

Tables

Land Use Categories and Zoning

The County plans and regulates land uses using a two-map system for the unincorporated land in San Bernardino County. In the Policy Plan, a set of broad Land Use Categories provide long-term guidance and direction for the overall distribution, intensity, and compatibility of development in the unincorporated county areas.

The Policy Plan provides the basis for and is implemented by the County's Development Code, which includes a set of Land Use Zoning Districts that establishes detailed land use districts, intensities, requirements, and standards. The Land Use Zoning Districts must be consistent with the Land Use Categories.

While unincorporated areas administered and/or controlled by federal, tribal, and state governments are generally outside of the County's land use authority, the two-map system is applied to these areas to convey the long-term land use plans of said entities and provide complete coverage of the unincorporated lands. The Land Use Categories and Zoning Districts would also directly govern land use if the federal, tribal, or state governments relinquished control over any of these lands in the future.

Table LU-1 summarizes the Policy Plan Land Use Categories, including the permitted density/intensity range, the primary purpose of each category, and a list of typical permitted uses. Table LU-2 depicts the implementing Land Use Zoning Districts for each Land Use Category.

Community Character

The county contains dozens of unincorporated communities, each presenting their own unique history, setting, and way of life. These places will continue to attract those seeking to live, work, or benefit from the amenities and/or quality of life found only in unincorporated community planning areas. In the evaluation of proposed development, the County will use standards and guidance in the Development Code and goals and policies from the Policy Plan to determine whether a proposed development would positively reinforce or negatively affect the desired community character and identity of an unincorporated community. Although the goals and policies throughout the entire Policy Plan may apply, those contained in the Land Use Element will commonly be the initial reference points.

In particular, Policy LU-4.5 directs the County to ensure that new development is consistent with the physical and historical character and identity of an unincorporated community planning area. This policy also directs the County to ensure consistency with the values and aspirations as defined by each community in their Community Action Guides. To further assist the County in determining the consistency of new development with a community's character, Table LU-3 identifies key characteristics and features that new development should reinforce and/or not detract from in order to maintain and protect the identity and character of the community planning areas.

Table LU-1. Land Use Categories

Land Use Category		Density / Intensity Range	Primary Purpose	Description of Typical Uses ^{2,3}
RESIDENTIAL LAND USES				
RL	Rural Living	1 unit per 2.5 acres max	<ul style="list-style-type: none"> Allow for rural residential development set in expansive areas of open space that reinforce the rural lifestyle while preserving the county’s natural areas Minimize development footprint and maximize undeveloped areas Allow for cluster-type development to provide and preserve open space 	<ul style="list-style-type: none"> Rural residential Small-scale, non-water-intensive, and incidental agricultural (commercial-scale agriculture permitted in Oak Glen and Mentone community planning areas) Public and quasi-public facilities such as parks, religious facilities, schools, sheriff’s stations, and fire stations
VLDR	Very Low Density Residential	2 units per acre max	<ul style="list-style-type: none"> Allow for very low density residential uses when developed as single family neighborhoods that can share common infrastructure, public facilities, and services 	<ul style="list-style-type: none"> Single-family residential uses Incidental agriculture Public and quasi-public facilities such as parks, religious facilities, schools, sheriff’s stations, and fire stations
LDR	Low Density Residential	2 to 5 units per acre ¹	<ul style="list-style-type: none"> Promote conventional suburban residential neighborhoods that support and are served by common infrastructure, public facilities, and services 	<ul style="list-style-type: none"> Single-family residential uses Public and quasi-public facilities such as parks, religious facilities, schools, sheriff’s stations, and fire stations
MDR	Medium Density Residential	5 to 20 units per acre ¹	<ul style="list-style-type: none"> Provide areas for a wide range of densities and housing types Promote efficient location of higher density residential development and neighborhoods in relation to infrastructure and transit systems, as well as employment opportunities, retail and service businesses, and community services and facilities 	<ul style="list-style-type: none"> Single-family and multiple residential uses (or any mix thereof) Public and quasi-public facilities such as parks, religious facilities, schools, sheriff’s stations, and fire stations
EMPLOYMENT GENERATING LAND USES				
C	Commercial	0.75 FAR max 5 units per acre max	<ul style="list-style-type: none"> Provide suitable locations for retail, office, and service commercial businesses that serve the needs of local residents, regional markets, and visitors/tourists Provide employment opportunities for residents in the surrounding area Allow for a mix of commercial and lower density residential uses in rural areas (when residential is permitted in the underlying zoning district) 	<ul style="list-style-type: none"> Retail stores and personal services Office and professional services Lodging, recreation, and entertainment Heavy commercial with adequate buffering for surrounding residential uses In rural areas: agriculture and lower density residential
LI	Limited Industrial	0.50 FAR max	<ul style="list-style-type: none"> Provide suitable locations for light or limited industrial activities where operations are totally enclosed in a structure and limited exterior storage is fully screened from public view Provide suitable locations for employee-intensive uses, such as research and development, technology centers, corporate offices, clean industry, and supporting retail uses Provide employment opportunities for residents in the surrounding area 	<ul style="list-style-type: none"> Light industrial and manufacturing Wholesale, warehouse, and distribution Transportation services Agricultural support services Neighborhood-scale and community-scale energy facilities
GI	General Industrial	0.75 FAR max	<ul style="list-style-type: none"> Provide suitable locations for general or heavy industrial activities where all or part of operations take place outside of enclosed structures, exterior storage is not fully screened from public view, or involve large equipment Provide areas for industrial activity that generates substantial odors, noise, vibration, or truck traffic Provide employment opportunities for residents in the surrounding area 	<ul style="list-style-type: none"> General or heavy industrial, manufacturing, and processing Recycling and salvage operations Wholesale, warehouse, and distribution, including rail facilities Mineral extraction and associated processing Transportation services Agricultural support services Neighborhood-, community-, and utility-scale energy facilities (see note 3 on limitations)

