

CHAPTER 3 LAND USE DISTRICTS

84.0301 Establishment and Designation.

The following Land Use Districts are hereby established as directed by the City of Yucaipa General Plan. The following symbols shall appear on the Official Land Use Maps to identify the Land Use Districts.

<u>Symbol</u>	<u>Land Use District</u>
RL	Rural Living
RS	Single Residential
RM	Multiple Residential
RM-24	High Density Multiple Residential
CN	Neighborhood Commercial
CG	General Commercial
CS	Service Commercial
IC	Community Industrial
IN	Institutional
FW	Floodway
PD	Planned Development
OS	Open Space

(Amended by Ord. 294 § 3, 2010; Ord. 296 § 3, 2010)

84.0320 Rural Living (RL) District.

The Rural Living (RL) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

- (1) Row, Field, Tree, and Nursery Crop Cultivation

Any structure associated with this activity is limited to 10,000 square feet on parcels of five acres or less.

- (2) Single Dwelling Unit

- (3) Social Care Facility with Six or Fewer Clients

- (4) Animal Raising

(A) Animal raising as a primary use of the property must be on a parcel no less than two acres in size. Lot area used to qualify one animal type, either Primary or Accessory Animal Raising, shall not be reused to qualify another animal type. Proper manure management will be carried out in accordance with Title 3 of the San Bernardino County Code as adopted by the city of Yucaipa.

Animal Type
Cattle/Buffalo

Animal Density Per Square Foot
1 per 10,000

Horses	1 per 10,000
Hogs (9 maximum)	1 per 20,000
Sheep, Female Goats, and Similar Livestock	1 per 4,000
Male Adult Goats (4 maximum)	for parcels of less than 10 acres, 1
Male Adult Goats (4 maximum)	for parcels 10 acres+, 1 per 5 acres
Rabbits and Chinchillas (200 maximum)	50 per 10,000 (min. parcel size 1 acre)
Female Poultry	for parcels of less than 1 acre, 25
Female Poultry	for parcels of 1 to less than 10 acres, 99
Female Poultry	for parcels of 10 acres +, 99 per 10 acres
Male Poultry (9 maximum)	for parcels of less than 10 acres, 2 per parcel
Male Poultry (9 maximum)	for parcels of 10 acres +, 2 per 5 acres

(B) Small Animal Ranches/Farms

Aviaries, apiaries, or similar small animal ranches or farms shall be permitted on parcels that are at least one-half acre in size. Fish raising shall be limited to one pond per acre, with a maximum of four ponds per parcel. Each pond shall not exceed one-half surface acre in area.

(5) Accessory Uses as Specified by Chapter 5 of this Division

(6) Small Family Day Care Home

(b) Land Uses Subject to Conditional Use Permit

(1) Commercial Kennels and Catteries - two acre minimum parcel size

(2) Commercial chicken ranches restricted to a minimum of 10 acres

(3) Agricultural Support Services

(4) Mobilehome Park (not to exceed four spaces per acre on minimum parcel size of 20 acres)

(5) Any Structure Associated with Row, Field, Tree, and Nursery Crop Cultivation that is Greater than 10,000 square feet on Parcels of Five Acres or Less

(6) Planned Development

(7) Additional Uses as Specified by Chapter 4 of this Division

(8) Parolee Homes

(c) Property Development Standards

The following property development standards shall apply to all land uses within the RL District.

Minimum Lot Size

(map suffix will modify)

1.0 gross acre

Maximum Lot Coverage

40%

Maximum Building Coverage

40%

Maximum Lot Dimensions

(width/depth ratio)<

10 acres = 1:3

Maximum Lot Dimensions

(width/depth ratio)>

10 acres = 1:4

Minimum Lot Dimensions

(width/depth in feet)	125/125
Front Yard Setback	30 feet
Side Yard Setbacks	15 feet
Rear Yard Setbacks	25 feet
Street Side Yard Setbacks (local streets)	20 feet

Street Side Yard Setbacks (collector streets)	30 feet
Maximum Housing Density	1 du/acre
Minimum District Size	10 gross acres

(Amended by Ord. 210 § 18, 2001: Ord. 247 § 3, 2005)

84.0325 Single Residential (RS) District.

The Single Residential (RS) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Uses

