

Title 17 DEVELOPMENT CODE

ARTICLE III. ZONES, ALLOWED USES, AND DEVELOPMENT STANDARDS

Chapter 17.30 ALLOWED LAND USE BY BASE ZONE

17.30.030 Allowed land uses and permit requirements.

A. *Allowed land uses.* Allowed uses and corresponding permit and entitlement requirements for the base zones are listed in Table 17.30.030-1 (Allowed Land Uses and Permit Requirements by Base Zone). Uses are organized into common categories as follows:

- 1. Residential uses.
- 2. Agriculture and animal-related uses.
- 3. Recreation, resource preservation, open space, education, and public assembly uses.
- 4. Utility, transportation, public facility, and communication uses.
- 5. Office and service uses.
- 6. Retail and restaurant uses.
- 7. Automobile and vehicle uses.
- 8. Industrial, manufacturing, and processing uses.

B. *Permit requirements.* Generally, a use is either allowed by right, allowed through issuance of a conditional use permit, or not permitted. In addition to the requirements for planning permits or entitlements listed herein, other permits and entitlements may be required prior to establishment of the use (e.g., building permit or permits required by other agencies). The requirements for planning permits or entitlements identified in Table 17.30.030-1 (Allowed Land Uses and Permit Requirements by Base Zone) include:

- 1. *Permitted (P).* A land use shown with a “P” indicates that the land use is permitted by right in the designated zone, subject to compliance with all applicable provisions of this title (e.g., development standards) as well state and federal law.
- 2. *Permitted with a Minor Use Permit (M).* A land use shown with an “M” indicates that the land use is permitted in the designated zone upon issuance of a minor use permit from the designated approving authority, subject to compliance with all applicable provisions of this zoning code (e.g., development standards) as well as state and federal law.

3. *Conditionally permitted (C)*. A land use shown with a “C” indicates that the land use is permitted in the designated zone upon issuance of a conditional use permit from the designated approving authority, subject to compliance with all applicable provisions of this zoning code (e.g., development standards) as well as state and federal law.

4. *Not permitted (N)*. A land use shown with an “N” is not allowed in the applicable zone. Additionally, uses not shown in the table are not permitted, except as otherwise provided for in this title.

5. *Adult entertainment permit (A)*. A land use shown with an “A” indicates that the land use is permitted in the designated zone upon issuance of an adult entertainment permit from the designated approving authority, subject to compliance with all applicable provisions of this zoning code (e.g., development operational standards) as well as state and federal law.

C. *Base zone and subzone names and symbols*. Base zone and subzone names for the zone symbols used in the table are listed below. Specific Plan (SP) is not listed in the table as the allowed uses for those zones are determined in compliance with the adopted specific plan.

- Very Low Residential (VL), includes all subzones of VL:
 - Very Low Residential – Etiwanda Heights 14000 (VL-EH 14000)
 - Very Low Residential – Etiwanda Heights 9000 (VL-EH 9000)
- Low Residential (L), includes all subzones of L:
 - Low Residential – Etiwanda Specific Plan (L-ESP)
- Low Medium Residential (LM), includes all subzones of LM:
 - Low Medium Residential – Terra Vista (LV-TV)
 - Low Medium Residential – Etiwanda Specific Plan South (LM-ESP South)
 - Low Medium Residential – Etiwanda Specific Plan (LM-ESP)
- Medium Residential (M), includes all subzones of M:
 - Medium Residential – Terra Vista 1 (M-TV1)
 - Medium Residential – Etiwanda Specific Plan South (M-ESP South)
 - Medium Residential – Etiwanda Specific Plan (M-ESP)
- Medium High Residential (MH), includes all subzones of MH:
 - Medium High Residential – Terra Vista (MH-TV)
- High Residential (H), includes all subzones of H:

- High Residential – Terra Vista (H-TV)
- Neo-Industrial (NI)
- Industrial Employment (IE)
- Open Space (OS)
- Hillside Residential (HR)
- Flood Control-Open Space (FC)
- Utility Corridor- Open Space (UC)

