



# NOTICE OF DEVELOPMENT CODE AMENDMENTS

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Two ordinances were recently adopted by the Board of Supervisors amending Title 8 of the San Bernardino County Code (Development Code). Ordinance 4169 was effective on July 5, 2012, and Ordinance 4170 was effective on July 19, 2012. For those individuals or companies with a printed copy of the Development Code, replacement pages reflecting the changes made by this ordinance can be printed by using a print setting for 2-sided pages. Please remove all old pages and replace them with the new ones as indicated on the following list:

## REMOVE

Cover sheet  
i - xxxvi  
4-1 - 4-4.2  
  
5-3 - 5-4  
5-52.1 - 5-52.2  
  
6-31 - 6-34  
10-31 - 10-34  
10-37 - 10-46.4  
10-87 - 10-96

## REPLACE/ADD

Cover sheet  
i - xxxviii  
4-1 - 4-4.2  
4-169 - 4-172  
5-3 - 5-4  
5-52.1 - 5-52.2  
5-89 - 5-94  
6-31 - 6-34  
10-31 - 10-34  
10-37 - 10-46.4  
10-87 - 10-96





# **COUNTY OF SAN BERNARDINO**

## **2007 DEVELOPMENT CODE**

*Prepared for:*

County of San Bernardino  
Land Use Services Division  
385 North Arrowhead Avenue, 1st Floor  
San Bernardino, CA 92415-0182

Adopted March 13, 2007  
Effective April 12, 2007  
Amended July 19, 2012



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**Special Acknowledgements**

Bill Postmus, Past First District Supervisor and Chairman of the Board

Theresa Kwappenberg, Past Third District Planning Commissioner

Michael E. Hays, AICP, Past Director, Land Use Services Department

Sam Gennawey, Past Project Manager for MIG

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# DIVISION 1 DEVELOPMENT CODE AUTHORITY AND APPLICABILITY

---

<b>Chapter 81.01</b>	<b>Purpose and Effect of Development Code .....</b>	<b>1-3</b>
81.01.010	Title .....	1-3
81.01.020	Purpose and Intent of Development Code.....	1-3
81.01.030	Authority for Regulating Land Uses .....	1-4
81.01.040	Responsibility for Administration .....	1-4
81.01.050	Applicability of Development Code.....	1-5
81.01.060	Partial Invalidation of Development Code.....	1-6
81.01.070	Legal Defense Fee Responsibility .....	1-7
81.01.080	Use of Headings .....	1-7
81.01.090	Effect of General Plan Adoption or Development Code Changes on Projects in Progress....	1-7
<b>Chapter 81.02</b>	<b>Interpretation of Regulations.....</b>	<b>1-11</b>
81.02.010	Purpose of Chapter .....	1-11
81.02.020	Rules of Interpretation.....	1-11

## DIVISION 2

# LAND USE ZONING DISTRICTS AND ALLOWED LAND USES

---

<b>Chapter 82.01</b>	<b>Land Use Plan, Land Use Zoning Districts, and Overlays.....</b>	<b>2-5</b>
82.01.010	Purpose .....	2-5
82.01.020	Land Use Plan and Land Use Zoning Districts .....	2-5
82.01.030	Overlays .....	2-9
<b>Chapter 82.02</b>	<b>Allowed Land Uses and Development.....</b>	<b>2-11</b>
82.02.010	Purpose .....	2-11
82.02.020	General Requirements for Development and New Land Uses.....	2-11
82.02.030	Allowed Land Uses and Planning Permit Requirements.....	2-12
82.02.040	Exemptions from Planning Permit Requirements .....	2-14
82.02.050	Special Developments .....	2-16
82.02.060	Temporary Uses .....	2-16
82.02.070	Medical Marijuana Dispensaries, Registration, Outdoor Cultivation .....	2-16
<b>Chapter 82.03</b>	<b>Agricultural and Resource Management Land Use Zoning Districts... </b>	<b>2-17</b>
82.03.010	Purpose .....	2-17
82.03.020	Purposes and Location of the Agricultural and Resource Management Land Use Zoning Districts .....	2-17
82.03.030	Minimum Area for Designation .....	2-17
82.03.040	Agricultural and Resource Management Land Use Zoning District Allowed Uses and Permit Requirements.....	2-18
82.03.050	Agricultural and Resource Management Land Use Zoning District Subdivision Standards	2-22
82.03.060	Agricultural and Resource Management Land Use Zoning District Site Planning and Building Standards .....	2-23
82.03.070	FW Land Use Zoning District Additional Standards .....	2-26
<b>Chapter 82.04</b>	<b>Residential Land Use Zoning Districts .....</b>	<b>2-27</b>
82.04.010	Purpose .....	2-27
82.04.020	Purposes and Location of the Residential Land Use Zoning Districts .....	2-27
82.04.030	Minimum Area for Designation .....	2-27
82.04.040	Residential Land Use Zoning District Allowed Uses and Permit Requirements .....	2-28
82.04.050	Residential Land Use Zoning District Subdivision Standards .....	2-32
82.04.060	Residential Land Use Zoning District Site Planning and Building Standards .....	2-34
<b>Chapter 82.05</b>	<b>Commercial Land Use Zoning Districts .....</b>	<b>2-37</b>
82.05.010	Purpose .....	2-37
82.05.020	Purposes and Location of the Commercial Land Use Zoning Districts .....	2-37
82.05.030	Minimum Area for Designation .....	2-37
82.05.040	Commercial Land Use Zoning District Allowed Uses and Permit Requirements .....	2-38
82.05.050	Commercial Land Use Zoning District Subdivision Standards.....	2-43
82.05.060	Commercial Land Use Zoning District Site Planning and Building Standards.....	2-45



Table of Contents

---

**Chapter 82.06 Industrial and Special Purpose Land Use Zoning Districts..... 2-51**

82.06.010 Purpose ..... 2-51

82.06.020 Purposes and Location of the Industrial and Special Purpose Land Use Zoning Districts .. 2-51

82.06.030 Minimum Area for Designation ..... 2-51

82.06.040 Industrial and Special Purpose Land Use Zoning District Allowed Uses and Permit Requirements..... 2-52

82.06.050 Industrial and Special Purpose Land Use Zoning District Subdivision Standards..... 2-57

82.06.060 Industrial and Special Purpose Land Use Zoning District Site Planning and Building Standards ..... 2-59

82.06.070 Adopted Planned Development Applications ..... 2-66

**Chapter 82.07 Additional Agriculture (AA) Overlay ..... 2-67**

82.07.010 Purpose ..... 2-67

82.07.020 Location Requirements..... 2-67

82.07.030 Development Standards..... 2-67

82.07.040 Land Use Limitations ..... 2-67

**Chapter 82.08 Agricultural Preserve (AP) Overlay..... 2-69**

82.08.010 Purpose ..... 2-69

82.08.020 Location Requirements..... 2-69

82.08.030 Development Standards..... 2-69

82.08.040 Land Use Limitations ..... 2-70

**Chapter 82.09 Airport Safety (AR) Overlay..... 2-73**

82.09.010 Purpose ..... 2-73

82.09.020 Location Requirements..... 2-73

82.09.030 Airport Safety Review Areas ..... 2-73

82.09.040 Applicable Airport Comprehensive Land Use Plans..... 2-74

82.09.050 Review Procedures ..... 2-75

82.09.060 Development Standards..... 2-76

**Chapter 82.10 Alternate Housing (AH) Overlay..... 2-79**

82.10.010 Purpose ..... 2-79

82.10.020 Location Requirements..... 2-79

82.10.030 Development Standards..... 2-79

**Chapter 82.11 Biotic Resources (BR) Overlay ..... 2-81**

82.11.010 Purpose ..... 2-81

82.11.020 Location Requirements..... 2-81

82.11.030 Application Requirements ..... 2-81

82.11.040 Development Standards..... 2-82

82.11.050 Professional Qualifications..... 2-82

**Chapter 82.12 Cultural Resources Preservation (CP) Overlay ..... 2-83**

82.12.010 Purpose ..... 2-83

82.12.020 Location Requirements..... 2-83

82.12.030 Application Requirements ..... 2-83

82.12.040 Development Standards..... 2-84

82.12.050 Native American Monitor ..... 2-84

Table of Contents

---

**Chapter 82.13 Fire Safety (FS) Overlay..... 2-85**  
82.13.010 Purpose ..... 2-85  
82.13.020 Location Requirements..... 2-85  
82.13.030 Fire Safety Areas ..... 2-85  
82.13.040 Application Requirements ..... 2-86  
82.13.050 General Development Standards ..... 2-88  
82.13.060 FS1, FS2, and FS3 Development Standards ..... 2-89  
82.13.070 Reserved ..... 2-98  
82.13.080 Soil Erosion and Sediment Control Plans/Permits ..... 2-98  
82.13.090 Alternate Hazard Protection Measures ..... 2-104

**Chapter 82.14 Floodplain Safety (FP) Overlay ..... 2-107**  
82.14.010 Purpose ..... 2-107  
82.14.020 Location Requirements..... 2-107  
82.14.030 Applicability ..... 2-107  
82.14.040 Floodplain Safety Review Areas ..... 2-108  
82.14.050 Development Standards for Projects within FP1 and FP2 Floodplain Safety Review  
Areas..... 2-110  
82.14.060 Exceptions and Modifications ..... 2-114.3  
82.14.070 Boundary Changes ..... 2-114.4

**Chapter 82.15 Geologic Hazard (GH) Overlay ..... 2-115**  
82.15.010 Purpose ..... 2-115  
82.15.020 Location Requirements..... 2-115  
82.15.030 Professional Reports ..... 2-115  
82.15.040 Development Standards..... 2-117

**Chapter 82.16 Hazardous Waste (HW) Overlay ..... 2-119**  
82.16.010 Purpose ..... 2-119  
82.16.020 Location Requirements..... 2-119  
82.16.030 Development Standards..... 2-120

**Chapter 82.17 Mineral Resources (MR) Overlay ..... 2-123**  
82.17.010 Purpose ..... 2-123  
82.17.020 Location Requirements..... 2-124  
82.17.030 Application Requirements ..... 2-124  
82.17.040 Development Standards..... 2-124

**Chapter 82.18 Noise Hazard (NH) Overlay ..... 2-125**  
82.18.010 Purpose ..... 2-125  
82.18.020 Location Requirements..... 2-125  
82.18.030 Development Standards..... 2-125

**Chapter 82.19 Open Space (OS) Overlay ..... 2-127**  
82.19.010 Purpose ..... 2-127  
82.19.020 Location Requirements..... 2-127  
82.19.030 Special Requirements for Natural Resources ..... 2-128  
82.19.040 Development Standards within Scenic Areas..... 2-128  
82.19.050 Development Standards for Trails..... 2-130

Table of Contents

---

**Chapter 82.20 Paleontologic Resources (PR) Overlay..... 2-135**  
82.20.010 Purpose .....2-135  
82.20.020 Location Requirements.....2-135  
82.20.030 Development Standards.....2-135  
82.20.040 Paleontologist Qualifications .....2-137

**Chapter 82.21 Sign Control (SC) Overlay ..... 2-139**  
82.21.010 Purpose .....2-139  
82.21.020 Location Requirements.....2-139  
82.21.030 Development Standards.....2-139

**Chapter 82.22 Sphere Standards (SS) Overlay ..... 2-141**  
82.22.010 Purpose .....2-141  
82.22.020 Location Requirements.....2-141  
82.22.030 Sphere Standards .....2-142

**Chapter 82.23 Community Plans, Specific Plans and Area Plans..... 2-143**  
82.23.010 Purpose .....2-143  
82.23.020 Adopted Community Plans .....2-143  
82.23.030 Adopted Specific Plans .....2-144  
82.23.040 Adopted Area Plans.....2-145

# DIVISION 3 COUNTYWIDE DEVELOPMENT STANDARDS

---

<b>Chapter 83.01</b>	<b>General Performance Standards</b>	<b>3-5</b>
83.01.010	Purpose	3-5
83.01.020	Applicability	3-5
83.01.030	Modification of Standards	3-6
83.01.040	Air Quality	3-6
83.01.050	Electrical Disturbances	3-6.2
83.01.060	Fire Hazards	3-7
83.01.070	Heat	3-10
83.01.080	Noise	3-11
83.01.090	Vibration	3-14
83.01.100	Waste Disposal	3-15
<b>Chapter 83.02</b>	<b>General Development and Use Standards</b>	<b>3-17</b>
83.02.010	Purpose	3-17
83.02.020	Applicability	3-17
83.02.030	Clear Sight Triangles	3-17
83.02.040	Height Measurement and Height Limit Exceptions	3-19
83.02.050	Parcel Area Measurements and Exceptions	3-21
83.02.060	Screening and Buffering	3-23
83.02.070	Setback Regulations and Exceptions	3-26
83.02.080	Allowed Projections/Structures Within Setbacks	3-30
<b>Chapter 83.03</b>	<b>Affordable Housing Incentives - Density Bonus</b>	<b>3-35</b>
83.03.010	Purpose	3-35
83.03.020	Eligibility for Bonus, Incentives, or Concessions	3-35
83.03.030	Allowed Density Bonuses	3-36
83.03.040	Allowed Incentives or Concessions	3-41
83.03.050	Parking Requirements in Density Bonus Projects	3-42
83.03.060	Bonus and Incentives for Housing with Child Care Facilities	3-43
83.03.070	Continued Availability	3-44
83.03.080	Location and Type of Designated Units	3-45
83.03.090	Processing of Bonus Requests	3-46
83.03.100	Density Bonus Agreement	3-46
83.03.110	Control of Resale	3-49
83.03.120	Judicial Relief, Waiver of Standards	3-50
<b>Chapter 83.04</b>	<b>Conditional Grading Compliance</b>	<b>3-51</b>
83.04.010	Purpose	3-51
83.04.020	Applicability	3-51
83.04.030	Quality Control Engineer's Role and Responsibilities	3-52
83.04.040	Developer's Deposit	3-53
83.04.050	Building Official Authority	3-53
83.04.060	Authority to Contract	3-53

Table of Contents

---

83.04.070 Enforcement ..... 3-53

83.04.080 Compliance with Dust Control Regulations..... 3-54

**Chapter 83.05 Dedications and Installations of Street and Trail Improvements ..... 3-55**

83.05.010 Purpose ..... 3-55

83.05.020 Applicability ..... 3-55

83.06.030 Dedication of Street and/or Highway Right-of-Way ..... 3-55

83.05.040 Dedication and Installation of Trail Right-of-Way ..... 3-56

83.05.050 Installation of Street Improvements ..... 3-57

83.05.060 Delayed Improvements..... 3-57

83.05.070 (Reserved) ..... 3-58

83.05.080 Building Official Determination ..... 3-58

**Chapter 83.06 Fences, Hedges, and Walls ..... 3-61**

83.06.010 Purpose ..... 3-61

83.06.020 Applicability ..... 3-61

83.06.030 General Height Limitations ..... 3-61

83.06.040 Measurement of Fence or Wall Height ..... 3-62

83.06.050 Walls Required Between Different Land Use Zoning Districts ..... 3-63

83.06.060 Special Wall and Fencing Requirements..... 3-64

83.06.070 Prohibited Fence Materials..... 3-64

**Chapter 83.07 Glare and Outdoor Lighting..... 3-65**

83.07.010 Purpose ..... 3-65

83.07.020 Applicability ..... 3-65

83.07.030 Glare and Outdoor Lighting - Valley Region..... 3-65

83.07.040 Glare and Outdoor Lighting - Mountain and Desert Regions ..... 3-66

**Chapter 83.08 Hillside Grading Standards ..... 3-73**

83.08.010 Purpose ..... 3-73

83.08.020 Applicability ..... 3-73

83.08.030 Hillside Grading Review ..... 3-74

83.08.040 Hillside Grading Standards ..... 3-76

**Chapter 83.09 Infrastructure Improvement Standards ..... 3-89**

83.09.010 Purpose ..... 3-89

83.09.020 Applicability ..... 3-89

83.09.030 Infrastructure Improvement Standards - Valley Region..... 3-90

83.09.040 Infrastructure Improvement Standards - Mountain Region..... 3-91

83.09.050 Infrastructure Improvement Standards - Desert Region..... 3-92

83.09.060 Infrastructure Improvement Standards - Desert Region..... 3-93

**Chapter 83.10 Landscaping Standards ..... 3-95**

83.10.010 Purpose ..... 3-95

83.10.020 Applicability ..... 3-96

83.10.030 Exemptions from Landscaping Requirements..... 3-97

83.10.040 Modification to the Landscaping Requirements..... 3-97

83.10.050 Landscape Documentation Package ..... 3-98

83.10.060 Landscape Area Requirements ..... 3-101

83.10.070 Landscape Standards ..... 3-102

83.10.080 Regional Landscaping Standards ..... 3-108.3

Table of Contents

---

83.10.090 Irrigation Scheduling and Maintenance Required..... 3-108.5  
83.10.100 Landscape Certificate of Completion..... 3-108.7  
83.10.110 Non-Potable/Recycled Water ..... 3-108.8  
83.10.120 Stormwater Management ..... 3-108.8

**Chapter 83.11 Parking And Loading Standards..... 3-109**

83.11.010 Purpose..... 3-109  
83.11.020 Applicability..... 3-109  
83.11.030 General Parking Provisions ..... 3-109  
83.11.040 Number of Parking Spaces Required ..... 3-110  
83.11.050 Adjustments to Parking Requirements ..... 3-114  
83.11.060 Disabled Parking Requirements ..... 3-114.1  
83.11.070 Development Standards..... 3-116  
83.11.080 Landscape Requirements for Parking Areas ..... 3-119  
83.11.090 Parking and Loading Development Standards ..... 3-121  
83.11.100 Commercial Vehicle Parking in Residential Areas ..... 3-122

**Chapter 83.12 Road System Design Standards ..... 3-127**

83.12.010 Purpose..... 3-127  
83.12.020 Applicability..... 3-127  
83.12.030 Road System Design Standards..... 3-128

**Chapter 83.13 Sign Regulations..... 3-129**

83.13.010 Purpose..... 3-129  
83.13.020 Applicability..... 3-130  
83.13.030 Sign Permits and Exemptions..... 3-130  
83.13.040 Prohibited Signs ..... 3-131  
83.13.050 On-Site Signs..... 3-131  
83.13.060 Off-Site Signs ..... 3-143  
83.13.070 Temporary Signs ..... 3-148  
83.13.080 Standards for All Types of Signs ..... 3-152  
83.13.090 Standards for Specific Types of Signs..... 3-155  
83.13.100 Sign Standards for Specific Uses ..... 3-157  
83.13.110 Enforcement ..... 3-158  
83.13.120 Nonconforming Signs..... 3-159  
83.13.130 Abandoned Signs..... 3-161

**Chapter 83.14 Transportation Control Measures..... 3-163**

83.14.010 Purpose..... 3-163  
83.14.020 Applicability..... 3-163  
83.14.030 Transportation Control Measures Development Standards..... 3-163

**Chapter 83.15 Conditional Compliance for Water Quality Management Plans ..... 3-165**

83.15.010 Purpose..... 3-165  
83.15.020 Applicability..... 3-165  
83.15.030 Quality Control Engineer’s Role and Responsibilities..... 3-165  
83.15.040 Developer’s Deposit..... 3-166  
83.15.050 Land Development Engineering Division Authority..... 3-166  
83.15.060 Authority to Contract..... 3-166  
83.15.070 Expenditure of Funds ..... 3-167

# DIVISION 4 STANDARDS FOR SPECIFIC LAND USES AND ACTIVITIES

---

<b>Chapter 84.01</b>	<b>Accessory Structures and Uses .....</b>	<b>4-5</b>
84.01.010	Purpose .....	4-5
84.01.020	General Development Standards .....	4-5
84.01.030	Agricultural Accessory Structures and Uses .....	4-6
84.01.040	Commercial and Industrial Accessory Structures and Uses .....	4-7
84.01.050	Residential Accessory Structures and Uses .....	4-7
<b>Chapter 84.02</b>	<b>Adult Oriented Businesses .....</b>	<b>4-9</b>
84.02.010	Purpose .....	4-9
84.02.020	Applicability .....	4-9
84.02.030	Location and Design Standards .....	4-9
84.02.040	Establishment of an Adult Oriented Business .....	4-10
<b>Chapter 84.03</b>	<b>Agritourism Enterprises.....</b>	<b>4-11</b>
84.03.010	Purpose .....	4-11
84.03.020	Applicability .....	4-11
84.03.030	Permit Requirements and Development Standards .....	4-11
<b>Chapter 84.04</b>	<b>Animal Keeping.....</b>	<b>4-15</b>
84.04.010	Purpose .....	4-15
84.04.020	Applicability .....	4-15
84.04.030	General Development Standards .....	4-15
84.04.040	Exotic Animals .....	4-16
84.04.050	Commercial Kennels and/or Catteries .....	4-16
84.04.060	Private Kennels and/or Catteries .....	4-21
84.04.070	Animal Keeping Allowed as Primary Use .....	4-23
84.04.080	Animal Keeping Allowed with Conditional Use Permit.....	4-24
84.04.090	Animal Keeping Allowed as Accessory Use.....	4-25
<b>Chapter 84.05</b>	<b>Bed and Breakfast Uses .....</b>	<b>4-31</b>
84.05.010	Purpose .....	4-31
84.05.020	Applicability .....	4-31
84.05.030	Types of Bed and Breakfast Uses.....	4-31
84.05.040	Permit and Tax Requirements .....	4-31
84.05.050	Development Standards.....	4-32
84.05.060	Additional Standards for Bed and Breakfast Inns/Lodges .....	4-35
<b>Chapter 84.06</b>	<b>Cemeteries .....</b>	<b>4-37</b>
84.06.010	Purpose .....	4-37
84.06.020	Applicability .....	4-37
84.06.030	Permit Requirements .....	4-37
84.06.040	Development Standards.....	4-37