- (1) Row, Field, Tree, and Nursery Crop Cultivation on Parcels of 10,000 square feet or Greater
Any structure associated with this activity is limited to 1,000 square feet.
- (2) Single Dwelling Unit
- (3) Social Care Facility with Six or Fewer Clients
- (4) Accessory Uses Specified by Chapter 5 of this Division
- (5) Small Family Day Care Home

(b) Land Uses Subject To Conditional Use Permit

- (1) Mobilehome Park (not to exceed seven spaces per acre on minimum parcel size of 10 acres)
- (2) Planned Development
- (3) Additional Uses as Specified by Chapter 4 of this Division
- (4) Parolee Homes

(c) Property Development Standards

The following property development standards shall apply to all land uses within the RS District.

Maximum Structure Height	35 feet
Minimum Lot Size (map suffix will modify)	7,200 sq. ft.
Maximum Lot Coverage	55%
Maximum Building Coverage	40%
Maximum Lot Dimensions (width/depth ratio)<	10 acres = 1:3
Maximum Lot Dimensions (width/depth ratio)>	10 acres = 1:4
Minimum Lot Dimensions (width/depth in feet)	60/100
Front Yard Setback	25 feet
Side Yard Setbacks	10 ft. & 5 ft.
Rear Yard Setbacks	20 feet
Street Side Yard Setbacks (local streets)	15 feet
Street Side Yard Setbacks (collector streets)	25 feet
Maximum Housing Density	4.2 du/acre
Minimum District Size	10 gross acres

(1) A final or parcel map may establish front yard setbacks of not less than 22 feet, provided the average setback of all parcels is at least 25 feet. (Amended by Ord. 210 § 19, 2001: Ord. 247 § 4, 2005)

84.0330 Multiple Residential (RM) District.

The Multiple Residential (RM) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

- (1) Row, Field, Tree, and Nursery Crop Cultivation on Parcels of 10,000 sq. ft. or Greater
Any structure associated with this activity is limited to 1,000 square feet.
- (2) Single Dwelling Unit.
- (3) Social Care Facility with Six or Fewer Clients.
- (4) Accessory Uses as Specified by Chapter 5 of this Division.
- (5) Small Family Day Care Home

(b) Land Uses Subject to Conditional Use Permit

- (1) Five or more Multiple-Dwelling Units
- (2) Mobilehome Parks (minimum parcel size - 10 acres)

(3) Planned Developments

(4) Parolee Homes

(5) Supportive Housing Developments (as defined in Section 812.19223 and pursuant to the requirements of Section 83.030120(d) of this Code)

(6) Transitional Housing Developments (as defined in Section 812.20043 and pursuant to the requirements of Section 83.030120(d) of this Code)

(7) Additional Uses as specified by Chapter 4 of this Division

(c) Property Development Standards

The following property development standards shall apply to all multi-family land uses within the RM District. Single Residential (RS) District development standards shall apply to all single-family land uses within the RM District.

Maximum Structure Height	35 feet
Minimum Lot Size	
(map suffix will modify)	7,200 sq. ft.
Maximum Lot Coverage	60%
Maximum Building Coverage	60%
Maximum Lot Dimensions	
(width/depth ratio)<	10 acres = 1:3
Maximum Lot Dimensions	
(width/depth ratio)>	10 acres = 1:4
Minimum Lot Dimensions	
(width/depth in feet)	75/100 interior
Minimum Lot Dimensions	
(width/depth in feet)	85/100 corner
Front Yard Setback	
(Single Story)	25 feet
Front Yard Setback	
(Multi Story)	30 feet
Side Yard Setbacks	
(Single Story)	10 feet
Side Yard Setbacks	
(Multi Story)	20 feet
Rear Yard Setbacks	15 feet
Street Side Yard Setbacks	
(for local streets)	15 feet
Street Side Yard Setbacks	
(collector streets)	25 feet
Maximum Housing Density	8 du/acre
Minimum District Size	10 gross acres

(1) A final or parcel map may establish front yard setbacks of not less than 22 feet, provided the average setback of all parcels is at least 25 feet. (Amended by Ord. 210 § 5, 2001; Ord. 247 § 5, 2005; Ord. 253 § 5, 2006; Ord. 296 § 2, 2010)

84.0335 High Density Multiple Residential (RM-24) District.

The High Density Multiple Residential (RM-24) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

(1) Row, Field, Tree, and Nursery Crop Cultivation

(2) Multiple-Family Dwelling Units as Specified by Chapter 13 of Division 8

(3) Accessory Uses as Specified by Chapter 5 of this Division

(b) Property Development Standards

The following property development standards shall apply to all multi-family land uses within the RM-24 District.