TABLE 17.30.030-1: ALLOWED LAND USES AND PERMIT REQUIREMENTS BY BASE ZONE

Land Use/Zoning District	VL	L	LM	M	MH	H	IP	NI	IE	OS	HR	FC	UC
Residential Uses													
Accessory Dwelling Unit	P	P	P	P	P	P	N	N	N	P	P	N	N
Adult Day Care Home	P	P	P	P	P	P	N	N	N	N	P	N	N
Caretaker Housing	M	M	M	M	M	M	M	M	M	P	M	P	P
Dwelling, Multi-Family ⁽¹⁶⁾	C	C	P	P	P	P	N	N	N	N	N	N	N
Dwelling, Single-Family ⁽¹⁶⁾	P	P	P	P	N	N	N	N	N	P	P	N	N
Dwelling, Two-Family ⁽¹⁶⁾	M	M	P	P	P	P	N	N	N	N	N	N	N
Emergency Shelter ⁽¹⁰⁾	N	N	N	N	N	N	N	C	N	N	N	N	N
Family Day Care Home ⁽¹⁶⁾	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural Employee Housing	P	P	P	P	P	P	N	N	N	N	N	N	N
Farm Labor Camp	N	N	N	N	N	N	N	N	N	P	N	P	P
Guest House	P	P	P	N	N	N	N	N	N	N	N	N	N
Group Residential	M	M	M	M	M	M	N	N	N	N	M	N	N
Home Occupation ⁽²⁾	P	P	P	P	P	P	N	N	N	P	P	N	N
Live-Work Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufactured Home	P	P	P	P	N	N	N	N	N	P	P	N	N
Mobile Home Park ⁽³⁾	M	M	M	M	M	M	N	N	N	N	N	N	N

Land Use/Zoning District	VL	L	LM	M	MH	H	IP	NI	IE	OS	HR	FC	UC
Residential Care Facility	M	M	M	M	M	M	N	N	N	N	N	N	N
Residential Care Home	P	P	P	P	P	P	N	N	N	P	P	N	N
Short-Term Rental ⁽¹³⁾	P	P	P	P	P	P	P	N	P	P	P	P	P
Single-Room Occupancy Facility	N	N	N	P	P	P	N	N	N	N	N	N	N
Supportive Housing	P	P	P	P	P	P	N	N	N	N	P	N	N
Transitional Housing	P	P	P	P	P	P	N	N	N	N	P	N	N
Low Barrier Navigation Center	C	C	P	P	P	P	N	N	N	N	P	N	N
Agriculture and Animal-Related Uses													
Agricultural Uses ⁽¹⁵⁾	N	N	N	N	N	N	N	N	N	P	N	P	P
Animal Keeping ⁽⁴⁾	M/P	M/P	M/P	M/P	M/P	M/P	M/P	N	N	N	N	N	N
Equestrian Facility, Commercial	M	N	N	N	N	N	N	N	N	M	N	M	M
Equestrian Facility, Hobby	P	N	N	N	N	N	N	N	N	N	N	N	N
Microscale Agriculture	N	N	N	N	N	P	N	N	N	M	N	M	M
Recreation, Resource Preservation, Open Space, Education, and Public Assembly Uses													
Assembly Use	M	M	M	M	M	M	M	C	N	N	N	N	N
Cemetery/Mausoleum	N	N	N	N	N	N	N	N	N	M	N	N	N
Community Center/Civic Use	M	M	M	M	M	M	P	P	N	N	M	N	N
Community Garden	P	P	P	P	P	P	N	N	N	P	N	P	P
Convention Center	N	N	N	N	N	N	M	C	C	N	N	N	N
Golf Course/Clubhouse	N	N	N	N	N	N	N	N	N	M	N	M	M
Indoor Amusement/ Entertainment Facility	N	N	N	N	N	N	M	C	N	N	N	N	N
Indoor Fitness and Sports Facility —Large	N	N	N	N	N	N	M	C	N	N	N	N	N
Indoor Fitness and Sports Facility —Small	N	N	N	N	N	N	M	C	N	N	N	N	N
Library and Museum	M	M	M	M	M	M	M	N	N	M	M	M	M