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Land Use Category		Density / Intensity Range	Primary Purpose	Description of Typical Uses ^{2,3}
PUBLIC AND SPECIAL LAND USES				
PF	Public Facility	n/a	<ul style="list-style-type: none"> Provides areas for public and quasi-public uses and facilities to meet current and future needs Protect and ensure the continued operation of public facilities and systems during times of flooding, fire, or other hazardous events Prevent the loss of life or property caused by flooding by preserving areas and capacity to carry/discharge flood flow Protect floodways from encroachment by land uses that could be endangered during times of flooding; prohibit occupancy or encroachment of any improvement that would unduly affect the capacity of floodways 	<ul style="list-style-type: none"> Civic and educational buildings and facilities Utility systems, facilities, and corridors Neighborhood, community, and utility-scale energy facilities (see note 3 on limitations) Channels, drainage areas, and other floodways Transportation corridors and facilities Cemeteries and landfills Commercial agriculture/grazing
RLM	Resource/Land Management	1 unit per 40 acres max	<ul style="list-style-type: none"> Manage, preserve, and protect natural resources such as agricultural/grazing lands, watersheds, minerals, and wildlife habitat areas, as well as open space areas not otherwise protected or preserved Provide areas for military operations and training while minimizing impacts on and from surrounding civilian uses Allow for limited rural development while minimizing the expansion of development outside of existing communities 	<ul style="list-style-type: none"> Natural resource conservation, such as watersheds, habitat areas and corridors, wilderness study areas, areas of critical environmental concern, and national conservation lands Mineral resource extraction and processing, commercial agriculture and grazing Military facilities, operations, and training areas Recreation areas Community-scale and utility-scale energy facilities (see note 3 on limitations) Single family homes on very large parcels Limited and low density commercial development Lands under the control of the state or federal government or tribal entities
OS	Open Space	n/a	<ul style="list-style-type: none"> Provide and preserve publicly-owned land for parks and open space Manage, preserve, and protect natural areas, habitats, and wildlife corridors 	<ul style="list-style-type: none"> Local, regional, and state parks and recreation areas National forests, monuments, parks, preserves, and wilderness areas Locally conserved lands for the purposes of resource management, mitigation, land banking, or similar purpose Public facilities in an open space setting Privately-owned land treated as RLM designated lands, unless otherwise restricted by government regulations Mineral extraction, timbering, or similar activities as permitted by federal or state regulations Commercial-scale agriculture in the Oak Glen and Mentone community planning areas and in the Crafton Hills
SD	Special Development	With a Specific Plan: 30 units per acre max 2.0 FAR max Without a Specific Plan: 4 units per acre max 0.25 FAR max	<ul style="list-style-type: none"> Allow for a combination of residential, commercial, and/or manufacturing activities that maximizes the utilization of natural and human-generated resources Identify areas suitable for large-scale, master planned developments Promote cluster-type development to provide and preserve open space Allow for a mix of residential, commercial, and public/quasi-public uses in rural areas Facilitate joint planning efforts among adjacent land owners and jurisdictions 	<ul style="list-style-type: none"> Specific plans and master planned development Mixed use development in rural areas

Notes:
 1. For a parcel designated LDR or MDR, property owners can build one residential unit on an existing lot even if the resulting density would be below the minimum density. Additionally, if a parcel is adjacent to a lower density Land Use Category and is not required to connect to sewer, property owners can subdivide/develop below the minimum density.
 2. The list of typical uses is not exhaustive and is intended to further clarify the purpose of each land use category. The exact uses permitted in each land use category is subject to the regulations of the underlying Zoning District as described in the Development Code.

