materials sales - Outdoor	M/C	—	—	M/C	M/C	—	
48	Construction and heavy equipment sales and rental	M/C	—	—	—	M/C	—	
49	Convenience store	p ⁽²⁾	p ⁽²⁾	p ⁽²⁾	p ⁽²⁾	p ⁽²⁾	p ⁽²⁾	
50	Fuel dealer (propane for home and farm use, etc.)	M/C	—	—	—	M/C	—	
51	General retail	M/C	—	—	p ⁽²⁾	p ⁽²⁾	—	
52	Groceries, specialty foods	M/C	M/C	—	p ⁽²⁾	p ⁽²⁾	—	

1	Manufactured home, boat, or RV sales	P ⁽²⁾	—	—	M/C	M/C	—	
2	Night club	P ⁽²⁾	M/C	—	M/C	P ⁽²⁾		
3	Restaurant, café, coffee shop	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	
4	Service station	M/C	M/C	—	M/C	M/C	M/C	
5	Second hand stores, pawnshops	P	—	—	P	P	—	
6	Shopping center	M/C	M/C	—	M/C	M/C	M/C	
7	Swap meet, outdoor market, auction yard	M/C	—	—	M/C	M/C	—	
8	Warehouse retail	P ⁽²⁾	—	—	P ⁽²⁾	P ⁽²⁾	—	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

9	Medical services - Hospital	—	—	CUP ⁽⁵⁾	—	—	—	
10	Medical services - Rehabilitation center	—	—	CUP	—	—	—	
11	Office - Accessory	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	
12	Professional services	P ⁽²⁾	P ⁽²⁾	P	P ⁽²⁾	P ⁽²⁾	—	

SERVICES - GENERAL

13	Bail bond service within 1 mile of correctional institution	P	—	P	P	P	P	
14	Cemetery including pet cemeteries	CUP	CUP	CUP	CUP	CUP	CUP	84.06
15	Child care - Day care center	M/C	M/C	M/C	M/C	M/C	—	
16	Convenience and support services	P ⁽²⁾	P ⁽²⁾	—	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	
17	Emergency shelter	CUP	CUP	CUP	CUP	CUP	CUP	
18	Equipment rental	P ⁽²⁾	—	—	P ⁽²⁾	P ⁽²⁾	—	
19	Home occupation	SUP	SUP	SUP	SUP	SUP	SUP	84.12
20	Kennel or cattery - 2.5-acre minimum lot area	M/C/S	—	—	—	M/C/S	—	84.04
21	Licensed Residential Care Facility of 6 or fewer persons	M/C	—	—	M/C	M/C	M/C	84.23
22	Licensed Residential Care Facility of 7 or more persons	M/C	—	—	M/C	M/C	M/C	84.23
23	Lodging - Bed and breakfast inn (B&B)	SUP	—	—	—	—	—	84.05
24	Lodging - Hotel or motel - 20 or fewer guest rooms	P ⁽²⁾	—	—	P ^(2, 8)	P ^(2, 8)	P ⁽²⁾	
25	Lodging - Hotel or motel - More than 20 guest rooms	M/C	—	—	M/C	M/C	M/C	
26	Personal services	P ⁽²⁾	P ⁽²⁾	—	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	
27	Public safety facility	M/C	M/C	—	—	M/C	M/C	
28	Unlicensed Residential Care Facility of 6 or fewer persons	RCP	—	—	RCP	RCP	RCP	84.32
29	Unlicensed Residential Care Facility of 7 or more persons	M/C	—	—	M/C	M/C	M/C	
30	Vehicle services - Major repair/body work	M/C	—	—	—	M/C	M/C	
31	Vehicle services - Minor maintenance/repair	P ⁽²⁾	—	—	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	
32	Veterinary clinic, animal hospital	M/C	—	—	M/C	M/C	—	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

33	Ambulance, taxi, or limousine dispatch facility	P ⁽²⁾	—	—	—	P ⁽²⁾	P ⁽²⁾	
34	Broadcasting antennae and towers	M/C	—	—	M/C	M/C	—	
35	Broadcasting studio	P ⁽²⁾	—	—	P ⁽²⁾	P ⁽²⁾	—	
36	Parking lots and structures, accessory	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	
37	Pipelines, transmission lines, and control stations ⁽⁹⁾	⁽⁹⁾	⁽⁹⁾	⁽⁹⁾	⁽⁹⁾	⁽⁹⁾	⁽⁹⁾	
38	Renewable Energy Generation Facilities	CUP	CUP	CUP	CUP	CUP	CUP	84.29
39	Sewage treatment and disposal facility	CUP	—	—	—	—	CUP	
40	Transportation facility	M/C	M/C	M/C	M/C	M/C	M/C	
41	Truck Stop	M/C	—	—	—	M/C	M/C	
42	Truck Terminal	—	—	—	—	M/C	—	
43	Utility facility	CUP	—	—	—	CUP	—	
44	Wind energy system, accessory	S	S	S	S	S	S	84.26
45	Wireless telecommunications facility	S	S	S	S	S	S	84.27

OTHER

46	Accessory structures and uses	P	P	P	P	P	P	84.01
47	Off-Site Signs	—	—	—	CUP	—	CUP	83.13.060
48	Off-Site Signs (Freeway Oriented)	—	—	—	CUP	—	CUP	83.13.060
49	Temporary special events	TSP	TSP	TSP	TSP	TSP	TSP	84.25
50	Temporary uses and activities	TUP	TUP	TUP	TUP	TUP	TUP	84.25

KEY

51	A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
52	ABP	Adult Business Regulatory Permit	SUP	Special Use Permit required (Chapter 85.14)
53	P	Permitted Use; Site Plan Permit required (Chapter 85.08)	S	Permit requirement set by Specific Use Regulations (Division 4)

M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	TSP	Temporary Special Events Permit required (Chapter 85.16)
		RCP	Unlicensed Residential Care Facilities Permit (Chapter 85.20)
CUP	Conditional Use Permit required (Chapter 85.06)	TUP	Temporary Use Permit required (Chapter 85.15)
MUP	Minor Use Permit required (Chapter 85.06)	—	Use not allowed

Notes:

- (1) Not allowed in the Phelan planning area.
- (2) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with Section 85.06.020 (Applicability).
- (3) The use shall be allowed in Lucerne Valley with a Site Plan Permit.
- (4) The use is allowed in Lucerne Valley with a MUP.
- (5) A MUP shall not be allowed if the use requires more than 200 parking spaces.
- (6) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table.
- (7) Use allowed as an accessory use only, on the same site as a residential use allowed by this table.
- (8) A CUP shall be required for this use in the Phelan planning area.
- (9) These uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in Section 85.02.050.

SECTION 4. Table 82-17 of Section 82.06.040 of the San Bernardino County Code is amended to read:

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

**Table 82-17
Allowed Land Uses and Permit Requirements
for Industrial and Special Purpose Land Use Zoning Districts**

LAND USE <i>See Division 10 (Definitions) for land use definitions</i>	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	IC	IR	IN	SD-RES ⁽¹⁾	SD-COM ⁽¹⁾	SD-IND ⁽¹⁾	
AGRICULTURAL, RESOURCE & OPEN SPACE USES							
Agriculture Support Services	p ⁽²⁾	p ⁽²⁾	—	M/C	M/C	M/C	
Animal Keeping	—	—	—	S	—	—	84.04
Crop production, horticulture, orchard, vineyard	—	—	—	A	—	—	
Natural resources development (mining)	CUP	CUP	—	CUP	CUP	CUP	
Nature preserve (accessory uses)	—	—	p ⁽²⁾	p ⁽²⁾	p ⁽²⁾	p ⁽²⁾	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING							
Adult business	ABP	—	—	—	—	—	84.02
Construction contractor storage yard	M/C	P ⁽²⁾	—	M/C	M/C ⁽³⁾	M/C	
Hazardous waste operation	—	CUP	—	—	—	—	
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	

1	Salvage operations - General	—	CUP	—	—	—	—	
	Storage - Personal storage (mini-storage)	p ⁽²⁾	p ⁽²⁾	—	M/C	M/C	M/C	
2	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	
3	Wholesaling and distribution	M/C	M/C	—	—	M/C	M/C	
RECREATION, EDUCATION & PUBLIC ASSEMBLY								
4	Campgrounds	—	—	—	CUP	—	—	
	Commercial entertainment - Indoor	M/C	—	—	M/C	M/C	M/C	
5	Conference/convention facility	—	—	—	CUP ⁽⁴⁾	CUP ⁽⁴⁾	CUP ⁽⁴⁾	
	Equestrian facility	—	—	—	M/C	M/C	M/C	
6	Fitness/health facility	p ⁽²⁾	p ⁽²⁾	—	M/C	M/C	M/C	
	Golf course	—	—	—	CUP ⁽⁴⁾	CUP ⁽⁴⁾	CUP ⁽⁴⁾	
7	Library, museum, art gallery, outdoor exhibit	—	—	—	M/C	M/C	M/C	
	Meeting facility, public or private	CUP	—	—	CUP	CUP	CUP	
8	Park, playground	—	—	P	P	P	P	
	Places of worship	CUP	CUP	CUP	CUP	CUP	CUP	
	Rural sports and recreation	—	—	—	CUP	CUP	CUP	
9	School - College or university	M/C	M/C	M/C	M/C	M/C	M/C	
	School - Private	M/C	M/C	M/C	M/C	M/C	M/C	
10	School - Specialized education/training	M/C	M/C	M/C	M/C	M/C	M/C	
RESIDENTIAL								
11	Accessory dwelling (labor quarters, etc.)	p ⁽⁷⁾	p ⁽⁷⁾	p ⁽⁷⁾	p ⁽⁷⁾	p ⁽⁷⁾	p ⁽⁷⁾	84.01
12	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⁾	84.01
	Dependent housing	—	—	—	SUP	—	—	84.08
13	Group residential (sorority, fraternity, boarding house, private residential club, etc.)	—	—	—	M/C	M/C	—	
14	Guest housing	—	—	—	p ⁽⁸⁾	—	—	84.01
	Live/work unit	M/C	—	—	M/C	M/C	—	
15	Mobile home park/manufactured home land-lease community	—	—	—	CUP	CUP	—	
16	Multiple residential use	—	—	—	PD	PD	PD	
	Parolee and/or probationer home	—	—	—	CUP	CUP	—	
	Residential use with retail, service, or industrial use	—	—	—	PD	PD	PD	
17	Second dwelling unit	—	—	—	S	—	—	84.01
	Single dwelling	—	—	—	A	—	—	
18	RETAIL							
	Auto and vehicle sales and rental	p ⁽²⁾	p ⁽²⁾	—	M/C	M/C	M/C	
19	Bar, tavern	—	—	—	M/C	M/C	M/C	
	Building and landscape materials sales - Indoor	p ⁽²⁾	p ⁽²⁾	—	M/C	M/C	M/C	
20	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	
21	Convenience store	p ⁽²⁾	p ⁽²⁾	—	M/C	M/C	M/C	
	Fuel dealer (propane for home and farm use, etc.)	CUP	CUP	—	CUP	CUP	CUP	
22	General retail - 10,000 sf or less, with or without residential unit	—	—	—	M/C	M/C	M/C	
23	General retail - More than 10,000 sf, with or without residential unit	—	—	—	PD	PD	PD	
	Manufactured home or RV sales	M/C	M/C	—	—	M/C	M/C	
24	Night Club	—	—	—	M/C	M/C	M/C	
	Restaurant, café, coffee shop	p ⁽²⁾	p ⁽²⁾	—	M/C	M/C	M/C	
25	Second hand stores, pawnshops	p ⁽²⁾	—	—	M/C	M/C	M/C	
	Service station	p ⁽²⁾	p ⁽²⁾	—	M/C	M/C	M/C	
26	Swap meet, outdoor market, auction yard	M/C	M/C	—	—	—	M/C	
	Warehouse retail	p ⁽²⁾	p ⁽²⁾	—	—	CUP	CUP	
SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL								
27	Medical services - Hospital	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	
28	Office - Accessory	p ⁽⁸⁾	p ⁽⁸⁾	p ⁽⁸⁾	p ⁽⁸⁾	p ⁽⁸⁾	p ⁽⁸⁾	
	Professional Services	p ⁽²⁾	—	—	M/C	M/C	M/C	

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	—	—	CUP	—	—	—	
Emergency Shelter	CUP	—	—	CUP	CUP	CUP	
Equipment rental	p ⁽²⁾	p ⁽²⁾	—	—	M/C	M/C	
Home occupation	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	—	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⁾	—	
Lodging – Hotel or motel – 20 or fewer guest rooms	—	—	—	M/C	M/C	—	
Lodging – Hotel or motel – More than 20 guest rooms	—	—	—	M/C	M/C	—	
Personal services	p ⁽²⁾	—	—	M/C	M/C	M/C	
Public safety facility	M/C	M/C	M/C	M/C	M/C	M/C	
Unlicensed Residential Care Facility of 6 or fewer persons	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	—	—	—	
Parking lots, accessory	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⁾	
Renewable Energy Generation Facilities	CUP	CUP	CUP	—	—	—	84.29
Sewage treatment and disposal facility	CUP	CUP	CUP	—	—	—	
Solid waste disposal	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	84.26
Wireless telecommunications facility	S	S	S	S	S	S	84.27

OTHER							
Accessory structures and uses	P	P	P	P	P	P	84.01
Temporary special events	TSP	TSP	TSP	TSP	TSP	TSP	84.25
Temporary structures and uses	TUP	TUP	TUP	TUP	TUP	TUP	84.25

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

1 indicates that the focus is on commercial Planned Development projects. An “IND” suffix indicates that the focus
2 is on industrial Planned Development projects. However, all can still have mixed uses within these zones.