Land Use/Zoning District	VL	L	LM	M	MH	H	IP	NI	IE	OS	HR	FC	UC
Outdoor Commercial Recreation	N	N	N	N	N	N	M	C	N	N	N	N	N
Park and Public Plaza	P	P	P	P	P	P	M	M	M	P	P	P	P
Public Safety Facility	M	M	M	M	M	M	M	C	C	N	M	N	N
Resource-Related Recreation	P	P	P	P	P	P	N	N	N	P	P	P	P
School, Academic (Private) ⁽¹⁶⁾	M	M	M	M	M	M	M	C	N	N	M	N	N
School, Academic (Public) ⁽¹⁶⁾	P	P	P	P	P	P	P	P	N	N	P	N	N
School, College/University (Private) ⁽¹⁶⁾	M	M	M	M	M	M	M	C	N	N	M	N	N
School, College/University (Public)	M	M	M	M	M	M	M	C	N	N	C	N	N
Schools, Specialized Education and Training/Studio	N	N	N	N	N	N	C	C	C	N	N	N	N
Theaters and Auditoriums	N	N	N	N	N	N	N	N	N	N	N	N	N
Tutoring Center—Large	N	N	N	N	N	N	N	N	N	N	N	N	N
Tutoring Center—Small	N	N	N	N	N	N	N	N	N	N	N	N	N
Utility, Transportation, Public Facility, and Communication Uses													
Broadcasting and Recording Studios	N	N	N	N	N	N	P	P	N	N	N	N	N
Park and Ride Facility	N	N	N	N	N	N	C	P	C	N	N	N	N
Parking Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Transit Facility	N	N	N	N	N	N	M	C	C	N	N	N	N
Utility Facility and Infrastructure—Fixed Based Structures ^(5, 11)	N	N	N	N	N	N	M	C	C	C	N	M	M
Utility Facility and Infrastructure—Pipelines ⁽⁵⁾	P	P	P	P	P	P	P	P	P	P	P	P	P
Wind Energy System—Small ⁽⁹⁾	P	N	N	N	N	N	P	P	P	N	N	N	N
Service and Office Uses													
Adult Day Care Facility	N	N	N	N	N	C	C	C	N	N	N	N	N
Adult-Oriented Business ⁽⁶⁾	N	N	N	N	N	N	A	A	A	N	N	N	N

Land Use/Zoning District	VL	L	LM	M	MH	H	IP	NI	IE	OS	HR	FC	UC
Ambulance Service	N	N	N	N	N	N	N	C	P	N	N	N	N
Animal Sales and Grooming	N	N	N	N	N	N	N	N	N	N	N	N	N
Bail Bonds	N	N	N	N	N	N	N	N	N	N	N	N	N
Banks and Financial Services	N	N	N	N	N	M	P	P	N	N	N	N	N
Bed and Breakfast Inn	M	M	M	N	N	N	N	N	N	N	N	N	N
Business Support Services	N	N	N	N	N	M	P	P	P	N	N	N	N
Call Center	N	N	N	N	N	N	M	M	C	N	N	N	N
Check Cashing Business ⁽⁷⁾	N	N	N	N	N	N	P	N	N	N	N	N	N
Child Day Care Facility/Center ⁽¹⁶⁾	N	N	N	N	N	C	M	P	P	N	N	N	N
Commercial Cannabis Activity	N	N	N	N	N	N	N	N	N	N	N	N	N
Crematory Services ⁽⁷⁾	N	N	N	N	N	N	N	M	N	N	N	N	N
Hotel	N	N	N	N	N	N	M	N	N	N	N	N	N
Kennel, Commercial	N	N	N	N	N	N	M	C	N	N	N	N	N
Maintenance and Repair, Small Equipment	N	N	N	N	N	N	P	P	P	N	N	N	N
Massage Establishment ⁽¹²⁾	N	N	N	N	N	N	N	N	N	N	N	N	N
Massage Establishment, Ancillary ⁽¹²⁾	N	N	N	N	N	N	P	P	N	N	N	N	N
Medical Services, Extended Care	N	M	M	M	M	M	P	P	N	N	N	N	N
Medical Services, General	N	N	N	N	N	N	P	P	N	N	N	N	N
Medical Services, Hospitals ⁽¹⁶⁾	N	N	M	M	M	M	P	P	N	N	N	N	N
Mortuary/Funeral Home	N	N	N	N	N	N	N	N	N	N	N	N	N
Office, Business and Professional	N	N	N	N	N	N	P	P	N	N	N	N	N
Office, Accessory	N	N	N	N	N	N	P	P	P	N	N	N	N
Pawnshop ⁽⁷⁾	N	N	N	N	N	N	N	N	N	N	N	N	N
Personal Services	N	N	N	N	N	C	P	P	P	N	N	N	N
Shooting Range	N	N	N	N	N	N	M	C	N	N	N	N	N

