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

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

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

(c) *Allowed Land Uses in the SD Land Use Zoning District.* A special development may allow intermixing of residential, commercial and industrial uses, provided that the review authority determines that there is a specific need for the special development standards. The Special Development Land Use Zoning District may have a suffix to indicate the focus of a particular SD zone. A "RES" suffix indicates that the focus is on residential Planned Development projects. A "COM" suffix indicates that the focus is on commercial Planned Development projects. An "IND" suffix indicates that the focus is on industrial Planned Development projects. However, all can still have mixed uses within these zones.

Table 82-17

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

LAND USE ***See Division 10 (Definitions) for land use definitions***	***PERMIT REQUIRED BY DISTRICT***						***Specific Use Regulations***
	IC	***IR***	***IN***	***SD-RES*** (1)	***SD-COM*** (1)	***SD-IND*** (1)	

Table 82-17

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

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

Industrial hemp cultivation - Large scale (minimum 5-acre lot size)	—	—	—	CUP	—	—	84.35
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	—	—	—	—	
Industrial hemp - Class I manufacturing (minimum 5-acre lot size)	M/C	M/C	—	M/C	M/C	M/C	84.35
Firewood contractor	P	P	—	—	—	M/C	84.09
Manufacturing operations I	P(2)	P(2)	—	CUP(4)	CUP(4)	CUP(4)	
Manufacturing operations II	— (5), (6)	M/C	—	—	—	CUP(4)	
Motor vehicle storage/Impound facility	M/C	M/C	—	—	—	M/C	
Recycling facilities - Small collection facility	SUP	SUP	—	—	MUP	MUP	84.19
Recycling facilities - Large collection facility	CUP	CUP	—	—	CUP(3)	CUP	84.19
Recycling facilities - Light processing facility	CUP	CUP	—	—	CUP(3)	CUP	84.19
Recycling facilities - Heavy processing facility	CUP	CUP	—	—	—	CUP	84.19
Recycling facilities, reverse vending machines (accessory only)	A	A	—	A	A	A	84.19
Salvage operations - Within an enclosed structure	CUP	M/C	—	—	CUP	M/C	
Salvage operations - General	—	CUP	—	—	—	—	
Storage - Personal storage (mini-storage)	P(2)	P(2)	—	M/C	M/C	M/C	
Storage - Recreational vehicles	M/C	M/C	—	M/C	M/C	M/C	
Storage - Warehouse, indoor storage	M/C	M/C	—	—	M/C	M/C	
Wholesaling and distribution	M/C	M/C	—	—	M/C	M/C	
Recreation, Education & Public Assembly							

Campgrounds	—	—	—	CUP	—	—	
Commercial entertainment - Indoor	M/C	—	—	M/C	M/C	M/C	
Conference/convention facility	—	—	—	CUP(4)	CUP(4)	CUP(4)	
Equestrian facility	—	—	—	M/C	M/C	M/C	
Fitness/health facility	P(2)	P(2)	—	M/C	M/C	M/C	
Golf course	—	—	—	CUP(4)	CUP(4)	CUP(4)	
Library, museum, art gallery, outdoor exhibit	—	—	—	M/C	M/C	M/C	
Meeting facility, public or private	CUP	—	—	CUP	CUP	CUP	
Park, playground	—	—	P	P	P	P	
Places of worship	CUP	CUP	CUP	CUP	CUP	CUP	
Rural sports and recreation	—	—	—	CUP	CUP	CUP	
School - College or university	M/C	M/C	M/C	M/C	M/C	M/C	
School - Private	M/C	M/C	M/C	M/C	M/C	M/C	
School - Specialized education/training	M/C	M/C	M/C	M/C	M/C	M/C	
Residential(14)							
Accessory dwelling (labor quarters, etc.)	P(7)	P(7)	P(7)	P(7)	P(7)	P(7)	84.01
Accessory structures and uses - Residential (conforming and non-conforming uses)	P(7,8)	P(7,8)	P(7,8)	P(7)	P(7)	P(7)	84.01
Group residential (sorority, fraternity, boarding house, private residential club, etc.)	—	—	—	M/C	M/C	—	
Guest housing	—	—	—	P(8)	—	—	84.01
Live/work unit	M/C	—	—	M/C	M/C	—	
Mobile home park/manufactured home land-lease community	—	—	—	CUP	CUP	—	
Multiple residential use	—	—	—	PD	PD	PD	
Parolee and/or probationer home	—	—	—	CUP	CUP	—	
Residential use with retail, service, or industrial use	—	—	—	PD	PD	PD	
Accessory dwelling unit	—	—	—	A(15)	—	—	84.36
Junior accessory dwelling unit	—	—	—	A(15)	—	—	84.36