- 3 (2) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per
4 shift, or if not exempt from CEQA; may qualify for a MUP in compliance with Section 85.06.020 (Applicability).
- 5 (3) This use shall be located completely within an enclosed structure.
- 6 (4) PD Permit required if total floor area or use area exceeds 10,000 sq. ft.
- 7 (5) Concrete batch plants in the Phelan planning area may be allowed subject to a CUP.
- 8 (6) Pallet manufacturing, reconditioning, and storage yards in the unincorporated area in Fontana bounded by the I-10
9 on the north, Almond Ave. on the east, 660 ft. south of Santa Ana Ave. on the south, and Mulberry Ave. on the
10 west that is zoned IC may be allowed subject to a CUP.
- 11 (7) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table.
12 Requires a Special Use Permit when recreational vehicles are used for seasonal operations.
- 13 (8) Use allowed as an accessory use only, on the same site as a residential use allowed by this table.
- 14 (9) A CUP shall be required for three or more rooms
- 15 (10) This use shall be located completely within an enclosed structure with no exterior overnight storage of vehicles.
- 16 (11) When associated with an institutional use.
- 17 (12) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table.
- 18 (13) These uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in
19 Section 85.02.050.

20
21 SECTION 5. Subsection 82.13.060(h) is added to Chapter 82.13 of Division 2 of
22 Title 8 of the San Bernardino County Code to read:

23 **82.13.060 FS1, FS2, and FS3 Development Standards.**

24 (h) **Unoccupied Structures.** At the discretion of the responsible Fire
25 Authority, the fire safety development standards for projects located within a Fire Safety
26 Overlay that only propose to construct unoccupied structures may be altered at the
27 discretion of the responsible Fire Authority on a case-by-case basis without an
28 approved variance.

SECTION 6. Subsection 82.19.040(l) of the San Bernardino County Code is
amended to read:

82.19.040 Development Criteria within Scenic Areas.

(l) **Signs.** Off-site freestanding signs greater than 18 square feet are
prohibited in the OS Overlay.

SECTION 7. Section 82.21.030 of the San Bernardino County Code is amended
to read:

82.21.030 Development Standards.

1 No freestanding sign shall exceed 25 feet in height, and the sign face shall not
 2 exceed the sign area indicated in the bracketed suffix to the overlay map symbol (e.g.
 3 CG-SC[150], shall mean a maximum sign area of 150 square feet). Where the
 4 bracketed suffix includes the letter "p" (e.g. CG-SC [p]), an off-site freestanding sign
 5 greater than 18 square feet shall be prohibited.

6
 7 SECTION 8. Subsection 82.23.030(b)(4) is added to Chapter 82.23 of Division 2
 8 of Title 8 of the San Bernardino County Code to read:

9 **82.23.030 Adopted Specific Plans.**

10 (b) (4) Hacienda at Fairview Valley Specific Plan HF

11
 12 SECTION 9. Table 83-3 in Subsection 83.01.080(d) of the San Bernardino
 13 County Code is amended to read:

14 **83.01.080 Noise.**

Table 83-3 Noise Standards for Adjacent Mobile Noise Sources			
Land Use		Ldn (or CNEL) dB(A)	
Categories	Uses	Interior ⁽¹⁾	Exterior ⁽²⁾
Residential	Single and multi-family, duplex, mobile homes	45	60 ⁽³⁾
Commercial	Hotel, motel, transient housing	45	60 ⁽³⁾
	Commercial retail, bank, restaurant	50	N/A
	Office building, research and development, professional offices	45	65
	Amphitheater, concert hall, auditorium, movie theater	45	N/A
Institutional/Public	Hospital, nursing home, school classroom, religious institution, library	45	65
Open Space	Park	N/A	65

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

<p>Notes:</p> <p>(1) The indoor environment shall exclude bathrooms, kitchens, toilets, closets and corridors.</p> <p>(2) The outdoor environment shall be limited to:</p> <ul style="list-style-type: none"> • Hospital/office building patios • Hotel and motel recreation areas • Mobile home parks • Multi-family private patios or balconies • Park picnic areas • Private yard of single-family dwellings • School playgrounds <p>(3) An exterior noise level of up to 65 dB(A) (or CNEL) shall be allowed provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technology, and interior noise exposure does not exceed 45 dB(A) (or CNEL) with windows and doors closed. Requiring that windows and doors remain closed to achieve an acceptable interior noise level shall necessitate the use of air conditioning or mechanical ventilation.</p>
<p>CNEL = (Community Noise Equivalent Level). The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and 10 decibels to sound levels in the night from 10 p.m. to 7 a.m.</p>

SECTION 10. Section 83.01.110 is added to Chapter 83.01 of Division 3 of Title 8 of the San Bernardino County Code to read:

83.01.110 External Commercial or Industrial Activity on Private Property.

There shall be no unpermitted external commercial or industrial activity on properties subject to the County’s jurisdiction between the hours of 9 p.m. and 7 a.m. that shall at any time impair the quiet enjoyment of neighboring property owners or residents or in any manner disturb the public peace.

SECTION 11. Subsection 83.02.040(c)(2)(Q) of the San Bernardino County Code is amended to read:

83.02.040 Height Measurement and Height Limit Exceptions.

(c) (2) (Q) Solar energy collectors in the RS (Single Residential) and RM (Multiple Residential) land use zoning districts. In other land use zoning districts, these structures shall be allowed up to 65 feet. These structures shall be set back from all property lines and habitable structures at least 100 percent of the height of the structure. For noncommercial windmills, refer to Chapter 84.26 (Wind Energy Systems). Small solar collectors (less than three feet by three feet) are exempt from this requirement to be setback from property lines.

///
///

SECTION 12. Table 83-5 in Subsection 83.02.080(d) of the San Bernardino County Code is amended to read:

83.02.080 Allowed Projections/Structure within Setbacks.

Table 83-5 Allowed Projections/Structures Within Setbacks			
Projections	Front and Street Side Setbacks	Interior Side Setbacks	Rear Setbacks
Awnings, canopies, louvers and similar shading devices	4 ft.	2 ft.	4 ft.
Eaves, cornices, sills, planting boxes; skylights, fireplaces, flues and chimneys, small satellite dishes (less than 4' in diameter) that are mounted on the roof, and similar architectural features	4 ft.	2 ft.	4 ft.
Evaporative coolers, air conditioner compressors, and pool equipment	4 ft. When screened from view	2 ft.	4 ft.
Water tanks, propane tanks sited per California Fire Code and maintained in compliance with standards specified by Section 83.01.060 (Fire Hazards)	Not allowed	Not allowed	4 ft.
Propane tanks in Mountain Region only when sited per California Fire Code and maintained in compliance with standards specified by Section 83.01.060 (Fire Hazards)	Allowed When screened from view	Not allowed	4 ft.
Large freestanding photovoltaic or solar panels (9 sq. ft. or greater)	Not allowed	Not allowed	10 ft. Minimum 5 ft. separation from rear parcel line
Attached patio roofs and similar residential structures having open, unwallled sides along not less than 50% of their perimeters, including top deck (decks with height greater than 4 ft. above grade)	4 ft.	Not allowed	15 ft. Minimum 5 ft. separation from rear parcel line
Cantilevered portion of primary structure more than 8 ft. above grade limited to 50% of length of one wall on any 1 story	4 ft.	4 ft.	4 ft.
Open-sided stairways, landings, and required fire escapes	5 ft.	4 ft.	10 ft.
Uncovered porches, platforms, or decks (up to 4 ft. in height)	4 ft.	4 ft.	10 ft.
Open storage of boats, recreational vehicles, trailers and similar vehicles	Not Allowed	Allowed	Allowed
Temporary trash storage in appropriate containers	Not Allowed	Allowed	Allowed
Slides, clotheslines and similar equipment	Not allowed	Not allowed	Allowed
Radio or television masts or antennas, large satellite dishes (4 ft. or greater in diameter)	Not allowed	Not allowed	Allowed

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Table 83-5 Allowed Projections/Structures Within Setbacks			
Projections	Front and Street Side Setbacks	Interior Side Setbacks	Rear Setbacks
Garages, carports, sheds and other similar uninhabitable detached, enclosed accessory structures in the Valley and Desert Region that: <ul style="list-style-type: none"> • Occupy no more than 25% of yard • Limited to 1 story in height 	Not allowed	Not allowed	Allowed
Garages, carports, sheds and other similar, uninhabitable enclosed accessory structures in Mountain Region only that: <ul style="list-style-type: none"> • Limited to 1 story in height • Meet Administrative Criteria of Building Official • Occupy no more than 25% of rear yard • Adhere to 20% sideyard setback for front and rear property lines 	Allowed for garages and carports only, but must maintain a 3 ft. setback from road right-of-way. 10 ft. minimum from existing edge of roadway pavement. Other structures not allowed.	Not allowed	Allowed for detached accessory structures only
Unroofed parking, parking decks, and loading areas	As specified by the Chapter 83.11 (Parking Regulations)	Allowed	Allowed
Covered, underground or partially excavated structures (e.g., basements, fallout shelters, garages, public utility or telephone/cable TV vaults, wine cellars, etc.)	Allowed in all setback areas, provided that the facilities do not extend more than 30 inches above the adjoining average finished grade level.		
Fences, screening, safety guardrails, walls along property lines <ul style="list-style-type: none"> • Industrial land use zoning districts • Commercial land use zoning districts • All other land use zoning districts. 	Allowed in compliance with Section 83.06.030 (General Height Limitations). 6 ft. max. height 4 ft. max. height 4 ft. max. height	10 ft. max height 10 ft. max height 6 ft. max. height	10 ft. max. height 10 ft. max height 6 ft. max. height
----- Fence heights in excess of these standards may be allowed by an approved Use Permit, Variance, Tract or Parcel Map or when required by the County for reasons of the health and safety of the general public. In the RC and RL land use zoning districts, open fences may go up to a maximum of 5 feet in the front yard and street side yards.			

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Table 83-5 Allowed Projections/Structures Within Setbacks			
Projections	Front and Street Side Setbacks	Interior Side Setbacks	Rear Setbacks
<ul style="list-style-type: none"> Flagpoles Sculpture and similar decorations Trees⁽¹⁾, shrubs⁽¹⁾, and landscaping with a screening effect Utility poles and lines located along property lines no closer than 1 foot from side property line (this includes small solar panels that are less than 9 sq. ft.) Walkways⁽²⁾ Unroofed paving and driveways outside the ultimate road right-of-way. Unroofed paving and driveways within the ultimate road right-of-way shall be a minimum of 3 feet from the side property line⁽¹⁾ 	Allowed	Allowed	Allowed
Signs	Allowed in all setback areas subject to Chapter 83.13 (Signs)		
Swimming pools and spas no closer than 5 ft. to any property line	Not allowed	Not allowed	Allowed

⁽¹⁾ Trees and shrubs shall be planted so that at maturity they shall not interfere with a driver's or pedestrian's view of public rights-of-way (e.g. the view of approaching, merging, or intersecting traffic, etc.) or otherwise impair public safety, or interfere with the safe operation of a motor vehicle on public streets.

⁽²⁾ Walkways necessary for access to the building, parking areas and driveways may be supported on masonry construction in the Mountain Region.