Table of Contents

---

**Chapter 84.07 Commercial and Industrial Transitional Uses..... 4-39**  
84.07.010 Purpose ..... 4-39  
84.07.020 Applicability ..... 4-39  
84.07.030 Development Standards..... 4-39

**Chapter 84.08 Dependent Housing..... 4-41**  
84.08.010 Purpose ..... 4-41  
84.08.020 Applicability ..... 4-41  
84.08.030 Permit Requirements ..... 4-41  
84.08.040 Development Standards..... 4-41

**Chapter 84.09 Firewood Storage ..... 4-45**  
84.09.010 Purpose ..... 4-45  
84.09.020 Applicability ..... 4-45  
84.09.030 Development Standards - Nonresidential Land Use Zoning Districts ..... 4-45  
84.09.040 Development Standards - Residential Land Use Zoning Districts ..... 4-46

**Chapter 84.10 Garage Sales ..... 4-47**  
84.10.010 Purpose ..... 4-47  
84.10.020 Applicability ..... 4-47  
84.10.030 Standards ..... 4-47

**Chapter 84.11 Hazardous Waste Facilities..... 4-49**  
84.11.010 Purpose ..... 4-49  
84.11.020 Applicability ..... 4-49  
84.11.030 Permit Requirements ..... 4-49

**Chapter 84.12 Home Occupations ..... 4-51**  
84.12.010 Purpose ..... 4-51  
84.12.020 Applicability ..... 4-51  
84.12.030 Classes of Home Occupations Described..... 4-51  
84.12.040 Allowed Land Use Zoning Districts and Permit Requirements ..... 4-52  
84.12.050 Prohibited Home Occupations..... 4-53  
84.12.060 Allowed Home Occupations in Desert Region ..... 4-53  
84.12.070 Development Standards Applicable to all Classes ..... 4-54  
84.12.080 Class I Home Occupation Standards ..... 4-55  
84.12.090 Class II Home Occupation Standards..... 4-56  
84.12.100 Class III Home Occupation Standards ..... 4-56  
84.12.110 Other Restrictions on Home Occupations ..... 4-57  
84.12.120 Nonconforming Home Occupations..... 4-57

**Chapter 84.13 Massage Services..... 4-59**  
84.13.010 Purpose ..... 4-59  
84.13.020 Applicability ..... 4-59  
84.13.030 Development Standards..... 4-59

**Chapter 84.14 Mobile Home Parks ..... 4-61**  
84.14.010 Purpose ..... 4-61  
84.14.020 Applicability ..... 4-61  
84.14.030 Enforcement Authority..... 4-61



Table of Contents

---

84.14.040	Definitions .....	4-62
84.14.050	Development Standards.....	4-62
84.14.060	(Reserved) .....	4-65
84.14.070	Bonds to Guarantee Improvements .....	4-65
84.14.080	Mobile Home Park Subdivisions.....	4-66
<b>Chapter 84.15 (Reserved).....</b>		<b>4-67</b>
<b>Chapter 84.16 Multi-Family Residential Development Standards.....</b>		<b>4-69</b>
84.16.010	Purpose .....	4-69
84.16.020	Applicability .....	4-69
84.16.030	Processing.....	4-70
84.16.040	Development Standards Applicable to All Multi-Family Projects.....	4-70
84.16.050	Development Standards Applicable for Multi-Family Projects – Four to 19 Units .....	4-75
84.16.060	Development Standards for Multi-Family Projects – 20 or More Units .....	4-79
84.16.070	Common Amenities and Facilities – Four or More Units .....	4-81
84.16.080	Design Guidelines for Multi-Family Projects – 20 or More Units.....	4-84
<b>Chapter 84.17 Nonconforming Uses and Structures .....</b>		<b>4-95</b>
84.17.010	Purpose .....	4-95
84.17.020	Applicability .....	4-95
84.17.030	Processing.....	4-95
84.17.040	Termination of Nonconforming Use .....	4-96
84.17.050	Removal or Alterations of Nonconforming Uses .....	4-96
84.17.060	Nonconforming Commercial Chicken Ranch .....	4-97
84.17.070	Other Nonconforming Uses.....	4-97
84.17.080	Alteration of Nonconforming Uses .....	4-98
84.17.080	Conversion of Nonconforming Retail Land Use to Nonconforming Restaurant Land Use in the Mountain Region .....	4-98.1
<b>Chapter 84.18 Planned Development Standards.....</b>		<b>4-99</b>
84.18.010	Purpose .....	4-99
84.18.020	Applicability .....	4-99
84.18.030	Development Standards.....	4-99
84.18.040	Design Standards.....	4-102
<b>Chapter 84.19 Recycling Facilities.....</b>		<b>4-107</b>
84.19.010	Purpose .....	4-107
84.19.020	Applicability .....	4-107
84.19.030	Modification of Standards .....	4-107
84.19.040	Permit Requirements .....	4-107
84.19.050	Site Clean-Up Required.....	4-108
84.19.060	Standards for Small Collection Facilities .....	4-108
84.19.070	Standards for Large Collection Facilities .....	4-110
84.19.080	Light Processing Facilities .....	4-112
84.19.090	Heavy Processing Facilities.....	4-112
<b>Chapter 84.20 Service Stations .....</b>		<b>4-115</b>
84.20.010	Purpose .....	4-115
84.20.020	Applicability .....	4-115
84.20.030	Development Standards.....	4-115

Table of Contents

---

**Chapter 84.21 Single-Family Residential Dwellings ..... 4-117**  
84.21.010 Purpose ..... 4-117  
84.21.020 Applicability ..... 4-117  
84.21.030 Minimum Residential Construction Standards ..... 4-117

**Chapter 84.22 Small Lot Residential Development ..... 4-121**  
84.22.010 Purpose ..... 4-121  
84.22.020 Applicability ..... 4-121  
84.22.030 Development Requirements ..... 4-121

**Chapter 84.23 Social Care Facilities..... 4-125**  
84.23.010 Purpose ..... 4-125  
84.23.020 Applicability ..... 4-125  
84.23.030 Development Standards..... 4-125

**Chapter 84.24 Solid Waste/Recyclable Materials Storage ..... 4-127**  
84.24.010 Purpose ..... 4-127  
84.24.020 Applicability ..... 4-127  
84.24.030 Storage Areas for Multi-Family Uses..... 4-127  
84.24.040 Storage Areas for Nonresidential Uses..... 4-128  
84.24.050 Location Standards ..... 4-129  
84.24.060 Design and Construction Standards..... 4-130

**Chapter 84.25 Temporary Structures and Uses..... 4-131**  
84.25.010 Purpose ..... 4-131  
84.25.020 Applicability ..... 4-131  
84.25.030 Exempt Temporary Structures and Uses ..... 4-131  
84.25.040 Structures and Uses Allowed with Temporary Use Permit..... 4-132  
84.25.050 Additional Development Standards..... 4-140  
84.25.060 Interim Operation of Activities Requiring a Conditional Use Permit ..... 4-141  
84.25.070 Camping or Occupancy of Temporary Structure Prohibited..... 4-141

**Chapter 84.26 Wind Energy Systems - Accessory ..... 4-143**  
84.26.010 Purpose ..... 4-143  
84.26.020 Applicability ..... 4-143  
84.26.030 Development Standards..... 4-143

**Chapter 84.27 Wireless Telecommunications Facilities ..... 4-147**  
84.27.010 Purpose ..... 4-147  
84.27.020 Applicability ..... 4-148  
84.27.030 Structure Height ..... 4-148  
84.27.040 Separation from Residences ..... 4-150  
84.27.050 Minimizing Impacts ..... 4-150  
84.27.060 Review Procedures ..... 4-152  
84.27.070 Project Notices ..... 4-153  
84.27.080 Review Factors ..... 4-153  
84.27.090 Abandoned Sites..... 4-154  
84.27.100 Elevation of Approvals..... 4-154  
84.27.110 Interjurisdictional Review ..... 4-155

Table of Contents

---

**Chapter 84.28 Short-Term Private Home Rentals..... 4-157**  
84.28.010 Purpose ..... 4-157  
84.28.020 Applicability ..... 4-157  
84.28.030 Special Use Permit Requirements ..... 4-157  
84.28.040 Development Standards..... 4-158  
84.28.050 Conditions of Operation ..... 4-159

**Chapter 84.29 Renewable Energy Generation Facilities..... 4-161**  
84.29.010 Purpose..... 4-161  
84.29.020 Applicability and Land Use Zoning Districts ..... 4-161  
84.29.030 Wind Energy Development standards ..... 4-162  
84.29.040 Solar Energy Development standards ..... 4-164  
84.29.050 Special Fencing Standards ..... 4-164  
84.29.060 Additional Wind and Solar Energy Development Standards ..... 4-164  
84.29.070 Decommissioning requirements..... 4-165

**Chapter 84.30 Greenhouse Gas Emissions Reduction Plan Implementation..... 4-167**  
84.29.010 Purpose ..... 4-167  
84.29.020 Applicability and Land Use Zoning Districts..... 4-167  
84.29.030 GHG Performance Standards ..... 4-167

**Chapter 84.31 Reasonable Accommodation in Housing Development for Disabled  
Individuals ..... 4-169**  
84.31.010 Purpose ..... 4-169  
84.31.020 Notice to the Public of Availability of Accommodation Process..... 4-169  
84.31.030 Requesting Reasonable Accommodation ..... 4-169  
84.31.040 Decision on Application ..... 4-170  
84.31.050 Required Findings ..... 4-171  
84.31.060 Waiver of Time Periods ..... 4-172

# DIVISION 5 PERMIT APPLICATION AND REVIEW PROCEDURES

---

<b>Chapter 85.01</b>	<b>Permit Application Filing and Processing .....</b>	<b>5-5</b>
85.01.010	Purpose of Division .....	5-5
85.01.020	Organization .....	5-5
85.01.030	Authority for Land Use and Zoning Decisions .....	5-8
<b>Chapter 85.02</b>	<b>Basic Review Procedures.....</b>	<b>5-11</b>
85.02.010	Purpose .....	5-11
85.02.020	Public Hearing.....	5-11
85.02.030	Staff Review with Notice .....	5-11
85.02.040	Staff Review without Notice .....	5-12
85.02.050	Alternate Review Procedures .....	5-12
<b>Chapter 85.03</b>	<b>Application Procedures .....</b>	<b>5-15</b>
85.03.010	Purpose .....	5-15
85.03.020	Applications for Land Use Decisions.....	5-15
85.03.030	Development Review Committee.....	5-16
85.03.040	Environmental Review .....	5-16
85.03.050	Concurrent Applications.....	5-16
85.03.060	Application Forms and Information Packets .....	5-16
85.03.070	Pre-application Review .....	5-17
85.03.080	Notice of Pending Land Use Decisions.....	5-17
85.03.090	Conditions of Approval .....	5-19
85.03.100	Automatic Conditions.....	5-19
85.03.110	Post Decision Notice .....	5-19
<b>Chapter 85.04</b>	<b>ABC Licensing.....</b>	<b>5-21</b>
85.04.010	Purpose .....	5-21
85.04.020	ABC Licensing .....	5-21
85.04.030	Procedures .....	5-21
<b>Chapter 85.05</b>	<b>Certificate of Land Use Compliance .....</b>	<b>5-23</b>
85.05.010	Purpose .....	5-23
85.05.020	Procedures .....	5-23
<b>Chapter 85.06</b>	<b>Conditional Use Permit/Minor Use Permit .....</b>	<b>5-25</b>
85.06.010	Purpose .....	5-25
85.06.020	Applicability .....	5-25
85.06.030	Procedures .....	5-25
85.06.040	Findings Required .....	5-26
85.06.050	Projects That Do Not Qualify for a Minor Use Permit.....	5-27
85.06.060	DRC Consideration .....	5-29
85.06.070	Agricultural Support Services .....	5-29
85.06.080	Alteration to Nonconforming Uses .....	5-30

Table of Contents

---

85.06.090 Hazardous Waste Facilities ..... 5-31

85.06.100 Surface Mining and Reclamation Plan Applications..... 5-31

85.06.110 Post Decision Procedures ..... 5-31

**Chapter 85.07 Flood Hazard Development Review ..... 5-33**

85.07.010 Purpose ..... 5-33

85.07.020 Flood Hazard Development Review Procedures..... 5-33

85.07.030 Floodplain Development Standards Review Procedures..... 5-34

**Chapter 85.08 Site Plan Permits..... 5-35**

85.08.010 Purpose ..... 5-35

85.08.020 Applicability ..... 5-35

85.08.030 Procedures ..... 5-36

**Chapter 85.09 Tenant Improvement Permits..... 5-39**

85.09.010 Purpose ..... 5-39

85.09.020 Applicability ..... 5-39

85.09.030 Procedures ..... 5-39

**Chapter 85.10 Planned Development Permits..... 5-41**

85.10.010 Purpose ..... 5-41

85.10.020 Applicability ..... 5-41

85.10.030 Procedures ..... 5-42

85.10.040 Review Authority ..... 5-42

85.10.050 Findings ..... 5-43

85.10.060 Concurrent Subdivision Applications..... 5-44

85.10.070 Development Plans..... 5-44

85.10.080 Time Limits and Expiration ..... 5-48

85.10.090 Planned Development Permit Amendments..... 5-48

85.10.100 Post Decision Procedures ..... 5-49

**Chapter 85.11 Pre-construction Flood Hazard And Soil Erosion Pollution Prevention  
Inspection..... 5-51**

85.11.010 Purpose ..... 5-51

85.11.015 Scope ..... 5-51

85.11.020 Flood Hazard Inspection Required..... 5-51

85.11.030 Soil Erosion Pollution Prevention Plan and Inspection Required ..... 5-52

**Chapter 85.12 Revisions to an Approved Action ..... 5-53**

85.12.010 Purpose ..... 5-53

85.12.020 Procedures ..... 5-53

**Chapter 85.13 Sign Location Plans..... 5-55**

85.13.010 Purpose ..... 5-55

85.13.020 Procedures ..... 5-55

**Chapter 85.14 Special Use Permits..... 5-57**

85.14.010 Purpose ..... 5-57

85.14.020 Types of Special Use Permits and Review Authorities..... 5-57

85.14.030 Procedures ..... 5-58

Table of Contents

---

85.14.040 General Provisions ..... 5-58

85.14.050 Special Uses ..... 5-58

85.14.060 Findings for Specific Special Uses..... 5-59

**Chapter 85.15 Temporary Use Permits ..... 5-61**

85.15.010 Purpose ..... 5-61

85.15.020 Types of Temporary Use Permits and Review Authorities ..... 5-61

85.15.030 Minor Short-Term Activities ..... 5-62

85.15.040 Temporary Use Permit Required..... 5-62

85.15.050 Procedures ..... 5-62

85.15.060 Review Authority ..... 5-62

85.15.070 Exempt Short-Term Activities ..... 5-63

85.15.080 Allowed Short-Term Activities ..... 5-64

85.15.090 Development Standards..... 5-66

85.15.100 Application Requirements ..... 5-67

85.15.110 Findings and Decision ..... 5-67

85.15.120 Post Decision Procedures ..... 5-67

**Chapter 85.16 Temporary Special Event Permits ..... 5-69**

85.16.010 Purpose ..... 5-69

85.16.020 Review Authority and Procedure ..... 5-69

85.16.030 Procedures ..... 5-69

85.16.040 Post Decision Procedures ..... 5-79

**Chapter 85.17 Variances ..... 5-81**

85.17.010 Purpose ..... 5-81

85.17.020 Applicability ..... 5-81

85.17.030 Procedures ..... 5-81

85.17.040 Minor Variances ..... 5-82

85.17.050 Application Requirements ..... 5-83

85.17.060 Findings and Decision ..... 5-83

85.17.070 Conditions of Approval ..... 5-84

85.17.080 Post Decision Procedures ..... 5-84

**Chapter 85.18 Accessory Wind Energy System Permit ..... 5-85**

85.18.010 Purpose ..... 5-85

85.18.020 Applicability ..... 5-85

85.18.030 Procedures ..... 5-85

85.18.040 Abandonment ..... 5-87

**Chapter 85.19 Food Truck Event Permits..... 89**

85.19.010 Purpose ..... 89

85.19.020 Permit Required for Food Truck Events ..... 89

85.19.030 When Application for Permit Must Be Submitted ..... 90

85.19.040 Content of Application ..... 90

85.19.050 Fees, Bonding, and Insurance..... 91

85.19.060 Request for Law Enforcement Services ..... 91

85.19.070 Application Review Process..... 91

85.19.080 Review by Sheriff..... 92

85.19.090 Decision on Application..... 92

85.19.100 Expiration and Non-Transferability of Permit ..... 92

*Table of Contents*

---

85.19.110 Complaints ..... 93  
85.19.120 Suspension or Revocation of Permit ..... 93  
85.19.130 Other Prohibited Activities..... 93  
85.19.140 Post-Decision Procedures..... 93  
85.19.150 Clean-Up and Performance Security ..... 93

# DIVISION 6 DEVELOPMENT CODE ADMINISTRATION

---

<b>Chapter 86.01</b>	<b>Planning Agency.....</b>	<b>6-5</b>
86.01.010	Establishment of Planning Agency .....	6-5
86.01.020	Functions of Planning Agency .....	6-6
86.01.030	Procedures .....	6-8
<b>Chapter 86.02</b>	<b>Development Review Committee.....</b>	<b>6-9</b>
86.02.010	Establishment .....	6-9
86.02.020	Membership.....	6-9
86.02.030	Duties of the DRC .....	6-10
86.02.040	Findings.....	6-10
86.02.050	Meeting Dates and Procedures .....	6-11
<b>Chapter 86.03</b>	<b>Environmental Review Committee .....</b>	<b>6-13</b>
86.03.010	Establishment .....	6-13
86.03.020	Membership.....	6-13
86.03.030	Stipend and Expenses .....	6-13
86.03.040	Duties of the ERC.....	6-14
86.03.050	Meeting Dates and Procedures .....	6-14
<b>Chapter 86.04</b>	<b>Floodplain Administrator .....</b>	<b>6-15</b>
86.04.010	Responsibilities of Floodplain Administrator .....	6-15
<b>Chapter 86.05</b>	<b>Decisions by the Review Authority.....</b>	<b>6-17</b>
86.05.010	Referral to Next Succeeding Review Authority .....	6-17
<b>Chapter 86.06</b>	<b>Time Limitations.....</b>	<b>6-19</b>
86.06.010	Purpose .....	6-19
86.06.020	Effective Date of Permits .....	6-19
86.06.030	Applications Deemed Approved .....	6-19
86.06.040	Permits to Run with the Land.....	6-20
86.06.050	Performance Guarantees.....	6-20
86.06.060	Time Limits and Extensions.....	6-21
86.06.070	Changes to an Approved Project.....	6-24
86.06.080	Resubmittals .....	6-24
86.06.090	Covenants of Easements.....	6-25
<b>Chapter 86.07</b>	<b>Public Hearings .....</b>	<b>6-27</b>
86.07.010	Purpose .....	6-27
86.07.020	Notice of Hearing .....	6-27
86.07.030	Scheduling of Hearing.....	6-28
86.07.040	Hearing Procedure.....	6-29
86.07.050	Recommendation by Commission.....	6-29