Land Use/Zoning District	VL	L	LM	M	MH	H	IP	NI	IE	OS	HR	FC	UC
Tattoo Shop ⁽⁷⁾	N	N	N	N	N	N	N	N	N	N	N	N	N
Veterinary Facility	M	N	N	N	N	N	N	P	P	N	N	N	N
Retail and Restaurant Uses													
Alcoholic Beverage Sales	N	N	N	N	N	C	M	M	N	N	N	N	N
Bar/Nightclub	N	N	N	N	N	N	N	C	N	N	N	N	N
Building Materials Sales and Storage Yard	N	N	N	N	N	N	N	M	P	N	N	N	N
Consignment Store	N	N	N	N	N	N	N	N	N	N	N	N	N
Convenience Store	N	N	N	N	N	N	M	M	N	N	N	N	N
Drive-In and Drive-Through Sales and Service ⁽⁸⁾	N	N	N	N	N	N	M	M	N	N	N	N	N
Electric Vehicle Showroom w/ Indoor Sales	N	N	N	N	N	N	N	P	P	N	N	N	N
Electric Vehicle Showroom w/ Outdoor Sales	N	N	N	N	N	N	N	P	P	N	N	N	N
Feed and Tack Store	N	N	N	N	N	N	N	N	N	N	N	N	N
Garden Center/Plant Nursery	N	N	N	N	N	N	N	P	P	P	N	P	P
Grocery Store/Supermarket	N	N	N	N	N	N	N	N	N	N	N	N	N
Gun Sales	N	N	N	N	N	N	M	M	N	N	N	N	N
Hookah Shop	N	N	N	N	N	N	N	N	N	N	N	N	N
Home Improvement Supply Store	N	N	N	N	N	N	M	P	P	N	N	N	N
Liquor Store	N	N	N	N	N	N	M	M	N	N	N	N	N
Mobile Food Vehicle	N	N	N	N	N	M	P	P	P	N	N	N	N
Restaurant, No Liquor Service	N	N	N	N	N	M	P	P	P	N	N	N	N
Restaurant, Beer and Wine	N	N	N	N	N	C	P	P	C	N	N	N	N
Restaurant, Full Liquor Service	N	N	N	N	N	N	M	M	N	N	N	N	N
Retail, Accessory	N	N	N	N	N	M	M	M	P	N	N	N	N

Land Use/Zoning District	VL	L	LM	M	MH	H	IP	NI	IE	OS	HR	FC	UC
Retail, General	N	N	N	N	N	C	M	M	C	N	N	N	N
Retail, Warehouse Club	N	N	N	N	N	N	P	N	N	N	N	N	N
Secondhand Dealer	N	N	N	N	N	N	N	N	N	N	N	N	N
Smoke Shop ⁽⁷⁾	N	N	N	N	N	N	N	N	N	N	N	N	N
Thrift Store ⁽⁷⁾	N	N	N	N	N	N	N	N	N	N	N	N	N
Automobile and Vehicle Uses													
Auto and Vehicle Sales and Rental	N	N	N	N	N	N	M	M	N	N	N	N	N
Auto and Vehicle Sales, Auto Broker	N	N	N	N	N	N	P	C	N	N	N	N	N
Auto and Vehicle Sales, Wholesale	N	N	N	N	N	N	P	P	N	N	N	N	N
Auto and Vehicle Storage ⁽¹⁴⁾	N	N	N	N	N	N	N	N	N	N	N	N	N
Auto Parts Sales	N	N	N	N	N	N	N	P	N	N	N	N	N
Car Washing and Detailing	N	N	N	N	N	N	M	N	N	N	N	N	N
Electric Vehicle Repair and Service	N	N	N	N	N	N	P	P	P	N	N	N	N
Recreational Vehicle Storage	N	N	N	N	N	N	N	C	C	N	N	N	N
Service Stations	N	N	N	N	N	N	M	M	N	N	N	N	N
Vehicle Services, Major	N	N	N	N	N	N	N	P	P	N	N	N	N
Vehicle Services, Minor	N	N	N	N	N	N	P	P	N	N	N	N	N
Industrial, Manufacturing, and Processing Uses ⁽¹⁶⁾													
Commercial (Secondary/Accessory) —Industrial	N	N	N	N	N	N	P	P	P	N	N	N	N
Commercial (Repurposing) —Industrial	N	N	N	N	N	N	M	C	C	N	N	N	N
E-Commerce Distribution													
Distribution/ Fulfillment Center, Small ⁽¹¹⁾	N	N	N	N	N	N	P	P	P	N	N	N	N
Equipment Sales and Rental	N	N	N	N	N	N	N	C	P	N	N	N	N