SECTION 13. Table 83-7 in Subsection 83.07.040(a) of the San Bernardino County Code is amended to read:

83.07.040 Glare and Outdoor Lighting – Mountain and Desert Regions.

**Table 83-7
Shielding Requirements For Outdoor Lighting
In the Mountain Region and Desert Region**

Fixture Lamp Type	Residential Area Shielded	Commercial/Industrial Area Shielded
Low Pressure Sodium	Fully	Fully
High Pressure Sodium	Prohibited except fully shielded on streets	Fully
Metal Halide	Prohibited	Fully
Fluorescent	Fully	Fully
Quartz	Prohibited	Fully
Incandescent > 60 watts	Fully	Fully

1	Incandescent 60 watts or less	No requirement	No requirement
2	Compact fluorescent lights (CFL) > 13 watts	Fully	Fully
3	Compact fluorescent lights (CFL) 13 watts or less	No requirement	No requirement
4	Glass Tubes filled with Neon, Argon, or Krypton	No requirement	No requirement
5	Mercury Vapor	Prohibited	Fully
6	Halogen	Prohibited	Fully
7	Searchlights for advertising purposes	Prohibited	Prohibited
8	Laser source light or similar light intensity light for advertising purposes	Prohibited when projected above the horizontal	Prohibited when projected above the horizontal
9			

10
11 SECTION 14. Subsection 83.10.010(d)(1) of the San Bernardino County Code is
12 amended to read:

13 **83.10.010 Purpose.**

14 (d) (1) The waters of the State of California are of limited supply and are
15 subject to ever increasing demands from new land uses, existing land uses, residents of
16 the State, and more;

17
18 SECTION 15. Table 83-15 in Subsection 83.11.040(c) of the San Bernardino
19 County Code is amended to read:

20 **83.11.040 Number of Parking Spaces Required.**

21 Table 83-15	
22 Parking Requirements by Land Use	
23 Uses	24 Number of Spaces Required

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Table 83-15 Parking Requirements by Land Use	
Uses	Number of Spaces Required
Industry, Manufacturing & Processing, Wholesaling⁽⁴⁾	
Industrial uses of all types, including warehouses or structures used exclusively for storage purposes, wholesale houses and distributors and public utility facilities including, but not limited to, electric, gas, water, telephone, and telegraph facilities not having business offices on the premises	<ul style="list-style-type: none"> ▪ 1 for each 1,000 s.f. of the first 40,000 s.f. of GFA; and ▪ 1 for each 4,000 s.f. of GFA for the portion over 40,000 s.f.; and ▪ 1 for each facility vehicle
Storage Mini storage facilities	<ul style="list-style-type: none"> ▪ Mini-storage office 1 for each 250 sq. ft. of office area with 4 minimum ▪ Additional requirements: <ul style="list-style-type: none"> ▪ A parking lane shall be provided adjacent to the storage structure's openings that is a minimum of 9 feet in width and outlined (painted). The parking lane is for temporary parking only (30 minutes maximum) and this time restriction shall be clearly marked with signs. ▪ Driveways adjacent to the parking lane shall be a minimum width of 15 feet for one-way and 24 feet for two-way.)
Recreation, Education & Public Assembly Uses⁽⁴⁾	
Amusement enterprises	<ul style="list-style-type: none"> ▪ 1 for each 4 persons of the facility's allowed maximum attendance
Bowling alleys and billiard halls	<ul style="list-style-type: none"> ▪ 5 for each bowling lane; and ▪ 2 for each billiard table
Churches, synagogues, temples, mosques and other places of worship ⁽¹⁾	<ul style="list-style-type: none"> ▪ 1 for each 3 fixed seats; and ▪ 1 for every 25 s.f. of seating area where there are no fixed seats; and ▪ 1 for each 400 s.f. of floor area outside the main assembly area
Commercial recreation and similar uses (e.g., shooting ranges, race tracks, miniature golf course, pitch and putt courses, parks, and zoos)	<ul style="list-style-type: none"> ▪ 1 for each 4 persons of the facility's allowed maximum attendance
Commercial swimming pools and swimming schools	<ul style="list-style-type: none"> ▪ 1 for each 500 s.f. of water surface area ▪ 10 minimum
Dance halls	<ul style="list-style-type: none"> ▪ 1 for each 20 s.f. of dance floor area; and ▪ 1 for each 3 fixed seats and for each 20 s.f. of seating area where there are no fixed seats
Golf courses and driving ranges, but not to include miniature golf courses	<ul style="list-style-type: none"> ▪ 4 for each hole on all golf courses; and ▪ 1 for each tee for driving ranges
Organizational camps	<ul style="list-style-type: none"> ▪ 1 bus parking space per 20 campers ▪ 2 for each resident staff ▪ 1 for each nonresident staff on the largest shift ▪ 1 for each facility vehicle
Meeting facilities - Theaters, auditoriums, stadiums, sport arenas, gymnasiums and similar places of public assembly	<ul style="list-style-type: none"> ▪ 1 for each 3 fixed seats or for every 25 s.f. of seating area within the main auditorium where there are no fixed seats ⁽¹⁾
Schools general curriculum Kindergarten through Grade 9	<ul style="list-style-type: none"> ▪ 1 for each staff member, faculty member, and employee ▪ 1 for each facility vehicle
Schools general curriculum Grade 10 through 12, colleges and universities,	<ul style="list-style-type: none"> ▪ 1 for each 4 students; and ▪ 1 for each staff member, faculty member and

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Table 83-15 Parking Requirements by Land Use	
Uses	Number of Spaces Required
business and professional schools	employee; and ▪ 1 for each facility vehicle
Schools, special schools or trade schools	▪ 1 for each 3 students; and ▪ 1 for each staff member, faculty member, and employee ▪ 1 for each facility vehicle
Skating rinks, ice or roller	▪ 1 for each 3 fixed seats and for each 20 s.f. of seating area where there are no fixed seats; and ⁽¹⁾ ▪ 1 for each 250 s.f. of skating area
Residential Uses	
Caretaker housing	▪ 2, with one covered
Dependent housing	▪ 2 for each unit
Group residential (sorority, fraternity, boarding house, private residential club, etc.)	▪ 1 for each bedroom ▪ 1 for the house manager, staff member or employee
Mobile home parks	▪ 2; one covered on each mobile home parcel (may be in tandem); and ▪ 1 guest space for each 10 spaces, or fraction thereof
Multi-family dwelling	▪ 2.5 for projects of 4 or more units, one shall be covered for each dwelling unit on the project site to accommodate resident and visitor parking ⁽²⁾ ▪ 2.0 for projects of 2 or 3 units, one shall be covered for each dwelling unit ⁽²⁾
Parolee and/or probationer home	▪ 1 for each bedroom ▪ 1 for the house manager, staff member or employee
Second dwelling unit	▪ 2, one shall be covered ⁽²⁾
Single-family dwelling	▪ 2, one shall be covered on the same site with the primary structure ⁽²⁾
Retail Trade	
Automobile repair and service stations	▪ 3 for each service bay (service bays do not count as spaces); and ▪ 1 for each facility vehicle
Automobile sales, boat sales, mobile home sales, retail nurseries, and other open uses not in a structure	▪ 1 for each 2,000 s.f., or portion thereof, for open area devoted to display or sales; for the first 10,000 s.f.; and ▪ 1 for each 5,000 s.f., or portion thereof, over 10,000 s.f.; and ▪ 1 for each facility vehicle
Food establishments with take-out provisions only	▪ 1 for each 200 s.f. of GLA; and ▪ 1 for each facility vehicle ▪ 4 minimum
General retail	▪ 1 for each 250 s.f. of GLA ▪ 4 minimum
Restaurants, in the Valley and Desert Regions, including drive-ins, cafes, night clubs, taverns, and other similar places where food or refreshment are dispensed	The greater of the following: ▪ 1 for each 100 s.f. of GLA; or ▪ 1 for each 3 fixed seats and/or 1 for every 50 s.f. of floor area where seats may be placed; or ▪ 10 minimum
Restaurants in the Mountain Region, including drive ins, cafes, and other similar places that have 5,000 s.f. of GLA or less, where food or refreshment are dispensed and where no alcoholic beverages of any	1 space per 250 square feet of GLA with a 4-space minimum

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Table 83-15 Parking Requirements by Land Use	
Uses	Number of Spaces Required
type are sold or served	
Restaurants in the Mountain Region, including drive-ins, cafes, and other similar places that have over 5,000 s.f. of GLA where food or refreshment are dispensed, regardless of whether or not alcoholic beverages are served	1 space per 100 square feet of GLA with a 4-space minimum
Restaurants in the Mountain Region, including drive ins, cafes, and other similar places where food or refreshment are dispensed and where alcoholic beverages are sold under State Alcoholic Beverage Control license types 42 (bar/tavern) or 48 ((bar/night club), regardless of the square footage of the restaurant	1 space per 100 square feet, regardless of GLA with a 4-space minimum
Restaurants in the Mountain Region, including drive ins, cafes, and other similar places where food or refreshment are dispensed and where alcoholic beverages are sold under State Alcoholic Beverage Control license type 47(restaurant)	1 space per 250 square feet of GLA with 5,000 square feet or less of GLA with a 4-space minimum 1 space per 100 square feet of GLA for restaurant uses over 5,000 square feet of GLA with a 4-space minimum
Shopping centers (projects over 200,000 s.f. of floor area)	<ul style="list-style-type: none"> ▪ 1 for each 200 s.f. of GLA up to 100,000 sf; and ▪ 1 for each 250 s.f. of GLA for square footage above 100,000 s.f.
Wholesale commercial nurseries	<ul style="list-style-type: none"> ▪ 1 for each 500 s.f. of display area
Services -- General	
Beauty and nail salons	<ul style="list-style-type: none"> ▪ 2 for each station
Child care centers	<ul style="list-style-type: none"> ▪ 1 for each 5 children that the facility is designed to accommodate
Emergency shelter	<ul style="list-style-type: none"> ▪ 1 for each guest room
Hospital	<ul style="list-style-type: none"> ▪ 1 for each 2 patient beds
Medical offices, clinics, veterinary hospital	<ul style="list-style-type: none"> ▪ 1 for each 250 s.f. of GLA
Motels, hotels, and boarding house	<ul style="list-style-type: none"> ▪ 1 for each unit/room
Licensed Residential care facility of 6 or fewer persons	<ul style="list-style-type: none"> ▪ 2, one shall be covered on the same site with the primary structure ⁽²⁾
Licensed Residential care facility of 7 or more persons	<ul style="list-style-type: none"> ▪ 1 for each bedroom ▪ 1 for the house manager, staff member or employee
Offices, general, financial, business and professional uses	<ul style="list-style-type: none"> ▪ 1 for each 250 s.f. of GLA
Personal services	<ul style="list-style-type: none"> ▪ 1 for each 250 sq. ft. of GLA
Short-Term Private Home Rental	<ul style="list-style-type: none"> ▪ 1 for each bedroom
Unlicensed Residential Care Facility with 6 or fewer persons	<ul style="list-style-type: none"> ▪ 1 for each bedroom ▪ 1 for the house manager, staff member or employee
Unlicensed Residential Care Facility with 7 or more persons	<ul style="list-style-type: none"> ▪ 1 for each bedroom ▪ 1 for the house manager, staff member or employee

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Table 83-15 Parking Requirements by Land Use	
Uses	Number of Spaces Required
Other Uses	
Bed and breakfast	▪ 1 for each guest room
Home occupations	▪ 1 for each nonresident employee in addition to residential requirements
On-Your-Lot builder model home/sales office	▪ 2 per office ▪ 2 for visitors
(1) Twenty-four (24") linear inches of bench or pew shall be considered a fixed seat. (2) Residential parking spaces shall be located to the rear of the front setback line, except that in the Mountain Region, the parking spaces may be located within the setback areas. Tandem parking is not allowed except in the Mountain Region. Areas outside the driveway in front of the primary structure, whether outside the front yard setback or not, shall not be used for parking. In the Valley and Desert Regions, the covered parking requirement only applies to the RS and RM Land Use Zoning Districts. (3) In dormitories, each 100 square feet shall be considered equivalent to a guest room. (4) Nonresidential uses shall provide a minimum of four spaces with an additional parking space for each facility vehicle, except where otherwise noted.	

SECTION 16. Subsection 83.13.110(a) of the San Bernardino County Code is amended to read:

83.13.110 Enforcement.

(a) In addition to the following provisions, violations of this Chapter shall be enforced in compliance with the provisions of Chapter 86.09 (Enforcement).

SECTION 17. Subsections 84.01.050(e), (f), (g) and (l) of the San Bernardino County Code are amended to read:

84.01.050 Residential Accessory Structures and Uses.

(e) **Other residential accessory structures and uses.** Except in the Mountain Region, structures and uses such as cabanas, tennis courts, ramadas, water towers and wells, swimming pools, storage buildings shall not extend in front of the primary structure where the primary structure faces a street right-of-way. See Section 83.02.080 (Allowed Projections into Setbacks).

(f) **Detached storage structures.** Parcels that are one acre or less in size shall be limited to only one detached storage structure that exceeds 120 square feet and the storage structure shall not exceed 1,000 square feet. Except in the Mountain

1 Region, detached storage structures shall not extend in front of the primary structure
2 where the primary structure faces a right-of-way.

3 **(g) Freight containers and similar storage-type structures.**

4 (1) Freight containers, railroad cars, intermodal containers, and other
5 similar storage-type structures shall be allowed as accessory structures in the RS
6 (Single Residential) or RM (Multiple Residential) land use zoning districts provided that
7 they are structurally altered to be similar to, and compatible with, the appearance of the
8 on-site primary structure and the surrounding neighborhood and setting, subject to the
9 satisfaction of the Director through an approved Compatibility Determination [see
10 Subsection (l) below]. Such railroad car, container or similar storage-type structure
11 shall be placed behind the primary structure and not prominently visible from the street.

