

HIGHWAY COMMERCIAL (CH) DISTRICT

Reference: County Development Code, Division 4, Chapter 3, Section 84.0343

Permitted Land Uses

1. Row, Field, Tree and Nursery Crop Cultivation.
2. Accessory Uses as specified in Chapter 5 Division 4 of the Development Code.

Land Uses Subject To Land Use Review

The following land uses shall be subject to a Land Use Review provided they meet the performance criteria listed in subparagraph (1) below.

1. The combination of structures and outside storage shall not exceed 65% of the lot area and shall be contained within the building envelope, except as otherwise allowed by the Table of Projections. This requirement shall not apply to temporary parking for client or employee vehicles. The maximum building coverage shall not exceed 10,000 square feet and no use approved under this subsection shall be allowed to have more than 20 employees per shift. Any proposed use must meet existing development standards.
2. Retail Trade/Personal Services I.
3. Lodging Services I.
4. Recreation/Entertainment Services I.
5. Repair Services I and II.
6. Convenience Support Services.

Land Uses Subject To Department Review/ Conditional Use Permit (refer to Section 83.0301315 of Title 8 (Development Code) for those land uses that always require a Conditional Use Permit):

1. Any land use listed in Subsection 84.0343(b) which proposes a greater number of employees, units or square footage than that described therein.
2. Lodging Services II.
3. Recreation/Entertainment Services II.
4. Repair Services III. (Impound yards shall be allowed in association with this use in this district subject to a Department Review/Conditional Use Permit.)
5. Primary Signs as specified by Division 7, Chapter 7 of Title 8 (Development Code).
6. Additional Uses as specified in Chapter 4 of this division.

Land Use Subject to a Planned Development Review: Planned Development.

Property Development Standards

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

84.0343 (CH) HIGHWAY COMMERCIAL (CH) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	60
Minimum Lot Size (acres) map suffix will modify See (1) below	5
Maximum Lot Coverage (building coverage)	65%
Maximum Lot Dimensions (width to depth ratio)	1:3
Minimum Lot Dimensions (width/depth in ft.)	120/120
Front Yard Setback (ft.)	25
Side Yard Setbacks (ft.) See (2) below	10
Rear Yard Setbacks (ft.) See (3) below	10
Street Side Yard Setbacks (ft.)	15
Maximum Floor Area Ratio (FAR - fl. area/lot area)	1.20
Minimum District Size (acres)	5

NOTE: Improvement Level information can be found in the San Bernardino County General Plan, Section II-D-6-a-II, pages II-D6-27 through II-D6-32. Performance standards indicating the acceptable levels of noise, vibration, air pollution, glare and other possible pollutants are set forth in Division 7, Chapter 9, of Title 8 (Development Code).

- (1) Minimum lot size can be less than five (5) acres if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit Application.
- (2) Only one (1) 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 as well.
- (3) A rear yard is required only when the adjacent property is not designated commercial or industrial.

Accessory Signs

84.0343 (CH) HIGHWAY COMMERCIAL ACCESSORY SIGN STANDARDS									
Sign Configuration	Sign Type								
	Individual			Complex			Complex Occupant		
Wall	P	R	1:3	NP		—	P	R	1:2
		A	200			—		A	50
Roof	P	R	1:3	NP		—	P	R	1:2
		A	50			—		A	50
Monument	P	H	4	P	H	4	NP		—
		A	50		A	50			—
Free-Standing	P	H	25	P	H	25	NP		—
		A	200		A	200			—
Projecting	P	H	35	P	H	35	NP		—
		A	200		A	200			—
Total area sq. ft.	//	300		//	200		//	100	
Total number	//	1 FS		//	1 FR		//	1	
	//	2 AT							
P-Permitted	LR-Land Use Review			H-Maximum Height (ft.)					
NP-Not Permitted	FS-Free Standing			A-Maximum Area (sq.ft.)					
FR-Per Frontage	AT-Attached			R- Ratio (building frontage to sign area)					