



ZONING AND DEVELOPMENT

WHAT IS ZONING?

Zoning is a local law that regulates various aspects of how land can be used. These regulations can include what type of land uses are allowed on a property, the intensity and density of development, limitations on the height, bulk and placement of structures, as well as other aspects of land use and development activity. County of San Bernardino regulates zoning for all unincorporated areas of the County. The official document that regulates zoning for all unincorporated areas of the county is the County of San Bernardino Development Code. https://codelibrary.amlegal.com/codes/sanbernardino/latest/sanberncty_ca/0-0-0-60217

WHERE CAN I FIND OUT WHAT MY PROPERTY IS ZONED?

To locate your zoning, please visit:

<https://sbcounty.maps.arcgis.com/apps/MapSeries/index.html?appid=f5a50c44766b4c36a3ae014497aa430d>. You will need to enter the 9-digit Assessor's Parcel Number (omitting the last four zeroes) or enter the address of the property including city. The parcel will be highlighted and a description box will appear with property details including the property zoning code.

Please see page two of this informational handout for zoning code definitions.

WHAT CAN I DO ON MY PROPERTY?

Please use the San Bernardino Permitting Portal to find out what uses are allowed within a specific zoning.

<https://san-bernardino-county.opencounter.com/>

or

Review the Allowable Uses tables in the Land Use Zoning Districts listed below.

STILL HAVE ADDITIONAL QUESTIONS?

Our staff is happy to assist you with any questions you may have regarding uses, development, zoning, potential projects, etc. Please provide as much detail as possible. Staff will respond to your inquiry within 3 business days.

Please submit your inquiry at:

<https://sbcounty.us.force.com/lus/servicetypes>

Still have questions? Give us a call and ask for a Duty Planner at (909) 387-8311.

ADDITIONAL ZONING RESOURCES

Below are links to the Development Standards and Allowed Uses for each Land Use Zoning District.

[RESIDENTIAL LAND USE ZONING DISTRICTS](#)

[COMMERCIAL LAND USE ZONING DISTRICTS](#)

[AGRICULTURAL AND RESOURCE MANAGEMENT LAND USE ZONING DISTRICTS](#)

[INDUSTRIAL AND SPECIAL PURPOSE LAND USE ZONING DISTRICTS](#)

*This handout includes active links that can be accessed at: <http://cms.sbcounty.gov/lus/Planning/Handouts.aspx> . From this page, select the link to Zoning FAQ.

AGRICULTURAL AND RESOURCE MANAGEMENT LAND USE ZONING DISTRICTS

AG (Agriculture)

The AG (Agriculture) land use zoning district provides sites for commercial agricultural operations, agriculture support services, rural residential uses and similar and compatible uses. Open space and recreation uses may occur on non-farmed lands within this AG (Agriculture) land use zoning district.

RC (Resource Conservation)

The RC (Resource Conservation) land use zoning district provides sites for open space and recreational activities, single family homes on very large parcels and similar and compatible uses.

FW (Floodway)

The FW (Floodway) land use zoning district provides sites for animal keeping, grazing, crop production, and similar and compatible uses.

OS (Open Space)

The OS (Open Space) land use zoning district provides sites for open space and recreational uses, and similar and compatible uses.

RESIDENTIAL LAND USE ZONING DISTRICTS

RL (Rural Living)

The RL (Rural Living) land use zoning district provides sites for rural residential uses, incidental agricultural uses, and similar and compatible uses.

RS (Single Residential)

The RS (Residential) land use zoning district provides sites for single-family residential uses, incidental agricultural and recreational uses, and similar and compatible uses.

RM (Multiple Residential)

The RM (Multiple Residential) land use zoning district provides sites for multiple residential uses, mixed residential uses, and similar and compatible non-residential uses and activities.

COMMERCIAL LAND USE ZONING DISTRICTS

CR (Rural Commercial)

The CR (Rural Commercial) land use zoning district provides sites for retail trade and personal services, repair services, lodging services, recreation and entertainment services, transportation services, and similar and compatible uses. Agriculture and residential uses allowed also but are secondary in importance.

CN (Neighborhood Commercial)

The CN (Neighborhood Commercial) land use zoning district provides sites for retail trade and personal services, repair services, lodging services, professional services, recreation and entertainment services, and similar and compatible uses.

CO (Office Commercial)

The CO (Office Commercial) land use zoning district provides sites for professional services, and similar and compatible uses.

CG (General Commercial)

The CG (General Commercial) land use zoning district provides sites for retail trade and personal services, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services, and similar and compatible uses.

CS (Service Commercial)

The CS (Service Commercial) land use zoning district provides sites for a mixture of heavy commercial uses and light industrial uses, including light manufacturing uses, and similar and compatible uses.

CH (Highway Commercial)

The CH (Highway Commercial) land use zoning district provides sites for retail trade and personal services, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services, and similar and compatible uses.

INDUSTRIAL AND SPECIAL PURPOSE LAND USE ZONING DISTRICTS

IC (Community Industrial)

The IC (Community Industrial) land use zoning district provides sites for light industrial uses such as light manufacturing uses, wholesale/ warehouse services, contract/construction services, transportation services, agriculture support services, incidental commercial and accessory residential uses, and similar and compatible uses. These uses shall have limited outside storage.

IR (Regional Industrial)

The IR (Regional Industrial) land use zoning district provides sites for heavy industrial uses that have the potential to generate severe negative impacts, incidental commercial uses, agriculture support services, salvage operations, and similar and compatible uses.

IN (Institutional)

The IN (Institutional) land use zoning district provides sites for public and quasi-public uses facilities, and similar and compatible uses.

SD (Special Development)

The SD (Special Development) land use zoning district provides sites for a combination of residential, commercial, industrial, agricultural, open space and recreation uses, and similar and compatible uses.

SP (Specific Plan)

The SP (Specific Plan) land use zoning district provides sites for a combination of residential, commercial, industrial, agricultural, open space, recreational and similar and compatible uses as determined by the Specific Plan.