Land Use/Zoning District	VL	L	LM	M	MH	H	IP	NI	IE	OS	HR	FC	UC
Distribution/ Fulfillment Center, Large	N	N	N	N	N	N	N	M	M	N	N	N	N
Parcel Sorting Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N
Parcel Hub, Small (< 130,000 sq. ft.)	N	N	N	N	N	N	N	N	N	N	N	N	N
Parcel Hub, Large (>130,000 sq. ft.)	N	N	N	N	N	N	N	N	N	N	N	N	N
Lumber Yard	N	N	N	N	N	N	N	N	C	N	N	N	N
Maker Space/Accessory Maker Space	N	N	N	N	N	M	M	P	P	N	N	N	N
Manufacturing, Custom ⁽¹¹⁾	N	N	N	N	N	N	P	P	N	N	N	N	N
Manufacturing, Green Technology	N	N	N	N	N	N	N	P	P	N	N	N	N
Manufacturing, Light—Small ⁽¹¹⁾	N	N	N	N	N	N	P	P	P	N	N	N	N
Manufacturing, Light—Large ⁽¹¹⁾	N	N	N	N	N	N	N	M	M	N	N	N	N
Microbrewery	N	N	N	N	N	N	P	P	P	N	N	N	N
Printing and Publishing	N	N	N	N	N	N	P	P	N	N	N	N	N
Recycling Facility, Collection	N	N	N	N	N	N	N	C	C	N	N	N	N
Recycling Facility, Processing	N	N	N	N	N	N	N	C	C	N	N	N	N
Research and Development	N	N	N	N	N	N	P	P	P	N	N	N	N
Storage, Personal Storage Facility	N	N	N	N	N	N	N	C	C	N	N	N	N
Storage Warehouse	N	N	N	N	N	N	N	C	C	N	N	N	N
Wholesale and Distribution—Light ⁽¹¹⁾	N	N	N	N	N	N	P	P	P	N	N	N	N
Wholesale and Distribution—Medium ⁽¹¹⁾	N	N	N	N	N	N	C	C	P	N	N	N	N

Table Notes:

(1) Reserved.

(2) See additional regulations for home occupations in chapter [17.92](#).

(3) See additional regulations for mobilehomes in chapter [17.96](#).

- (4) Permitted or requires minor use permit. See regulations for animal keeping in chapter [17.88](#).
- (5) Utility facilities and infrastructure involving hazardous or volatile gas and/or liquid pipeline development require approval of a conditional use permit.
- (6) See additional regulations for adult entertainment businesses in chapter [17.86](#). Adult-oriented businesses are not permitted west of Haven Avenue.
- (7) See additional regulations for special regulated uses in chapter [17.102](#).
- (8) See additional regulations for drive-in and drive-through facilities in chapter [17.90](#).
- (9) Not permitted within 300 feet of residentially zoned property. See additional regulations for wind energy systems in chapter [17.76](#).
- (10) See additional regulations for emergency shelters in chapter [17.110](#).
- (11) Permitted in Industrial Park and General Industrial Zones when proposed in conjunction with “Commercial (Repurposing) — Industrial.”
- (12) Massage establishment permit required. See additional regulations for massage establishments in chapter [5.18](#).
- (13) A short-term rental must be a single-family residence in zoning districts other than VL, L, and LM. See additional regulations for short-term rentals in Chapter [8.34](#).
- (14) Auto and vehicle storage is permitted as an on- or off-site accessory use to any manufacturing use upon issuance of a minor use permit. The minor use permit may also permit truck storage as an accessory use to manufacturing.
- (15) See additional regulations for agricultural uses.
- (16) Minimum 1,000 feet from a use in an Industrial Zone that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week.

(Ord. No. 1000 § 4, 2022)

Contact:

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