3. The list of typical uses is also subject to and limited by policies in this and other elements of the County Policy Plan. Policy 4.10 of the Renewable Energy and Conservation Element, for example, prohibits utility-oriented renewable energy projects in the Rural Living land use districts and any land use district within the boundaries of multiple community planning areas.

Table LU-2. Land Use Category/Zoning Equivalency Matrix

Land Use Category		Implementing Zoning Districts	
Rural Living	RL	RL RL-5 RL-10 RL-20 RL-40	Rural Living
Very Low Density Residential	VLDR	RS-1 RS-20M	Single Residential
Low Density Residential	LDR	RS-14M RS-10M RS	Single Residential
Medium Density Residential	MDR	RM	Multiple Residential
Commercial	C	CG CH CN CO CR CS	General Commercial Highway Commercial Neighborhood Commercial Office Commercial Rural Commercial Service Commercial
Limited Industrial	LI	IC CS	Community Industrial Service Commercial
General Industrial	GI	IR	Regional Industrial
Special Development	SD	SD SP	Special Development ¹ Specific Plan ¹
Public Facility	PF	FW IN	Floodway Institutional
Resource/Land Management	RLM	AG RC	Agriculture Resource Conservation
Open Space	OS	OS RC	Open Space Resource Conservation

Note:

1. Although the Special Development (SD) and Specific Plan (SP) Land Use Zoning Districts are generally intended to implement the SD Land Use Category, the SD and SP Land Use Zoning Districts can act as an implementing district for any Land Use Category.

Table LU-3. Community Character

Community Category	Key Characteristics and Features
<p>Valley Communities Bloomington, Mentone, Muscoy, San Antonio Heights</p>	<p>A suburban lifestyle characterized by a mix of lot sizes and/or land uses in proximity to urban services and facilities.</p> <p>Views of canyons and hills within the community planning area (Mentone and San Antonio Heights).</p> <p>Economic activity that benefits local residents and/or serves the local economy.</p>
<p>Mountain Communities Angelus Oaks, Bear Valley ¹, Crest Forest ², Hilltop ³, Lake Arrowhead ⁴, Lytle Creek, Mt Baldy, Oak Glen, Wrightwood</p>	<p>A rural lifestyle characterized by low density neighborhoods oriented around commercial or recreational nodes, and the prevalence of the forest and mountain landscapes and natural resources.</p> <p>Abundant views of open spaces, natural features, and dark skies.</p> <p>Scenic, natural, and recreational features that serve as the foundation of the community’s local economy and attract tourists.</p> <p>Small businesses that serve local residents and visitors, compatible with the natural environment and surrounding uses.</p>
<p>Rural Desert Communities Baker, El Mirage, Homestead Valley ⁵, Lucerne Valley, Morongo Valley, Newberry Springs, Oak Hills, Pioneertown ⁶, Phelan/Pinon Hills</p>	<p>A rural lifestyle characterized by the predominance of large lots, limited commercial development, and the prevalence of the desert landscape and natural resources.</p> <p>Abundant views of open spaces, natural features, and dark skies.</p> <p>Scenic, natural, and/or recreational features that serve as the foundation of the community’s local economy and attract tourists.</p> <p>Small businesses that serve local residents and visitors, compatible with the natural environment and surrounding uses.</p> <p>Mining of mineral resources with minimal negative impacts on local residents.</p>
<p>Desert Village Communities Daggett, Helendale, Joshua Tree, Oro Grande, Yermo</p>	<p>A rural context with clusters of housing in proximity to commercial development and public facilities, and larger lots farther from the commercial core.</p> <p>Abundant views of open spaces, natural features, and dark skies especially outside of clustered development.</p> <p>Scenic, natural, and/or recreational features that serve as the foundation of the community’s local economy and attract tourists.</p> <p>Small businesses that serve local residents and visitors, compatible with the natural environment and surrounding uses.</p> <p>Mining of mineral resources with minimal negative impacts on local residents (Oro Grande and Yermo).</p>

Notes:

2. Bear Valley includes: Baldwin Lake, Big Bear City, Erwin Lake, Fawnskin/Northshore, Lake Williams, Moonridge, Sugarloaf.
 Crest Forest includes: Cedarpines Park, Crestline, Lake Gregory, Valley of Enchantment.
 Hilltop includes: Arrowbear, Green Valley Lake, Running Springs.

Lake Arrowhead includes: Agua Fria, Blue Jay, Cedar Glen, Crest Park, Deer Lodge Park, Lake Arrowhead, Rimforest, Skyforest, Twin Peaks.
 Homestead Valley includes: Flamingo Heights, Johnson Valley, Landers, Yucca Mesa.
 Pioneertown includes: Gamma Gulch, Pioneertown, Pipes Canyon, Rimrock.