Maximum Structure Height	45 feet
Minimum Lot Size	5 gross acres
Maximum Lot Coverage	60%
Maximum Building Coverage	50%
Maximum Lot Dimensions (width/depth ratio) <	10 acres = 1:3

Maximum Lot Dimensions (width/depth ratio) >	10 acres = 1:4
Front Yard Setback (single story)	25 feet min. 30 feet avg.
Front Yard Setback (multi-story)	35 feet min. 40 feet avg.
Side Yard Setbacks (single story)	10 feet
Side Yard Setbacks (multi-story)	20 feet
Rear Yard Setbacks (single story)	15 feet
Rear Yard Setbacks (multi-story)	20 feet
Street Side Yard Setbacks (for local streets)	20 feet
Street Side Yard Setbacks (collector streets)	25 feet
Maximum Housing Density	24 du/ac
Minimum Housing Density	20 du/ac
Minimum District Size	5 gross acres

(1) The establishment of the High Density Multiple Residential (RM-24) District is intended to facilitate the implementation of General Plan policies that allow for the development of high quality multiple-family housing that may include dwelling units that are also affordable to lower income households. The district provides alternate review procedures and development standards for the existing requirements that are specified by this Code. When the High Density Multiple Residential (RM-24) District is established on any property, including property within the Freeway Corridor Specific Plan, the review procedures and development standards used for that site shall be those that are set forth above and in Chapter 13 of Division 8 of this Code.

(2) Multiple-family dwelling units constructed in the High Density Multiple Residential (RM-24) District shall be permitted by right, pursuant to the administrative review procedures contained in Development Code Section 83.030305, and the development review procedures contained in the City’s Architectural/Design Review application. (Added by Ord. 298 § 4, 2010)

84.0340 Neighborhood Commercial (CN) District.

The Neighborhood Commercial (CN) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

- (1) Row, Field, Tree, and Nursery Crop Cultivation
- (2) Accessory Uses as Specified in Chapter 5 of this Division

(b) Land Uses Subject to Conditional Use Permit

- (1) Professional Services
- (2) Retail Trade/Personal Services I
- (3) Repair Services I
- (4) Convenience Support Services (Minimum 5 Acres)
- (5) Recreation/Entertainment I

(6) Additional Uses as Specified in Chapter 4 of this Division

(7) Parolee Homes

(c) Property Development Standards

The following property development standards shall apply to all land uses within the CN District.

	35 feet
Maximum Structure Height	
Minimum Lot Size	
(map suffix will modify)	1 gross acre
Maximum Lot Coverage	80%
Maximum Building Coverage	40%
Maximum Lot Dimensions	
(width/depth ratio)	1:3
Minimum Lot Dimensions	
(width/depth in feet)	100/100
Front Yard Setback	25 feet
Side Yard Setbacks	10 feet
Rear Yard Setbacks	10 feet
Street Side Yard Setbacks	25 feet
Maximum Floor Area/Lot Area Ratio	0.5:1.0
Minimum District Size	1 gross acre

(1) Minimum lot size can be less than one acre if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit Application.

(2) Only one side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.

(3) A rear yard is required only when the adjacent property is not designated commercial or industrial. The rear yard setback shall be 15 feet when the lot abuts a residential district.

(d) Neighborhood Commercial (CN) District Accessory Sign Standards

<u>Sign Configuration</u>	<u>Individual</u>	<u>Sign Type</u>	
		<u>Complex</u>	<u>Complex Occupant</u>
Wall	P R 1:2 A 50	NP — —	P R 1:2 A 50
Roof	P R 1:2 P A 50	NP — —	P R 1:2 A 50

Monument	P H 4 P A 36	P H 4 A 36	NP — —
Freestanding	P H 25 P A 50	P H 25 A 100	NP — —
Projecting	P H 25 P A 50	P H 25 A 100	NP— —
Total Area (sq. ft.)	150	100	50
Total Number	1 FS	1	1
	1 AT/FR		

Key

A = Max. Area (sq. ft.)