12 (2) Freight containers, railroad cars, intermodal containers, and other
13 similar storage-type structures shall be allowed as accessory structures in the
14 Agriculture (AG) or Rural Living (RL) land use zoning districts provided that they shall
15 be altered, either painted or structurally altered, to appear to be similar to, and
16 compatible with, the appearance of the on-site primary structure and the surrounding
17 neighborhood or to blend in with the surrounding environment. Such railroad car,
18 container or similar storage-type structure shall be allowed provided that the container
19 can be placed behind the primary structure and not prominently visible from the street.

20 . . .

21 **(l) Compatibility.** In the RS (Single Residential) and RM (Multiple
22 Residential) land use zoning districts, the appearance of an accessory structure shall be
23 similar to, and compatible with, the appearance of the primary structure and the
24 surrounding neighborhood and setting. A Compatibility Determination application shall
25 be approved by the Planning Division of the Land Use Services Department to allow
26 such a structure. Screening such a structure from view from the street or the physical
27 alteration of such a structure, such as painting or otherwise altering the structure, may
28 be considered in the approval of the application.

1 SECTION 18. Section 84.12.050 of the San Bernardino County Code is
2 amended to read:

3 **84.12.050 Prohibited Home Occupations.**

4 Except as provided in Section 84.12.060 (Allowed Home Occupations in Desert
5 Region), the following uses are not incidental to or compatible with residential activities
6 and shall not be allowed as home occupations:

- 7 (a) Animal hospitals.
- 8 (b) Motor vehicle and other vehicle repair (body or mechanical) to include the
9 repair of engine, muffler or drive train components of the vehicle; upholstery; painting or
10 storage.
- 11 (c) Carpentry and cabinet making, not to include woodworking that results in
12 the creation of small wood products or single pieces of furniture.
- 13 (d) Kennels or catteries.
- 14 (e) Massage parlors.
- 15 (f) Medical and dental offices, clinics, and medical laboratories.
- 16 (g) Repair shops or service establishments, except repair of small electrical
17 appliances, cameras, or other similar items.
- 18 (h) Riding stables.
- 19 (i) Large scale upholstery service, not to include the reupholstering of
20 separate, individual pieces of furniture or other objects.
- 21 (j) Welding and machining.
- 22 (k) Vermicomposting.
- 23 (l) Any other use determined by the Director that is not incidental to and/or
24 compatible with residential activities.

25
26 SECTION 19. Chapter 85.12 of the San Bernardino County Code is amended to
27 read:

28 **Chapter 85.12 Revisions to an Approved Action**

1 **Sections:**

2 85.12.010 Purpose.

3 85.12.020 Procedures.

4 85.12.030 Minor Revisions to an Approved Action.

5 **85.12.010 Purpose.**

6 Modifications of the conditions of approval or project design for an approved
7 development project and for the alteration, expansion, or any disturbance of land
8 associated with any use subject to a Conditional Use Permit, Minor Use Permit, or Site
9 Plan Permit may be revised (e.g., modified or expanded) through the approval of a
10 Revision to an Approved Action application in compliance with this Chapter. A Minor
11 Revision to an Approved Action may be used for certain minor changes to a project (see
12 Section 85.12.030 below).

13 **85.12.020 Procedures.**

14 **(a) Action by the Director or Commission.**

15 (1) The Director shall review and act upon a request for a Revision to
16 an Approved Action.

17 (2) If the Director determines that the request requires a public hearing,
18 the Director shall refer the request to the Commission for action.

19 (3) Requests to appeal the Director's or Commission's actions shall be
20 filed in compliance with Chapter 86.08 (Appeals).

21 **(b) Review procedure.**

22 (1) Any Minor Revision shall be processed using the Staff Review
23 without Notice procedures.

24 (2) Any revision that includes an expansion of the use of up to 10,000
25 sq. ft. or 25 percent of the ground area covered by the use or square footage of the
26 structure, whichever is greater, shall be processed using the Staff Review with Notice
27 procedures. The procedures and appeal rights of Section 85.08.030 shall apply.

28 (3) Any revision that includes an expansion of the use greater than 25

1 percent of the ground area covered by the use or square footage of the structure and
2 such expansion is greater than 10,000 sq. ft. shall be processed using the review
3 procedures outlined in Chapter 85.06 (Conditional Use Permit/Minor Use Permit).

4 (c) **Review authority.** Director

5 (d) **Notification of request.** Notice shall be given in compliance with the
6 same notice requirement of the original application type. However, an expansion of the
7 use beyond 25 percent would require notice in compliance with the Minor Use Permit
8 requirements.

9 (e) **Findings required.** Before approving the requested revision, the review
10 authority shall find that the findings for the original application type can still be made.

11 **85.12.030 Minor Revisions to an Approved Action.**

12 (a) **Applicability.** A Minor Revision may be used to approve minor changes
13 to an already approved project based on the following criteria:

14 (1) An approved plot plan is on file in the Land Use Services
15 Department.

16 (2) The proposed use is consistent with the current land use zoning
17 district regulations.

18 (3) Parking and design standards are not affected.

19 (4) The proposal is an expansion of the use of up to 1,000 sq. ft. or 10
20 percent of the ground area covered by the use or square footage of the structure,
21 whichever is greater.

22 (b) **Action by the Director or Commission.**

23 (1) The Director shall review and act upon a request for a Minor
24 Revision to an Approved Action.

25 (2) Requests to appeal the Director's or Commission's actions shall be
26 filed in compliance with Chapter 86.08 (Appeals).

27
28 SECTION 20. Subsection 86.09.050(b) of the San Bernardino County Code is

1 amended to read:

2 **86.09.050 Violations of Development Code Declared Public Nuisance.**

3 (b) **Structure.** Any structure which is designed, altered, constructed,
4 converted, demolished, enlarged, established, erected, maintained, moved, operated or
5 rehabilitated in any manner contrary to any provision of this Development Code and/or
6 without first obtaining all permits and/or licenses otherwise required pursuant to all
7 applicable state and/or federal laws and/or other provisions of the San Bernardino
8 County Code (and thereafter maintaining each such permit and/or license so as to
9 remain legally valid at all times) is hereby declared unlawful and a public nuisance. This
10 Development Code specifies regulations and additional land uses which apply to all
11 unincorporated areas of the County of San Bernardino. If other provisions of this
12 Development Code conflict with provisions regulating an applicable land use zoning
13 district, then the more restrictive provision shall prevail unless the less restrictive
14 provision expressly pre-empts the application of other provisions of this Development
15 Code.

16
17 SECTION 21. Section 810.01.150 of the San Bernardino County Code is
18 amended to read:

19 **810.01.150 Definitions, "M."**

20 (a) **Maintained Public Street.** Any roadway maintained by a public agency
21 for public use.

22 (b) **Major Arterial Highway.** See "Road System."

23 (c) **Major Divided Highway.** See "Road System."

24 (d) **Major Event.** See "Special Event, Temporary."

25 (e) **Major Grading.** See "Grading."

26 (f) **Major Highway.** See "Road System."

27 (g) **Major Repair/Body Work.** See "Vehicle Services."

28 (h) **Managing Agency or Agent.** A person, firm or agency representing the

1 owner(s) of a private home rental unit(s), or a person, firm or agency owning one or
2 more private home rental units.

3 **(i) Manufactured Home.** A structure manufactured on or after June 15, 1976
4 that meets the requirements of the National Manufactured Housing and Safety Act of
5 1974, transportable in one or more sections, which in the traveling mode, is eight body
6 feet or more in width, or 40 feet or more in length, or, when erected on site, is 320 or
7 more square feet, and designed to be used as a dwelling unit with or without a
8 permanent foundation when connected to utilities, and includes the plumbing, heating,
9 air conditioning and electrical systems contained therein; except that such term will
10 include any structure which meets all the requirements of this subsection except the
11 size requirements and with the respect to which manufacturer voluntarily files a
12 certification and complies with the standards established under this part. See also
13 “Flood Hazard.”

14 **(j) Manufactured Home Park or Subdivision.** See “Flood Hazard” and
15 “Mobile Home Park.”

16 **(k) Manufacturing Operations.** The on-site production of goods by methods
17 other than agricultural or extractive in nature.

18 **(l) Manufacturing Operations I - Limited Manufacturing (see Land Use**
19 **Tables).** Manufacturing operations that are totally enclosed within a structure and
20 employ fewer than 20 employees on the largest shift. This land use generally involves
21 the assembly of specific products rather than the manufacturing of the various
22 components of the products. Limited exterior storage is permitted but is fully screened
23 from public view.

24 **(1) Apparel and Other Finished Products.** The manufacture of
25 clothing and accessories by cutting and sewing purchased woven or knit textile fabrics
26 and related materials. Typical uses include: garments, leather goods.

27 **(2) Food and Related Products.** The processing or production of a
28 natural or man-made solid or liquid food substances used for human or animal internal

1 consumption. Typical uses include: food packaging, egg processing, butter or cheese
2 processing.

3 **(3) Fabricated metal products.** The fabrication or further processing
4 and assembly of metal parts into equipment or machinery. Typical uses include:
5 coating, engraving and allied services.

6 **(4) Furniture and Fixtures.** The assembly of furniture and related
7 fixtures. Typical uses include: assembly of household, office or other furniture.

8 **(5) Lumber and Wood Products.** The assembly and finishing of wood
9 articles, except furniture and related fixtures and miscellaneous household or office
10 products made wholly or partially of wood. Typical uses include: cabinet shops.

11 **(6) Miscellaneous Manufacturing.** The manufacture or repair of
12 products not included in any other category and mainly consisting of small household or
13 office luxuries, recreational goods or supplies and large scale printing operations.
14 Typical uses include: jewelry, silverware and plated ware, and musical instruments.

15 **(7) Paper and Related Products.** The manufacture of paper goods
16 generally from purchased paper materials. Typical uses include: envelopes, bags,
17 stationery, tablets and related products.

18 **(8) Professional and Scientific Goods.** The manufacture of
19 instruments for measuring, testing, sensing, analyzing and controlling natural or man-
20 made objects, physical conditions or states. Typical uses include: engineering,
21 laboratory, scientific, measuring and controlling instruments, optical, surgical, medical
22 and dental instruments, photographic equipment and supplies, watches, clocks and
23 clock-operated devices.

24 **(9) Rubber and Miscellaneous Plastic Products.** The manufacture
25 from natural, synthetic or reclaimed rubber, and from chemicals or rubber or plastic
26 products. Typical uses include: fabricated rubber products.

27 **(10) Stone, Clay, and Glass Products.** The manufacture of products
28 from stone, clay, sand and other nonmetallic minerals, excluding fuels. Typical uses

1 include: glass products made of purchased glass, pottery and related products.

2 **(11) Textile Mill Products.** The preparation of fiber and subsequent
3 manufacturing, drying, finishing or coating of fiber, thread, yarn, woven, knit, or
4 nonwoven fabrics or miscellaneous textiles. Typical uses include: knitting mills, lace
5 goods.

6 **(m) Manufacturing Operations II - General manufacturing (see Land Use**
7 **Tables).** Manufacturing operations that involve exterior storage, large equipment, large
8 number of employees, or that have historically been controversial.

9 **(1) Apparel and Other Finished Products.** The manufacture of
10 clothing and accessories by cutting and sewing purchased furs and related materials.
11 Typical uses include: fur dressing and dyeing.

12 **(2) Chemicals and Related Products.** The manufacture or processing
13 of basic, organic, or inorganic chemicals. This includes chemicals to be used in making
14 other products and finished chemical products used for direct consumption or as
15 industrial supplies. Typical uses include: industrial chemicals, plastics materials,
16 synthetic resins or rubber, paints, varnishes, lacquers, agricultural chemicals.

17 **(3) Food and Related Products.** The processing or production of a
18 natural or man-made solid or liquid food substances used for human or animal internal
19 consumption. Typical uses include: slaughter houses, poultry dressing plants and flour
20 mills.

21 **(4) Fabricated metal products.** The fabrication or further processing
22 and assembly of metal parts into equipment or machinery. Typical uses include:
23 automobile assembly plants, fabricated structural metal, metal forging and stampings.

24 **(5) Furniture and Fixtures.** The manufacture of furniture and related
25 fixtures. Typical uses include: manufacture of household, office or other furniture.

26 **(6) Lumber and Wood Products.** The cutting, planing, compression
27 and finishing of wood articles, except furniture and related fixtures and miscellaneous
28 household or office products made wholly or partially of wood. Typical uses include:

1 logging camps, saw mills.

2 **(7) Paper and Related Products.** The manufacturing of pulp, paper
3 (both recycles and paper products from wood), other cellulose fibers, used paper, and
4 rag cloth. Typical uses include: paper mills, paper coating and glazing.

5 **(8) Petroleum Refining and Related Industries.** The modification,
6 refining, and mixing or storage of fossil fuels that are composed of petroleum or coal.
7 Typical uses include: petroleum refining, asphalt batch plants, lubricating oils and
8 greases.

