Fontana, CA — Community Commercial (C-1) Zoning District Summary

Source: City of Fontana Zoning and Development Code, Chapter 30, Article VI — Commercial and Mixed-Use Zoning Districts (Municode Library). Prepared September 2, 2026.

1. District Overview

Community Commercial (C-1) is one of three base commercial and mixed-use zoning districts established under Article VI of the Fontana Zoning and Development Code (the other two are General Commercial (C-2) and Regional Mixed Use (RMU)).
Purpose (Sec. 30-481(1)): C-1 is a zoning district that accommodates retail development that serves the needs of City residents, offices and businesses providing administrative and professional services, and medical offices and clinics. It is the most restrictive of the three commercial districts — C-2 accommodates a wider range of commercial activity (including wholesale and automobile-related sales/services), and RMU accommodates a mix of retail, office, medium-density residential, and light industrial uses guided by an area plan.
The commercial zoning districts generally are intended to (Sec. 30-479): provide flexibility in project design; encourage superior architectural, landscape, and site design; prevent conflicts between commercial and other land uses; promote commercial/mixed-use development while discouraging strip commercial development; and meet the City's adopted design guidelines.

2. How Permit Types Work (Sec. 30-489(a))

Table No. 30-489 of the Code lists every use allowed in the commercial districts and assigns each one a letter code per zone:

- **P — Permitted.** Allowed by right, subject to design review by the Planning Commission, administrative site plan review by the Director of Planning, or a regulatory permit issued by the City.
- **M — Minor Use Permit (MUP).** Requires a minor use permit approved by the Director of Planning.
- **C — Conditional Use Permit (CUP).** Requires a conditional use permit approved by the Planning Commission.
- **— (dash) — Not Permitted.** The use is prohibited in that zoning district.

An asterisk (*****) next to a code means the use is also subject to special use regulations in Sec. 30-491 (and, where applicable, Chapter 15 of the Municipal Code). A double asterisk (******) means the listed treatment applies only to parcels with frontage along Foothill Boulevard between Ilex Street and Maple Avenue — those uses are treated differently (or are not permitted at all) on other C-1 parcels; both conditions are noted below where relevant. All conditional and minor uses must also comply with the procedural requirements in Article II, Divisions 12 and 13, and certain conditional uses carry additional development/operational standards under Sec. 30-492.

3. Key Development Standards for C-1 (Sec. 30-494)

Standard	C-1 Requirement
Minimum lot size	20,000 sq. ft.
Maximum lot size	None
Minimum lot width	100 ft.
Minimum lot depth	100 ft.
Maximum building height	35 ft.
Maximum lot coverage	50%
Maximum floor area ratio (FAR)	0.50
Front setback — abutting freeways	25 ft.
Front setback — abutting major/primary highways	20 ft.
Front setback — abutting secondary/collector or local streets	15 ft.
Side/rear setback — abutting freeways	25 ft.
Side/rear setback — abutting a residential zone	20 ft.
Side/rear setback — abutting all other (non-residential) zones	0 ft.

Note: Lot dimension requirements apply only to newly created parcels and do not apply to commercial development over five acres providing reciprocal access, parking, and maintenance. Street-facing setbacks must be landscaped per Article X.

4. Permitted Uses (P) in C-1

The following uses are permitted by right in C-1, subject to standard design/site plan review. Uses marked with an asterisk (*) are also subject to special use regulations in Sec. 30-491.

Retail Sales

- Antique shop
- Automobile supply store (no machine shop)
- Bakery goods store
- Bicycle shop
- Book store
- Caterer
- Clothing store
- Computer store

- Convenience store
- Discount store
- Drugstore
- Electrical supply store
- Florist shop
- Furniture store
- Glass or mirror store
- Grocery, fruit, vegetable, meat, fish, poultry, or delicatessen store
- Hobby supplies store
- Home furnishing store
- Household appliance store
- Ice cream store
- Ice storage locker (not more than five-ton capacity)
- Interior decorating shop
- Jewelry and coin store
- Newsstand
- Novelties store
- Paint and wallpaper shop
- Pet shop
- Radio, television, and small electrical appliance shop (repair incidental to retail sales)
- Shoe store
- Sporting goods store
- Adult businesses *
- Cannabis retailer, storefront (with City permit) *
- Garden furniture and supplies store *
- Hardware store *
- Nursery, plant (includes statuary sales) *
- Restaurant/café, excluding dancing or floorshows, no alcohol *
- Restaurant, drive-thru and take-out *
- Tattoo establishment *

Business and Professional Offices

- Administrative and professional offices involving no retail trade
- Art gallery
- Financial institution
- Clinic, medical or dental, acupuncture (not acute/urgent care)
- Government offices
- Optician
- Pharmacy
- Studio (without transmitter)
- Studios for professional work or teaching of any form of fine art

Service Establishments

- Ambulance service
- Barber shop or beauty parlor
- Clothing and costume rental establishment

- Copying, packing and mailing services
- Dressmaker or millinery shop
- Fortune-telling
- Laundromat, self-service
- Locksmith
- Library
- Museums
- Music and vocal instruction
- Parks
- Photographer
- Picture framing store
- Schools (business colleges, music conservatories, dancing schools, and other schools offering training in nonindustrial professions)
- Stenographic services
- Swimming pool, commercial
- Tailor
- Telephone answering service or exchange
- Ticket agency, travel bureau
- Wedding chapel
- Cleaners *
- Construction trailer (temporary use permit) *

Amusement Establishments

- Amusement enterprise for children (pony rides, merry-go-round, etc.) when incidental to a permitted use
- Gymnasiums, health spas, or physical culture establishments under 4,000 sq. ft.
- Indoor playground/recreation

