

84.0355 Service Commercial (CS) District.

The Service Commercial (CS) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

- (1) Row, Field, Tree, and Nursery Crop Cultivation
- (2) Emergency Shelters (as defined in Section 812.05011)
- (3) Accessory Uses as Specified by Chapter 5 of this Division

(b) Land Uses Subject to Conditional Use Permit

- (1) Professional Services
- (2) Retail Trade/Personal Services I and II
- (3) Lodging Services
- (4) Recreational/Entertainment Services I and II
- (5) Repair Services I, II, and III
- (6) Convenience/Support Services
- (7) Open Lot Services I and II
- (8) Agricultural Support Services
- (9) Manufacturing Operations I and II
- (10) Wholesale/Warehouse Services I
- (11) Contract/Construction Services
- (12) Transportation Services I
- (13) Common Interest Planned Developments
- (14) Kennels and Catteries - 2.0-acre minimum lot size (number of animals permitted as specified by health laws)
- (15) Parolee Homes
- (16) Single Room Occupancy Facilities
- (17) Additional Uses as Specified by Chapter 4 of this Division

(c) Land Uses Subject to a Planned Development Review

(1) Planned Development

(2) Dwelling Units in Conjunction with a Commercial Use

(d) Property Development Standards

The following property development standards shall apply to all land uses within the CS District.

Maximum Structure Height 45 feet

Minimum Lot Size

(map suffix will modify) 1 gross acre

Maximum Lot Coverage 90%

Maximum Building

Coverage 65%

Maximum Lot Dimensions

(width/depth ratio) 1:3

Minimum Lot Dimensions

(width/depth in feet) 100/100

Front Yard Setback 15 feet

Side Yard Setbacks 10 feet

Rear Yard Setbacks 10 feet

Street Side Yard Setbacks 15 feet

Maximum Floor Area/Lot Area Ratio 1.2:1.0

Minimum District Size 5 gross acres

(1) Minimum lot size can be less than five acres if the subdivision application is filed concurrently with a

Planned Development or Conditional Use Permit Application.

(2) Only one side yard is required to provide for emergency access. If the adjacent property is not designated

commercial or industrial, a side yard shall be required along that side of the property.

(3) A rear yard is required only when the adjacent property is not designated commercial or industrial. The

rear yard setback shall be 15 feet when the lot abuts a residential district.

(e) Service Commercial (CS) District Accessory Sign Standards

Sign Type

Sign Configuration Individual Complex Complex Occupant

Wall P R 1:3 NP — P R 1:2

A 200 — A 50

Roof P R 1:3 NP — P R 1:2

P A 200 — A 50

Monument P H 4 P H 4 NP —

P A 50 A 50 —

Freestanding P H 25* P H 25* NP —

P A 200 A 200 —

Projecting P H 35 P H 35 NP —

P A 200 A 200 —

Total Area (sq. ft.) 300 200 100

Total Number 1 FS 1 FR 1

2 AT

* Freestanding freeway oriented accessory signs may be permitted additional height per Section 87.0730(f).

Key

A = Max. Area (sq. ft.) AT = Attached FR = Per Frontage

FS = Freestanding H = Max. Height

LR = Land Use Compliance Review NP = Not Permitted P = Permitted

R = Ratio (bldg. frontage to sign area)

(Amended by Ord. 247 § 8, 2005; Ord. 253 § 8, 2006; Ord. 296 § 5, 2010; Ord. 378 § 3, 2019)

84.0370 Community Industrial (IC) District.

The Community Industrial (IC) District shall be located as specified by the Yucaipa General Plan.