9 **(9) Primary Metal Industries.** The smelting, refining, rolling, drawing
10 and alloying of metals, manufacture of metal castings and production of coke. Typical
11 uses include: blast furnaces, steel works and rolling and finishing mills, foundries,
12 smelting and refining of nonferrous metals.

13 **(10) Rubber and Miscellaneous Plastic Products.** The manufacture
14 from natural, synthetic or reclaimed rubber, and from chemicals or rubber or plastic
15 products. Typical uses include: tires, inner tubes, rubber and plastic footwear, rubber
16 and plastic hoses and belts.

17 **(11) Stone, Clay, and Glass Products.** The manufacture of products
18 from stone, clay, sand and other nonmetallic minerals, excluding fuels. Typical uses
19 include: brick, tile, dish, glass and insulation manufacturing and concrete plants.

20 **(12) Textile Mill Products.** The preparation of fiber and subsequent
21 manufacturing, drying, finishing or coating of fiber, thread, yarn, woven, knit, or
22 nonwoven fabrics or miscellaneous textiles. Typical uses include: broad woven fabric
23 mills, dyeing and finishing textiles, floor covering mills.

24 **(n) Masonry Construction.** As defined in the California Building Code, 2013
25 Edition with amendments.

26 **(o) Map Act.** California Subdivision Map Act, Government Code Section
27 66410 et seq.

28 **(p) May.** A permissive or optional provision, regulation or specification.

1 **(q) Maximum Applied Water Allowance (MAWA).** The upper limit of the
2 annual amount of applied water allowed for an established landscape.

3 **(r) Medical Marijuana Dispensary.**

4 (1) A medical marijuana dispensary is any facility or location, whether
5 fixed or mobile, where marijuana is cultivated, made available, and/or distributed by or
6 to three or more persons within the following categories: a primary caregiver, a qualified
7 patient, or a patient with an identification card, as those terms are defined in Health and
8 Safety Code Sections 11362.5 and 11362.7 et seq. as such sections may be amended
9 from time to time.

10 (2) A medical marijuana dispensary shall not include the following
11 uses, provided that such uses may otherwise be lawfully established and operated and
12 comply with this Code and all other applicable laws, including, but not limited to, Health
13 and Safety Code Sections 11362.5 and 11362.7 et seq.:

14 (A) An in-patient “health facility” as defined by and licensed
15 pursuant to Chapter 2 of Division 2 of the Health and Safety Code (commencing with
16 Section 1250);

17 (B) A “residential care facility for persons with chronic life
18 threatening illness” as defined by and licensed pursuant to Chapter 3.01 of Division 2 of
19 the Health and Safety Code (commencing with Section 1568.01);

20 (C) A “residential care facility for the elderly” as defined by and
21 licensed pursuant to Chapter 3.2 of Division 2 of the Health and Safety Code
22 (commencing with Section 1569);

23 (D) A “home health agency” as defined by and licensed pursuant
24 to Chapter 8 of Division 2 of the Health and Safety Code (commencing with Section
25 1725); and,

26 (E) A nonexempt “hospice” as defined by and licensed pursuant
27 to Chapter 8.5 of Division 2 of the Health and Safety Code (commencing with Section
28 1745).

1 (3) The word “marijuana” shall have the same meaning as that set forth
2 in Health and Safety Code Section 11018. The term “medical marijuana” is marijuana
3 used for medicinal purposes in strict accordance with Health and Safety Code Sections
4 11362.5 and 11362.7 et seq.

5 (s) **Medical Services, Hospital (see Land Use Tables).** Hospitals and
6 similar facilities engaged primarily in providing diagnostic services, and extensive
7 medical treatment, including surgical and other hospital service. These establishments
8 have an organized medical staff, inpatient beds, and equipment and facilities to provide
9 complete health care. May include on-site accessory clinics and laboratories, accessory
10 retail uses, and on-site ambulance dispatch facilities.

11 (t) **Medical Services - Rehabilitation Center (see Land Use Tables).** A
12 facility providing skilled nursing and/or in-patient medical care to persons recovering
13 from injuries or dependencies.

14 (u) **Meeting Facility, Public or Private (see Land Use Tables).** A facility for
15 public or private meetings, including community centers, civic and private auditoriums,
16 grange halls, mortuaries, union halls, meeting halls for clubs and other membership
17 organizations, etc. Also includes functionally related internal facilities such as kitchens,
18 multi-purpose rooms, and storage. Does not include conference and meeting rooms
19 accessory and incidental to another primary use that are typically used only by on-site
20 employees and clients, and occupy less floor area on the site than the offices they
21 support (see “Offices”). Does not include: sports or other commercial entertainment
22 facilities (see “Theater,” and “Sports and Entertainment Assembly”); or convention
23 centers (see “Conference/Convention Facility”). Related on-site facilities including day
24 care centers and schools are separately defined. Also see “Places of Worship.”

25 (v) **Menagerie.** A private collection of three or more wild, exotic or dangerous
26 animals that are raised, bred, trained and/or maintained without any public display or
27 exhibition on the site.

28 (w) **Microclimate.** The climate of a small, specific landscaped area that may

1 contrast with the climate of the overall landscaped areas due to varying factors such as
2 wind, sun/shade exposure, the density of planting material, and/or the proximity to
3 adjacent reflective surfaces.

4 **(x) Mined Lands.** Includes the surface, subsurface, and groundwater of an
5 area where surface mining operations will be, are being, or have been conducted. This
6 includes private ways and roads appurtenant to any land excavations, workings, mining
7 waste, and areas where structures, facilities, equipment, machines, tools or other
8 materials or property that result from, or are used in, surface mining operations are
9 located. See also “Surface Mining Operations.”

10 **(y) Mineral Resources.** A collective term for all mineral deposits of a
11 particular kind, or for mineral deposits in general.

12 **(z) Minerals.** See “Surface Mining Operations.”

13 **(aa) Minimum Lot Size.** See “Lot Size, Minimum.”

14 **(bb) Mining and Reclamation Lead Agency.** See “Lead Agency.”

15 **(cc) Mining and Reclamation Operator.** See “Surface Mining Operations.”

16 **(dd) Mining and Reclamation Plan.** A plan required by the County for all
17 surface mining operations. The plan requires measures to be taken that provide for
18 reclamation of mined lands to a usable condition that is readily adaptable for alternative
19 land use and creates no danger to public health or safety.

20 **(ee) Mining Hazardous, Excavation.** See “Hazardous Excavation.”

21 **(ff) Mining Reclamation.** See “Surface Mining Operations.”

22 **(gg) Mining Waste.** Includes the residual of soil, rock, mineral, liquid,
23 vegetation, equipment, machines, tools, or other materials or property directly resulting
24 from, or displaced by, surface mining operations.

25 **(hh) Mini-Storage.** See “Storage, Personal.”

26 **(ii) Minor Grading.** See “Grading.”

27 **(jj) Minor Event.** See “Special Event, Temporary.”

28 **(kk) Minor Maintenance/Repair.** See “Vehicle Services.”

1 **(ll) Minor Subdivision Plot Plan.** Any application plot plan requesting the
2 subdivision of any parcel or parcels of land shown as a unit or contiguous units under
3 one or a common ownership, and that is proposed for subdivision for the purpose of
4 sale, lease, financing, or other conveyance, including gift, either immediate or in the
5 future, into two, three or four lots, parts or parcels and a remainder parcel. For the
6 purposes of this definition, a Minor Subdivision Plot Plan shall also mean a Tentative
7 Parcel Map.

8 **(mm) Mitigation Measures.** Necessary steps taken to lessen potential impacts
9 of development or actions on the environment.

10 **(nn) Mixed Land Use.** The unspecified mixture of compatible land uses within
11 one building or within a section or sections of a community.

12 **(oo) Mobile Home, Boat, or RV Sales (see Land Use Tables).** Retail
13 establishments selling both mobile home dwelling units, and/or various vehicles and
14 watercraft for recreational uses. Includes the sales of boats, campers and camper
15 shells, jet skis, mobile homes, motor homes, and travel trailers.

16 **(pp) Mobile Home, Dependent.** A mobile home or travel trailer coach not
17 equipped with a toilet for sewage disposal.

18 **(qq) Mobile Home.** A structure that was constructed prior to June 15, 1976, is
19 transportable in one or more sections, which in the traveling mode, is eight body feet or
20 more in width, or 40 feet or more in length, or, when erected on site, is 320 or more
21 square feet, and designed to be used as a dwelling unit with or without a permanent
22 foundation when connected to utilities, and includes the plumbing, heating, air
23 conditioning and electrical systems contained therein; except that such term will include
24 any structure which meets all the requirements of this subsection and complies with the
25 state standards in effect at the time of construction. Mobile home does not include
26 commercial modulars, as defined in Section 18001.8, factory-built housing, as defined in
27 Section 19971, a manufactured home, as defined in Section 18007, or a recreational
28 vehicle, as defined in Section 18010 of the California Health and Safety Code (CHSC).

1 **(rr) Mobile Home Park/manufactured home land-lease community (see**
2 **Land Use Tables).** An area or tract of land designed as a single unit where spaces for
3 two or more mobile homes used for human habitation are rented or leased on a monthly
4 or greater basis, or owned separately.

5 **(ss) Mobile Home Park Lot.** A portion of a mobile home park designated or
6 used for the occupancy of one trailer coach or camping party.

7 **(tt) Mobile Home, Self-Contained.** A mobile home or trailer equipped with a
8 toilet, water storage tank for potable water and a sewage holding tank.

9 **(uu) Mobile Recycling Unit.** See “Recycling Facility.”

10 **(vv) Modular unit (Factory-built housing).** A residential building, dwelling
11 unit, or an individual dwelling room or combination of rooms thereof, or building
12 component, assembly, or system manufactured in such a manner that all concealed
13 parts or processes of manufacture cannot be inspected before installation at the
14 building site without disassembly, damage, or destruction of the part, including units
15 designed for use as a part of an institution for resident or patient care, that is either
16 wholly manufactured or is in substantial part manufactured at an offsite location to be
17 wholly or partially assembled onsite in accordance with building standards published in
18 the California Building Standards Code and other regulations adopted by the
19 commission pursuant to section 19990. Factory-built housing does not include a mobile
20 home, as defined in Section 18008, a recreational vehicle, as defined in Section
21 18010.5, or a commercial modular, as defined in Section 18012.5 of the California
22 Health and Safety Code (CHSC).

23 **(ww) Monopole.** See “Wireless Telecommunication Facility.”

24 **(xx) Monument Sign.** See “Sign.”

25 **(yy) Moratorium.** See “Development Moratorium.”

26 **(zz) Mortuary Services (see Land Use Tables).** An establishment providing
27 services for preparing the human dead for burial or cremation and arranging and
28 managing funerals. This excludes cemeteries, crematoriums and columbariums.

1 **(aaa) Motel.** A building or group of two or more detached, semi-detached or
2 attached buildings containing guest rooms designed, used and intended, wholly or in
3 part, for the accommodation of transients for compensation on a daily or weekly basis.
4 These establishments provide lodging and parking for automobile travelers and the
5 rooms are usually accessible from outdoor parking areas. These establishments may
6 include guest rooms with food preparation areas (kitchenettes) and are designed,
7 intended or used primarily for the accommodation of automobile travelers. Included are
8 lodging establishments designated as cabins, motor courts, and similar designations;
9 not including those facilities defined in residential care facilities or any jail, hospital,
10 asylum, sanitarium, orphanage, prison or other building in which human beings are
11 housed and detained under legal restraint.

12 **(bbb) Motor Vehicle.** A self-propelled device by which persons or property may
13 be moved upon a highway, excepting a device moved by human power or used
14 exclusively upon stationary rails or tracks.

15 **(ccc) Motor Vehicle Dismantling Facility (see Land Use Tables).** Any
16 premises used for the dismantling or wrecking of vehicles required to be registered
17 under the Vehicle Code of the State of California. Activities may include the buying,
18 selling or dealing in vehicles, their integral parts, or component materials thereof, and
19 the storage, sale or dumping of dismantled, partially dismantled, wrecked or inoperative
20 vehicles. See also “Recycling Facilities – Scrap and Dismantling Yard.”

21 **(ddd) Motor Vehicle Storage/Impound Facility (see Land Use Tables).** Any
22 lot, lot area, or parcel of land used, designed, or maintained for the specific purpose of
23 storing, impounding, or keeping motor vehicles, but not including dismantling or
24 wrecking activities.

25 **(eee) Mountain Major Highway.** See “Road System.”