FS = Freestanding

LR = Land Use Compliance Review

R = Ratio (bldg. frontage to sign area)

AT = Attached

H = Max. Height

NP = Not Permitted

FR = Per Frontage

P = Permitted

(Amended by Ord. 247 § 6, 2005; Ord. 253 § 6, 2006)

84.0350 General Commercial (CG) District.

The General Commercial (CG) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

- (1) Row, Field, Tree, and Nursery Crop Cultivation
- (2) Accessory Uses as Specified by Chapter 5 of this Division

(b) Land Uses Subject to Conditional Use Permit

- (1) Professional Services
- (2) Retail Trade/Personal Services I and II
- (3) Lodging Services
- (4) Recreational/Entertainment Services I and II
- (5) Repair Services I, II, and III

- (6) Convenience/Support Services
- (7) Open Lot Services I
- (8) Wholesale/Warehouse Services I
- (9) Contract/Construction Services
- (10) Transportation Services I
- (11) Primary Signs as Specified by Division 7, Chapter 7
- (12) Agricultural Support Services
- (13) Additional Uses as Specified by Chapter 4 of this Division
- (14) Manufacturing Operations I
- (15) Parolee Homes

(c) Land Uses Subject to a Planned Development Review

- (1) Planned Development
- (2) Dwelling Units in Conjunction with a Commercial Use

(d) Property Development Standards

The following property development standards shall apply to all land uses within the CG District.

Maximum Structure Height	45 feet
Minimum Lot Size (map suffix will modify)	1 gross acre
Maximum Lot Coverage	90%
Maximum Building Coverage	60%
Maximum Lot Dimensions (width/depth ratio)	1:3
Minimum Lot Dimensions (width/depth in feet)	100/100
Front Yard Setback	15 feet
Side Yard Setbacks	10 feet
Rear Yard Setbacks	10 feet
Street Side Yard Setbacks	15 feet
Maximum Floor Area/Lot	

Area Ratio	1.0:1.0
Minimum District Size	5 gross acres

- (1) Minimum lot size can be less than one acre if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit Application.
- (2) Only one side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.
- (3) A rear yard is required only when the adjacent property is not designated commercial or industrial. The rear yard setback shall be 15 feet when the lot abuts a residential district.

(e) General Commercial (CG) District Accessory Sign Standards

<u>Sign Configuration</u>	<u>Individual</u>	<u>Sign Type</u> <u>Complex</u>	<u>Complex Occupant</u>
Wall	P R 1:3 A 100	NP — —	P R 1:2 A 50
Roof	P R 1:3 P A 100	NP — —	P R 1:2 A 50
Monument	P H 4 P A 50	P H 4 A 50	NP — —

Freestanding*	P H 25 P A 100	P H 25 A 100	NP — —
Projecting	P H 35 P A 100	P H 35 A 100	NP — —
Total Area (sq. ft.)	200	200	100
Total Number	1 FS 2 AT	1 FR	1

*Min. Lot Width = 60 ft.

Key

A = Max. Area (sq. ft.) AT = Attached FR = Per Frontage
 FS = Freestanding H = Max. Height
 LR = Land Use Compliance Review NP = Not Permitted P = Permitted
 R = Ratio (bldg. frontage to sign area)

(Amended by Ord. 247 § 7, 2005; Ord. 253 § 7, 2006)

84.0355 Service Commercial (CS) District.

The Service Commercial (CS) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

- (1) Row, Field, Tree, and Nursery Crop Cultivation
- (2) Emergency Shelters (as defined in Section 812.05011)
- (3) Accessory Uses as Specified by Chapter 5 of this Division

(b) Land Uses Subject to Conditional Use Permit

- (1) Professional Services
- (2) Retail Trade/Personal Services I and II
- (3) Lodging Services
- (4) Recreational/Entertainment Services I and II
- (5) Repair Services I, II, and III
- (6) Convenience/Support Services

- (7) Open Lot Services I and II
 - (8) Agricultural Support Services
 - (9) Manufacturing Operations I and II
 - (10) Wholesale/Warehouse Services I
 - (11) Contract/Construction Services
 - (12) Transportation Services I
 - (13) Common Interest Planned Developments
 - (14) Kennels and Catteries - 2.0-acre minimum lot size (number of animals permitted as specified by health laws)
 - (15) Parolee Homes
 - (16) Single Room Occupancy Facilities
 - (17) Additional Uses as Specified by Chapter 4 of this Division
- (c) Land Uses Subject to a Planned Development Review
- (1) Planned Development
 - (2) Dwelling Units in Conjunction with a Commercial Use

(d) Property Development Standards

The following property development standards shall apply to all land uses within the CS District.