Table of Contents

---

86.07.060 Post-Decision Notice ..... 6-29

86.07.070 Effective Date of Decision ..... 6-29

**Chapter 86.08 Appeals..... 6-31**

86.08.010 Appeal of a Land Use Decision..... 6-31

86.08.020 Application for the Appeal of a Land Use Decision ..... 6-32

86.08.030 Time for Filing an Appeal ..... 6-33

86.08.040 Notice of Appeal ..... 6-33

86.08.050 Authority of Appeal Body ..... 6-33

86.08.060 Withdrawal of Appeal ..... 6-33

86.08.070 Judicial Review ..... 6-34

**Chapter 86.09 Enforcement ..... 6-35**

86.09.010 Purpose ..... 6-35

86.09.020 Permits and Licenses ..... 6-35

86.09.030 Authority for Enforcement ..... 6-36

86.09.040 Unlawful to Violate Development Code Provisions ..... 6-37

86.09.050 Violations of Development Code Declared Public Nuisance..... 6-37

86.09.060 Unlawful to Refuse or Fail to Comply With a Condition of Land Use Approval..... 6-38

86.09.070 Property Not in Compliance With a Condition of Land Use Approval Declared Public Nuisance ..... 6-38

86.09.080 Enforcement ..... 6-39

86.09.090 Criminal Actions ..... 6-39

86.09.100 Civil Actions ..... 6-40

86.09.110 Administrative Actions..... 6-41

86.09.120 Filing of a Notice of Pendency ..... 6-46.1

86.09.130 Filing Notice of Action..... 6-46.1

86.09.140 Initial Investigation Procedures ..... 6-46.2

86.09.150 Inspections..... 6-46.3

86.09.160 Stop Work Orders..... 6-46.3

86.09.170 Revocation or Modification of Permits or Approvals ..... 6-46.3

86.09.180 Recovery of Costs ..... 6-46.5

86.09.190 Additional Permit Processing Fees..... 6-46.7

86.09.200 Reinspection Fees..... 6-46.7

86.09.210 Documentation ..... 6-46.8

**Chapter 86.10 Agricultural Preserves/Land Conservation Contract Actions ..... 6-47**

86.10.010 Purpose ..... 6-47

86.10.020 Procedures ..... 6-47

**Chapter 86.11 Airport Comprehensive Land Use Plans ..... 6-49**

86.11.010 Purpose ..... 6-49

86.11.020 Procedures ..... 6-49

86.11.030 Findings..... 6-50

86.11.040 Consistency with the Plan ..... 6-50

**Chapter 86.12 Amendments..... 6-51**

86.12.010 Purpose ..... 6-51

86.12.020 Initiation of Amendment ..... 6-51

86.12.030 Processing, Notice, and Hearings..... 6-51

86.12.040 Commission Action on Amendment ..... 6-52

Table of Contents

---

86.12.050 Board Action on Amendment..... 6-53  
86.12.060 Findings and Decision ..... 6-53  
86.12.070 Effective Dates ..... 6-54

**Chapter 86.13 Development Agreement Adoption and Amendment..... 6-55**

86.13.010 Purpose ..... 6-55  
86.13.020 Applications ..... 6-55  
86.13.030 Procedures ..... 6-57  
86.13.040 Action by the Commission and Board..... 6-57  
86.13.050 Amendment or Cancellation..... 6-58  
86.13.060 Recordation ..... 6-59  
86.13.070 Agreement Review ..... 6-59  
86.13.080 Modification or Termination ..... 6-59

**Chapter 86.14 Specific Plan Adoption and Amendment..... 6-61**

86.14.010 Purpose ..... 6-61  
86.14.020 Intent..... 6-61  
86.14.030 Applicability ..... 6-61  
86.14.040 Initiation and Presubmittal Requirements ..... 6-62  
86.14.050 Preparation and Content ..... 6-62  
86.14.060 Application Filing, Processing, and Review ..... 6-62  
86.14.070 Adoption of Specific Plan ..... 6-63  
86.14.080 Implementation and Amendments..... 6-64  
86.14.090 Adopted Specific Plans ..... 6-65

**Chapter 86.15 Post-Disaster Rebuilding..... 6-67**

86.15.010 Purpose ..... 6-67  
86.15.020 Applicability of Provisions..... 6-67  
86.15.030 Definitions ..... 6-67  
86.15.040 General Provisions ..... 6-68  
86.15.050 Modifications of the Provisions of this Development Code..... 6-68  
86.15.060 Permits and Procedures ..... 6-70  
86.15.070 CEQA Exemption..... 6-71  
86.15.080 Appeals..... 6-71

# DIVISION 7

## SUBDIVISIONS

---

<b>Chapter 87.01</b>	<b>Subdivision Ordinance Applicability and Administration .....</b>	<b>7-3</b>
87.01.010	Purpose .....	7-3
87.01.020	Authority .....	7-3
87.01.030	Applicability .....	7-3
87.01.040	Definitions .....	7-4
87.01.050	Responsibility for Administration .....	7-4
87.01.060	Advisory Agency.....	7-4
87.01.070	Authority for Subdivision Decisions .....	7-5
87.01.080	Type of Subdivision Approval Required.....	7-6
87.01.090	Applications Deemed Approved .....	7-7
87.01.100	Exceptions to Subdivision Standards .....	7-7
87.01.110	Appeals.....	7-8
87.01.120	Enforcement of Subdivision Regulations.....	7-8
<b>Chapter 87.02</b>	<b>Tentative Map Filing and Processing.....</b>	<b>7-11</b>
87.02.010	Purpose .....	7-11
87.02.020	Tentative Map Preparation, Application Contents .....	7-11
87.02.030	Tentative Map Filing, Initial Processing .....	7-12
87.02.040	Evaluation of Application .....	7-13
87.02.050	Review and Decision.....	7-14
87.02.060	Tentative Map Approval or Disapproval.....	7-15
87.02.070	Conditions of Approval.....	7-19
87.02.080	Effective Date of Tentative Map Approval .....	7-21
87.02.090	Changes to Approved Tentative Map or Conditions .....	7-21
87.02.100	Effect of Tentative Map Approval, Completion of Subdivision Process .....	7-22
87.02.110	Vesting Tentative Maps.....	7-23
87.02.120	Tentative Map Time Limits and Expiration .....	7-27
87.02.130	Extensions of Time for Tentative Maps .....	7-27
<b>Chapter 87.03</b>	<b>Parcel Maps and Final Maps .....</b>	<b>7-29</b>
87.03.010	Purpose .....	7-29
87.03.020	Parcel Maps .....	7-29
87.03.030	Waiver of Parcel Map.....	7-29
87.03.040	Parcel Map Form and Content.....	7-30
87.03.050	Filing and Processing of Parcel Maps .....	7-30
87.03.060	Parcel Map Approval.....	7-31
87.03.070	Final Maps.....	7-31
87.03.080	Final Map Form and Content .....	7-32
87.03.090	Filing and Processing of Final Maps .....	7-32
87.03.100	Final Map Approval .....	7-34
87.03.110	Composite Development Plans .....	7-35

Table of Contents

---

87.03.120 Amendments to Recorded Parcel or Final Maps ..... 7-36

**Chapter 87.04 Additional Subdivision Procedures ..... 7-39**

87.04.010 Purpose ..... 7-39

87.04.020 Certificates of Compliance ..... 7-39

87.04.030 Condominiums and Condominium Conversions ..... 7-40

87.04.040 Lot Line Adjustment ..... 7-43

87.04.050 Official Maps ..... 7-43

87.04.060 Parcel Merger ..... 7-44

87.04.070 Reversion to Acreage ..... 7-46

87.04.080 Resident Initiated Mobile Home Park Conversion ..... 7-47

**Chapter 87.05 Dedications and Exactions ..... 7-53**

87.05.010 Purpose ..... 7-53

87.05.020 Applicability ..... 7-53

87.05.030 Dedications ..... 7-53

87.05.040 Acceptance of Dedications ..... 7-54

**Chapter 87.06 Subdivision Design and Improvement Requirements ..... 7-55**

87.06.010 Purpose ..... 7-55

87.06.020 Applicability of Design and Improvement Standards ..... 7-55

87.06.030 Subdivision Design Standards ..... 7-56

87.06.040 Site Preparation and Grading for Subdivision Construction ..... 7-60

87.06.050 Subdivision Improvement Requirements ..... 7-62

**Chapter 87.07 Improvement Plans, Installation, and Security ..... 7-67**

87.07.010 Purpose ..... 7-67

87.07.020 Improvement Plans ..... 7-67

87.07.030 Installation of Improvements ..... 7-68

87.07.040 Improvement Agreements, Lien Agreements and Securities ..... 7-70

**Chapter 87.08 Soils Reports ..... 7-75**

87.08.010 Purpose ..... 7-75

87.08.020 Preliminary Soils Report ..... 7-75

87.08.030 Final Soils Report ..... 7-76

87.08.040 Geologic Investigation and Report ..... 7-76

# DIVISION 8 RESOURCE MANAGEMENT AND CONSERVATION

---

<b>Chapter 88.01</b>	<b>Plant Protection and Management.....</b>	<b>8-3</b>
88.01.010	Purpose .....	8-3
88.01.020	Applicability .....	8-4
88.01.030	Exempt Activities .....	8-4
88.01.040	Regulated Trees and Plants and General Permit .....	8-6
88.01.050	Tree or Plant Removal Permits .....	8-7
88.01.060	Desert Native Plant Protection .....	8-14
88.01.070	Mountain Forest and Valley Tree Conservation.....	8-16
88.01.080	Riparian Plant Conservation.....	8-17
88.01.090	Tree Protection from Insects and Disease .....	8-18
<b>Chapter 88.02</b>	<b>Soil and Water Conservation.....</b>	<b>8-21</b>
88.02.010	Purpose .....	8-21
88.02.020	Applicability .....	8-21
88.02.030	Exempt Activities .....	8-21
88.02.040	Dust Control - Desert Region .....	8-23
88.02.050	Wind-Borne Soil Erosion .....	8-23
<b>Chapter 88.03</b>	<b>Surface Mining and Land Reclamation.....</b>	<b>8-33</b>
88.03.010	Purpose .....	8-33
88.03.020	Incorporation of SMARA and State Regulations .....	8-34
88.03.030	Applicability .....	8-34
88.03.040	Permit, Plan, And Financial Assurance Requirements.....	8-34
88.03.050	Vested Rights .....	8-37
88.03.060	Application Filing, Processing, and Review .....	8-37
88.03.070	Additional Conditions of Approval .....	8-41
88.03.080	Financial Assurances .....	8-42
88.03.090	Reclamation Standards .....	8-45
88.03.100	Interim Management Plans.....	8-46
88.03.110	Annual Report .....	8-47
88.03.120	Inspections.....	8-47
88.03.130	Violations and Penalties .....	8-48
88.03.140	Post-Approval Procedures.....	8-48

## **DIVISION 9 PUBLIC FACILITIES FINANCING**

---

<b>Chapter 89.01</b>	<b>Drainage Facilities Financing .....</b>	<b>9-3</b>
89.01.010	Purpose .....	9-3
89.01.020	Establishment of Area Drainage Plans .....	9-3
89.01.030	Fee Collection and Accounting .....	9-4
89.01.040	Drainage Fee Calculation .....	9-5
89.01.050	Credit and Exceptions .....	9-6
89.01.060	Surplus and Refunds.....	9-7
89.01.070	Subject Areas.....	9-8
<b>Chapter 89.02</b>	<b>Recreational Facilities Financing .....</b>	<b>9-9</b>
89.02.010	Purpose and General Provisions.....	9-9
89.02.020	Jurisdiction Limitations.....	9-9
89.02.030	Requirements.....	9-9
89.02.040	Procedure.....	9-11
89.02.050	Exemptions.....	9-13
<b>Chapter 89.03</b>	<b>Transportation Facilities Financing.....</b>	<b>9-15</b>
89.03.010	Purpose .....	9-15
89.03.020	Establishment of Local Area Transportation Facilities Plans .....	9-15
89.03.030	Fee Payment .....	9-17
89.03.040	Local Transportation Facilities.....	9-17
89.03.050	Fee Calculation.....	9-18
89.03.060	Agreements between the County and a Developer.....	9-18
89.03.070	Exclusions .....	9-19
89.03.080	Refunds.....	9-21
89.03.090	Subject Areas.....	9-21

## DIVISION 10

---

<b>Chapter 810.01</b>	<b>Definitions.....</b>	<b>10-3</b>
810.01.010	Purpose .....	10-3
810.01.020	Definitions of Specialized Terms and Phrases .....	10-4
810.01.030	Definitions, "A" .....	10-4
810.01.040	Definitions, "B" .....	10-16
810.01.050	Definitions, "C." .....	10-19
810.01.060	Definitions, "D." .....	10-28
810.01.070	Definitions, "E." .....	10-34
810.01.080	Definitions, "F." .....	10-38
810.01.090	Definitions, "G." .....	10-47
810.01.100	Definitions, "H." .....	10-50
810.01.110	Definitions, "I." .....	10-55
810.01.120	Definitions, "J." .....	10-57
810.01.130	Definitions, "K." .....	10-58
810.01.140	Definitions, "L." .....	10-59
810.01.150	Definitions, "M." .....	10-67
810.01.160	Definitions, "N." .....	10-76
810.01.170	Definitions, "O." .....	10-77
810.01.180	Definitions, "P." .....	10-80
810.01.190	Definitions, "Q." .....	10-87
810.01.200	Definitions, "R." .....	10-88
810.01.210	Definitions, "S." .....	10-96
810.01.220	Definitions, "T." .....	10-110
810.01.230	Definitions, "U." .....	10-114
810.01.240	Definitions, "V." .....	10-115
810.01.250	Definitions, "W." .....	10-117
810.01.260	Definitions, "X." .....	10-121
810.01.270	Definitions, "Y." .....	10-122
810.01.280	Definitions, "Z." .....	10-123

# FIGURES

Figure 82-1 Trails - Low Use and Natural Areas/Urban #1.....	2-131
Figure 82-2 Trails - Low Use and Natural Areas.....	2-132
Figure 82-3 Trails - Urban .....	2-133
Figure 82-4 Trails - Low Use and Natural Areas/Urban #2.....	2-134
Figure 83-1 Clear Sight Triangles.....	3-19
Figure 83-2 Screening and Buffering.....	3-24
Figure 83-3 Location and Measurement of Setbacks.....	3-26
Figure 83-4 Rear Setbacks on Irregularly Shaped Parcels.....	3-30
Figure 83-5 Allowed Fence Height in Residential Land Use Zoning Districts .....	3-62
Figure 83-6 Development Follows Natural Topography .....	3-76
Figure 83-7 Characteristics of Manufactured Slopes.....	3-77
Figure 83-8 Patterns of Landscaping .....	3-78
Figure 83-9 Variations in Cut and/or Fill Slopes.....	3-80
Figure 83-10 Manufactured Slopes Located at Rear of Lot.....	3-81
Figure 83-11 Retaining Walls for Side Setbacks .....	3-82
Figure 83-12 Drains Follow Topography .....	3-83
Figure 83-13 Retaining Walls Along Streets and in Setbacks .....	3-84
Figure 83-14 Streets and Lots Follow Contours .....	3-85
Figure 83-15 Preserve Natural Features.....	3-86
Figure 83-16 Off-Street Parking Dimensions .....	3-117
Figure 84-1 Siting of Multi-Family Structure(s) Parallel to Public Rights-of-Way .....	4-75
Figure 84-2 Minimum Separation Between Multi-Family Structures .....	4-72
Figure 84-3 Design Elements Establish Hierarchy of Space .....	4-76
Figure 84-4 Laundry Room Location and Features .....	4-84
Figure 84-5 Management Office in Central Location.....	4-80
Figure 84-6 Dwelling Unit Oriented to Street .....	4-85
Figure 84-7 Clustering of Multi-Family Dwelling Units.....	4-86
Figure 84-8 “Eyes of the Street” .....	4-87
Figure 84-9 Access to Open Space .....	4-87
Figure 84-10 Connected Open Spaces.....	4-88
Figure 84-11 Play Areas for Different Ages.....	4-89
Figure 84-12 Height Transition.....	4-90
Figure 84-13 Examples of Window Styles .....	4-90
Figure 84-14 Typical Roof Types.....	4-91
Figure 84-15 Mailboxes .....	4-92
Figure 810-1 Lot Types .....	10-64
Figure 810-2 Setbacks.....	10-98



# TABLES

Table 82-1	Land Use Zoning Districts .....	2-8
Table 82-2	Overlays .....	2-10
Table 82-3	Minimum Area For Agricultural and Resource Management Land Use Zoning District Designation .....	2-18
Table 82-4	Allowed Land Uses and Permit Requirements for Agricultural and Resource Management Land Use Zoning Districts .....	2-19
Table 82-4	(continued) Allowed Land Uses and Permit Requirements for Agricultural and Resource Management Land Use Zoning Districts .....	2-20
Table 82-4	(continued) Allowed Land Uses and Permit Requirements for Agricultural and Resource Management Land Use Zoning Districts .....	2-21
Table 82-4A	Agricultural and Resource Management Land Use Zoning District Minimum Lot Size Valley Region .....	2-22
Table 82-4B	Agricultural and Resource Management Land Use Zoning District Minimum Lot Size Mountain Region .....	2-23
Table 82-4C	Agricultural and Resource Management Land Use Zoning District Minimum Lot Size Desert Region .....	2-23
Table 82-5A	Agricultural and Resource Management Land Use Zoning District Development Standards Valley Region .....	2-24
Table 82-5B	Agricultural and Resource Management Land Use Zoning District Development Standards Mountain Region.....	2-25
Table 82-5C	Agricultural and Resource Management Land Use Zoning District Development Standards Desert Region.....	2-26
Table 82-6	Minimum Area For Residential Land Use Zoning District Designation .....	2-27
Table 82-7	Allowed Land Uses and Permit Requirements for Residential Land Use Zoning Districts . .....	2-29
Table 82-7	(continued) Allowed Land Uses and Permit Requirements for Residential Land Use Zoning Districts .....	2-30
Table 82-7	(continued) Allowed Land Uses and Permit Requirements for Residential Land Use Zoning Districts .....	2-31
Table 82-8A	Residential Land Use Zoning District Minimum Lot Size Valley Region .....	2-32
Table 82-8B	Residential Land Use Zoning District Minimum Lot Size Mountain Region .....	2-33
Table 82-8C	Residential Land Use Zoning District Minimum Lot Size Desert Region .....	2-33
Table 82-9A	Residential Land Use Zoning District Development Standards Valley Region .....	2-34
Table 82-9B	Residential Land Use Zoning District Development Standards Mountain Region .....	2-35
Table 82-9C	Residential Land Use Zoning District Development Standards Desert Region .....	2-36
Table 82-10	Minimum Area for Commercial Land Use Zoning District Designation .....	2-37
Table 82-11	Allowed Land Uses and Permit Requirements for Commercial Land Use Zoning Districts .....	2-39
Table 82-11	Allowed Land Uses and Permit Requirements for Commercial Land Use Zoning Districts (continued).....	2-40
Table 82-11	Allowed Land Uses and Permit Requirements for Commercial Land Use Zoning Districts (continued).....	2-41
Table 82-11	Allowed Land Uses and Permit Requirements for Commercial Land Use Zoning Districts (continued).....	2-42
Table 82-12A	Commercial Land Use Zoning District Minimum Lot Size Valley Region .....	2-43
Table 82-12B	Commercial Land Use Zoning District Minimum Lot Size Mountain Region .....	2-44
Table 82-12C	Commercial Land Use Zoning District Minimum Lot Size Desert Region.....	2-44

Table of Contents

---

Table 82-13A CR, CN, and CO Land Use Zoning District Development Standards Valley Region ..2-45

Table 82-13B CG, CS, AND CH Land Use Zoning District Development Standards Valley Region.2-46

Table 82-14A CR, CN, AND CO Land Use Zoning District Development Standards Mountain Region .....2-47

Table 82-14B CG, CS, AND CH Land Use Zoning District Development Standards Mountain Region .....2-48

Table 82-15A CR, CN, AND CO Land Use Zoning District Development Standards Desert Region 2-49

Table 82-15B CG, CS, AND CH Land Use Zoning District Development Standards Desert Region.2-50

Table 82-16 Minimum Area For Industrial and Special Use Land Use Zoning District Designation .....2-52

Table 82-17 Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts .....2-53

Table 82-17 Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts (continued).....2-54

Table 82-17 Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts (continued).....2-55

Table 82-17 Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts (continued).....2-56

Table 82-18A Industrial and Special Purpose Land Use Zoning District Minimum Lot Size Valley Region.....2-57

Table 82-18B Industrial and Special Purpose District Minimum Lot Size Mountain Region .....2-58

Table 82-18C Industrial and Special Purpose District Minimum Lot Size Desert Region.....2-59

Table 82-19A IC and IR Land Use Zoning District Development Standards Valley Region .....2-60

Table 82-19B IN and SD Land Use Zoning District Development Standards Valley Region .....2-61

Table 82-20A IC and IR Land Use Zoning District Development Standards Mountain Region.....2-62

Table 82-20B IN and SD Land Use Zoning District Development Standards Mountain Region .....2-63

Table 82-21A IC and IR Land Use Zoning District Development Standards Desert Region.....2-64

Table 82-21B IN and SD Land Use Zoning District Development Standards Desert Region .....2-65

Table 82-22 Animals Allowed in AA (Additional Agricultural) Overlay .....2-68

Table 82-23 Urban Standards (Maximum Accessibility).....2-130

Table 82-24 Low Use and Natural Area Standards.....2-130

Table 82-25 Sphere Standards Overlays .....2-142

  

Table 83-1 Storage Standards for Flammable Liquids and Gases .....3-7

Table 83-2 Noise Standards for Stationary Noise Sources .....3-12

Table 83-3 Noise Standards for Adjacent Mobile Noise Sources.....3-13

Table 83-4 Noise Standards for Other Structures .....3-14

Table 83-5 Allowed Projections into Setbacks .....3-32

Table 83-6 Maximum Height of Fences, Hedges, and Walls Within Setbacks .....3-62

Table 83-7 Shielding Requirements For Outdoor Lighting In the Mountain Region and Desert Region.....3-67

Table 83-8 Slope Categories .....3-79

Table 83-9 Infrastructure Improvement Standards Valley Region .....3-90

Table 83-10 Infrastructure Improvement Standards Mountain Region .....3-91

Table 83-11 Infrastructure Improvement Standards Desert Region.....3-92

Table 83-12 Minimum Landscaped Area.....3-102

Table 83-13 Reserved.....