26 **(fff) Mountain Region.** Areas within the following described boundary:
27 Beginning at the intersection of the boundary line between San Bernardino and Los
28 Angeles Counties and the north line of Section 31 Township 4 North, Range 7 West,

1 SBB&M, thence generally easterly and southerly along the National Forest boundary to
2 its intersection with the boundary line between San Bernardino and Riverside Counties;
3 thence westerly along the County line to the southwest corner of Township 1 South,
4 Range 1 East; thence generally northerly and westerly following the National Forest
5 boundary to the intersection of north boundary of Section 24, Township 1 North, Range
6 8 West, SBB&M and the boundary line between San Bernardino and Los Angeles
7 Counties; thence northerly along the County line to the point of beginning.

8 **(ggg) Mountain Secondary Highway.** See “Road System.”

9 **(hhh) Mudslide.** The flow of mud and debris in a downslope direction due to
10 slope failure, caused by poor structural and water retention properties of the soil. They
11 are generally experienced after heavy precipitation, fast snowpack melt, an earthquake
12 or any combination thereof.

13 **(iii) Mulch.** Organic material such as leaves, bark, or inorganic material such
14 as pebbles, stones, gravel, decorative sand, and decomposed granite that is left loose
15 and applied to the soil surface for the beneficial purposes of reducing evaporation,
16 suppressing weeds, moderating soil temperatures, and preventing soil erosion.

17 **(jjj) Multi-Family Residential Projects.** Development project in which two or
18 more attached or detached units are located, including apartments or condominiums.

19 **(kkk) Multiple Dwelling Unit (see Land Use Tables).** A multiple dwelling unit is
20 a series or combination of dwelling units, either attached or detached, designed to
21 house more than one family with individual, shared or no kitchen privileges (e.g.
22 apartments, condominiums, boarding houses, residential hotels). See also “Dwelling,
23 Multiple Family.”

24 **(III) “Multi-unit manufactured housing.”**

25 (1) Pursuant to California Health and Safety Code (CHSC) Section
26 18008.7, multi-unit manufactured housing means either of the following:

27 (A) A structure transportable under permit in one or more
28 sections designed and equipped to contain not more than two dwelling units, a

1 dormitory, or an efficiency unit as defined in Section 17958.1, to be used with a support
2 system pursuant to Section 18613 or a foundation system pursuant to Section 18551.

3 (B) A structure transportable under permit in one or more
4 sections, designed to be used with a foundation system for either of the following
5 purposes:

6 (I) Three or more dwelling units, as defined in Section
7 18003.3.

8 (II) A residential hotel, as defined by Subsection
9 50519(b)(1).

10 (2) “Multi-dwelling unit manufactured housing” shall be constructed in
11 compliance with all applicable department regulations. The egress and fire separation
12 requirements of Title 24 of the California Code of Regulations (CCR) applicable to
13 dormitories, hotels, apartment houses, and structures that contain two dwelling units
14 shall also be applicable to all multi-dwelling manufactured housing constructed for those
15 purposes. The accessibility and adaptability requirements of Title 24 of the CCR
16 applicable to dormitories, hotels and apartment homes shall also be applicable to multi-
17 dwelling unit manufactured housing containing three or more dwelling units.

18 (3) Notwithstanding any other provision of law, all provisions of law that
19 apply to manufactured homes shall apply to equally to multi-dwelling unit manufactured
20 housing. For purposes of this section:

21 (A) “Dormitory” means a room or rooms inhabited for the
22 purposes of temporary residence by two or more persons

23 (B) “Efficiency unit” has the same meaning as defined in Section
24 17958.1.

25 **(mmm) Multi-use Center.** An area of service, retail or publicly-oriented facilities
26 that are centrally located along collector streets or major arterials and serve the local
27 residents.

28 **(nnn) Museum.** See “Library, Museum, Art Gallery, Outdoor Exhibit.”

1 SECTION 22. Section 810.01.210 of the San Bernardino County Code is
2 amended to read:

3 **810.01.210 Definitions, “S.”.**

4 (a) **Salvage Operations (see Land Use Tables).** Establishments involved in
5 the storage, sale, wholesale and processing of salvage materials. This land use
6 classification does not include any of the sub-classifications of recycling collection
7 facilities (“Recycling Collection Facilities) except “Scrap and Dismantling Yard.” See
8 also “Junk and Salvage Facility.”

9 (1) **Contained.** These uses are conducted entirely within enclosed
10 structures and provide environmentally sound practices in collecting and recycling oils
11 and other toxic materials. No outside storage of parts occurs, and establishments are
12 monitored annually to ensure they are maintained appropriately.

13 (2) **General.** These uses create major environmental disruption even
14 when carefully regulated. Dust, dirt, noise and unsightly conditions often prevail with
15 these operations.

16 (b) **Scenic Corridor.** The area outside a highway or an adopted trail right-of-
17 way that is generally visible to persons traveling on the highway or trail.

18 (c) **School (see Land Use Tables).** A public or private academic educational
19 institution that offers instruction in the several branches of learning and study required
20 to be taught in the public schools by the Education Code of the State of California.

21 Schools types include:

- 22 ▪ boarding school
- 23 ▪ community college, college, or university
- 24 ▪ elementary, middle, and junior high schools
- 25 ▪ high school
- 26 ▪ military academy

27 Also includes schools providing specialized education/training. Examples
28 include the following:

- 1 ▪ art school
- 2 ▪ ballet and other dance school
- 3 ▪ business, secretarial, and vocational school
- 4 ▪ computers and electronics school
- 5 ▪ drama school
- 6 ▪ driver education school
- 7 ▪ establishments providing courses by mail
- 8 ▪ language school
- 9 ▪ martial arts
- 10 ▪ music school
- 11 ▪ professional school (law, medicine, etc.)
- 12 ▪ seminaries/religious ministry training facility

13 Also includes facilities, institutions and conference centers that offer
 14 specialized programs in personal growth and development, such as fitness,
 15 environmental awareness, arts, communications, and management. Does not include
 16 pre-school and child day care facilities (see also “Day Care Facility”).

17 **(d) Scientific Goods Manufacturing.** See “Manufacturing Operations I.”

18 **(e) Screening.** The use of landscaping, earth, fences, walls, trees, shrubs, or
 19 other materials for visual, background, noise or sun exposure control.

20 **(f) Scrap Metal Processing Facility (see Land Use Tables).** Any
 21 establishment or place of business that is maintained, used, or operated solely for the
 22 processing and preparing of scrap metals for remelting by steel mills and foundries.

23 **(g) Seal.** A metal, tamperproof clamp issued in compliance with the California
 24 Desert Native Plants Act (Food and Agricultural Code Section 80001 et seq.) by the
 25 Agricultural Commissioner used to permanently affix a tag to a native plant.

26 **(h) Searchlight.** See “Sign.”

27 **(i) Second Hand Stores, Pawnshops (see Land Use Tables).** Retail
 28 establishments that buy and sell used products, including clothing, furniture and

1 household goods, jewelry, appliances, musical instruments, business machines and
2 office equipment, tools, motors, machines, instruments, firearms, or any similar
3 secondhand articles or objects; includes indoor flea markets. Does not include
4 bookstores (“General Retail”); secondhand farm and construction equipment
5 (“Construction, Farm, and Heavy Equipment Sales”); junk dealers, or scrap/dismantling
6 yards (“Recycling Facilities - Scrap and Dismantling Yards”); the sale of antiques and
7 collectibles (“General Retail”); the sale of cars and other used vehicles (“Auto and
8 Vehicle Sales, Leasing, and Rental, Used”).

9 **(j) Secondary Highway.** See “Road System.”

10 **(k) Section.** A section of the this Development Code, unless in reference to
11 some other specified statute, ordinance, chapter, division or title; or the survey term
12 regarding the subdivision of a Township into normally 36 equal parts, each of which is
13 approximately 640 acres.

14 **(l) Security Quarters.** Temporary residential occupancy of a dwelling unit,
15 commercial coach, or travel trailer utilized to provide temporary quarters to security
16 personnel hired to guard part or all of the property on which the security quarters are
17 located as an accessory use. Does not include caretaker housing (“Caretaker
18 Housing”).

19 **(m) Sediment.** Eroded earth material that is carried by runoff and/or deposited
20 in a stream, drainage course, natural watercourse, lake or other area.

21 **(n) Seiche.** The high frequency fluctuation of an enclosed body of water,
22 which can be initiated by earthquake shaking.

23 **(o) Seismic Safety Hazard Areas.** Areas where a potential hazard exists
24 due to ground rupture from earthquakes. Seismic safety hazard areas encompass
25 active or potentially active faults within the County (includes Alquist-Priolo Special
26 Studies Zones). Hazard area boundaries extend approximately 660 feet on each side of
27 known active or potentially active faults.

28 **(p) Selected Flood.** See “Flood Hazard.”

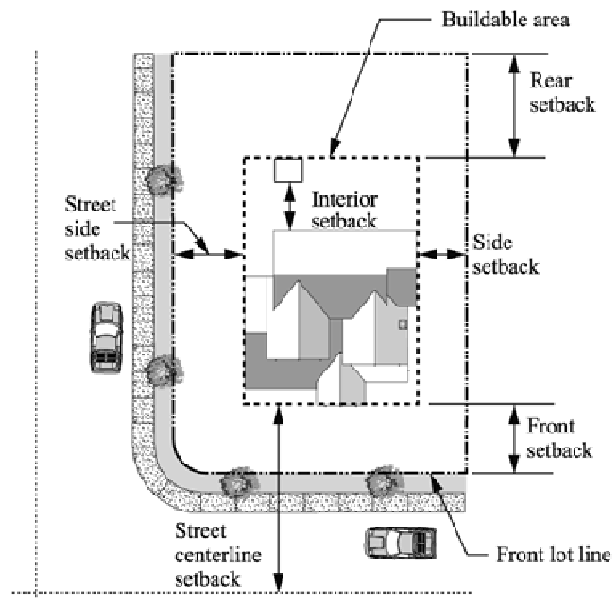
- 1 (q) **Self-Contained Mobile Home.** See “Mobile Home, Self-Contained.”
- 2 (r) **Semipassive Thermal System.** See “Thermal System, Semipassive.”
- 3 (s) **Sensitive Viewshed.** See “Wireless Telecommunication Facilities.”
- 4 (t) **Service Station (see Land Use Tables).** A site where the primary activity
- 5 is the retail sale and dispensing of motor fuels or oils, the retail sale of lubricants, tires,
- 6 batteries and other automobile accessories, and the installation and servicing of the
- 7 lubricants, tires, batteries and other automobile accessories.

8 (u) **Setback.** The distance by which a structure, parking area or other

9 development feature must be separated from a lot line, other structure or development

10 feature, or street centerline. See also “Yard,” and Section 83.02.070 (Setback

11 Regulations and Exceptions). See Figure 810-2 (Setbacks).



22

23 **Figure 810-2**

24 **Setbacks**

- 25 (v) **Setback, Street.** See “Yard, Front” and “Yard, Side Street”.
- 26 (w) **Setback Line, Street.** A line that defines the depth of the required street
- 27 setback, front yard, or side yard or side street where the yard or yards abut a street. The
- 28 street setback line shall be parallel or concentric with the street right-of-way line.

1 **(x) Sewage Disposal Area.** An area utilized for the holding, leaching and
2 percolation of sewage wastes including an area that would provide a 100 percent
3 expansion of the leaching and percolation field for future use.

4 **(y) Sewage Treatment and Disposal Facility (see Land Use Tables).** A site
5 with equipment and other facilities to treat sewage effluent transmitted to the site via
6 underground sewer lines to the water quality standard required by the California
7 Regional Water Quality Control Board.

8 **(z) Shall.** A mandatory provision, regulation or specification.

9 **(aa) Shopping Center (see Land Use Tables).** A shopping center is two or
10 more business establishments under a single ownership, unified control or designated
11 as a unit located on a single parcel or combination of contiguous parcels having a
12 minimum frontage of 150 feet.

13 **(bb) Short-Term Private Home Rental.** See “Private Home Rental, Short-
14 Term.”

15 **(cc) Shrub.** Any woody, perennial plant having multiple stems and bearing
16 foliage from the ground up, commonly maintained at less than eight and more than two
17 feet in height when fully grown, adaptable to trimming, shaping and pruning without
18 injury to the plant itself.

19 **(dd) Side Lot Line.** See “Lot.”

20 **(ee) Side Yard.** See “Yard.”

21 **(ff) Sign.** Words, letters, numerals, emblems, designs, or other marks shown
22 on any flag, card, cloth, paper, metal, painted surface, glass, wood, plaster, stone or
23 other device of any kind or character by which anything is made known and used to
24 attract attention, including lighting devices the as searchlights. Signs include four basic
25 categories, (i.e., off-site, on-site, directional and temporary) and may take many forms
26 (e.g. freestanding, monument, wall, roof, projecting walkway, display, etc.) Also signs
27 are located individually or in clusters (i.e., shopping center complex). The following
28 definitions clarify the differences between these categories and types:

1 **(1) Off-Site Sign.** A sign that is allowed only in certain specified land
2 use zoning districts as an independent use of the property not dependent upon the
3 location of another structure or use. The signs often advertise or identify a business,
4 function, establishment or product at a location other than the property on which a
5 business is located or a product is manufactured or sold. The signs may advertise
6 political viewpoints, political campaigns and other noncommercial messages.