Maximum Structure Height	45 feet
Minimum Lot Size (map suffix will modify)	1 gross acre
Maximum Lot Coverage	90%
Maximum Building Coverage	65%
Maximum Lot Dimensions (width/depth ratio)	1:3
Minimum Lot Dimensions (width/depth in feet)	100/100
Front Yard Setback	15 feet
Side Yard Setbacks	10 feet
Rear Yard Setbacks	10 feet
Street Side Yard Setbacks	15 feet
Maximum Floor Area/Lot Area Ratio	1.2:1.0
Minimum District Size	5 gross acres

(1) Minimum lot size can be less than five acres if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit Application.

(2) Only one side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.

(3) A rear yard is required only when the adjacent property is not designated commercial or industrial. The rear yard setback shall be 15 feet when the lot abuts a residential district.

(e) Service Commercial (CS) District Accessory Sign Standards

<u>Sign Configuration</u>	<u>Individual</u>	<u>Sign Type</u> <u>Complex</u>	<u>Complex Occupant</u>
Wall	P R 1:3 A 200	NP — —	P R 1:2 A 50
Roof	P R 1:3 P A 200	NP — —	P R 1:2 A 50
Monument	P H 4 P A 50	P H 4 A 50	NP — —
Freestanding	P H 25 P A 200	P H 25 A 200	NP — —
Projecting	P H 35 P A 200	P H 35 A 200	NP — —

Total Area (sq. ft.)	300	200	100
Total Number	1 FS 2 AT	1 FR	1

Key

A = Max. Area (sq. ft.) AT = Attached FR = Per Frontage
 FS = Freestanding H = Max. Height
 LR = Land Use Compliance Review NP = Not Permitted P = Permitted
 R = Ratio (bldg. frontage to sign area)

(Amended by Ord. 247 § 8, 2005; Ord. 253 § 8, 2006; Ord. 296 § 5, 2010)

84.0370 Community Industrial (IC) District.

The Community Industrial (IC) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

- (1) Row, Field, Tree, and Nursery Crop Cultivation
- (2) Accessory Uses as Specified by Chapter 5 of this Division
- (3) Sexually-Oriented Businesses, subject to the provisions of Chapter 7 of Division 8, and Article 12 of Chapter 3 of Division 3.

(b) Land Uses Subject to Conditional Use Permit

- (1) Agricultural Support Services
- (2) Professional Services
- (3) Repair Services I, II, and III
- (4) Convenience/Support Services
- (5) Manufacturing Operations I and II
- (6) Wholesale/Warehouse Services I and II
- (7) Open Lot Services I and II
- (8) Contract/Construction Services
- (9) Transportation Services I

(10) Planned Development

(11) Additional Uses as Specified by Chapter 4 of this Division

(12) Parolee Homes

(c) Property Development Standards

The following property development standards shall apply to all land uses within the IC District.

Maximum Structure Height	45 feet
Minimum Lot Size	
(map suffix will modify)	1 gross acre
Maximum Lot Coverage	85%
Maximum Building coverage	70%
Maximum Lot Dimensions	
(width/depth ratio)	1:3
Minimum Lot Dimensions	
(width/depth in feet)	100/100
Front Yard Setback	15 feet
Side Yard Setbacks	10 feet
Rear Yard Setbacks	10 feet
Street Side Yard Setbacks	15 feet
Maximum Floor Area/Lot	
Area Ratio	1.0:1.0
Minimum District Size	5 gross acres

(1) Minimum lot size can be less than one acre if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit Application.

(2) Only one side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.

(3) A rear yard is required only when the adjacent property is not designated commercial or industrial. The rear yard setback shall be 15 feet when the lot abuts a residential district.

