



PROPERTY REPORT

ADDRESS: 22290 Copa de Oro Dr., Oro Grande, CA 92368
25350 National Trails Hwy, Helendale, CA 92342

DESCRIPTION: This rare and unique offering is “ripe” with opportunity! Comprised of 22.42 acres and two locations, this well-established, ***certified organic*** orchard is a fixture in the local community. Located along historic Route 66, the 3.63 acre roadside business is home to a seasonal, “you pick” orchard and retail stand. Over 500 apple and fruit trees fill the property and are fed by a well, 5000 gallon holding tank and above-ground drip irrigation system. Open late-August through November, the stand sells its organic fruit, cider and baked goods. A short drive away, along the Mojave River and next to the famed Roy Rogers Ranch, is where you will find the 18.79 acre apple orchard and commercial kitchen where the magic happens! Rustic split-rail fencing lines the property as you arrive at this oasis. A large fishing pond at the center of this property hosts over 70 species of birds that visit throughout the year. The sizeable commercial kitchen is fully equipped for processing and provides ample work space and a walk-in freezer. Two wells, above-ground drip irrigation and a 6000 gallon holding tank feed the orchard and facilities. This property is one that must be seen to appreciate all that it has to offer.

PRICE: \$849,000

APN: 0469-011-78, 79, 0467-141-06, 07

CONTACT: Donn Bree; Donn@Donn.com 800-371-6669 *office*

Meriah Druliner; Meriah@Donn.com 760-420-5131 *cell*

TURN-KEY APPLE ORCHARD INVESTMENT OPPORTUNITY

22.42 Acres - Victorville, CA



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RED HAWK REALTY

Junction Hwy 78 & 79

Santa Ysabel, CA 92070

Meriah@Donn.com

www.DONN.com

BRE# 01997162

We Know The Backcountry!



RED HAWK REALTY

Junction Hwy 78 & Hwy 79

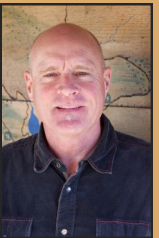
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APN'S: 0469-011-78, 79, 0467-141-06, 07



FEATURES

Located along one of the area's main thoroughfares, the 3.63 acre retail location welcomes visitors with its "you pick" orchard, picnic area and landmark apple décor. ***Certified organic by San Bernardino County and health department approved with an "A" rating!*** Ample parking and ADA compliant restrooms make the area accessible and comfortable for spending time and enjoying the experience. A fully enclosed, stand-alone kiosk is equipped with a tiled countertop and iced cooler for retail sales. A separate storage area houses supplies, an ice machine, freezer and cooler. A farm well and 5000 gallon holding tank provide water to the above-ground, drip irrigation that feeds the orchard. A wide variety of apples make up the landscape, including Gibson, Ida Red, Gala, Cameo, Honey Crisp and Granny Smith. A full acre of additional orchard space is planted with a fabulous variety of fruit trees; Apricot, Peach, Pear, Plum, Persimmon, Cherry and Pomegranate are well established. A full row of table grapes and newly planted raspberries add to the abundance. Large Aleppo Pines provide shade throughout the property and at the picnic area located next to the stand. Pride of ownership is evident throughout, with 500 trees in full bloom and production.



FEATURES

Split rail fencing and an incredible, custom built, stone marker welcome you to the entrance of the 18.79 acre orchard. Ample parking, ADA compliant restrooms and showers, picnic tables and huge shade trees make this a relaxing, comfortable, park-like setting. A large fishing pond is the centerpiece of the property. Fed by the Mojave River, it is rich with a healthy fish population inclusive of Crappie, Blue Gill, Trout, Bass, and Catfish. Nearly 70 different species of birds make this home throughout various times of the year. Enjoy fishing, kayaking, or paddle boarding or simply sit and relax at the water's edge. Native flora, including Cottonwood Trees, Aleppo Pines and Salt Cedar, surround the pond and property, providing both shade and scenery.

Nearly 2500 apple trees are producing on the property, with production expected to increase over the next 2-3 years. A wide variety of apples, all certified organic, are fed by one of two wells on the property. Automated, above-ground, drip irrigation feeds the orchard and a second well provides water to the large commercial kitchen and facilities. A 6000 gallon holding tank provides water storage for the agricultural well and a 1000 gallon tank is in place for the well to the facilities. The large commercial kitchen is newly constructed, built three years ago and finished just one year ago. It is immaculate and proudly displays its organic certification signs at the entry. With over 1000sf of work and walk-in freezer space, there is plenty of room to grow operations. A wide variety of commercial equipment, used for apple processing, baking and cider production, is nearly new and will convey with sale of the property. Two additional coolers are situated near the kitchen and provide additional fruit storage. A variety of equipment used for farming will also convey with the sale.