7 **(2) On-Site Sign.** A sign that is allowed only in conjunction with
8 another use as an accessory use. The signs often advertise or identify a commodity,
9 service, business or profession that is sold, produced, conducted or offered as one of
10 the major functions of the primary use on the same site. The signs may advertise
11 political viewpoints, political campaigns and other noncommercial messages. The signs
12 may also advertise any commercial message.

13 **(3) Complex Sign.** A sign that is allowed in conjunction with a
14 shopping center, business, or other complex that is under a single ownership or unified
15 control having two or more establishments located on a single parcel or combination of
16 contiguous parcels.

17 **(4) Complex Occupant Sign.** A sign that is allowed in conjunction with
18 an individual occupant within a shopping center, business, or other complex.

19 **(5) Directional Sign.** Signs that provide directional or traffic flow
20 information.

21 **(A) Public Directional Sign.** Signs containing directional
22 information about public places owned or operated by Federal, State or local
23 governments or their agencies. Also included are historic, cultural, scientific and
24 educational signs, signs relating to publicly-owned natural phenomena, publicly-owned
25 or operated areas of natural scenic beauty, and areas naturally suited for outdoor
26 recreation, deemed to be in the interest of the traveling public.

27 **(6) Display Sign.** A single-faced sign that is affixed to any type of
28 display window or is adjacent to a display window.

1 **(7) Freestanding Sign.** A single- or multi-faced sign that is not
2 attached to any building or structure.

3 **(8) Individual Signs or Accessory Business Sign.** Accessory signs
4 that are allowed in conjunction with a nonresidential use that is not located within a
5 complex (e.g., shopping center).

6 **(9) Monument Sign.** A single- or double-faced sign that is designed
7 and constructed as part of and placed on a monument base.

8 **(10) Pedestrian Walkway Sign.** An accessory sign hung from or on a
9 canopy and being oriented to pedestrian traffic.

10 **(11) Projecting Sign.** A single- or double-faced sign attached to a
11 structure that extends in a perpendicular plane from the wall to which it is attached.

12 **(12) Roof Sign.** A single-faced sign that is affixed to a roof of a building
13 or structure.

14 **(13) Searchlight.** An apparatus containing a light source and a reflector
15 for projecting a strong, far-reaching beam greater than 200 feet in any direction.

16 **(14) Temporary Sign.** A sign that provides temporary information
17 and/or directions. The signs often are subject to the issuance of Temporary Use Permits
18 and often provide information regarding residential developments, political candidates or
19 issues, and real estate signs.

20 **(15) Wall Sign.** A single-faced sign that is in any manner affixed to any
21 exterior wall of a structure, the exposed face of which is in a plane parallel to the plane
22 of the wall.

23 **(gg) Single-Family Dwelling (see Land Use Tables).** See “Dwelling, Single-
24 Family.”

25 **(hh) Single-Family Dwelling, Attached (see Land Use Tables).** See
26 “Dwelling, Single-Family Attached.”

27 **(ii) Single Housekeeping Unit.** The functional equivalent of a traditional
28 family or one household, whose members are an interactive group of persons jointly

1 occupying a single dwelling unit, including the joint use of and responsibility for common
2 areas, and sharing household activities and responsibilities (e.g., meals, chores,
3 household maintenance, expenses, etc.) and where, if the unit is rented, all adult
4 residents have chosen to jointly occupy the entire premises of the dwelling unit, under a
5 single written lease or rental agreement with joint use and responsibility for the
6 premises, and the makeup of the household occupying the unit is determined by the
7 residents of the unit rather than the landlord or property manager.

8 **(jj) Singular Plural.** Words used in the singular number include the plural and
9 words used in the plural number include the singular.

10 **(kk) Site.** A parcel of land or contiguous parcels where land alterations,
11 including grading, clearing or construction are performed or proposed.

12 **(ll) Site Plan, Detailed.** A drawing, to scale, on one sheet of paper of the
13 entire land parcel showing buildings, improvements, other physical features and all
14 dimensions.

15 **(mm) Site Planning.** A process to develop a plan that shows how a parcel of
16 land may be developed, taking into consideration the natural and man-made
17 characteristics of the parcel.

18 **(nn) Skilled Nursing Facility.** A health facility that provides skilled nursing
19 care and supportive care to patients whose primary need is for availability of skilled
20 nursing care on an extended basis.

21 **(oo) Small Family Day Care Home.** See “Day Care, Child.”

22 **(pp) Small Collection Facility.** See “Recycling Facility.”

23 **(qq) “Smart” Irrigation Controller.** An irrigation controller that is weather and
24 soil moisture-based, and monitors and uses historical environmental conditions for the
25 specific location in which a landscape is located, by automatically adjusting irrigation
26 watering times based on the information collected.

27 **(rr) Sober Living Facility.** An unlicensed Residential Care Facility with more
28 than two residents who are not living together as a single housekeeping unit (see

1 “Single housekeeping unit”), which is not licensed by the state and is being used as a
2 drug and alcohol recovery facility for persons who are recovering from drug and/or
3 alcohol addiction and in which all residents, except for a house manager, are
4 considered disabled under state or federal law and are actively enrolled and
5 participating in an alcohol and/or drug recovery program.

6 **(ss) Soil.** The unconsolidated mineral and organic material on the immediate
7 surface of the earth.

8 **(1) Corrosive Soils.** Natural soils that, as a result of their chemical
9 makeup, may aggressively deteriorate concrete, metal or other susceptible building
10 material.

11 **(2) Expansive Soils.** Natural clays that swell when saturated and
12 shrink when dry.

13 **(3) Hydrocollapsible Soils.** Natural soils that collapse or compact
14 after a wetting event.

15 **(tt) Soil Management Report.** A report that shall be submitted with the
16 Landscape Documentation Package, as outlined by Chapter 83.10, Landscaping
17 Standards, that outlines the result of the soil tests along with recommendation for soil
18 amendments.

19 **(uu) Solar Energy System.** Any solar collector solar device, or structural
20 design feature of a building whose primary purpose is to provide for the collection,
21 storage, and distribution of solar energy for space heating or cooling; for domestic,
22 recreational, therapeutic, or service water heating; for the generation of electricity; for
23 the production of process heat; and for the production of mechanical work. Solar energy
24 systems include passive thermal systems, semipassive thermal systems, active thermal
25 systems and photovoltaic systems. This category does not include parabolic mirror and
26 devices of a similar nature.

27 **(vv) Solid Waste Disposal Site.** A site used for the final disposal of solid
28 waste, which may also include facilities for separating and differentiating waste

1 products, and/or recycling the waste products. Includes landfills.

2 **(ww) Solid Waste.** Any variety of waste, including household garbage, metal,
3 glass, shattered concrete, bricks from demolished houses, radioactive wastes and
4 mining talus.

5 **(xx) Solidification and Stabilization.** See “Hazardous Waste.”

6 **(yy) Special District.** A governmental entity created in a given area to provide
7 services within that area. Special Districts can provide services such as water, sewers,
8 fire protection, and parks and recreation.

9 **(zz) Special Events, Temporary (see Land Use Tables).** All carnivals,
10 community celebrations, off-road vehicle races, outdoor festivals, music events, sporting
11 events, parades, fairs, animal races, religious festivals, revival meetings and similar
12 public gatherings at locations and facilities without an approved Conditional Use Permit,
13 Minor Use Permit, or Site Plan Permit. Special events shall be categorized based upon
14 scope, longevity, magnitude and use, into one of the following event types.

15 **(1) Minor Event.**

16 **(A) Class I.** Anticipated attendance of 500 to 1,000 persons per
17 day; or a community celebration, religious festivals, revival meetings and similar public
18 gatherings with anticipated attendance of 500 or more. Staging events of off-highway
19 motor vehicles, as defined and regulated in Chapter 4 of Division 8 of Title 2, shall also
20 be included as a Class I Minor Event.

21 **(B) Class II.** Intensive sporting events, the as off-road vehicle
22 races or rodeos, etc., and music events with an anticipated attendance of 200 to 500
23 persons per day. Included in this class are any events that are advertised by a means of
24 mass media (i.e., radio, television, newspaper, Internet, phone trees, fliers, etc.)
25 provided that a means of limiting attendees to 500 persons per day is available and is
26 strictly enforced.

27 **(2) Major Event.**

28 **(A) Class I.** Anticipated attendance of over 1,000 persons per

1 day.

2 **(B) Class II.** Intensive sporting events, such as off-road vehicle
3 races or rodeos, etc., or music events with an anticipated attendance of over 500
4 persons per day. Included in this class are any events that are advertised by a means of
5 mass media (i.e., radio, television, newspaper, Internet, phone trees, fliers, etc.) where
6 a means of limiting attendees is not available.

7 **(aaa) Special Flood.** See “Flood Hazard.”

8 **(bbb) Special Flood Hazard Area.** See “Flood Hazard.”

9 **(ccc) Special Landscape Area.** Are those areas of landscape that are
10 dedicated to edible plant material, those areas that are irrigated with non-
11 potable/recycled water, and those areas that are dedicated to active play such as parks,
12 sports fields, golf courses, or where turf provides a playing surface.

13 **(ddd) Specified Anatomical Areas.** See “Adult-Oriented Business.”

14 **(eee) Specified Hazardous Waste Facilities.** See “Hazardous Waste.”

15 **(fff) Specified Sexual Activities.** See “Adult-Oriented Business.”

16 **(ggg) Specimen Tree.** See “Tree, Specimen.”

17 **(hhh) Sphere of Influence.** A sphere of influence is the probable ultimate
18 physical boundary of a city as established by the San Bernardino Local Agency
19 Formation Commission (LAFCO) in compliance with the Cortese-Knox-Hertzberg Local
20 Government Reorganization Act of 2000 (Government Code Section 56000 et seq.). A
21 sphere of influence contains unincorporated County land that is outside a city’s
22 boundaries and that relates to the city’s planning.

23 **(iii) Sports or Entertainment Assembly (see Land Use Tables).** A large-
24 scale indoor or outdoor facility accommodating spectator-oriented sports, concerts, and
25 other entertainment activities. Examples of this land use include amphitheaters, race
26 tracks, rodeo arenas, stadiums and coliseums. May also include commercial facilities
27 customarily associated with the above uses, including bars and restaurants, gift shops,
28 video game arcades, etc.

1 **(jjj) Stable, Private.** A detached accessory building for the keeping of horses,
2 burros or mules owned by the occupants of the premises and not for remuneration, hire
3 or sale.

4 **(kkk) Stable, Public.** A stable other than a private stable for keeping of horses,
5 burros or mules.

6 **(lll) Standard Project Flood.** See “Flood Hazard.”

7 **(mmm) Start of Construction.** See “Flood Hazard.”

8 **(nnn) State.** State of California.

9 **(ooo) State Geologist.** Individual holding office as provided in the California
10 Public Resources Code, Section 677, Article 3, Chapter 2, Division 1.

11 **(ppp) Static Water Pressure.** The pressure of the pipeline or municipal water
12 supply when the water is not flowing.

13 **(qqq) Station.** An area that is served by an automatic irrigation valve that has
14 been programmed into the “smart” irrigation controller as a specific number, which is to
15 be recognized and controlled.

16 **(rrr) Stealth Facility.** See “Wireless Telecommunication Facilities.”

17 **(sss) Stock Cooperative.** A common interest development in which a
18 corporation is formed or availed of primarily for the purpose of holding title to, either in
19 fee simple or for a term of years, improved real property, and all or substantially all of
20 the shareholders of the corporation receive a right of exclusive occupancy in a portion of
21 the real property, title to which is held by the corporation. The owner's interest in the
22 corporation, whether evidenced by a share of stock, a certificate of membership, or
23 otherwise, shall be deemed to be an interest in a common interest development and a
24 real estate development for purposes of the California Corporations Code Subsection
25 25100(f). In a stock cooperative, both the separate interest, as defined in California Civil
26 Code Subsection 4190 and the correlative interest in the stock cooperative corporation,
27 however designated, are interests in real property. Includes a limited equity housing
28 cooperative, which is a stock cooperative that meets the criteria of the California Health

1 and Safety Code Section 33007.5.

2 **(ttt) Stone Products Manufacturing.** See “Manufacturing Operations I and II.”

3 **(uuu) Storage, Garage.** See “Garage, Storage.”

4 **(vvv) Storage/Impound Facility.** See “Motor Vehicle Storage/Impound Facility.”

5 **(www) Storage - Personal Storage, Mini-Storage (see Land Use Tables).**

6 Structures containing generally small, individual compartmentalized or lockers rented as
7 individual storage spaces and characterized by low parking demand.