Single dwelling	—	—	—	A	—	—	
Retail							
Auto and vehicle sales and rental	P(2)	P(2)	—	M/C	M/C	M/C	
Bar, tavern	—	—	—	M/C	M/C	M/C	
Building and landscape materials sales - Indoor	P(2)	P(2)	—	M/C	M/C	M/C	
Building and landscape materials sales - Outdoor	M/C	M/C	—	—	CUP	CUP	
Construction and heavy equipment sales and rental	M/C	M/C	—	—	CUP	CUP	
Convenience store	P(2)	P(2)	—	M/C	M/C	M/C	
Fuel dealer (propane for home and farm use, etc.)	CUP	CUP	—	CUP	CUP	CUP	
General retail - 10,000 sf or less, with or without residential unit	—	—	—	M/C	M/C	M/C	
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	
Night club	—	—	—	M/C	M/C	M/C	
Restaurant, café, coffee shop	P(2)	P(2)	—	M/C	M/C	M/C	
Second hand stores, pawnshops	P(2)	—	—	M/C	M/C	M/C	
Service station	P(2)	P(2)	—	M/C	M/C	M/C	
Swap meet, outdoor market, auction yard	M/C	M/C	—	—	—	M/C	
Warehouse retail	P(2)	P(2)	—	—	CUP	CUP	
Services - Business, Financial, Professional							
Medical services - Hospital(4)	M/C	M/C	M/C	M/C	M/C	M/C	
Medical services - Rehabilitation center	M/C	M/C	M/C	M/C	M/C	M/C	
Office - Accessory	P(8)	P(8)	P(8)	P(8)	P(8)	P(8)	
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	—(4)	—(4)	CUP	—(4)	—(4)	—(4)	
Emergency shelter	CUP	—	—	CUP	CUP	CUP	84.33
Equipment rental	P(2)	P(2)	—	—	M/C	M/C	
Home occupation	SUP	SUP	SUP	SUP	SUP	SUP	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	
Parking lots, accessory	P(12)	P(12)	P(12)	P(12)	P(12)	P(12)	
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 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[6]	CUP	CUP	CUP	—	—	—	
Solid waste disposal[6]	CUP	CUP	CUP	—	—	—	
Transportation facility	M/C	M/C	M/C	M/C	M/C	M/C	
Truck stop	M/C	M/C	—	—	—	M/C	
Truck terminal	M/C	M/C	—	—	—	M/C	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	
Water treatment plants and storage tanks	—	CUP	CUP	—	CUP	CUP	
Wind energy system, accessory	S	S	S	S	S	S	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			
Key			
A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
ABP	Adult Business Regulatory Permit	TUP	Temporary Use Permit required (Chapter 85.15)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with § 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
CUP	Conditional Use Permit required (Chapter 85.06)	TSP	Temporary Special Events Permit required (Chapter 85.16)
MUP	Minor Use Permit required (Chapter 85.06)	RCP	Unlicensed Residential Care Facilities Permit (Chapter 85.20)

		—	Use not allowed

Notes:
Notes:
(1) The Special Development Land Use Zoning District may have a suffix to indicate the focus of a particular SD zone. A "RES" suffix indicates that the focus is on residential Planned Development projects. A "COM" suffix indicates that the focus is on commercial Planned Development projects. An "IND" suffix indicates that the focus is on industrial Planned Development projects. However, all can still have mixed uses within these zones.
(2) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with § 85.06.020 (Applicability).
(3) This use shall be located completely within an enclosed structure.
(4) PD Permit required if total floor area or use area exceeds 10,000 sq. ft.
(5) Concrete batch plants in the Phelan planning area may be allowed subject to a CUP.
(6) Pallet manufacturing, reconditioning, and storage yards in the unincorporated area in Fontana bounded by the I-10 on the north, Almond Ave. on the east, 660 ft. south of Santa Ana Ave. on the south, and Mulberry Ave. on the west that is zoned IC may be allowed subject to a CUP.
(7) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table. Requires a Special Use Permit when recreational vehicles are used for seasonal operations.
(8) Use allowed as an accessory use only, on the same site as a residential use allowed by this table.
(9) A CUP shall be required for three or more rooms.
(10) This use shall be located completely within an enclosed structure with no exterior overnight storage of vehicles.
(11) When associated with an institutional use.
(12) Use allowed as an accessory use only, on the same site as a retail service, or industrial use allowed by this table.
(13) These uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in § 85.02.050.
(14) Supportive housing or transitional housing that is provided in single-, two-, or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two- or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses under this Code.
(15) Use allowed as an accessory use only with standards, on the same site as a residential use allowed by this table. A Special Use Permit is required for an accessory dwelling unit used as a short-term rental in the Mountain Region.

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