Other Uses

- Emergency shelter, subject to activation of an emergency operations center
- Animals, small — keeping and raising *
- Construction trailer *
- Home occupation *
- Metal storage containers (temporary storage only, with a temporary use permit) *

Special Note: Foothill Boulevard Corridor Exceptions (**)

The following uses are permitted by right (P) **only** on C-1 parcels with frontage along Foothill Boulevard between Ilex Street and Maple Avenue. On all other C-1 parcels they either require a Conditional Use Permit or are not permitted at all, as noted:

- Cafés (cyber, animal, gaming) — P on Foothill frontage / CUP elsewhere
- Amusement park — P on Foothill frontage / not permitted elsewhere
- Arcades (pinball, video, etc.) — P on Foothill frontage / not permitted elsewhere
- Archery range — P on Foothill frontage / not permitted elsewhere
- Baseball/batting range — P on Foothill frontage / not permitted elsewhere
- Bowling alley — P on Foothill frontage / CUP elsewhere

- Boxing arena — P on Foothill frontage / not permitted elsewhere
- Golf — driving range, miniature, pitch and putt — P on Foothill frontage / not permitted elsewhere
- Gymnasiums/health spas over 4,000 sq. ft. — P on Foothill frontage / CUP elsewhere
- Skating rink, roller or ice — P on Foothill frontage / CUP elsewhere
- Theater, indoor — P on Foothill frontage / CUP elsewhere
- Museum and art galleries — P on Foothill frontage / not permitted elsewhere
- Repair shop for household appliances — P on Foothill frontage / not permitted elsewhere

5. Conditional Use Permit (CUP) Required in C-1

These uses may be allowed in C-1 only with a Conditional Use Permit approved by the Planning Commission (Sec. 30-492). Uses marked with an asterisk (*) also carry special use regulations under Sec. 30-491, and alcohol-related uses are additionally subject to Sec. 30-492 alcohol beverage sales provisions.

Retail Sales

- Bar, cocktail lounge
- Feed store
- Liquor store
- Smoke/tobacco shop and vape shop
- Wholesale auto sales (requires one stall)
- Warehousing sales, retail
- Restaurant and café with entertainment and/or dancing, alcohol beverages permitted *

Service Establishments

- Assembly/meeting hall for private clubs, religious services, or similar uses
- Automobile fueling station
- Automobile/vehicle repair
- Automotive custom repair (including lowering and lifting)
- Automotive stereo, alarm and upholstery installation
- Chemical substance abuse facility
- Community care facility
- Community center
- Private schools

Amusement Establishments

- Pool hall, billiard center
- Smoking lounge, hookah lounge, vapor lounge, e-lounge (only as a secondary use to a full-service restaurant)
- Banquet hall — CUP on Foothill Blvd frontage only; not permitted on other C-1 parcels
- Nightclub — CUP on Foothill Blvd frontage only; not permitted on other C-1 parcels

Residential Uses

- Multiple-family dwellings with an area plan

Other Uses

- Antenna, transmitting

6. Minor Use Permit (MUP) Required in C-1

These uses may be allowed in C-1 only with a Minor Use Permit approved by the Director of Planning (Sec. 30-492).

- Animal hospital
- Convalescent hospital
- Day care — Commercial
- Nursing home
- Post office
- Public utility structures and facilities
- Senior housing

7. Uses Not Permitted in C-1 (Reference)

For context, the following uses are expressly **not permitted (—)** in the C-1 district (though many are allowed in C-2 and/or RMU). This is not an exhaustive list of every prohibited use — any use not specifically listed in Table No. 30-489 is prohibited unless the Director of Community Development finds it similar in character to a permitted use (Sec. 30-490).

- Automobile sales agency
- Boat sales
- Building materials, retail (enclosed) or with outdoor storage
- Blueprinting establishment
- Department store
- Micro-brewery
- Pawn shop
- Pet boarding
- Plumbing supply store
- Secondhand store
- Trailer and mobile home sales/rental
- Truck and trailer sales (Valley Boulevard only)
- Warehousing sales, wholesale
- Convention centers
- Medical laboratory
- Radio/television studio (with transmitter)
- Animal hospital (with boarding)
- Automobile and truck rental (two-ton, single unit maximum)
- Automobile/vehicle body and fender repair shop
- Automobile wash

- Day care — Commercial (24-hour)
- Depot — Bus / Railway, park-and-ride
- Equipment rental
- Hospitals, acute and urgent care
- Hotels / Motel
- Machine shop
- Masseur or masseuse, day spa, acupressure
- Self-storage facility
- Mortuaries
- Pick-up truck rental over one ton, commercial truck/van/trailer rental
- Printer, blueprint shop
- Publishing establishments
- Sign shop in enclosed structure
- Tire shop
- Truck repair service / truck storage yard (not permitted in any commercial district)
- Upholstery shop
- Animal kennel
- Cemetery and related uses
- Homeless shelters (not permitted in any commercial district)
- Parking lots/structures not related to an on-site use
- Research and development

8. Source

City of Fontana, CA Zoning and Development Code, Chapter 30, Article VI (Commercial and Mixed-Use Zoning Districts), Divisions 1–4 — Municode Library: https://library.municode.com/ca/fontana/codes/zoning_and_development_code?nodeId=CH30ZODECO_ARTVICOMIEZODI

This summary reflects the Code as posted on Municode as of September 2, 2026 and is provided for general reference. Always confirm current requirements with the City of Fontana Planning Division before relying on this for a specific project or transaction.