8 **(xxx) Storage - Vehicles Storage (see Land Use Tables).** A facility for the
9 storage of operative cars and other fleet vehicles, trucks, buses, recreational vehicles,
10 and other motor vehicles. Includes facilities for the storage and/or servicing of fleet
11 vehicles. Also includes the parking of a vehicle on private property for more than 72
12 hours without operation. Does not include commercial parking lots, or dismantling yards
13 (classified in “Recycling - Scrap and Dismantling Yards”).

14 **(yyy) Storage - Warehouse, Indoor Storage (see Land Use Tables).** Facilities
15 for the storage of furniture, household goods, or other commercial goods of any nature.
16 Includes cold storage. Does not include: warehouse, storage or mini-storage facilities
17 offered for rent or lease to the general public (“Storage - Personal Storage, Mini-
18 Storage”); warehouse facilities primarily used for wholesaling and distribution (see
19 “Wholesaling and Distribution”); or terminal facilities for handling freight (see “Truck
20 Terminal”).

21 **(zzz) Storm, Ten Year.** See “Ten Year Storm.”

22 **(aaaa) Story.** That portion of a building included between the surface of any floor
23 and the surface of the floor immediately above it, or, if there is no floor above it, then the
24 space between the floor and ceiling immediately above it.

25 **(bbbb) Story, Half.** A story with at least two of its opposite sides meeting a
26 sloping roof, nor more than two feet above the floor of the story.

27 **(cccc) Stream.** Any watercourse designated by a solid line or dash and three
28 dots symbol on the largest scale of the United States Geological Survey map most

1 recently published, or as indicated in the development permit when it has been field
2 determined that a watercourse either:

- 3 (1) Supports fish at any time of the year;
- 4 (2) Has a significant water flow after any rainstorm; or
- 5 (3) Has a well-defined channel.

6 **(dddd) Stream Bed Skimming.** See “Surface Mining Operations.”

7 **(eeee) Street.** Any public or private thoroughfare, with a width of 20 feet or more,
8 that affords a primary means of access to abutting property. See “Road System.”

9 **(ffff) Street Line.** The boundary line between a street and abutting property.

10 **(gggg) Structural Alterations.** Any change in the supporting members of a
11 structure, such as the bearing walls or partitions, columns, beams or girders.

12 **(hhhh) Structure.** Anything constructed, built, or installed by man, an edifice or
13 building of any kind, or any piece of work artificially built up or composed of parts joined
14 together in some definite manner, including, but without limitation; buildings, towers,
15 smokestack, and overhead lines.

16 **(iiii) Structure, Approved.** A structure, paved area of impervious substance or
17 sewage disposal area that has been approved by the Building Official or the Chief of the
18 Environmental Health Services Division as an improvement of the site, and that
19 complies with all codes, ordinances and regulations of San Bernardino County.

20 **(jjjj) Structure, Business or Industrial.** An occupied, permanent building,
21 attached to a permanent foundation, approved for the use under the California Building
22 Code, where one or more persons are employed on an eight hour shift, at least five
23 days per week.

24 **(kkkk) Structure Envelope.** The interior of a parcel outside of the building
25 setback lines.

26 **(llll) Structure Footprint.** The area of a parcel included within the surrounding
27 exterior walls of a structure. In the absence of surrounding exterior walls, the structure
28 footprint shall be the area under the horizontal projection of the roof.

1 **(mmmm) Structure Height.** See Section 83.02.040 (Height Measurement
2 and Height Limit Exceptions). For buildings see “Building Height”.

3 **(nnnn) Subdivider.** A person, firm, corporation, partnership or association
4 who proposes to divide, divides or causes to be divided real property into a subdivision
5 for himself or for others except that employees and consultants of these persons or
6 entities, acting in such capacity, are not “subdividers.”

7 **(oooo) Subdivision.** The division, by any subdivider, of any unit or units of
8 improved or unimproved land, or any portion of land thereof, shown on the latest
9 equalized County assessment roll as a unit or as contiguous units, for the purpose of
10 sale, lease or financing, whether immediate or future, except for leases of agricultural
11 land for agricultural purposes (i.e., the cultivation of food or fiber or the grazing or
12 pasturing of livestock). Property shall be considered as contiguous units even if it
13 separated by roads, streets, utility easement or railroad rights-of-way. “Subdivision”
14 includes a condominium project, as defined in Section 1350 of the Civil Code, or a
15 community apartment project, as defined in Section 11004 of the California Business
16 and Professions Code or the conversion of five or more existing dwelling units to a stock
17 cooperative, as defined in Section 11003.2 of the California Business and Professions
18 Code. A conveyance of land to or from a governmental agency, public entity, public
19 utility, common carrier or subsidiary of a public utility for conveyance to the public utility
20 for rights-of-way shall not be considered a division of land for the purpose of computing
21 the number of parcels. See also “Minor Subdivision Plot Plan.”

22 **(pppp) Subsidence.** The sinking of the earth's surface, usually due to
23 mining, groundwater extraction, oil and gas withdrawal, earthquakes or other physical
24 forces.

25 **(qqqq) Substandard Lot.** A unit of land, the area, width or other
26 characteristic that fails to meet the requirements of the land use zoning district in which
27 it is located.

28

1 **(rrrr) Substandard Housing Unit.** A dwelling unit that is either
2 dilapidated or unsafe, thus endangering the health or safety of the occupant, or does
3 not have adequate plumbing or heating facilities.

4 **(ssss) Substantial Damage.** See “Flood Hazard.”

5 **(tttt) Substantial Improvement.** See “Flood Hazard.”

6 **(uuuu) Supplemental Irrigation.** See “Temporary Irrigation.”

7 **(vvvv) Supportive Housing.** Housing with no limit on length of stay, that
8 is occupied by the target population, as defined by Section 50675.14 of the California
9 Health and Safety Code, and that is linked to on-site or off-site services that assist the
10 resident to retain the housing, improve his or her health status, maximize their ability to
11 live and, when possible, to work in the community. Supportive housing that is provided
12 in single-, two-, or multi-family dwelling units, group residential, parolee-probationer
13 home, residential care facilities, or boarding house uses shall be permitted, conditionally
14 permitted or prohibited in the same manner as the other single-, two- or multi-family
15 dwelling units, group residential, parolee-probationer home, residential care facilities, or
16 boarding house uses under this Code.

17 **(www) Surface Mining Operations (see Land Use Tables).** All, or any
18 part of, the process involved in the mining of minerals on mined lands by removing
19 overburden and mining directly from the mineral deposits, open pit mining of minerals
20 naturally exposed, mining by the auger method, dredging and quarrying, or surface
21 work incident to an underground mine. Surface mining operations include, but are not
22 limited to, in place distillation or retorting or leaching, the production and disposal of
23 mining waste, prospecting and exploratory activities, borrow pitting, streambed
24 skimming, and segregation and stockpiling of mined materials (and recovery of same).
25 The following definitions shall further clarify mining issues:

26 **(1) Area of Regional Significance.** An area designated by the State
27 Mining and Geology Board that is known to contain a deposit of minerals, the extraction
28 of which is judged to be of prime importance in meeting future needs for minerals in a

1 particular region of the State within which the minerals are located, and which, if
2 prematurely developed for alternate incompatible land uses, could result in the
3 permanent loss of minerals that are of more than local significance.

4 **(2) Area of Statewide Significance.** An area designated by the Board
5 that is known to contain a deposit of minerals, the extraction of which is judged to be of
6 prime importance in meeting future needs for minerals in the State and which, if
7 prematurely developed for alternate incompatible land uses, could result in the
8 permanent loss of minerals that are of more than local or regional significance.

9 **(3) Borrow Pits.** Excavations created by the surface mining of rock,
10 unconsolidated geologic deposits or soil to provide material (borrow) for fill elsewhere.

11 **(4) Compatible Land Uses.** Land uses inherently compatible with
12 mining and/or that require a minimum public or private investment in structures, land
13 improvements, and that may allow mining because of the relative economic value of the
14 land and its improvements. Examples of these uses may include, but shall not be limited
15 to, very low density residential, geographically extensive but low impact industrial,
16 recreational, agricultural, silvicultural, grazing, and open space.

17 **(5) Haul Road.** A road along which material is transported from the
18 area of excavation to the processing plant or stockpile area of the surface mining
19 operation.

20 **(6) Idle.** Surface mining operations curtailed for a period of one year or
21 more, by more than 90 percent of the operation's previous maximum annual mineral
22 production, with the intent to resume those surface mining operations at a future date.

23 **(7) Incompatible Land Uses.** Land uses inherently incompatible with
24 mining and/or that require public or private investment in structures, land improvements,
25 and landscaping and that may prevent mining because of the greater economic value of
26 the land and its improvements. Examples of these uses may include, but shall not be
27 limited to, high density residential, low density residential with high unit value, public
28 facilities, geographically limited but impact intensive industrial, and commercial.

1 **(8) Mined Lands.** The surface, subsurface, and ground water of an
2 area in which surface mining operations will be, are being, or have been conducted,
3 including private ways and roads appurtenant to any area, land excavations, workings,
4 mining waste, and areas in which structures, facilities, equipment, machines, tools, or
5 other materials or property that result from, or are used in, surface mining operations
6 are located.

7 **(9) Minerals.** Any naturally occurring chemical element or compound,
8 or groups of elements and compounds, formed from inorganic processes and organic
9 substances, including, but not limited to, coal, peat, and bituminous rock, but excluding
10 geothermal resources, natural gas, and petroleum.

11 **(10) Operator.** Any person who is engaged in surface mining
12 operations, or who contracts with others to conduct operations on his/her behalf, except
13 a person who is engaged in surface mining operations as an employee with wages as
14 his or her sole compensation.

15 **(11) Reclamation.** The combined process of land treatment that
16 minimizes water degradation, air pollution, damage to aquatic or wildlife habitat,
17 flooding, erosion, and other adverse effects from surface mining operations, including
18 adverse surface effects incidental to underground mines, so that mined lands are
19 reclaimed to a usable condition that is readily adaptable for alternate land uses and
20 create no danger to public health or safety. The process may extend to affected lands
21 surrounding mined lands, and may require backfilling, grading, resoiling, revegetation,
22 soil compaction, stabilization, or other measures.

23 **(12) Stream Bed Skimming.** Excavation of sand and gravel from
24 stream bed deposits above the mean summer water level or stream bottom, whichever
25 is higher.

26 **(13) Vested Right.** For the purpose of mining and reclamation, a person
27 shall be deemed to have vested rights, if, before January 1, 1976, the person has, in
28 good faith and in reliance upon a permit, (if the permit or other authorization was

1 required, and was in compliance with County regulations), diligently commenced
2 surface mining operations and incurred substantial liabilities for work and necessary
3 materials. Expenses incurred in obtaining the enactment of an ordinance in relation to a
4 particular operation or the issuance of a permit shall not be deemed liabilities for work or
5 materials.

6 **(xxxx) Swap meet, Outdoor Market, Auction Yard (see Land Use Tables).**

7 The sale of used and/or new merchandise by individual vendors in a temporary or
8 permanent facility operated and managed by a different proprietor or business entity,
9 provided that the operator may also be engaged in sales. An indoor swap meet or flea
10 market occupies a building typically designed for retail sales with tables, booths, or
11 other spaces for the individual vendors.

12 **(yyyy) Swing Joint.** An irrigation component that provides a flexible,
13 maneuverable, leak-free connection between the irrigation head body and irrigation
14 lateral pipeline, allowing for movement in any direction helping to prevent equipment
15 damage.

16 **(zzzz) System Height.** See "Wind Energy System."

17
18 SECTION 23. This ordinance shall become effective thirty (30) days after its
19 adoption.

20
21 _____
22 JANICE RUTHERFORD, Chair
23 Board of Supervisors

24 SIGNED AND CERTIFIED THAT A COPY
25 OF THIS DOCUMENT HAS BEEN DELIVERED
26 TO THE CHAIR OF THE BOARD

27 LAURA H. WELCH, Clerk of the
28 Board of Supervisors

1 STATE OF CALIFORNIA)
2) ss.
3 COUNTY OF SAN BERNARDINO)

4 I, LAURA H. WELCH, Clerk of the Board of Supervisors of the County of San
5 Bernardino, State of California, hereby certify that at a regular meeting of the Board of
6 Supervisors of said County and State, held on the 20th day of May, 2014, at which
meeting were present Supervisors: Lovingood, Rutherford, Ramos, Ovitt, and the Clerk,
the foregoing ordinance was passed and adopted by the following vote, to wit:

7 AYES: SUPERVISORS: Lovingood, Rutherford, Ramos, Ovitt

8 NOES: SUPERVISORS: None

9 ABSENT: SUPERVISORS: Gonzales

10
11 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official
12 seal of the Board of Supervisors this 20th day of May, 2014.

13 LAURA H. WELCH, Clerk of the
14 Board of Supervisors of the
15 County of San Bernardino,
16 State of California

17 _____
18 Deputy

19 Approved as to Form:
20 JEAN-RENE BASLE
21 County Counsel

22 By: _____
23 KENNETH C. HARDY
24 Deputy County Counsel

25 Date: _____
26
27
28