(d) Community Industrial (IC) District Accessory Sign Standards

<u>Sign Configuration</u>	<u>Sign Type</u>		
	<u>Individual</u>	<u>Complex</u>	<u>Complex Occupant</u>
Wall	P R 1:3 A 100	NP — —	P R 1:2 A 150
Roof	P R 1:3 P A 100	NP — —	NP — —

Monument	P H 4 P A 100	P H 4 A 100	NP — —
Freestanding	P H 25 P A 200	P H 25 A 200	NP — —
Projecting	NP	NP	NP —
Total Area (sq. ft.)	300	200	150
Total Number	1 FS 2 AT	1 FR	1

Key

A = Max. Area (sq. ft.) AT = Attached FR = Per Frontage
 FS = Freestanding H = Max. Height
 LR = Land Use Compliance Review NP = Not Permitted P = Permitted
 R = Ratio (bldg. frontage to sign area)

(Amended by Ord. 151 § 13, 1996; Ord. 247 § 9, 2005; Ord. 253 § 9, 2006)

84.0380 Institutional (IN) District.

The Institutional (IN) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

- (1) Row, Field, Tree, and Nursery Crop Cultivation
- (2) Accessory Uses as Specified by Chapter 5 of this Division

(b) Land Uses Subject to Conditional Use Permit

- (1) Additional Uses as Specified by Chapter 4 of this Division
- (2) Planned Development
- (3) Parolee Homes

(c) Property Development Standards

The following property development standards shall apply to all land uses within the IN District.

Maximum Structure Height	75 feet
Minimum Lot Size (map suffix will modify)	none required

Maximum Lot Coverage	80%
Maximum Building Coverage	60%
Maximum Lot Dimensions (width/depth ratio)	1:4
Minimum Lot Dimensions (width/depth in feet)	100/100
Front Yard Setback	15 feet
Side Yard Setbacks	10 feet
Rear Yard Setbacks	10 feet
Street Side Yard Setbacks	15 feet
Maximum Floor Area/Lot Area Ratio	0.8:1.0
Minimum District Size	none required

(d) Institutional (IN) District Accessory Sign Standards

<u>Sign Configuration</u>	<u>Individual</u>	<u>Sign Type</u> <u>Complex</u>	<u>Complex Occupant</u>
Wall	P R 1:1 A 100	NP — —	NP — —
Roof	P R 1:1 P A 100	NP — —	NP — —
Monument	P H 4 P A 50	NP — —	NP — —
Freestanding	P H 25 P A 50	NP — —	NP — —
Projecting	P H 15 P A 50	NP — —	NP — —
Total Area (sq. ft.)	150		
Total Number	1 FS 2 AT		

Key

A = Max. Area (sq. ft.)

FS = Freestanding

LR = Land Use Compliance Review

R = Ratio (bldg. frontage to sign area)

AT = Attached

H = Max. Height

NP = Not Permitted

FR = Per Frontage

P = Permitted

84.0385 Floodway (FW) District.

The Floodway (FW) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

Uses shall be permitted where shown to be consistent with the intent and provisions of the FW District as specified by the Yucaipa General Plan. Uses are only permitted where the property owner(s) understand that the use is placed at their own risk and that shall not obstruct and/or deflect flows onto other property.

If the regulations or standards of this section conflict with regulations or standards of other provisions of the Code, the more stringent regulations or standards shall govern.

(1) Row, Field, Tree, and Nursery Crop Cultivation

(2) Flood control channels, levees, spreading grounds and basins, roads, bridges, and diversion drains, where plans are approved by the San Bernardino County Flood Control District

(3) Animal Raising

(A) Animal raising as a primary use of the property must be on a parcel no less than one-half acre in size. All animal densities are mutually exclusive. Lot area used to qualify one animal type, either Primary or Accessory Animal Raising, shall not be reused to qualify another animal type. Proper manure management will be carried out in accordance with Title 3 of the San Bernardino County Code as adopted by the City of Yucaipa.

<u>Animal Type</u>	<u>Animal Density Per Square Foot</u>
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Cattle/Buffalo	1 per 10,000
Horses	1 per 10,000
Hogs (9 maximum)	1 per 20,000
Sheep, Female Goats, and Similar Livestock	1 per 4,000
Male Adult Goats (4 maximum)	for parcels of less than 10 acres, 1
Male Adult Goats (4 maximum)	for parcels 10 acres +, 1 per 5 acres
Rabbits and Chinchillas (200 maximum)	50 per 10,000 (min. parcel size 1 acre)
Female Poultry	for parcels of less than 1 acre, 25
Female Poultry	for parcels of 1 to less than 10 acres, 99
Female Poultry	for parcels of 10 acres +, 99 per 10 acres
Male Poultry (9 maximum)	for parcels of less than 10 acres, 2 per parcel
Male Poultry (9 maximum)	for parcels of 10 acres +, 2 per 5 acres

(B) Small Animal Ranches/Farms

Aviaries, apiaries, or similar small animal ranches or farms shall be permitted on parcels that are at least one-half acre in size. Fish raising shall be limited to one pond per acre, with a maximum of four ponds per parcel. Each pond shall not exceed one-half surface acre in area.