Table 83-14 Reserved.....

Table 83-15 Parking Requirements by Land Use .....3-111

Table 83-16 Transportation Control Measures .....3-114.1

Table 83-17 Required Number of Parking Spaces for Disabled .....3-115

Table 83-18 Minimum Off-Street Parking Dimensions .....3-116

Table of Contents

---

Table 83-19	Minimum Aisles .....	3-118
Table 83-20	Road System Design Standards .....	3-128
Table 83-21	On-Site Signs in Office Commercial (CO) Land Use Zoning District .....	3-133
Table 83-22	On-Site Signs in Neighborhood Commercial (CN) Land Use Zoning District .....	3-134
Table 83-23	On-Site Signs in Rural Commercial (CR) Land Use Zoning District.....	3-135
Table 83-24	On-Site Signs in Highway Commercial (CH) Land Use Zoning District.....	3-136
Table 83-25	On-Site Signs in General Commercial (CG) Land Use Zoning District.....	3-137
Table 83-26	On-Site Signs in Service Commercial (CS) Land Use Zoning District.....	3-138
Table 83-27	On-Site Signs in Community Industrial (IC) Land Use Zoning District .....	3-139
Table 83-28	On-Site Signs in Regional Industrial (IR) Land Use Zoning District.....	3-140
Table 83-29	On-Site Signs in Institutional (IN) Land Use Zoning District .....	3-141
Table 83-30	On-Site Signs in Special Development (SD) Land Use Zoning District .....	3-142
Table 84-1	Permit Requirements and Development Standards for Agritourism Enterprises.....	4-12
Table 84-2	Minimum Parcel Sizes for Commercial Kennels and/or Catteries .....	4-17
Table 84-3	Animal Keeping Allowed as Primary Use.....	4-24
Table 84-4	Animal Keeping Allowed with Conditional Use Permit .....	4-25
Table 84-5	Animal Keeping Allowed as Accessory Use .....	4-28
Table 84-6	Standards for Bed and Breakfast Uses .....	4-33
Table 84-7	Allowed Land use zoning districts and Permit Requirements for Home Occupations..	4-52
Table 84-8	Parcel Size and Density Standards for Mobile Home Parks .....	4-62
Table 84-9	Minimum Separation Between Multi-Family Structures .....	4-71
Table 84-10	Minimum Setbacks for Multi-Family Structures .....	4-73
Table 84-11	Minimum Dwelling Unit Sizes in Multi-Family Development .....	4-73
Table 84-12	Minimum On-Site Recreation Amenities for Multi-Family Projects .....	4-82
Table 84-13	On-Site Recreational Amenities Thresholds for Allowable Densities.....	4-83
Table 84-14	Minimum Size of Community Room or Structure.....	4-83
Table 84-14	Maximum Tower Heights for Accessory Wind Energy Systems .....	4-144
Table 84-15	Maximum Heights of Wireless Telecommunications Towers.....	4-148
Table 85-1	Review Authority.....	5-8
Table 85-2	Distance Requirements for Noticing Purposes .....	5-18
Table 85-3	Special Use Permits .....	5-57
Table 85-4	Temporary Use Permits .....	5-61
Table 85-5	Types of Minor Variances Allowed.....	5-82
Table 87-1	Subdivision Review Authority.....	7-5

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**San Bernardino County Development Code**

**List of Effective Pages**

<i>Page Number</i>	<i>Effective Date</i>	<i>Page Number</i>	<i>Effective Date</i>
i - xxxviii	7-19-2012	3-3 - 3-4	4-26-2012
1-1 - 1-14	4-12-2007	3-5	4-12-2007
2-1 - 2-4	4-26-2012	3-6 - 3-6.2	1-15-2009
2-5 - 2-6	4-12-2007	3-7 - 3-20	4-12-2007
2-7	3-25-2010	3-21	3-25-2010
2-8	8-20-2009	3-22	4-12-2007
2-9	4-12-2007	3-23	8-20-2009
2-10	3-25-2010	3-24 - 3-26	4-12-2007
2-11 - 2-14	4-12-2007	3-27	2-28-2008
2-15	8-20-2009	3-28	10-23-2008
2-16 - 2-16.2	5-5-2011	3-29 - 3-30	4-12-2007
2-17 - 2-18	4-12-2007	3-31	10-23-2008
2-19 - 2-20	10-23-2008	3-32 - 3-33	8-20-2009
2-21	3-25-2010	3-34	10-23-2008
2-22 - 2-23	4-12-2008	3-35 - 3-54	4-12-2007
2-24 - 2-26	10-23-2008	3-55	3-25-2010
2-27	4-12-2007	3-56 - 3-57	4-12-2007
2-28	8-20-2009	3-58	3-25-2010
2-26 - 2-31	4-26-2012	3-59 - 3-62	4-12-2007
2-32 - 2-33	4-12-2007	3-63 - 3-64.2	2-28-2008
2-34 - 2-36	10-28-2010	3-65 - 3-72	4-12-2007
2-37 - 2-38	4-12-2007	3-73 - 3-74	2-28-2008
2-39	3-25-2010	3-75	4-12-2007
2-40	4-12-2007	3-76	2-28-2008
2-41	8-20-2009	3-77 - 3-83	4-12-2007
2-42	2-28-2008	3-84	2-28-2008
2-43 - 2-44	4-12-2007	3-85 - 3-94	4-12-2007
2-45	8-20-2009	3-95 - 3-108.8	3-17-2011
2-46 - 2-50	10-23-2008	3-109 - 3-111	4-12-2007
2-51	4-12-2007	3-112	2-28-2008
2-52	8-20-2009	3-113 - 3-114.2	4-26-2012
2-53 - 2-59	3-25-2010	3-115	4-12-2007
2-60 - 2-65	10-23-2008	3-116	2-28-2008
2-66 - 2-67	4-12-2007	3-117	4-12-2007
2-68	8-20-2009	3-118	2-28-2008
2-69 - 2-78	4-12-2007	3-119 - 3-120	10-23-2008
2-79	10-23-2008	3-121 - 3-124	4-12-2007
2-80 - 2-85	4-12-2007	3-125	8-20-2009
2-86 - 2-87	3-25-2010	3-126 - 3-133	4-12-2007
2-88	10-23-2008	3-134 - 3-135	2-28-2008
2-89 - 2-93	2-28-2008	3-136 - 3-141	4-12-2007
2-94	8-20-2009	3-142	2-28-2008
2-95	2-28-2008	3-143 - 3-155	4-12-2007
2-96 - 2-97	4-12-2007	3-156	10-23-2008
2-98 - 2-104	8-20-2009	3-157	4-12-2007
2-105 - 2-106	4-12-2007	3-158	10-23-2008
2-107 - 2-114.4	4-26-2012	3-159 - 3-164	4-12-2007
2-115 - 2-141	4-12-2007	3-165	8-20-2009
2-142	6-7-2007	3-166	2-28-2008
2-143 - 2-146	4-12-2007	3-167 - 3-168	8-20-2009
2-147 - 2-150	10-23-2008	4-1 - 4-4	4-26-2012
3-1	4-12-2007	4-4.1 - 4-4.2	7-05-2012
3-2	3-17-2011	4-5	8-20-2009

**San Bernardino County Development Code**

**List of Effective Pages**

<i>Page Number</i>	<i>Effective Date</i>	<i>Page Number</i>	<i>Effective Date</i>
4-6 - 4-7	3-25-2010	4-153 - 4-160	4-12-2007
4-8	10-23-2008	4-161	1-5-2012
4-8.1 - 4-11	4-12-2007	4-162	3-25-2010
4-12 - 4-14	4-26-2012	4-163 - 4-168	1-5-2012
4-18	2-28-2008	4-169 - 4-172	7-5-2012
4-19	4-12-2007	5-1	4-12-2007
4-20	2-28-2008	5-2	4-26-2012
4-21	4-12-2007	5-3	3-25-2010
4-22 - 4-26	2-28-2008	5-4 - 5-14	4-12-2007
4-27 - 4-30	4-12-2007	5-15	8-20-2009
4-31	2-28-2008	5-16 - 5-19	1-5-2012
4-32 - 4-40	4-12-2007	5-20 - 5-29	4-12-2007
4-41 - 4-42	10-23-2008	5-30	2-28-2008
4-43 - 4-44	8-20-2009	5-31 - 5-32	4-12-2007
4-45 - 4-51	4-12-2007	5-33 - 5-34	4-26-2012
4-52	3-25-2010	5-35 - 5-38	4-12-2007
4-53 - 4-60	4-12-2007	5-39 - 5-40	2-28-2008
4-61	8-20-2009	5-41 - 5-46	4-12-2007
4-62	4-12-2007	5-47 - 5-48	2-28-2008
4-63	8-20-2009	5-49 - 5-50	4-12-2007
4-64	4-12-2007	5-51	8-20-2009
4-65	10-23-2008	5-52	4-26-2012
4-66 - 4-68	4-12-2007	5-52.1 - 5-52.2	8-20-2009
4-69 - 4-78	2-28-2008	5-53	10-23-2008
4-79	3-25-2010	5-54 - 5-81	4-12-2007
4-80 - 4-94	2-28-2008	5-82	8-20-2009
4-95 - 4-97	4-12-2007	5-83 - 5-84	4-12-2007
4-98	2-28-2008	5-85	3-25-2010
4-98.1 - 4-98.2	4-26-2012	5-86 - 5-88	4-12-2007
4-99	4-12-2207	5-89 - 5-94	7-19-2012
4-100	2-28-2008	6-1 - 6-4	4-26-2012
4-101 - 4-106	4-12-2007	6-5 - 6-14	8-20-2009
4-107	3-25-2010	6-15 - 6-16.2	4-26-2012
4-108 - 4-111	4-12-2007	6-17 - 6-18	4-12-2007
4-112	2-28-2008	6-19 - 6-20	8-20-2009
4-113 - 4-116	4-12-2007	6-22	4-12-2007
4-117 - 4-118	2-28-2008	6-23	2-28-2008
4-119 - 4-120.2	8-20-2009	6-24 - 6-31	7-12-2007
4-121 - 4-125	4-12-2007	6-32	7-5-2012
4-126	3-25-2010	6-33 - 6-34	4-12-2007
4-127	4-12-2007	6-35	2-28-2008
4-128	2-28-2008	6-36	4-26-2012
4-129 - 4-130	4-12-2007	6-37 - 6-41	8-20-2009
4-131	2-28-2008	6-42 - 6-43	10-23-2008
4-132	4-12-2007	6-44 - 6-46.8	2-28-2008
4-133	3-25-2010	6-47 - 6-68	4-12-2007
4-134 - 4-139	4-12-2007	6-69	10-23-2008
4-140 - 4-141	8-20-2009	6-70 - 6-72	4-12-2007
4-142	3-25-2010	7-1	4-12-2007
4-142.1 - 4-142.2	8-20-2009	7-2	9-25-2010
4-143 - 4-144	3-25-2010	7-3 - 7-66	4-12-2007
4-145 - 4-151	4-12-2007	7-67	9-25-2010
4-152	3-25-2010	7-68 - 7-69	4-12-2007

*San Bernardino County Development Code*

**List of Effective Pages**

<i>Page Number</i>	<i>Effective Date</i>	<i>Page Number</i>	<i>Effective Date</i>
7-70 - 7-74.4	9-25-2010	10-46.2 - 10-46.4	7-19-2012
7-75 - 7-76	4-12-2007	10-47	4-12-2007
8-1 - 8-12	4-12-2007	10-48	3-25-2010
8-13	2-28-2008	10-49 - 10-52	4-12-2007
8-14 - 8-16	4-12-2007	10-53 - 10-56	3-17-2011
8-17	10-23-2008	10-57 - 10-59	4-12-2007
8-18 - 8-22	4-12-2007	10-60 - 10-66	3-17-2011
8-23	2-28-2008	10-67 - 10-69	4-12-2007
8-24 - 8-37	4-12-2007	10-70 - 10-71	5-5-2011
8-38	4-26-2012	10-72 - 10-75.2	3-17-2011
8-39 - 8-48	4-12-2007	10-76	4-12-2007
9-1 - 9-22	4-12-2007	10-77	3-25-2010
10-1	3-17-2011	10-78 - 10-79	3-17-2011
10-2 - 10-3	4-12-2007	10-80	8-20-2009
10-4	8-20-2009	10-81	4-12-2007
10-5 - 10-6	2-28-2008	10-82 - 10-85	3-17-2011
10-7 - 10-10	4-12-2007	10-86 - 10-87	4-12-2007
10-11	3-25-2010	10-88 - 10-95	7-5-2012
10-12	4-12-2007	10-96	2-28-2008
10-13 - 10-18	3-17-2011	10-97 - 10-100	4-12-2007
10-19	4-12-2007	10-101 - 10-107	3-17-2011
10-20	3-17-2011	10-108	4-12-2007
10-21	4-26-2012	10-109 - 10-113	3-17-2011
10-22 - 10-27	3-17-2011	10-114	4-12-2007
10-28	4-12-2007	10-115 - 10-116	2-28-2008
10-29	10-23-2008	10-117	4-26-2012
10-30 - 10-31	4-12-2007	10-118	3-17-2011
10-32 - 10-33	7-5-2012	10-119	4-12-2007
10-34 - 10-36	2-28-2008	10-120 - 10-121	3-17-2011
10-37	3-17-2011	10-122 - 10-123	4-12-2007
10-38 - 10-40	7-5-2012		
10-41 - 10-46.1	4-26-12		

*San Bernardino County Development Code*

*List of Ordinances Amending the Development Code*

---

**List of Ordinances Amending the Development Code**

Ordinance Number	Date of Adoption	Effective Date	Ordinance Number	Date of Adoption	Effective Date
4011	03-13-2007	04-12-2007			
4020	05-08-2007	06-07-2007			
4043	01-29-2008	02-28-2008			
4057	09-23-2008	10-23-2008			
4065	12-16-2008	01-15-2009			
4085	07-21-2009	08-20-2009			
4098	02-23-2010	03-25-2010			
4116	07-27-2010	09-25-2010			
4121	09-28-2010	10-28-2010			
4136	02-15-2011	03-17-2011			
4140	04-05-2011	05-05-2011			
4156	12-06-2011	01-05-2012			
4161	03-27-2012	04-26-2012			
4162	03-27-2012	04-26-2012			
4163	03-27-2012	04-26-2012			
4169	06-05-2012	07-05-2012			
4170	06-19-2012	07-19-2012			



Ordinance Disposition Table

Ordinance Disposition Table

Ordinance	Disposition	Ordinance	Disposition
4011	Entire Title 8		810.01.060(k)(4); 810.01.140(hh); 810.01.200(k)
4020	82.22.020; 82.22.030	4065	83.01.040(c)(1); 83.01.040(c)(2); 83.01.040(c)(3); 810.01.060(ff)
4043	82.03.040(b); 82.04.040(b); 82.05.040(b); 82306.030; 82.06.030; 82.06.040(b); 82.06.050(c); 82.13.060(a); 82.13.060(b)(3); 82.13.060(b)(7)(C); 82.13.060(b)(11), (12), (13); 82.13.060(c) and (d)(1); 82.13.060(d)(8); 82.13.070; 82.13.080(e)(3); 83.02.070(b)(1); 83.02.080; 83.06.040(b); 83.06.070(a); 83.08.020; 83.08.040(a)(1); 83.08.040(c)(3); 83.10.060(a)(4); 83.10.070(e)(2)(A); 83.10.080(a)(4); 83.10.080(b)(5); 83.10.080(c)(2); 83.11.040(c)(5); 83.11.070(a)(1); 83.11.070.(h)(4); 83.11.080(h)(1)(A); 83.13.050(c)(7); 83.13.050(c)(8); 73.13.050(e); 83.13.090(c)(1); Chapter 83.15; 84.01.050(b); 84.04.050(d)(8); 84.04.050(e)(8); 84.04.060(c)(4); 84.04.070(e); 84.04.070(f); 84.04.090(B)(1); 84.04.090(h); 84.05.030(b); 84.08.040(e); Chapter 84.16; 84.17.080(a); 84.18.030(b); 84.19.080; 84.21.030(d); 84.21.030(f); 84.24.030(a); 84.25.010; 84.25.070; 84.27.060; 85.06.080; Chapter 85.09; 85.10.070(b)(3)(C)(II) and (III); 85.10.070(e); 85.17.040(a); 86.06.060(b); Chapter 86.09; 86.15.050(a)(2)(B)(II); 88.01.050(i)(8); 88.02.040(c); 810.01.030(g); 810.01.050(nm) – (xxx); 810.01.070(i) – (x); 810.01.150(yy); 810.01.200(j) – (zz); 810.01.210(a); 810.01.240(d)	4085	82.01.020(c)(4)(A); 82.01.020(c); 82.02.040(b)(6); 82.04.040(a); 82.06.040(b); 82.05.060; 82.06.030; 82.07.040; 82.13.060(d)(1); 82.13.080; 83.02.060(a)(1); 83.02.080(d); 83.11.100(c)(10)(C); 83.15.070; 84.01.020(b); 84.08.040(i) and (k); 84.14.030; 84.14.050(g); 84.21.030(j)(1) and (2); 84.25.040(l); 84.25.070(a), (c) and (d); 85.03.020; Chapter 85.11; 85.17.040(a); 86.06.020(b); 86.06.040; 86.09.050; 86.09.090(b), (c) and (d); 86.09.100(c); 810.01.030(a)(4)(D); 810.01.180(h)
		4098	82.01.030, 82.03.040; 82.04.040; 82.05.040; 82.06.050; 82.13.040(a) and (f); 82.13.040(f)(1)(B); 82.14.020(a); Chapter 82.24; 83.02.040(s)(2)(O); 83.050.070; 84.01.030(c); 84.01.040(b); 84.12.040; 84.16.050(k); 84.19.040; 84.23.030(b)(10); 84.25.040(c); 84.25.070(c)(2); Chapter 84.26; 84.26.030(a); 84.26.030(b); 84.26.030(h); 84.27.060(b); Chapter 84.29; Chapter 85.18; 85.18.020(b); 86.09.050(b); 810.01.030(dd); 810.01.090(n); 810.01.070(c)(1) and (2)
		4116	87.07.040
		4121	82.04.060
4057	82.01.030(d)(3); 82.03.040(b); 82.03.060; 82.04.040(b); 82.04.060; 82.05.060; 82.06.040(c); 82.06.060; 82.10.030; 82.13.050(b); 82.13.090(b); Chapter 82.24; 83.02.070(c)(1); 83.02.080(c)(3); 83.02.080(d); 83.10.070(b)(4); 83.11.080(f) and (h)(1)(A); 83.13.090(c)(5); 83.13.100(a)(6); 84.01.030(d); 84.01.040(c); 84.01.050(a)(3) and (b); 84.08.030; 84.08.040(a)(2) and (d)(3);84.14.030; 84.14.060; 84.21.030(i); 85.12.020(b)(1); 86.09.030(d); 86.09.090(c); 86.09.110(b)(9) and (d)(2)(D); 86.15.050(a)(3)(B); 88.01.080(b)(1);	4136	Chapter 83.10; 810.01.030(rr) – (jjj); 810.01.040; 810.01.050(o) – (aaaa); 810.01.070(v) – (z); 810.01.080(kk) – (ccc); 810.01.100(ee) and (ff); 810.01.110(m), (o), (p), (q), (r), (s), (t), (u) and (v); 810.01.140(m) – (ddd); 810.01.150(q) – (lll); 810.01.150(j) – (z); 810.01.180(w) – (sss); 810.01.200(o) – (ddd); 810.01.210(oo) – (www); 810.01.220(c) – (hh); 810.01.250(e) – (o); 810.01.260
		4140	82.02.070; 810.01.150(q)

*San Bernardino County Development Code*

*Ordinance Disposition Table*

---

4156	84.29.030(d) and (e); 84.29.040(b); 84.29.060; 84.29.070; Chapter 84.30; 85.03.040(c)	4169	Chapter 84.31; 86.08.010(b)(2)(A); 810.01.060(l); 810.01.080(c); 810.01.200(f)
4161	83.11.040; 84.17.090	4170	Chapter 85.19; 810.01.080
4162	Table 82-7; Table 84-1; 84.03.030(b)(5); 810.01.050(gg)		
4163	Chapter 82.14; Chapter 85.07; 85.11.020 (c)(2); Chapter 86.04; 86.09.030(b)(11); 88.03.060(c)(2); 810.01.060(t); 810.01.080(ff); 810.01.250(d)		

*Cross Index – Section to Ordinance*

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**Cross Index – Section to Ordinance**