This property is exquisitely maintained and is ready to welcome its new owner in time for apple season!

"We Know The Backcountry!"



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PROPERTY DESCRIPTION



Organic Apple Orchard and Retail Stand

25350 National Trails Hwy, Helendale, CA 92342

22290 Copa de Oro Dr., Oro Grande, CA 92368



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INTRODUCTION & OVERVIEW

Incredible, turn-key investment opportunity! Situated on 22.42 acres, with two locations, this certified organic apple and fruit orchard is a well-known fixture in the local community. The 18.79 acre location is home to the large fishing pond and commercial kitchen. A conditional use permit from San Bernardino County is existing and required for operations. The following equipment will convey with sale (additional equipment may be available);

- Apple washer
- Ice maker
- Apple corer
- Apple press
- Pasteurizer
- Siphon feed (for cider)
- 20 qt mixer
- Everest Refrigerator
- 24 rack Royal conduction oven
- CaptiveAire hood
- American Range deep fryer (brand new, never used)
- Walk-in freezer (4000 cider bottle capacity) 16x28
- Stratus, 4-burner propane range and separate flat grill, with 4-drawer storage
- Two separate walk-in coolers 10x30 and 10x10
- Kubota tractor
- Cargo container(s)

SETTING

The cities of Helendale and Oro Grande are part of the larger community of Victor Valley in the Mojave Desert. Situated in San Bernardino County, it is a high-desert community that sits at an approximate 2400 foot elevation above sea level. Its elevation creates a climate in which all four seasons are distinguishable. The average high temperature in summer reaches 110 degrees and the low in the winter falls below freezing. Average rainfall in the area is approximately 6 inches annually.

AREA INFORMATION

Situated between the larger cities of Victorville and Barstow, the Helendale and Oro Grande communities are in very close proximity to major highways, employers and shopping venues. The areas are rich in history, and home to the famed Roy Rogers Ranch. Historic Route 66 runs through the area.



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RECREATION AND LIFESTYLE

The Silver Lakes Resort is nearby and offers a variety of outdoor activities along the Mojave river including fishing and boating. Additional recreation activities include the Silver Lakes Country Club, Cottonwood Park and the Desert Fox airsoft field.



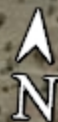
Bryman Rd

APN 0467-141-06

APN 0467-141-07

National Trails Hwy

Tweedy Rd





Shadow Mountain Rd

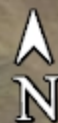
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National Trails Hwy