(4) Accessory Uses as Specified by Chapter 5 of this Division

(b) Land Uses Subject to Conditional Use Permit

(1) Wholesale Trade of Livestock

(2) Commercial chicken ranches restricted to a minimum of 10 acres

(3) Cow and Goat Dairies - Parcels of 10 Acres or More

(4) Hog Ranches and Calf-Growing Ranches - Parcels of 5 Acres or More

(5) Agricultural Support Services

(6) Additional Uses as Specified by Chapter 4 of this Division

(c) Property Development Standards

Development in the Floodway (FW) District, shall, in addition to the following provisions, be subject to the development standards set forth in Section 85.020325.

Maximum Structure Height	35 feet
Minimum Lot Size	
(map suffix will modify)	1 gross acre
Maximum Lot Dimensions	
(width/depth ratio)	1:4
Minimum Lot Dimensions	
(width/depth in feet)	100/100
Front Yard Setback	25 feet
Side Yard Setbacks	15 feet
Rear Yard Setbacks	15 feet
Street Side Yard Setbacks	25 feet
Minimum District Size	none required

(1) No structure or use shall be constructed, located, or substantially improved, and no land shall be graded or developed in the area designated as floodway, except upon approval of a plan which provides that the proposed development will not result in any increase in flood levels during the occurrence of the base flood discharge.

(2) All proposed land use permits within the FW District shall meet all of the requirements necessary for approval of a permit in the Floodplain Overlay District.

84.0390 Planned Development (PD) District.

The Planned Development (PD) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

- (1) Row, Field, Tree, and Nursery Crop Cultivation
- (2) Single Dwelling Unit
- (3) Social Care Facility with Six or Fewer Clients
- (4) Animal Raising

(A) Animal raising as a primary use of the property must be on a parcel of no less than two acres in size. Lot area used to qualify one animal type, either Primary or Accessory Animal Raising, shall not be reused to qualify another animal type. Proper manure management will be carried out in accordance with Title 3 of the San Bernardino County Code.

<u>Animal Type</u>	<u>Animal Density Per Square Foot</u>
Cattle/Buffalo	1 per 10,000
Horses	1 per 10,000
Hogs (9 maximum)	1 per 20,000
Sheep, Female Goats, and Similar Livestock	1 per 4,000
Male Adult Goats (4 maximum)	for parcels of less than 10 acres, 1
Male Adult Goats (4 maximum)	for parcels 10 acres +, 1 per 5 acres
Rabbits and Chinchillas (200 maximum)	50 per 10,000 (min. parcel size 1/2 acre)
Female Poultry	for parcels of less than 1 acre, 25
Female Poultry	for parcels of 1 to less than 10 acres, 99
Female Poultry	for parcels of 10 acres +, 99 per 10 acres
Male Poultry (9 maximum)	for parcels of less than 10 acres, 2 per parcel
Male Poultry (9 maximum)	for parcels of 10 acres +, 2 per 5 acres

(B) Small Animal Ranches/Farms

Aviaries, apiaries, or similar small animal ranches or farms shall be permitted on parcels that are at least one-half acre in size. Fish raising shall be limited to one pond per acre, with a maximum of four ponds per parcel. Each pond shall not exceed one-half surface acre in area.

- (5) Accessory Uses as Specified by Chapter 5 of this Division
- (6) Small Family Day Care Home

(b) Land Uses Subject to a Conditional Use Permit

- (1) Commercial and/or industrial uses, with or without a residential unit, where the total floor area for such uses is no more than 10,000 square feet
- (2) Commercial chicken ranches restricted to a minimum of 10 acres

(3) Additional Uses as Specified by Chapter 4 of this Division

(4) Parolee Homes

(c) Land Uses Subject to a Planned Development Review

(1) Residential uses that include more than one primary residential unit

(2) Commercial and/or industrial uses that include more than 10,000 square feet

(d) Property Development Standards

The following property development standards shall apply to all land uses within the PD District.