<b>Section</b>	<b>Ordinance</b>	<b>Section</b>	<b>Ordinance</b>
81.01.010 - 81.01.090	4011	84.07.010 - 84.07.030	4011
81.02.010 - 81.02.020	4011	84.08.010 - 84.08.040	4011, 4043, 4057, 4085
		84.09.010 - 84.09.060	4011
82.01.010 - 82.01.030	4011, 4057, 4085, 4098	84.10.010 - 84.10.030	4011
82.02.010 - 82.02.070	4011, 4085, 4140	84.11.010 - 84.11.030	4011
82.03.010 - 82.03.070	4011, 4043, 4057, 4098	84.12.010 - 84.12.120	4011, 4098
82.04.010 - 82.04.060	4011, 4043, 4057, 4085, 4098, 4121, 4162	84.13.010 - 84.13.030	4011
82.05.010 - 82.05.060	4011, 4043, 4057, 4085, 4098	84.14.010 - 84.14.080	4011, 4057, 4085
82.06.010 - 82.06.070	4011, 4043, 4057, 4085, 4098	84.15	4011
82.07.010 - 82.07.040	4011, 4085	84.16.010 - 84.16.080	4011, 4043, 4098
82.08.010 - 82.08.040	4011	84.17.010 - 84.17.080	4011, 4043, 4161
82.09.010 - 82.09.060	4011	84.18.010 - 84.18.040	4011, 4043
82.10.010 - 82.10.030	4011, 4057	84.19.010 - 84.19.090	4011, 4043, 4098
82.11.010 - 82.11.050	4011	84.20.010 - 84.20.030	4011
82.12.010 - 82.12.050	4011	84.21.010 - 84.21.030	4011, 4043, 4057, 4085
82.13.010 - 82.13.090	4011, 4043, 4057, 4085, 4098	84.22.010 - 84.22.030	4011
		84.23.010 - 84.23.030	4011, 4098
82.14.010 - 82.14.070	4011, 4098, 4163	84.24.010 - 84.24.060	4011, 4043, 4085
82.15.010 - 82.15.040	4011	84.25.010 - 84.25.070	4011, 4043, 4085, 4098
82.16.010 - 82.16.030	4011	84.26.010 - 84.26.030	4011, 4098
82.17.010 - 82.17.040	4011	84.27.010 - 84.27.110	4011, 4043, 4098
82.18.010 - 82.18.030	4011	84.28.010 - 84.28.050	4011
82.19.010 - 82.19.050	4011	84.29.010 - 84.29.070	4098, 4156
82.20.010 - 82.20.040	4011	84.30.010 - 84.30.030	4156
82.21.010 - 82.21.030	4011	84.31.010 - 84.21.060	4169
82.22.010 - 82.22.030	4011, 4020	85.01.010 - 85.01.030	4011
82.23.010 - 82.23.040	4011	85.02.010 - 85.02.050	4011, 4085
82.24.010 - 82.24.030	4057, 4098	85.03.010 - 85.03.110	4011, 4156
		85.04.010 - 85.04.030	4011
83.01.010 - 83.01.100	4011, 4065	85.05.010 - 85.05.020	4011
83.02.010 - 83.02.080	4011, 4043, 4057, 4085, 4098	85.06.010 - 85.06.110	4011, 4043
83.03.010 - 83.03.120	4011	85.07.010 - 85.07.020	4011, 4163
83.04.010 - 83.04.080	4011	85.08.010 - 85.08.030	4011
83.05.010 - 83.05.080	4011, 4098	85.09.010 - 85.09.030	4011, 4043
83.06.010 - 83.06.070	4011, 4043	85.10.010 - 85.10.100	4011, 4043
83.07.010 - 83.07.040	4011	85.11.010 - 85.11.020	4011, 4085, 4163
83.08.010 - 83.08.040	4011, 4043	85.12.010 - 85.12.020	4011, 4057
83.09.010 - 83.09.060	4011	85.13.010 - 85.13.020	4011
83.10.010 - 83.10.120	4011, 4043, 4057, 4136	85.14.010 - 85.14.060	4011
83.11.010 - 83.11.100	4011, 4043, 4057, 4085, 4161	85.15.010 - 85.15.120	4011
		85.16.010 - 85.16.040	4011
83.12.010 - 83.12.030	4011	85.17.010 - 85.17.080	4011, 4043, 4085
83.13.010 - 83.13.130	4011, 4043, 4057	85.18.010 - 85.18.040	4011, 4098
83.14.010 - 83.14.030	4011	85.19.010 - 85.19.150	4170
83.15.010 - 83.15.070	4043, 4085		
		86.01.010 - 86.01.030	4011
84.01.010 - 84.01.050	4011, 4043, 4057, 4085, 4098	86.02.010 - 86.02.050	4011
84.02.010 - 84.02.040	4011	86.03.010 - 86.03.050	4011
84.03.010 - 84.03.030	4011, 4162	86.04.010	4011
84.04.010 - 84.04.090	4011, 4043	86.05.010	4011
84.05.010 - 84.05.060	4011, 4043	86.06.010 - 86.06.090	4011, 4043, 4085, 4163
84.06.010 - 84.06.040	4011	86.07.010 - 86.07.070	4011

*San Bernardino County Development Code*

*Cross Index – Section to Ordinance*

---

86.08.010 - 86.08.070	4011, 4169	87.06.010 - 87.06.050	4011
86.09.010 - 86.09.210	4011, 4043, 4057, 4085, 4098, 4163	87.07.010 - 87.07.040	4011, 4116
86.10.010 - 86.10.020	4011	87.08.010 - 87.08.040	4011
86.11.010 - 86.11.040	4011	88.01.010 - 88.01.090	4011, 4043, 4057
86.12.010 - 86.12.070	4011	88.02.010 - 88.02.050	4011, 4043
86.13.010 - 86.13.080	4011	88.03.010 - 88.03.140	4011, 4163
86.14.010 - 86.14.090	4011	89.01.010 - 89.01.070	4011
86.15.010 - 86.15.080	4011, 4043, 4057	89.02.010 - 89.02.050	4011
		89.03.010 - 89.03.090	4011
87.01.010 - 87.01.120	4011		
87.02.010 - 87.02.130	4011	810.01.010 - 810.01.280	4011, 4043, 4057, 4065, 4085, 4098, 4136, 4140, 4162, 4163, 4169, 4170
87.03.010 - 87.03.120	4011		
87.04.010 - 87.04.080	4011		
87.05.010 - 87.05.040	4011		

# DIVISION 4 STANDARDS FOR SPECIFIC LAND USES AND ACTIVITIES

---

<b>Chapter 84.01</b>	<b>Accessory Structures and Uses .....</b>	<b>4-5</b>
84.01.010	Purpose .....	4-5
84.01.020	General Development Standards .....	4-5
84.01.030	Agricultural Accessory Structures and Uses .....	4-7
84.01.040	Commercial and Industrial Accessory Structures and Uses .....	4-8
84.01.050	Residential Accessory Structures and Uses .....	4-8
<b>Chapter 84.02</b>	<b>Adult Oriented Businesses.....</b>	<b>4-9</b>
84.02.010	Purpose .....	4-9
84.02.020	Applicability .....	4-9
84.02.030	Location and Design Standards .....	4-9
84.02.040	Establishment of an Adult Oriented Business .....	4-10
<b>Chapter 84.03</b>	<b>Agritourism Enterprises.....</b>	<b>4-11</b>
84.03.010	Purpose .....	4-11
84.03.020	Applicability .....	4-11
84.03.030	Permit Requirements and Development Standards .....	4-11
<b>Chapter 84.04</b>	<b>Animal Keeping.....</b>	<b>4-15</b>
84.04.010	Purpose .....	4-15
84.04.020	Applicability .....	4-15
84.04.030	General Development Standards .....	4-15
84.04.040	Exotic Animals .....	4-16
84.04.050	Commercial Kennels and/or Catteries .....	4-16
84.04.060	Private Kennels and/or Catteries .....	4-21
84.04.070	Animal Keeping Allowed as Primary Use .....	4-23
84.04.080	Animal Keeping Allowed with Conditional Use Permit .....	4-24
84.04.090	Animal Keeping Allowed as Accessory Use.....	4-25
<b>Chapter 84.05</b>	<b>Bed and Breakfast Uses .....</b>	<b>4-31</b>
84.05.010	Purpose .....	4-31
84.05.020	Applicability .....	4-31
84.05.030	Types of Bed and Breakfast Uses.....	4-31
84.05.040	Permit and Tax Requirements .....	4-31
84.05.050	Development Standards.....	4-32
84.05.060	Additional Standards for Bed and Breakfast Inns/Lodges .....	4-35
<b>Chapter 84.06</b>	<b>Cemeteries.....</b>	<b>4-37</b>
84.06.010	Purpose .....	4-37
84.06.020	Applicability .....	4-37
84.06.030	Permit Requirements .....	4-37
84.06.040	Development Standards.....	4-37
<b>Chapter 84.07</b>	<b>Commercial and Industrial Transitional Uses .....</b>	<b>4-39</b>
84.07.010	Purpose .....	4-39
84.07.020	Applicability .....	4-39
84.07.030	Development Standards.....	4-39
<b>Chapter 84.08</b>	<b>Dependent Housing.....</b>	<b>4-41</b>

84.08.010	Purpose .....	4-41
84.08.020	Applicability .....	4-41
84.08.030	Permit Requirements .....	4-41
84.08.040	Development Standards.....	4-41
<b>Chapter 84.09</b>	<b>Firewood Storage .....</b>	<b>4-45</b>
84.09.010	Purpose .....	4-45
84.09.020	Applicability .....	4-45
84.09.030	Development Standards - Nonresidential Land Use Zoning Districts .....	4-45
84.09.040	Development Standards - Residential Land Use Zoning Districts .....	4-46
<b>Chapter 84.10</b>	<b>Garage Sales .....</b>	<b>4-47</b>
84.10.010	Purpose .....	4-47
84.10.020	Applicability .....	4-47
84.10.030	Standards .....	4-47
<b>Chapter 84.11</b>	<b>Hazardous Waste Facilities .....</b>	<b>4-49</b>
84.11.010	Purpose .....	4-49
84.11.020	Applicability .....	4-49
84.11.030	Permit Requirements .....	4-49
<b>Chapter 84.12</b>	<b>Home Occupations .....</b>	<b>4-51</b>
84.12.010	Purpose .....	4-51
84.12.020	Applicability .....	4-51
84.12.030	Classes of Home Occupations Described.....	4-51
84.12.040	Allowed Land Use Zoning Districts and Permit Requirements .....	4-52
84.12.050	Prohibited Home Occupations.....	4-53
84.12.060	Allowed Home Occupations in Desert Region.....	4-53
84.12.070	Development Standards Applicable to all Classes .....	4-54
84.12.080	Class I Home Occupation Standards .....	4-55
84.12.090	Class II Home Occupation Standards.....	4-56
84.12.100	Class III Home Occupation Standards.....	4-56
84.12.110	Other Restrictions on Home Occupations .....	4-57
84.12.120	Nonconforming Home Occupations .....	4-57
<b>Chapter 84.13</b>	<b>Massage Services .....</b>	<b>4-59</b>
84.13.010	Purpose .....	4-59
84.13.020	Applicability .....	4-59
84.13.030	Development Standards.....	4-59
<b>Chapter 84.14</b>	<b>Mobile Home Parks .....</b>	<b>4-61</b>
84.14.010	Purpose .....	4-61
84.14.020	Applicability .....	4-61
84.14.030	Enforcement Authority .....	4-61
84.14.040	Definitions .....	4-62
84.14.050	Development Standards.....	4-62
84.14.060	(Reserved).....	4-65
84.14.070	Bonds to Guarantee Improvements .....	4-65
84.14.080	Mobile Home Park Subdivisions.....	4-66
<b>Chapter 84.15</b>	<b>(Reserved) .....</b>	<b>4-67</b>
<b>Chapter 84.16</b>	<b>Multi-Family Residential Development Standards.....</b>	<b>4-69</b>
84.16.010	Purpose .....	4-69
84.16.020	Applicability .....	4-69
84.16.030	Processing.....	4-70

84.16.040	Development Standards Applicable to All Multi-Family Projects.....	4-70
84.16.050	Development Standards Applicable for Multi-Family Projects – Four to 19 Units.....	4-75
84.16.060	Development Standards for Multi-Family Projects – 20 or More Units .....	4-79
84.16.070	Common Amenities and Facilities – Four or More Units .....	4-81
84.16.080	Design Guidelines for Multi-Family Projects – 20 or More Units.....	4-84
<b>Chapter 84.17</b>	<b>Nonconforming Uses and Structures.....</b>	<b>4-95</b>
84.17.010	Purpose .....	4-95
84.17.020	Applicability .....	4-95
84.17.030	Continuation of Nonconforming Uses and Structures.....	4-95
84.17.040	Termination of Nonconforming Use .....	4-96
84.17.050	Removal or Alterations of Nonconforming Uses .....	4-96
84.17.060	Nonconforming Commercial Chicken Ranch .....	4-97
84.17.070	Other Nonconforming Uses.....	4-97
84.17.080	Alteration of Nonconforming Uses .....	4-98
84.17.090	Conversion of Nonconforming Retail Land Use to Nonconforming Restaurant Land Use in the Mountain Region Only .....	4-98.1
<b>Chapter 84.18</b>	<b>Planned Development Standards.....</b>	<b>4-99</b>
84.18.010	Purpose .....	4-99
84.18.020	Applicability .....	4-99
84.18.030	Development Standards.....	4-99
84.18.040	Design Standards .....	4-102
<b>Chapter 84.19</b>	<b>Recycling Facilities.....</b>	<b>4-107</b>
84.19.010	Purpose .....	4-107
84.19.020	Applicability .....	4-107
84.19.030	Modification of Standards .....	4-107
84.19.040	Permit Requirements .....	4-107
84.19.050	Site Clean-Up Required.....	4-108
84.19.060	Standards for Small Collection Facilities .....	4-108
84.19.070	Standards for Large Collection Facilities .....	4-110
84.19.080	Light Processing Facilities.....	4-112
84.19.090	Heavy Processing Facilities.....	4-112
<b>Chapter 84.20</b>	<b>Service Stations .....</b>	<b>4-115</b>
84.20.010	Purpose .....	4-115
84.20.020	Applicability .....	4-115
84.20.030	Development Standards.....	4-115
<b>Chapter 84.21</b>	<b>Single-Family Residential Dwellings.....</b>	<b>4-117</b>
84.21.010	Purpose .....	4-117
84.21.020	Applicability .....	4-117
84.21.030	Minimum Residential Construction Standards.....	4-117
<b>Chapter 84.22</b>	<b>Small Lot Standards .....</b>	<b>4-121</b>
84.22.010	Purpose .....	4-121
84.22.020	Applicability .....	4-121
84.22.030	Development Requirements .....	121
<b>Chapter 84.23</b>	<b>Social Care Facilities.....</b>	<b>4-125</b>
84.23.010	Purpose .....	4-125
84.23.020	Applicability .....	4-125
84.23.030	Development Standards.....	4-125

<b>Chapter 84.24</b>	<b>Solid Waste/Recyclable Materials Storage .....</b>	<b>4-127</b>
84.24.010	Purpose .....	4-127
84.24.020	Applicability .....	4-127
84.24.030	Storage Areas for Multi-Family Uses.....	4-127
84.24.040	Storage Areas for Nonresidential Uses.....	4-128
84.24.050	Location Standards .....	4-129
84.24.060	Design and Construction Standards.....	4-130
<b>Chapter 84.25</b>	<b>Temporary Structures and Uses.....</b>	<b>4-131</b>
84.25.010	Purpose .....	4-131
84.25.020	Applicability .....	4-131
84.25.030	Exempt Temporary Structures and Uses .....	4-131
84.25.040	Structures and Uses Allowed with Temporary Use Permit.....	4-132
84.25.050	Additional Development Standards.....	4-140
84.25.060	Interim Operation of Activities Requiring a Conditional Use Permit.....	4-141
84.25.070	Camping or Occupancy of Temporary Structure Prohibited.....	4-141
<b>Chapter 84.26</b>	<b>Wind Energy Systems - Accessory .....</b>	<b>4-143</b>
84.26.010	Purpose .....	4-143
84.26.020	Applicability .....	4-143
84.26.030	Development Standards.....	4-143
<b>Chapter 84.27</b>	<b>Wireless Telecommunications Facilities .....</b>	<b>4-147</b>
84.27.010	Purpose .....	4-147
84.27.020	Applicability .....	4-148
84.27.030	Structure Height.....	4-148
84.27.040	Separation from Residences .....	4-150
84.27.050	Minimizing Impacts.....	4-150
84.27.060	Review Procedures .....	4-152
84.27.070	Project Notices.....	4-153
84.27.080	Review Factors .....	4-153
84.27.090	Abandoned Sites .....	4-154
84.27.100	Elevation of Approvals.....	4-154
84.27.110	Interjurisdictional Review .....	4-155
<b>Chapter 84.28</b>	<b>Short-Term Private Home Rentals.....</b>	<b>4-157</b>
84.28.010	Purpose .....	4-157
84.28.020	Applicability .....	4-157
84.28.030	Special Use Permit Requirements .....	4-157
84.28.040	Development Standards.....	4-158
84.28.050	Conditions of Operation .....	4-159
<b>Chapter 84.29</b>	<b>Renewable Energy Generation Facilities.....</b>	<b>4-161</b>
84.29.010	Purpose .....	4-161
84.29.020	Applicability and Land Use Zoning Districts.....	4-161
84.29.030	Wind Energy Development Standards .....	4-162
84.29.040	Solar Energy Development Standards.....	4-164
84.29.050	Special Fencing Standards.....	4-164
84.29.060	Additional Wind and Solar Energy Development Standards.....	4-164
84.29.070	Decommissioning Requirements.....	4-165
<b>Chapter 84.30</b>	<b>Greenhouse Gas Emissions Reduction Plan Implementation.....</b>	<b>4-167</b>



84.30.010	Purpose .....	4-167
84.30.020	Applicability and Land Use Zoning Districts .....	4-167
84.30.030	GHG Performance Standards .....	4-167
<b>Chapter 84.31</b>	<b>Reasonable Accommodation in Housing Development for Disabled Individuals .....</b>	<b>4-169</b>
84.31.010	Purpose .....	4-169
84.31.020	Notice to the Public of Availability of Accommodation Process.....	4-169
84.31.030	Requesting Reasonable Accommodation .....	4-169
84.31.040	Decision on Application .....	4-170
84.31.050	Required Findings.....	4-171
84.31.060	Waiver of Time Periods.....	4-172

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## **CHAPTER 84.30 REASONABLE ACCOMMODATION IN HOUSING DEVELOPMENT FOR DISABLED INDIVIDUALS**

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### **Sections:**

- 84.31.010 Purpose
- 84.31.020 Notice to the Public of Availability of Accommodation Process
- 84.31.030 Requesting Reasonable Accommodation
- 84.31.040 Decision on Application
- 84.31.050 Required Findings
- 84.31.060 Waiver of Time Periods

### **84.31.010 Purpose**

The purpose of this Chapter, pursuant to Fair Housing Laws, as defined in Section 801.01.080, is to provide individuals with disabilities reasonable accommodation in the application of the County's rules, policies, practices and procedures, as necessary to ensure equal access to housing. The purpose is also to provide a process for individuals with disabilities to make requests for, and be provided, reasonable accommodation, when reasonable accommodation is warranted under the law based upon sufficient evidence, with respect to the various laws, rules, policies, practices and/or procedures of the County, including land use and zoning regulations.

Adopted Ordinance 4169 (2012)

### **84.31.020 Notice to the Public of Availability of Accommodation Process**

The department shall prominently display in the public areas of the Land Use Services Department at County offices a notice advising those with disabilities or their representatives that they may request a reasonable accommodation in accordance with the procedures established in this Chapter. County employees shall direct individuals to the display whenever an inquiry regarding reasonable accommodation is made or they reasonably believe that individuals with disabilities or their representatives may be entitled to a reasonable accommodation.

Adopted Ordinance 4169 (2012)

### **84.31.030 Requesting Reasonable Accommodation**

- (a) In order to make specific housing available to an individual with a disability, a disabled person or representative may request reasonable accommodation, pursuant to this Chapter, relating to the application of various land use, zoning, or building laws, rules, policies, practices and/or procedures of the County.
- (b) If an individual or representative needs assistance in making a request for reasonable accommodation, or appealing a determination regarding reasonable accommodation, the department will endeavor to provide the assistance necessary to ensure that the process is accessible to the applicant or representative. The applicant may be

represented at all stages of the proceeding by a person designated by the applicant as his or her representative.

- (c) A request for reasonable accommodation in laws, rules, policies, practices and/or procedures must be filed on an application form provided by the department. It shall be signed by the owner of the property and shall describe exactly what is being requested and the specific reason the requested accommodation is necessary. All documentation that supports the request shall be submitted along with the application. The housing unit must be the primary residence of the person for whom reasonable accommodation is requested.

Adopted Ordinance 4169 (2012)

**84.31.040 Decision on Application**

- (a) The Director shall have the authority to consider and act on any application for a minor reasonable accommodation as defined in Division 10. The Director shall issue a written determination within 30 days of the date of receipt of a completed application and may
  - (1) grant the accommodation request,
  - (2) grant the accommodation request subject to specified nondiscriminatory conditions,
  - (3) deny the request, or
  - (4) refer the matter to Zoning Administrator or to the Planning Commission, whichever is deemed appropriate, who shall render a decision on the application in the same manner as it considers an appeal. No request for reasonable accommodation may be referred to the Board of Supervisors.
- (b) The Zoning Administrator shall have the authority to consider and act on any application for a major reasonable accommodation as defined in Division 10, or any minor reasonable accommodation request referred to it by the Director. The Zoning Administrator shall consider an application at the next reasonably available public meeting after submission of an application for reasonable accommodation, after the submission of any additional information required to make a determination or after referral from the Director. The Zoning Administrator may
  - (1) grant the accommodation request,
  - (2) grant the accommodation request subject to specified nondiscriminatory conditions,
  - (3) deny the request, or

- (4) refer the matter to the Planning Commission, which shall render a decision on the application in the same manner as it considers an appeal. No request for accommodation may be referred to the Board of Supervisors.
- (c) If necessary to reach a determination on any request for reasonable accommodation, the Director, the Zoning Administrator, or the Planning Commission may request further information from the applicant consistent with this Chapter, specifying in detail what information is required. In the event a request for further information is made, the time period to issue a written determination shall be stayed until the applicant reasonably responds to the request.
- (d) If, based upon all of the evidence presented to the Director, Zoning Administrator or the Planning Commission, the findings required in this Chapter may reasonably be made, the Director, Zoning Administrator or the Planning Commission, as applicable, shall grant the requested reasonable accommodation.
- (e) A reasonable accommodation that is granted pursuant to this Chapter shall not require the approval of any variance as to the reasonable accommodation.
- (f) The reasonable accommodation shall be subject to any reasonable conditions imposed on the approval that are consistent with the purposes of this Chapter to further fair housing. Such conditions may generally include, but are not limited to the following restrictions:
  - (1) That the reasonable accommodation shall only be applicable to particular individual(s);
  - (2) That the reasonable accommodation shall only be applicable to the specific use for which application is made; and/or
  - (3) That any change in use or circumstances which negates the basis for the granting of the approval shall render the reasonable accommodation null and void and/or revocable by the County.

Adopted Ordinance 4169 (2012)

**84.31.050 Required Findings**

The following findings must be made in order to approve a request for reasonable accommodation:

- (a) The housing, which is the subject of the request for reasonable accommodation, will be occupied as the primary residence by an individual protected under the Fair Housing Laws.
- (b) The request for reasonable accommodation is necessary to make specific housing available to one or more individuals protected under the Fair Housing Laws.

- (c) The requested reasonable accommodation will not impose an undue financial or administrative burden on the County.
- (d) The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies and/or procedures of the County.

Adopted Ordinance 4169 (2012)

**84.31.060 Waiver of Time Periods**

Notwithstanding any provisions in this Chapter regarding the occurrence of any action within a specified period of time, the applicant may request additional time beyond that provided for in this Chapter or may request a continuance regarding any decision or consideration by the County of the pending appeal. Extensions of time sought by applicants shall not be considered delay on the part of the County, shall not constitute failure by the County to provide for prompt decisions on applications and shall not be a violation of any required time period set forth in this Chapter.

Adopted Ordinance 4169 (2012)

85.15.080	Allowed Short-Term Activities.....	64
85.15.090	Development Standards .....	66
85.15.100	Application Requirements .....	67
85.15.110	Findings and Decision.....	67
85.15.120	Post Decision Procedures.....	67
<b>Chapter 85.16</b>	<b>Temporary Special Event Permits.....</b>	<b>69</b>
85.16.010	Purpose.....	69
85.16.020	Review Authority and Procedure.....	69
85.16.030	Procedures.....	69
85.16.040	Post Decision Procedures.....	79
<b>Chapter 85.17</b>	<b>Variances.....</b>	<b>81</b>
85.17.010	Purpose.....	81
85.17.020	Applicability .....	81
85.17.030	Procedures.....	81
85.17.040	Minor Variances.....	82
85.17.050	Application Requirements .....	83
85.17.060	Findings and Decision.....	83
85.17.070	Conditions of Approval.....	84
85.17.080	Post Decision Procedures.....	84
<b>Chapter 85.18</b>	<b>Accessory Wind Energy System Permit.....</b>	<b>85</b>
85.18.010	Purpose.....	85
85.18.020	Applicability .....	85
85.18.030	Procedures.....	85
85.18.040	Abandonment.....	87
<b>Chapter 85.19</b>	<b>Food Truck Event Permits .....</b>	<b>89</b>
85.19.010	Purpose.....	89
85.19.020	Permit Required for Food Truck Events.....	89
85.19.030	When Application for Permit Must Be Submitted.....	90
85.19.040	Content of Application.....	90
85.19.050	Fees, Bonding, and Insurance .....	91
85.19.060	Request for Law Enforcement Services.....	91
85.19.070	Application Review Process .....	91
85.19.080	Review by Sheriff .....	92
85.19.090	Decision on Application .....	92
85.19.100	Expiration and Non-Transferability of Permit.....	92
85.19.110	Complaints .....	93
85.19.120	Suspension or Revocation of Permit.....	93
85.19.130	Other Prohibited Activities .....	93
85.19.140	Post-Decision Procedures .....	93
85.19.150	Clean-Up and Performance Security .....	93

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- (d) **Review requirements of plan.** The Building Official, with the concurrence of the Current/Advance Planning Division and the Public Works Department, Land Development Division, when appropriate, shall review the plan and determine that the proposed erosion control measures will be adequate to meet the requirements of Subsection 82.13.080(c), (e) and (f) whether or not an erosion control permit is specifically required.
- (e) **Maintenance of features.** The required features of the approved Soil Erosion Pollution Prevention Plan shall be implemented during the land disturbing activity and maintained thereafter in accordance with the approved plan.

Adopted Ordinance 4085 (2009)

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## CHAPTER 85.19 FOOD TRUCK EVENT PERMITS

### Sections:

- 85.19.010 Purpose
- 85.19.020 Permit Required for Food Truck Events
- 85.19.030 When Application for Permit Must Be Submitted
- 85.19.040 Content of Application
- 85.19.050 Fees, Bonding, and Insurance
- 85.19.060 Request for Law Enforcement Services
- 85.19.070 Application Review Process
- 85.19.080 Review by Sheriff
- 85.19.090 Decision on Application
- 85.19.100 Expiration and Non-Transferability of Permit
- 85.19.110 Complaints
- 85.19.120 Suspension or Revocation of Permit
- 85.19.130 Other Prohibited Activities
- 85.19.140 Post-Decision Procedures
- 85.19.150 Clean-Up and Performance Security

### 85.18.010 Purpose

The purpose of this Chapter is to provide regulations for the establishment, operation, removal, and cleanup of Food Truck Events in the unincorporated areas of the County and which do not constitute a “land use” of sufficient magnitude or longevity to require permanent land use approval.

Adopted Ordinance 4170 (2012)

### 85.19.020 Permit Required for Food Truck Events

- (a) **Permit required.** Except as otherwise provided by the County Code or state or federal law, no person or entity shall advertise, conduct, maintain, operate, or provide admission for any Food Truck Event within the unincorporated areas of the County without possessing an unexpired, unsuspended, and unrevoked Food Truck Event permit from the Department for each Food Truck Event.
- (b) **Closure if no permit.** A Food Truck Event conducted without the required permit is subject to closure at any time during the event. It shall be the responsibility of the applicant to have the permit approval letter on-site during the event. The applicant, promoter of the event, business owner, and/or landowner may be liable for the costs of the agencies participating in the closure of the event.
- (c) **Exemption.** Any Food Truck Event that has received another land use approval (e.g., Conditional Use Permit) to allow food trucks shall be exempt from the requirements of this Chapter.

- (d) **Food Truck Events.** A Food Truck Event shall be classified as a Food Truck Event - Major or a Food Truck Event - Minor, as defined in County Code Section 810.01.080.

Adopted Ordinance 4170 (2012)

**85.19.030 When Application for Permit Must Be Submitted**

An application for a Food Truck Event permit must be submitted in a complete form at least 60 days in advance of the anticipated commencement of the Food Truck Event.

Adopted Ordinance 4170 (2012)

**85.19.040 Content of Application**

The applicant shall supply a site plan and other information the Department may reasonably require based upon the location, intensity, and level of services required for each proposed Food Truck Event. The applicant must show or provide, at a minimum, the following information:

- (a) Food Truck staging areas(s);
- (b) Trash receptacles;
- (c) Restrooms;
- (d) Temporary structures or tents;
- (e) Notation of land uses on adjacent properties;
- (f) Site lighting;
- (g) Fire protection, including location of fire hydrants and supplemental water sources;
- (h) Food concessions;
- (i) Inclement weather contingencies;
- (j) Medical/first aid facilities;
- (k) News releases required;
- (l) Noise impact(s) (An applicant's request to play or broadcast music, especially between the hours of 11:00 p.m. and 7:00 a.m., shall be evaluated and determined based on all relevant information including the following: the proximity to the nearest residence, business, or other occupied land use; the topography of the site and relevant surrounding area; and the time limits the music is proposed to be played);
- (m) Restoration of landscape;

- (n) Sanitary facilities;
- (o) Provisions for adequate ingress/egress and adequate parking including provisions for special traffic control measures, including the use of traffic enforcement officers, barricades, cones, signs, maps and any other traffic control devices of any type;
- (p) Topographical and ecological considerations and consideration of alternative sites; and
- (q) Water facilities.

Adopted Ordinance 4170 (2012)

**85.19.050 Fees, Bonding, and Insurance**

- (a) **Fees.** All estimated total fees and charges shall be deposited by the applicant with the affected department(s) at least 30 days before the scheduled occurrence of the Food Truck Event.
- (b) **Bonding and insurance.** The applicant may be required to provide sufficient liability insurance naming the County as an additional named insured. The insurance shall be sufficient to protect, defend, and indemnify the County, its agents, employees, officers, servants, and volunteers from and against any claim, damage, injury, liability, and loss of any nature arising out of, or in any way connected to, the Food Truck Event. The amount, quality, and type of the insurance shall be determined in compliance with the policy established by the Risk Management Department. The County may require a bond to be posted before the Food Truck Event to ensure that all conditions are met, including the cleanup and restoration of landscape.

Adopted Ordinance 4170 (2012)

**85.19.060 Request for Law Enforcement Services**

An applicant may request law enforcement services to preserve the peace at a Food Truck Event. The request shall be made in compliance with County Code Section 85.16.030(j).

Adopted Ordinance 4170 (2012)

**85.19.070 Application Review Process**

- (a) Upon receipt of a completed application, site plan, and all related fees, the Department shall consult with all applicable County, state, and federal agencies, which may include one or more of the departments or agencies described in County Code Section 85.16.030(a)(4) as well as any other relevant agency.
- (b) The Food Truck Event shall comply with the California Environmental Quality Act (CEQA). A review will determine whether the categorical exemptions in Sections 15301 and 15304 of the CEQA Guidelines are applicable. If the Food Truck Event has the potential to cause adverse environmental impacts, an environmental review of

the proposed event shall be conducted in compliance with the County Code and CEQA, and an additional environmental review fee will be required.

- (c) After an environmental determination has been made, or if one is not required, the Director:
  - (1) May approve or deny the application; and/or
  - (2) May refer the application directly to the Planning Commission for consideration; and/or
  - (3) May require a Conditional Use Permit or other appropriate land use permit and approval where the magnitude or longevity of the use requires the permit and/or approval; and/or
  - (4) Shall notify the applicant of the Sheriff's determination, if the Sheriff has determined in compliance with Section 85.19.080 below, that no permit should be issued or should only be issued upon compliance with certain requirements or conditions; and/or
  - (5) May elevate the application for a Minor Food Truck Event to an application for a Major Food Truck Event because of the scope or other circumstances of the event.

Adopted Ordinance 4170 (2012)

**85.19.080 Review by Sheriff**

If the Director refers an application to the Sheriff's Department, the Sheriff's Department shall make a recommendation for the approval, disapproval, and/or necessary conditions for the approval of an application for a Food Truck Event permit, based on the criteria set forth in County Code Section 85.16.030(i).

Adopted Ordinance 4170 (2012)

**85.19.090 Decision on Application**

The decision to approve, to approve upon the compliance with certain additional requirements or conditions, or to deny an application, shall be based on the criteria set forth in County Code Subsections 85.16.030(h), (i), and (m).

Adopted Ordinance 4170 (2012)

**85.19.100 Expiration and Non-Transferability of Permit**

A Food Truck Event permit shall expire in compliance with the terms of the permit. A Food Truck Event permit shall not be transferable to any other date, organization, person, place, or time.

**85.19.110 Complaints**

Any person may file a complaint with the Department or the Sheriff regarding a Food Truck Event or may petition for a suspension or revocation of any Food Truck Event permit.

Adopted Ordinance 4170 (2012)

**85.19.120 Suspension or Revocation of Permit**

A permit may be suspended or revoked on any ground set forth in County Code Subsections 85.16.030(h), (i), or (m), and in compliance with the applicable procedures set forth in County Code subsections 85.16.030(m), (n), and (o), and in this Chapter.

Adopted Ordinance 4170 (2012)

**85.19.130 Other Prohibited Activities**

It shall be unlawful for any person to do any of the activities described in County Code Subsection 85.16.030(p) in conjunction with a Food Truck Event.

Adopted Ordinance 4170 (2012)

**85.19.140 Post-Decision Procedures**

In addition to the provisions specified in this Chapter, the procedures and requirements in Chapter 86.06 (Time Limitations), and those related to appeals and revocation in Division 6 (Development Code Administration), shall apply following a decision on an application for a Food Truck Event Permit or on a decision to suspend or revoke a Food Truck Event Permit or on any other decision or determination regarding a violation of this Chapter. The Board of Supervisors shall not make any decision on an application for a permit or a suspension or revocation of a permit or on any related appeal. In the case of a conflict, the provisions of this Chapter shall prevail.

Adopted Ordinance 4170 (2012)

**85.19.150 Clean-Up and Performance Security**

- (a) Each site occupied by a Food Truck Event shall be cleaned of debris, litter, or other evidence of the event on completion of the event, and shall thereafter be used in compliance with the provisions of this Development Code.
- (b) Performance security may be required before initiation of a Food Truck Event to ensure cleanup after the activity is finished, in compliance with Section 86.06.050 (Performance Guarantees).

Adopted Ordinance 4170 (2012)

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**CHAPTER 86.08 APPEALS**

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**Sections:**

- 86.08.010 Appeal of a Land Use Decision
- 86.08.020 Application for the Appeal of a Land Use Decision
- 86.08.030 Time for Filing an Appeal
- 86.08.040 Notice of Appeal
- 86.08.050 Authority of Appeal Body
- 86.08.060 Withdrawal of Appeal
- 86.08.070 Judicial Review

**86.08.010 Appeal of a Land Use Decision**

Before its effective date, in compliance with Section 86.06.020 (Effective Date of Permits), any land use decision made in compliance with the provisions of this Development Code by a review authority other than the Board may be appealed by the applicant or other affected party in the following manner.

- (a) **Director's decision to require an EIR.** The Director's decision to require preparation of an Environmental Impact Report is subject to appeal to the Commission for final decision.
- (b) **Commission's decisions.**
  - (1) **Land use decisions.** The Commission shall consider appeals regarding land use decisions made by any County agency, department, office, officer, or official.
  - (2) **Decisions exempt from appeal to the Board following a Commission decision.** The Commission may refer consideration of an appeal to the Board, except for the following:
    - (A) The following matters may not be referred or appealed to the Board:
      - (I) The determination as to the completeness of an application, in compliance with Government Code Section 65643;
      - (II) The determination to approve or disapprove an Accessory Wind Energy Permit;
      - (III) The determination to approve or disapprove a Home Occupation Permit;
      - (IV) The determination to approve or disapprove a Short-Term Private Home Rental Permit;

(V) The requirement for preparation of an Environmental Impact Report;

(VI) Variances; or

(VII) The determination to approve or disapprove a reasonable accommodation request.

(B) In these instances the Commission's decision shall be the final and conclusive decision.

(C) The Board will not accept nor consider an appeal of these Commission decisions.

**(c) Board's considerations.**

(1) The Board shall consider appeals regarding land use decisions made by the Commission, except as specified in Subsection 86.08.010(b)(2), above.

(2) The Board shall only conduct hearings regarding an EIR or other environmental action in conjunction with consideration of the subject land use application and project for which the EIR was prepared or other environmental action proposed.

Adopted Ordinance 4011 (2007); Amended Ordinance 4169 (2012)

**86.08.020 Application for the Appeal of a Land Use Decision**

**(a) Appropriate forms.** Applications for an appeal of a land use decision shall be made on forms supplied by the review authority to which the appeal is being made.

**(b) Appeal submittals.** Applications for appeals addressed to the Commission shall be submitted to the Land Use Services Department. Applications for appeals addressed to the Board shall be submitted to the Clerk of the Board.

**(c) Grounds for appeal.** Applications for appeals shall include a written statement of the grounds upon which the appeal is based.

**(d) Appeal fees.** A uniform fee, as established by the Board, shall be paid to the County upon the filing of each appeal in compliance with the Planning Fee Schedule.

**(e) Contents of appeal application.** The appeal application shall identify:

(1) The subject land use application;

(2) The specific decision, condition of approval, or other matter being appealed;

(3) The date of the action;

(4) The justification for the appeal; and

(5) Any remedy or solution for which the appellant petitions.

- (f) **Appeal shall stay all proceedings.** A properly filed application for appeal shall stay the proceedings in the matter appealed until a decision is rendered on the appeal.

Adopted Ordinance 4011 (2007)

#### **86.08.030 Time for Filing an Appeal**

The Director or, in the case of an appeal to the Board, the Clerk of the Board, shall be notified by the appellant of an appeal of a land use application decision before the date on which the land use application decision becomes effective. The appellant shall submit at the time of the notification, or on the next County business day following the notification, an application for the appeal.

Adopted Ordinance 4011 (2007)

#### **86.08.040 Notice of Appeal**

- (a) **Notice of appeal required.** Within 30 days of the acceptance of an application for an appeal of a land use decision, the Director or the Clerk of the Board shall set the matter for hearing and shall give notice of the date, time, and place of the hearing to the appellant, the applicant, and to any other party who has requested in writing to be so notified.
- (b) **Same notice as originally required.** In addition, notice shall also be given in the same manner as notice was given for the land use decision being appealed.

Adopted Ordinance 4011 (2007)

#### **86.08.050 Authority of Appeal Body**

- (a) **Action on appeal.** Upon hearing the appeal, the appeal body shall consider the record and any additional evidence that may be offered, and may affirm, reverse, or modify, in whole or in part, the decision appealed.
- (b) **Applicable criteria, findings, and requirements.** The appeal body is subjected to all of the criteria, findings, and requirements imposed by this Development Code upon the original decision maker (e.g., review authority).

Adopted Ordinance 4011 (2007)

#### **86.08.060 Withdrawal of Appeal**

An appeal may be withdrawn before the time that the review authority issues a decision. The applicant or the applicant's representative shall notify the Department in writing that they wish to withdraw the appeal.

Adopted Ordinance 4011 (2007)

**86.08.070 Judicial Review**

No person shall seek judicial review of a County decision on a planning permit or other matter in compliance with this Development Code until all appeals to the Commission and Board have been first exhausted in compliance with this Chapter.

Adopted Ordinance 4011 (2007)

- (w) **Development Moratorium.** A development moratorium shall include a water or sewer moratorium, as well as other actions of public agencies that regulate land use, development, or the provision of services to the land, other than the authority of the County to approve or conditionally approve the Tentative Map, which prevents, prohibits, or delays the approval of a Final or Parcel Map. A development moratorium is also deemed to exist for any period of time during which a condition imposed by the County could not be satisfied because the condition was one which, by its nature, necessitated action by the County, and the County either did not take the necessary action or by its own action or inaction was prevented or delayed in taking the necessary action before expiration of the Tentative Map.
- (x) **Development Perimeter.** A line that indicates the outer perimeter of structural development or proposed structural development of one structure or a group of structures within a development project. For the purposes of this Section, structures within one hundred feet of another structure shall be considered as part of the same group of structures. The development perimeter may be derived from one of the following methods:
- (1) A line formed by interlinking the exterior walls or exterior building envelope boundaries of a series of proposed or existing structures that form the perimeter of a development project;
  - (2) Where a development project indicates the location of buildings or building envelopes on a site plan, a composite development plan or a final development plan, the development perimeter may be delineated by the outer limit of the location of each building. The development perimeter between the planned location of each building shall be delineated by the shortest line between the outer faces of adjacent buildings or building envelopes or;
  - (3) The development perimeter may be derived through alternate means provided they meet or exceed the limitations described in Subsections 1 and 2 above.
- (y) **Development Permit.** A permit issued by the Building Official, Fire Marshall, or Chief of the Environmental Health Services Division for construction or land disturbance, including, but not limited to, Building Permits, Mobile Home Setdown Permits and Grading Permits.
- (z) **Development Plan.** A detailed, comprehensive plan of development for a Special Development. The development plan applies limits and parameters for development derived from a development suitability analysis to a specific development scheme. Development Plans shall include a detailed description of the proposed development and its effects including, but not limited to, a written text, diagrams or maps describing the program for development and the functional arrangement of structures and uses, the effect of such arrangement upon the physical characteristics of the site, available public services, the capacity of the existing circulation system and the existing and planned land use of adjacent properties. It includes a dimensioned site plan showing the location of all structures and lots in sufficient detail to permit recordation and the preparation of construction drawings.