Maximum Structure Height	45 feet
Minimum Lot Size (map suffix will modify)	10 gross acres
Maximum Lot Coverage	80%
Maximum Building Coverage	65%
Maximum Lot Dimensions (width/depth ratio)<	10 acres = 1:3
Maximum Lot Dimensions (width/depth ratio)>	10 acres = 1:4
Minimum Lot Dimensions (width/depth in feet)	60/100
Front Yard Setback	25 feet
Side Yard Setbacks	10 feet
Rear Yard Setbacks	10 feet
Street Side Yard Setbacks	15 feet
Maximum Floor Area/Lot Area Ratio	1.2:1.0
Minimum District Size	40 gross acres

(1) A map suffix may allow minimum lot size to be less than 40 acres (e.g., PD-5 = Planned Development, five acre minimum). A map suffix may also indicate maximum dwelling units per acre (e.g., PD-3/1 = Planned Development, three dwelling units per acre).

(2) Alternate Standards

A Final Development Plan may establish different design standards, including accessory sign standards.

(3) Minimum Lot Size

A Final Development Plan may approve lot sizes smaller than those specified by the land use district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.

(4) Uses Allowed

A Planned Development may allow intermixing of residential, commercial, and industrial uses, provided

there is a determined need for such special development standards.

(5) Development Plan standards shall apply in lieu of conflicting standards in this Code. All standards established by this Code which do not conflict with the Development Plan standards shall apply to the project.

(e) Planned Development (PD) District Accessory Sign Standards

<u>Sign Configuration</u>	<u>Individual</u>	<u>Sign Type Complex</u>	<u>Complex Occupant</u>
Wall	P R 1:2 A 50	NP — —	P R 1:2 A 50
Roof	P R 1:2 P A 50	NP — —	P R 1:2 A 50
Monument	P H 4 P A 50	P H 4 A 50	NP — —
Freestanding	P H 25 P A 100	P H 25 A 100	NP — —

Projecting	P H 25 P A 100	P H 25 A 100	NP — —
Total Area (sq. ft.)	150	100	50
Total Number	1 FS 1 AT/FR	1	1

Key

A = Max. Area (sq. ft.) AT = Attached FR = Per Frontage
 FS = Freestanding H = Max. Height
 LR = Land Use Compliance Review NP = Not Permitted
 P = Permitted R = Ratio (bldg. frontage to sign area)

These standards may be modified by the Planned Development.

(Amended by Ord. 210 § 21, 2001; Ord. 247 § 11, 2005)

84.0395 Open Space (OS) District.

The Open Space (OS) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Uses

- (1) Single Dwelling Unit (on parcels with no other Land Use District designations)
- (2) Publicly Owned Group Campgrounds and Picnic Areas
- (3) Publicly Owned Restroom Facilities and Parking Areas
- (4) Natural Channels, Levees, Spreading Grounds, Detention Basins, Roads, Trails, Culverts, and Diversion Drains, where plans are approved by the City Engineer
- (5) Nature Preserves and Mitigation “Banks,” including Habitat Restoration
- (6) Accessory Uses as Specified in Section 84.0510 of this Division

(b) Land Uses Subject To Conditional Use Permit

- (1) Public Utilities and Public Service Uses or Structures

(c) Property Development Standards

The following property development standards shall apply to all land uses within the OS District.

Maximum Structure Height	35 feet
Minimum Lot Size (map suffix will modify)	1.0 gross acre
Maximum Lot Coverage	40%

Maximum Building Coverage	40%
Maximum Lot Dimensions (width/depth ratio)	<10 acres = 1:3
Maximum Lot Dimensions (width/depth ratio)	>10 acres = 1:4
Minimum Lot Dimensions (width/depth feet)	125/125
Front Yard Setback	50 feet
Side Yard Setback	20 feet
Rear Yard Setback	30 feet
Street Side Yard Setbacks (local streets)	25 feet
Street Side Yard Setbacks (collector streets)	35 feet
Maximum Housing Density	1 du/parcel*
Minimum District Size	1 gross acre

*Only applies to parcels with no other Land Use District designations.

(Added by Ord. 294 § 4, 2010)