- (aa) **Development Project.** Any one or a series of related development applications that constitute a single development proposal.
- (bb) **Development Restrictions.** Include, but are not limited to, any of the following restrictions on property:
- (1) Open space easements.
  - (2) Transfer of development rights.
  - (3) Conveyance of development rights to the County.
  - (4) Land Use Zoning District restrictions on development.
- (cc) **Development Review Committee.** A committee consisting of representatives from various public agencies whose functions are to review and make recommendations on development proposals.
- (dd) **Development Suitability Analysis.** A comprehensive examination of the opportunities and constraints affecting development of a given site.
- (ee) **Deviations.** Authorized variances from required distances, setbacks, areas or physical improvements.
- (ff) **Directional Sign.** See “Sign.”
- (gg) **Director.** The Director of Land Use Services or authorized designee.
- (hh) **Director of Airports.** The Director of the County Airports Department or an authorized designee.
- (ii) **Director of Department of Public Works.** The Director of the County Department of Public Works or an authorized designee.
- (jj) **Director of Special Districts.** The Director of the Special Districts Department or an authorized designee.
- (kk) **Dismantlers.** See “Motor Vehicle Dismantling Facility.”
- (ll) **Disabled or Handicapped Person.** An individual who has a physical or mental impairment as defined by Titles II and III of the Americans with Disabilities Act and applicable state law.
- (mm) **Dismantlers.** See “Motor Vehicle Dismantling Facility.”
- (nn) **Display Sign.** See “Sign.”
- (oo) **Distribution.** See “Wholesaling and Distribution.”

- (pp) **Drainage Course.** A natural or man-made water course that could convey runoff either year around or intermittently.
- (qq) **Drainage Plan, Local Area.** A drainage plan adopted for a particular drainage area. These plans shall include a map of the area showing its boundaries, the location of existing and future drainage facilities and an accompanying text that contains an estimate of the total costs of constructing the local drainage facilities.
- (rr) **Dripline.** A line that may be drawn on the ground around a tree directly under its outermost branch tips which is projected vertically down to the ground and which identifies that area where rainwater tends to drop from the tree.
- (ss) **Dwelling, Multiple Family (see Land Use Tables).** A building or portion thereof used and/or designed as two or more independent dwelling units.
- (tt) **Dwelling, Single Family (see Land Use Tables).** A detached building designed and/or used as one dwelling unit.
- (uu) **Dwelling, Single Family Attached (see Land Use Tables).** A single family dwelling that is attached to not more than one other single family dwelling.
- (vv) **Dwelling Unit.** Any building or portion thereof, including a manufactured home or portion thereof, that contains living facilities, including provisions for sleeping, eating, cooking and sanitation as required by the California Building Code, for not more than one family, including domestic employees of the family.
- (ww) **Dwelling Unit, Second.** A second dwelling unit is an additional dwelling unit either attached or detached.
- (xx) **Dwelling Use in Conjunction with Commercial Use.** One or more dwelling units developed along with one or commercial uses in a mixed-use project.

Adopted Ordinance 4011 (2007); Amended Ordinance 4057 (2008); Amended Ordinance 4163 (2012); **Amended Ordinance 4169 (2012)**

**810.01.070 Definitions, “E.”**

- (a) **Earth Material.** Rock, natural soil or combination thereof.
- (b) **Easement.** A grant of one or more property rights by the property owner to and/or for the use by the public, a corporation, or another entity, including:
  - (1) **Road Easement.** Any property that is reserved for or in general use for road purposes to provide access for the public to otherwise inaccessible parcels of land, provided that the easements are not included in the definition herein of “street”.
  - (2) **Road Easement, Private.** Any property that is reserved for road purposes to provide access for property owners to their private property, provided that the easements are not included in the definition of “street” herein.
- (c) **Educational Animal Project.** An animal husbandry project under the supervision of an educationally oriented youth program or organization connected to a school or non-profit organization (e.g., 4-H, Future Farmers of America, etc.)
- (d) **Educational Institutions.** See “Schools.”
- (e) **Electrical Power Generation (see Land Use Tables).** A facility that generates and distributes electrical energy for sale. The electricity may be generated from oil, gas, coal or fuels or from “alternate” sources including water, wind, the sun, bio gas, municipal or agricultural wastes. This includes “cogeneration,” which means the sequential use of energy for the production of electrical and useful thermal energy. The sequence can be thermal use followed by electric power production or the reverse. See also “Wind Energy System.”
- (f) **Emergency Access Route.** See “Road System.”
- (g) **Endangered Animals.** See “Animals.”
- (h) **Endangered Species.** See “Rare or Endangered Species.”
- (i) **Enforcement.** For the purposes of this code, certain words relative to enforcement are defined as follows:
  - (1) “Abatement costs” means any and all costs or expenses reasonably related to the abatement or removal of conditions which violate any provision of this code or any permit or any condition of land use approval granted pursuant thereto or the correction of such violation, and shall include, but not be limited to, enforcement, investigation, collection, and administrative costs; and attorney’s fees.
  - (2) “Administrative costs” means all costs incurred by or on behalf of the County



- (s) **Erosion.** The wearing away of the ground surface as a result of the movement of wind or water or machine.
- (t) **Erosion, Accelerated.** Erosion caused by a human induced alteration of the vegetation, land surface, topography or runoff pattern. Evidence of accelerated erosion is often indicated by exposed soils, gullies, rills, sediment deposits or slope failures caused by human activities.
- (u) **Erosion Hazard.** The susceptibility of a site to erode based on condition of slope, rock type, soil and other site factors. Hazard may be determined based on a site-specific investigation and the soil disturbance may be caused by wind, water or machine.
- (v) **Established Landscape.** The point at which plant material within the landscaped areas have established a significant root growth. A typical timeframe for plant material establishment ranges between one to two years of growth.
- (w) **Estimated Annual Water Use (EAWU).** The estimated total water use per year for a landscape, as calculated with the formula found in County Code Subsection 83.10.060 (A)(3)(b).
- (x) **Exotic Animal.** Any warm-blooded or cold-blooded animal of the biological kingdom *Animalia* generally considered as wild, exotic, dangerous, venomous or not normally domesticated and as determined by County veterinarian. Includes genetically engineered animals.
- (y) **Expansive Soils.** See “Soil.”
- (z) **Exploration or Prospecting.** The search for minerals by geological, geophysical, geochemical, or other techniques. These include but are not limited to, sampling, assaying, drilling, or any surface or underground works needed to determine the type, extent, or quantity of mineral present.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4136 (2011)

**810.01.080 Definitions, “F.”**

- (a) **Fabricated Metal Products Manufacturing.** See “Manufacturing Operations I and II.”
- (b) **Factory-built housing (modular unit).** A residential building, dwelling unit, or an individual dwelling room or combination of rooms thereof, or building component, assembly, or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage, or destruction of the part, including units designed for use as a part of an institution for resident or patient care, that is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite in accordance with building standards published in the California Building Standards Code and other regulations adopted by the commission pursuant to section 19990. Factory-built housing does not include a mobile home, as defined in Section 18008, a recreational vehicle, as defined in Section 18010.5, or a commercial modular, as defined in Section 18012.5 of the California Health and Safety Code (CHSC).
- (c) **Fair Housing Laws.** The "Fair Housing Amendments Act of 1988" (42 U.S.C. § 3601, et seq.), including reasonable accommodation required by 42 U.S.C. § 3604 (f)(3)(B), and the "California Fair Employment and Housing Act" (California Government Code Section 12900, et seq.), including reasonable accommodation required specifically by California Government Code Sections 12927 (c)(1) and 12955 (l), as any of these statutory provisions now exist or may be amended from time to time.
- (d) **Family.** A person or persons living together as a single housekeeping unit in a dwelling unit.
- (e) **Family Day Care Home.** See “Day Care, Child.”
- (f) **Farm.** See “Ranch/Farm.”
- (g) **Farm Visit.** The activity of visiting a farm for short periods of time for the purpose of participating in or enjoying farm activities and/or other attractions offered.
- (h) **Fee Schedule.** A schedule of fees established by the Board of Supervisors in compliance with Division 6 (County Fees) or Title 1 (Government and Administration) of the San Bernardino County Code.
- (i) **FEMA.** The Federal Emergency Management Agency.
- (j) **Festival, Outdoor.** See “Outdoor Festival.”
- (k) **Final Map.** See the California Government Code, Title 7, Division 2 definition.

- (l) **Findings.** A set of conclusions that are required before specified permits, land use applications, deviations, ordinance changes or other entitlements may be granted.
- (m) **Fire Authority.** The San Bernardino County Fire Marshall, State Forest Ranger in charge of the California Department of Forestry, U.S. Forest Supervisor, or if within the jurisdiction of a Fire Protection District, the Board of Directors of the district.
- (n) **Fire Authority, Local.** The fire department or agency serving a subject area as specified by County Code Subsection 23.015(h).
- (o) **Fire Department.** The San Bernardino County Fire Department.
- (p) **Fire Flow.** The required rate of flow times duration for fire protection varies according to density and type of development.
- (q) **Fire Resistive or Fire Resistive Construction.** Construction to resist the spread of fire, details of which may be specified in the Building Code of the jurisdiction.
- (r) **Fire Resistive Rating.** The time that the material or construction will withstand the standard fire exposure as determined by a fire test made in conformity with the standard methods of fire tests of buildings, construction and materials in the U.B.C. Standards.
- (s) **Fire Safety Areas.** See Chapter 82.15 (Fire Safety Overlay District).
- (t) **Firewood Contractor (see Land Use Tables).** A business that cuts, sells, stores and/or delivers firewood.
- (u) **First Floor.** See “Flood Hazard.”
- (v) **Fitness/health facility.** A fitness center, gymnasium, health and athletic club, which may include any of the following: swimming pool, sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities. Does not include adult entertainment businesses.
- (w) **Fixture.** See “Lighting, Outdoor.”
- (x) **Fixed Wireless.** See “Wireless Telecommunication Facility.”
- (y) **Flag Lot.** See “Lot.”
- (z) **Flammable Liquid.** Any liquid having a flashpoint below 100°F and having a vapor pressure not exceeding 40 pounds per square inch (absolute) at 100°F. Class I liquids shall include those having flash points below 100°F and may be subdivided as follows:
- (1) Shall include those having flash points below 73°F and having a boiling point below 100°F.

- (2) Shall include those having flash points below 73°F and having a boiling point at or above 100°F.
- (3) Shall include those having flashpoints at or above 73°F and below 100°F.
- (aa) Flammable Solid.** A solid substance, other than one classified as an explosive, that is liable to cause fires through friction, through absorption of moisture, through spontaneous chemical changes or as a result of retained heat from manufacturing or processing.
- (bb) Flood.** See “Flood Hazard.”
- (cc) Flood Boundary and Flooding Map.** See “Flood Hazard.”
- (dd) Flood Control District.** The San Bernardino County Flood Control District.
- (ee) Flood Control Engineer.** The Engineer of the San Bernardino County Flood Control District appointed by the Board of Supervisors, or an authorized designee.
- (ff) Flood Control Infrastructure.** Facilities constructed for the purpose of preventing or controlling flood waters, including dams, lined channels, and similar structures.
- (gg) Flood Hazard.** A substantial possibility of damage to life or property by overflow water, ponded water, or other water on the surface of the land, or by debris, or silt carried in the water. The following flood related terms are defined as follows:
- (1) **Accessory structure.** For floodplain management purposes, an accessory structure is one that is either solely for the parking of no more than two cars or a small, low cost shed for limited storage.
- (2) **Addition.** For floodplain management purposes, an addition is an improvement that increases the square footage of a structure, Commonly, this includes the structural attachment of a bedroom, den, recreational room, garage or other type of addition to an existing structure.
- (3) **Alluvial Fan.** A geomorphologic feature characterized by a cone or fan-shaped deposit of boulders, gravel, and fine sediments that have been eroded from mountain slopes, transported by flood flows, and then deposited on the valley floors, and which is subject to flash flooding, high velocity flows, debris flows, erosion sediment movement and deposition, and channel migration.
- (4) **Apex.** The point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur. It is the point of highest elevation on an alluvial fan, which on undisturbed fans is generally the point where the major stream that formed the fan emerges from the mountain front.

- (5) **Area of shallow flooding.** An area designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. The flooding is characterized by ponding or sheet flow.
- (6) **Area of special flood hazard.** See “Special flood hazard area.”
- (7) **Base Flood.** A flood that has a one percent chance of being equaled or exceeded in any given year (also called the “100 year flood”).
- (8) **Base flood elevation (BFE).** The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, and A1-30, that indicates the water surface elevation resulting from a flood that has a one percent or greater chance of being equaled or exceeded in any given year.
- (9) **Certify.** To authenticate or vouch for in writing, and signed by the certifying party, that the submitted data is true, as represented, or that the requirements of the regulations have been satisfied.
- (10) **Encroachment.** The advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain which may impede or alter the flow capacity of a floodplain.
- (11) **Existing manufactured home park or subdivision.** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before October 17, 1978.
- (12) **Expansion** to an existing manufactured home park or subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
- (13) **First Floor.** The lowest floor in a structure usable for living purposes, including the basement, which may include working, sleeping, eating cooking, recreation or a combination thereof.
- (14) **Flood.** A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters; the unusual and rapid accumulation or runoff of surface waters from any source; and/or mudslides (i.e., mudflows); any temporary rise in stream flow or water surface level that results in significant adverse effects in the floodplain. Adverse effects of floods may include damages from overflow of land areas, effects of temporary backwater or sewers and local drainage channels, bank erosion or channel shifts, unsanitary conditions or other unfavorable conditions resulting from deposition

of materials in stream channels during flood recessions, rise of ground water coincident with increased stream flow and interruption of traffic at bridge crossings.

- (15) **Flood Insurance Rate Map (FIRM).** The official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. The following flood hazard zones are shown on the FIRM:
- (A) **Zone A.** Areas that are subject to inundation by the 1-percent-annual-chance flood event (100-year flood). Because detailed hydraulic analyses have not been performed, no base flood elevation or depths are shown. Mandatory flood insurance purchase requirements apply.
  - (B) **Zone AE.** Areas that are subject to inundation by the 1-percent-annual-chance flood event (100-year flood) determined by detailed methods. Base flood elevations are shown within these zones. Mandatory flood insurance purchase requirements apply.
  - (C) **Zone AH.** Areas that are subject to inundation by 1-percent-annual-chance shallow flooding (100-year flood) (usually areas of ponding) where average depths are between one and three feet. Base flood elevations derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements apply.
  - (D) **Zone AO.** Areas that are subject to inundation by 1-percent-annual-chance shallow flooding (100-year flood) (usually sheet flow on sloping terrain) nowhere average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone. Mandatory flood insurance purchase requirements apply.
  - (E) **Zone A1-30.** Areas that are subject to inundation by the 1-percent-annual-chance flood event (100-year flood), but which will ultimately be protected upon completion of an under-construction federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No base flood elevations or depths are shown. Mandatory flood insurance purchase requirements apply.
  - (F) **Zone A99.** Areas that are subject to inundation by the 1-percent-annual-chance flood event (100-year flood), but which will ultimately be protected upon completion of an under-construction federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may

only be used when the flood protection system has reached specified statutory progress toward completion. No base flood elevations or depths are shown. Mandatory flood insurance purchase requirements apply.

- (G) **Zone D.** Unstudied areas where flood hazards are underdetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.
- (H) **Zone X.** Areas that are identified in the community FIS as areas of moderate or minimal hazard from the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local storm water drainage systems are not normally considered in the community's FIS. The failure of a local drainage system creates areas of high flood risk within these rate zones. Flood insurance is available in participating communities but is not required by regulation in these zones.
- (16) **Flood Insurance Study.** The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Map and the water surface elevation of the base flood.
- (17) **Floodplain or Flood-Prone Area.** The relatively flat area or lowlands adjoining the channel of a stream or watercourse and subject to overflow by flood waters.
- (18) **Floodplain management.** The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.
- (19) **Floodplain Administrator.** The Director of Public Works or his/her authorized designee.
- (20) **Floodplain management regulations.** This ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other application of police power which control development in flood-prone areas. This term describes federal, state or local regulations in any combination thereof which provide standards for preventing and reducing flood loss and damage.
- (21) **Floodplain Review Areas.** See Chapter 82.14 (Flood Plain Safety Overlay District).
- (22) **Floodproofing.** Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. For guidelines on dry and wet floodproofing, see FEMA Technical Bulletins TB 1-93, TB 3-93, and TB 7-93.



- (23) **Floodway.** The channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as "Regulatory Floodway."
- (24) **Floodway fringe.** That area of the floodplain on either side of the "Regulatory Floodway" where encroachment may be permitted.
- (25) **Fraud and victimization.** The exception granted must not cause fraud on or victimization of the public. In examining this requirement, the County will consider the fact that every newly constructed building adds to government responsibilities and remains a part of the community for fifty to one-hundred years. Buildings that are permitted to be constructed below the base flood elevation are subject during all those years to increased risk of damage from floods, while future owners of the property and the community as a whole are subject to all the costs, inconvenience, danger, and suffering that those increased flood damages bring. In addition, future owners may purchase the property, unaware that it is subject to potential flood damage, and can be insured only at very high flood insurance rates.
- (26) **Functionally Dependent Use.** A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.
- (27) **Hardship.** The exceptional hardship that would result from a failure to grant the requested variance. The County requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.
- (28) **Highest Adjacent Grade.** The highest natural elevation of the ground surface before construction next to the proposed walls of a structure.
- (29) **Historic Structure.** Any structure that is:
- (A) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;



- (B) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
  - (C) Individually listed on a state inventory of historic places in states with historic preservation programs that have been approved by the Secretary of the Interior; or
  - (D) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
    - (I) By an approved state program as determined by the Secretary of the Interior or
    - (II) Directly by the Secretary of the Interior in states without approved programs.
- (30) **Levee.** A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.
- (31) **Levee system.** A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accord with sound engineering practices.
- (32) **Lowest Floor.** For floodplain management purposes the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure below the lowest floor, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that the enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.
- (33) **Manufactured Home.** For floodplain management purposes, a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes, the term "manufactured home" also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than 180 consecutive days.
- (34) **Manufactured Home Park or Subdivision.** For flood-plain management purposes, means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for sale or rent.
- (35) **Mean sea level.** For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical

Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

- (36) **New Construction.** For floodplain management purposes, structures for which “the start of construction” commenced on or after October 17, 1978, including any subsequent improvements to the structures.
- (37) **New manufactured home park or subdivision.** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after October 17, 1978.
- (38) **Obstruction.** Includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.
- (39) **One-hundred-year flood.** See "Base flood."
- (40) **Program deficiency.** A defect in a community's floodplain management regulations or administrative procedures that impairs effective implementation of those floodplain management regulations.
- (41) **Public safety and nuisance.** That the granting of an exception must not result in anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.
- (42) **Regulatory Floodway.** The channel of a river or other water-course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
- (43) **Remedy a violation.** To bring the structure or other development into compliance with State or local floodplain management regulations, or if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing State or Federal financial exposure with regard to the structure or other development.
- (44) **Rehabilitation.** An improvement made to an existing structure which does not affect the external dimensions of the structure.

- (45) **Riverine.** Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.
- (46) **San Bernardino County Flood Control District.** A district established by act of the State Legislature, empowered to protect the watercourses of the District and governed by the Board of Supervisors of the County of San Bernardino acting as ex officio Governing Board of the District.
- (47) **Selected Flood.** A flood of a recurrence interval determined by the Planning Commission or Board of Supervisors after a recommendation of the Engineer of the San Bernardino County Flood Control District.
- (48) **Sheet flow area.** See "Area of shallow flooding."
- (49) **Special Flood Hazard Area (SFHA).** An area in the floodplain subject to a one percent or greater chance of flooding in any given year. It is shown on a FIRM as Zone A, AO, A1-30, AE, AH or A99.
- (50) **Start of Construction.** Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the state of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. **For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.**
- (51) **Standard Project Flood.** A flood that would result from a storm that is considered reasonably characteristic of the region in which the drainage area is located, giving consideration to the runoff characteristics of the drainage area and excluding rare combinations of meteorologic and hydrologic conditions. Such a flood provides a reasonable upper limit to be considered in designing flood control improvements and floodplain limits.
- (52) **Structure.** For floodplain management purposes, a walled and roofed building that is principally above ground; this includes a gas or liquid storage tank or a manufactured home.

- (53) **Substantial Damage.** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- (54) **Substantial Improvement.** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures that have incurred “substantial damage,” regardless of the actual repair work performed. The term does not, however, include either (1) any project for improvement of a structure to correct existing violation of state or local health, sanitary, or safety code specification that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions or (2) any alteration of a “historic structure,” provided that the alteration will not preclude the structure's continued designation a “historic structure.”
- (55) **Violation.** The failure of a structure or other development to be fully compliant with this ordinance. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.
- (56) **Water surface elevation.** The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.
- (hh) **Flood Insurance Rate Map (FIRM).** See “Flood Hazard.”
- (ii) **Floodplain.** See “Flood Hazard.”
- (jj) **Floodplain Review Areas.** See “Flood Hazard.”
- (kk) **Floodway.** See “Flood Hazard.”
- (ll) **Flow Rate.** The rate in which the water flows through the pipes, valves, and emission devices of an irrigation system measured in gallons per minute, gallons per hour, or cubic feet per second.
- (mm) **Flow Sensor.** A device within the irrigation system that detects irregular flows indicating leaks, breaks, or another problem.
- (nn) **Food Truck Event – Major.** An event, other than a Community Event, where one or more mobile food facilities, as defined by the Environmental Health Services Division, operates at a designated single location, not to exceed one day, to sell or provide food to an individual, with an anticipated attendance of over 500 persons. A Major Event will be limited to six events per parcel per calendar year. A Major Event

which takes place on both a Saturday and Sunday on one weekend will be considered one event, for the purposes of calculating the number of events per parcel.

- (oo) Food Truck Event – Minor.** An event, other than a Community Event, where one or more mobile food facilities, as defined by the Environmental Health Services Division, operates at a designated single location in either a single one-day event, or a recurring event on more than one day, not to exceed 36 consecutive months, to sell or provide food to an individual, with an anticipated attendance of 500 persons or less.
- (pp) Food and Related Products Manufacturing.** See “Manufacturing Operations I and II.”
- (qq) Freestanding Lighting.** See “Lighting, Outdoor.”
- (rr) Freestanding Sign.** See “Sign.”
- (ss) Freeway.** Any dedicated or deeded public right of way to which the owners of abutting lands have no right or easement of access to or from their abutting lands. In addition, freeway shall include those rights of way designated by official action as freeways by the California State Highway Commission or the County Board of Supervisors. See “Road System.”
- (tt) Freight Container.** Container primarily used to transport goods on trucks, railroad cars, ships, aircraft or other forms of transportation.
- (uu) Front Lot Line.** See “Lot.”
- (vv) Front Wall.** The nearest wall of a building or other structure to the street upon which the building faces, but excluding cornices, canopies, eaves or any other architectural embellishments that may extend beyond the front wall, not to exceed a distance of four feet.
- (ww) Front Yard.** See “Yard.”
- (xx) Frontage, Lot.** See “Lot.”
- (yy) Frontage Road.** A minor street that is parallel to, and adjacent to, an arterial street or freeway, and that provides access to abutting properties and protection from through and fast traffic.
- (zz) Fuel Break.** Areas also known as greenbelts that separate communities or clusters of structures from native vegetation. Within the fuel break boundaries the vegetation is thinned out, pruned, modified or landscaped to effectively reduce the volume and flammability of fuel, thereby substantially reducing or preventing the rate of spread and intensity of wildland fires.
- (aaa) Fuel Dealer.** A retail trade establishment that sells fuel oil, butane, propane and liquefied petroleum gas (LPG), bottled or in bulk, to consumers.

| **(bbb) Fuel Modified Area.** An area where living and dead vegetation is managed regularly, usually by trimming, removal or substitution of natural vegetation, in order to reduce fire hazard, by use of mechanical, chemical and biological means and/or prescribed burning.

| **(ccc) Fully-Shielded Fixture.** See “Lighting, Outdoor.”

| **(ddd) Functionally Dependent Use.** See “Flood Hazard.”

| **(eee) Furniture and Fixture Manufacturing.** See “Manufacturing Operations I.”

| **(fff) Future Right-of-Way.** Future right-of-way of streets shown in the Circulation Element of the General Plan shall be based upon the adopted County Road Standards assuming an equal dedication of right-of-way on both sides of the existing centerline, or shall otherwise be determined as shown on any adopted specific plan.

| Adopted Ordinance 4011 (2007), Amended Ordinance 4136 (2011); Amended Ordinance 4163 (2012); **Amended Ordinance 4169 (2012)**

**810.01.190 Definitions, “Q.”**

- (a) **Quality Control Engineer.** A registered civil engineer working under a contract with the County who is responsible to the County to assure compliance by the developer with the conditions of approval adopted by the County. This definition does not include the civil engineer responsible for professional inspection as required by the California Building Code.

Adopted Ordinance 4011 (2007)

**810.01.200 Definitions, “R.”**

- (a) **Raised Sleeping Beds.** A piece of furniture on, or in, which to lie and sleep and which is elevated off of the floor at least two feet. For the purposes of this definition, a single (or twin) bed will accommodate one person, while a double, queen or king bed will each accommodate two persons.
- (b) **Ranch/Farm.** An establishment primarily engaged in growing crops and raising animals. A ranch/farm may consist of a single tract of land or a number of separate tracts that may be held under different tenures (i.e., the ranch/farm operator may own one tract and rent another). A ranch/farm may be operated by the owner alone or with the assistance of members of the household or hired employees. See also “Agriculture,” “Agricultural Use,” and “Agritourism.” Does not include “Agricultural Support Service.”
- (c) **Rare or Endangered Species.** As used in the Development Code or the San Bernardino County Environmental Review Guidelines, shall be as defined in Section 15380 of the California Environmental Quality Act (CEQA) Guidelines.
- (d) **Rear Lot Line.** See “Lot.”
- (e) **Rear Yard.** See “Yard.”
- (f) **Reasonable Accommodation.** The following reasonable accommodation terms are defined as follows:
- (1) **Minor Reasonable Accommodation.** Any deviation requested and/or granted from the strict application of the laws, rules, policies, practices and/or procedures of the County, including land use and zoning regulations of this Code, and which can be removed or terminated in 90 days or less after the need for the reasonable accommodation ends.
  - (2) **Major Reasonable Accommodation.** Any deviation requested and/or granted from the strict application of the laws, rules, policies, practices and/or procedures of the County, including land use and zoning regulations of this Code, resulting in a physical modification to the property which cannot be restored or terminated within 90 days or less after the reasonable accommodation is terminated
- (g) **Reclamation.** See “Surface Mining Operations.”
- (h) **Recreational and Entertainment Services.** Establishments that provide leisure time activities and services that involve many people in a public assembly use where people either participate individually or are entertained by an activity. See also “Rural Sports and Recreation.”
- (i) **Recreational Use.** Public use of land for walking, hiking, skiing, riding, driving, picnicking, camping, swimming, boating, fishing, hunting or other outdoor games or sports for which land or facilities are provided for public participation.



- (j) **Recreational Vehicle (RV).** A motor home, travel trailer, truck camper or camping trailer, with or without self-propelled motive power, designed for human habitation for recreational or emergency occupation, and that may be moved upon a public highway without a special permit or chauffeur's license or both without violating any provision of the California Vehicle Code. A "Self Contained Recreational Vehicle" shall be a recreational vehicle with a kitchen sink, cooking appliance, refrigeration facilities, and a separate bathroom containing a water closet with a flush toilet, lavatory and bathtub or shower. A self-contained recreational vehicle shall have adequate provisions for the sleeping, bathing, sanitation, food preparation and eating by the number of people occupying the self contained recreational vehicle.
- (k) **Recreation Hall.** A relatively large room or hall (over 3,000 sq. ft.) within a multiple-family project with a kitchen for hosting fairly large events and concerts (60-80+ people) and may have an area set up, more or less permanently, for indoor games (e.g. ping pong tables, pool tables, foosball tables, etc.), for a library, for small gatherings, or for use as a mini cinema.
- (l) **Recreational Vehicle Park (RVP) (see Land Use Tables).** An area or tract of land, within an area where the land use zoning district allows recreational uses and where one or more lots are rented or leased or held out for rent, or lease to owners or users of recreational vehicles for temporary occupancy. Incidental food, alcoholic beverages, sales and service intended for the convenience of the guests at the recreational vehicle park are allowed.
- (m) **Recyclable Material.** Reusable material including but not limited to metals, glass, plastic and paper, which are intended for reuse, remanufacture, or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous material. Recyclable material may include used motor oil collected and transported in compliance with Health and Safety Code Sections 25250.11 and 25143.2(b)(4).
- (n) **Recycling Facility (see Land Use Tables).** A center for the collection and/or processing of recyclable materials. A "Certified Recycling Facility" or "Certified Processor" is a recycling facility certified by the California Department of Conservation as meeting the requirements of the California Beverage Container recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers or processing activity located on the premises of a residential, commercial, or manufacturing use and used solely for the recycling of material generated by that residential property, business or manufacturer. Recycling facilities may include the following:
- (1) **Collection Facility.** A center for the acceptance, by donation, redemption, or purchase, of recyclable materials from the public. The facility does not use power-driven processing equipment except as provided by this Title. Collection facilities may include the following:
- (A) **Reverse Vending Machine(s).** As defined below.

- (B) **Small Collection Facility.** Occupies an area of not more than 500 square feet and may include:
- (I) A mobile unit;
  - (II) Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet;
  - (III) Kiosk type units, which may include permanent structures;
  - (IV) Unattended containers placed for the donation of recyclable materials.
- (C) **Large Collection Facility.** May occupy an area of more than 500 square feet and may include permanent structures.
- (2) **Processing Facility.** A building or enclosed space used for the collection and processing of recyclable material. Processing means the preparation of material for efficient shipment, or to an end-user's specifications, by means such as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. Processing facilities include the following:
- (A) **Light Processing Facility.** Occupies an area of under 45,000 square feet of gross collection, processing, and storage area and has up to an average of two outbound truck shipments per day. Light Processing Facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials sufficient to qualify as a Certified Processing Facility. A Light Processing Facility shall not shred, compact, or bale ferrous metals other than food and beverage containers.
  - (B) **Heavy Processing Facility.** Any processing facility other than a Light Processing Facility.
- (3) **Reverse Vending Machine.** An automated mechanical device that accepts at least one or more types of empty beverage containers, including, but not limited to aluminum cans, glass and plastic bottles, and cartons, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the State. A Reverse Vending Machine may sort and process containers mechanically provided that the entire process is enclosed within the machine. In order to accept and temporarily store all three container types in a proportion commensurate with their relative redemption rates, and to meet the requirements of certification as a recycling facility, multiple grouping of Reverse Vending Machines may be necessary. A "Bulk Reverse Vending Machine" is a reverse vending machine that is larger than 50 square feet; is

designed to accept more than one container at a time; and will pay by weight instead of by container.

- (4) **Mobile Recycling Unit.** An automobile, truck, trailer or van, licensed by the Department of Motor Vehicles, which is used for the collection of recyclable materials. A Mobile Recycling Center also means the bins, boxes or containers transported by trucks, vans, or trailers, and used for the collection of recyclable materials.
- (5) **Scrap and Dismantling Yard.** Outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. Includes light and heavy processing facilities for recycling (see the definitions above). Does not include: pawn shops, and other secondhand stores; the sale of operative used cars; or landfills or other waste disposal sites. See also “Motor Vehicle Dismantling Facility” and “Salvage Operations.”
- (o) **Recycling Facility, Accessory (see Land Use Tables).** A recycling facility as defined above, that is incidental to a primary industrial or commercial use.
- (p) **Recycled Water.** See “Non-Potable Water”
- (q) **Reference Evapotranspiration Rate (ET<sub>o</sub>).** The quantity of water, which evaporates from adjacent soils and/or other surfaces, and which also is transpired by plant material during a specified time. Specified times are normally collected as monthly and daily readings. Monthly and daily ET<sub>o</sub>’s can be found on the California Irrigation Management Information Systems (CIMIS) website.
- (r) **Regulatory Floodway.** See “Flood Hazard.”
- (s) **Rehabilitation.** The restoration of deteriorated structures, neighborhoods and public facilities. It may involve repair, renovation, conversion, expansion, remodeling, reconstruction or any combination thereof.
- (t) **Rehabilitation Center.** See “Medical Services Rehabilitation Center.”
- (u) **Rehabilitated Landscape.** A re-landscaping project that meets the applicability requirements of Chapter 83.10, Landscaping Standards.
- (v) **Related Land Use.** A land use that is supportive of the predominant land use of an area. For example, a neighborhood commercial center is a supportive use in the residential land use category.
- (w) **Religious Assembly Facility.** See “Meeting Facility, Public or Private” and “Places of Worship.”

- (x) **Remainder Parcel.** See “Parcel, Remainder.”
- (y) **Remote Unit.** See “Wireless Telecommunication Facilities.”
- (z) **Repair Services.** Establishments engaged in the provision of repair services to individuals, households and firms.
- (aa) **Reserve Parcel.** See “Parcel, Reserve.”
- (bb) **Reservoir.** A naturally occurring or artificially created body of water (impounded above or below surface level) with a designated holding capacity of at least one acre-foot of water. Does not include “Pond.” See also “Lake.”
- (cc) **Residential Accessory Use or Structure (see Land Use Tables).** See “Accessory Structure.”
- (dd) **Residential Development.** A project containing one or more residential dwelling units, including mobile homes, or a subdivision of land for the purpose of constructing one or more residential dwelling units.
- (ee) **Residential Hotel.** See “Hotel, Residential.”
- (ff) **Residential Use.** One or more of the dwelling unit types listed in the tables Division 2 (Land Use Zoning Districts and Allowed Land Uses) under the heading of “Residential.”
- (gg) **Residuals Depository.** See “Hazardous Waste.”
- (hh) **Responsible Person.** Any person who creates a condition that may lead to accelerated erosion. If a specific person cannot be identified, the owner of the land where the condition exists shall be considered the responsible person.
- (ii) **Restaurant, Café, Coffee Shop (see Land Use Tables).** A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption (“counter service”); and establishments where customers are served food at their tables for on-premise consumption (“table service”), that may also provide food for take-out.
- (jj) **Retail, General.** See “General Retail.”
- (kk) **Retail Sale.** A sale of commodities or goods for personal household or farm consumption directly to the ultimate consumer. Sales are normally in small quantities and may include the rendering of services incidental to and supportive of the sale of the merchandise.
- (ll) **Reversed Corner Lot.** See “Lot.”

- (mm) **Reverse Vending Machine.** See “Recycling Facility.”
- (nn) **Reversion to Acreage.** The process by which subdivided real property may be reverted to acreage.
- (oo) **Review Authority.** Person, body or agency authorized to render land use decisions or provide technical recommendations to the Planning Agency.
- (pp) **Right-of-way.** Any strip or area of land, including surface, overhead, or underground, granted by easement, for construction and maintenance according to a designated use, such as drainage canals and ditches, electric power and telephone lines, gas, oil, water, and other pipelines, highways and roads and/or flowage or impoundment of surface waters.
- (qq) **Right-of-Way, Transportation.** See “Transportation Right-of-Way.”
- (rr) **Riparian habitat.** A natural plant community located along, and dependent upon, a water body or water course (e.g., sides of canyon bottoms, creeks, streams, rivers, etc.)
- (ss) **Road or Roadway.** An open way for vehicular traffic.
- (tt) **Road Easement.** See “Easement.”
- (uu) **Road Easement, Private.** See “Easement.”
- (vv) **Road System.** The classification of streets and highways by their diverse functions and design. The following is the commonly used hierarchy of streets and highways for planning purposes:
- (1) **Local Street.** A roadway allowing access to abutting land, serving local traffic only.
  - (2) **Collector.** A street used by traffic to travel from local streets to secondary or major highways; usually it allows direct access to abutting properties.
  - (3) **Emergency Access Route.** A two-lane street of high standards, designed, constructed and specifically identified as an emergency access route to serve as a collector or distributor of neighborhood traffic and as an alternative access route in an emergency situation.
  - (4) **Mountain Secondary Highway.** A controlled access, moderate speed, two-lane highway, designed and constructed to accommodate high volumes of intercommunity traffic.
  - (5) **Mountain Major Highway.** A limited access, high speed, four-lane highway, designed and constructed to accommodate large volumes of intercommunity traffic. The mountain expressway connects intensely developed areas and points of interest. It is a four-lane highway with intersections at grade. It is striped for

two lanes with shoulders in each direction. Turn lanes at intersections when necessary will require additional rights-of-way and roadway widths.

- (6) **Secondary Highway.** A street serving traffic from collector streets and major highways that provides for traffic movement to and from traffic generators and attractors; the street is subject to controlled access from the properties fronting on the right of way; intersecting streets are subject to appropriate spacing. It is a four-lane highway with intersections at grade. It is striped for two lanes with shoulders in each direction. Turn lanes at intersections when necessary will require additional rights-of-way and roadway widths.
- (7) **Major Highway.** A street or thoroughfare that serves through traffic movement across urban areas or to major traffic generators and attractors; it is subject to controlled access from properties fronting on the right of way; intersecting streets are subject to appropriate spacing. It is a four-lane highway with intersections at grade. It is striped for two lanes with shoulders in each direction with turn lanes at intersections. Additional rights-of-way and roadway widths may be necessary for turn lanes.
- (8) **Major Divided Highway.** A road or thoroughfare that that serves through traffic movement across urban areas, subject to controlled access from properties fronting on the right of way; intersecting streets are subject to appropriate spacing. It is a divided four-lane road with intersection at grade. It is striped for two lanes with shoulders in each direction with a raised median and turn lanes. Additional rights-of-way and roadway widths may be necessary for turn lanes.
- (9) **Major Arterial Highway.** A road or thoroughfare that serves through traffic movement across urban areas, subject to controlled access from properties fronting on the right of way; intersecting streets are subject to appropriate spacing. It is a six-lane highway that may have grade separations at intersections. It is striped for three lanes with shoulders in each direction with turn lanes at intersections. Additional rights-of-way and roadway widths may be necessary for turn lanes.
- (10) **Freeway.** A multilane highway with full grade separation (i.e., intersections are separated by under or overpasses), median strips and fencing or landscaping strips along the sides. It basically services intercity and interstate traffic. See also “Freeway.”
- (ww) **Rockfall.** Failure and rapid downhill movement of rocks as a result of gravity, which can be initiated by earthquake shaking.
- (xx) **Roof Sign.** See “Sign.”
- (yy) **Rooming or Boarding (see Land Use Tables).** Residential occupancy of a building with no more than five bedrooms and no more than one person per room, where lodging is provided for compensation on a weekly or greater basis; but not including facilities defined as social care facilities.

- |     **(zz)**    **Root Barrier.** A plastic wall-like structure that is installed underground and designed to prevent the roots from trees from causing damage to streets, sidewalks, walkways, foundations, and other hardscapes.
  
- |     **(aaa)**   **Rubber Manufacturing.** See “Manufacturing Operations I and II.”
  
- |     **(bbb)**   **Rumpus Room.** See “Recreation Room.”
  
- |     **(ccc)**   **Runoff.** Water that is not absorbed by the soil or the landscape in which it has been applied and flows from the landscaped area onto adjacent surfaces, creating water waste.
  
- |     **(ddd)**   **Rural Sports and Recreation (see Land Use Tables).** Facilities for sports and recreational activities requiring large sites and/or remote locations, including hunting and fishing clubs, off-road vehicle parks, and shooting (rifle, pistol, and archery) ranges, ski resorts. See also “Recreational Use.”
  
- |     **(eee)**   **RV Sales.** See “Mobile Home, Boat or RV Sales.”

|     Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4057 (2008), Amended Ordinance 4136 (2011); **Amended Ordinance 4169 (2012)**

**810.01.210 Definitions, “S.”**

- (a) **Salvage Operations (see Land Use Tables).** Establishments involved in the storage, sale, wholesale and processing of salvage materials. This land use classification does not include **any of the sub-classifications of** recycling collection facilities (“Recycling Collection Facilities) **except “Scrap and Dismantling Yard.”** See also “Junk and Salvage Facility.”
- (1) **Contained.** These uses are conducted entirely within enclosed structures and provide environmentally sound practices in collecting and recycling oils and other toxic materials. No outside storage of parts occurs, and establishments are monitored annually to ensure they are maintained appropriately.
- (2) **General.** These uses create major environmental disruption even when carefully regulated. Dust, dirt, noise and unsightly conditions often prevail with these operations.
- (b) **Scenic Corridor.** The area outside a highway or an adopted trail right-of-way that is generally visible to persons traveling on the highway or trail.
- (c) **School (see Land Use Tables).** A public or private academic educational institution that offers instruction in the several branches of learning and study required to be taught in the public schools by the Education Code of the State of California. Schools types include:
- boarding school
  - elementary, middle, and junior high schools
  - community college, college, or university
  - high school
  - military academy

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

- art school
- establishments providing courses by mail
- ballet and other dance school
- language school
- business, secretarial, and vocational school
- martial arts
- computers and electronics school
- music school
- drama school
- professional school (law, medicine, etc.)
- driver education school
- seminaries/religious ministry training facility

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

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