APN 0469-011-78

APN 0469-011-79

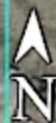
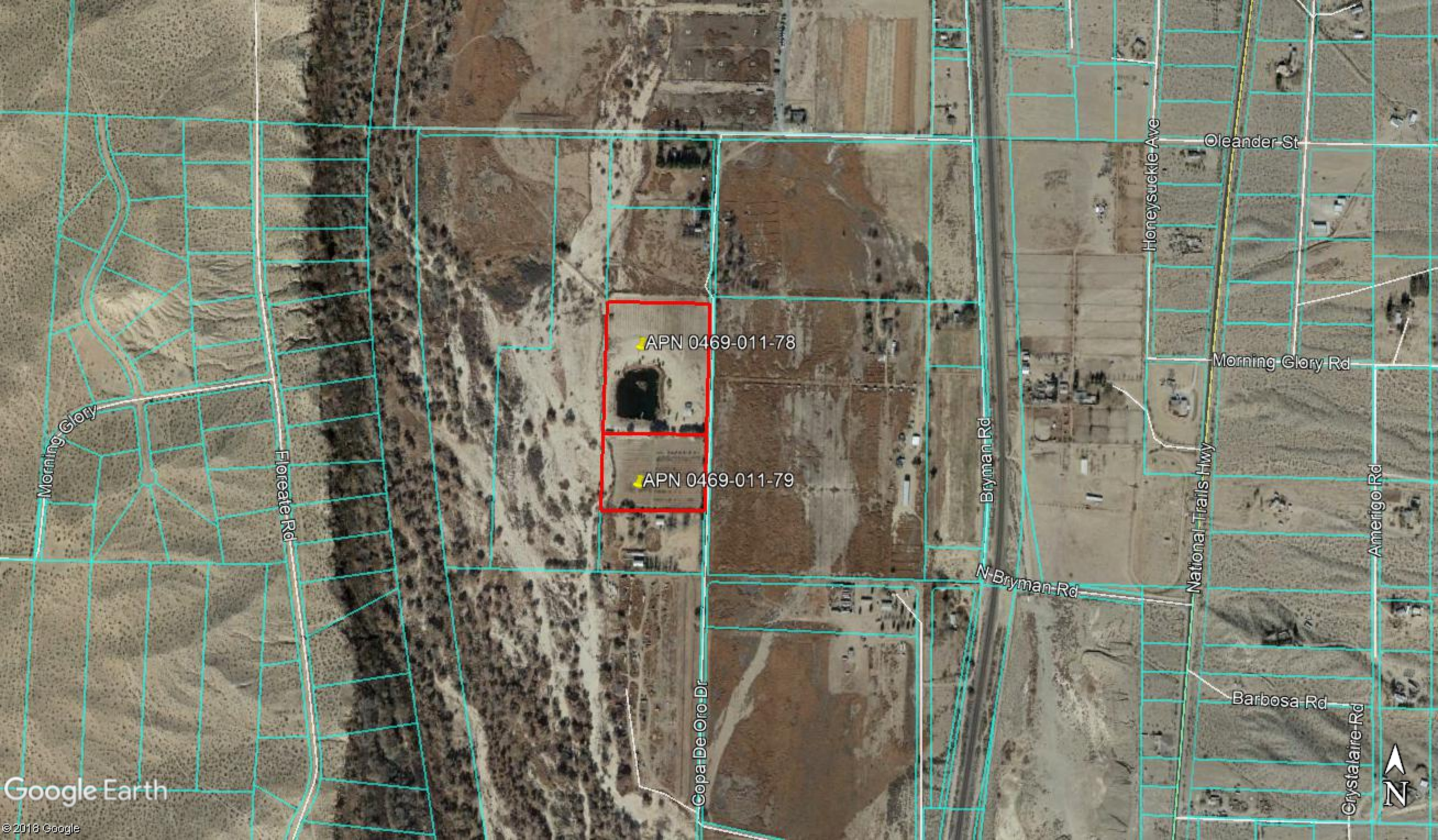


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Bryman Rd

N Bryman Rd
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National Trails Hwy

395

U.S. Hwy 395



**Table 82-1
Land Use Zoning Districts**

Land Use Zoning District Symbol	Land Use Zoning District Name	Applicable Development Code Chapter/Section
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Agricultural and Resource Management Land Use Zoning Districts

AG	Agriculture	82.03
RC	Resource Conservation	82.03
FW	Floodway	82.03
OS	Open Space	82.03

Residential Land Use Zoning Districts

RL	Rural Living	82.04
RS	Single Residential	82.04
RM	Multiple Residential	82.04

Commercial Land Use Zoning Districts

CR	Rural Commercial	82.05
CN	Neighborhood Commercial	82.05
CO	Office Commercial	82.05
CG	General Commercial	82.05
CS	Service Commercial	82.05
CH	Highway Commercial	82.05

Industrial Land Use Zoning Districts

IC	Community Industrial	82.06
IR	Regional Industrial	82.06

Special Purpose Land Use Zoning Districts




IN	Institutional	82.06
SD	Special Development	82.06
SP	Specific Plan	82.06

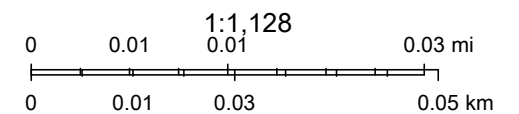
Adopted Ordinance 4011 (2007); Amended Ordinance 4085 (2009);

APN 0467-141-06



May 8, 2018

-  LUS_Zoning_Website - SBCISD01.County_boundary
-  LUS_Zoning_Website - LUS_Zoning_Parcels
-  Rural Living
- LUS_Zoning_Website - LUSD_Zones







USDA FSA, GeoEye, Microsoft, CNES/Airbus DS, Esri, HERE, Garmin, iPC

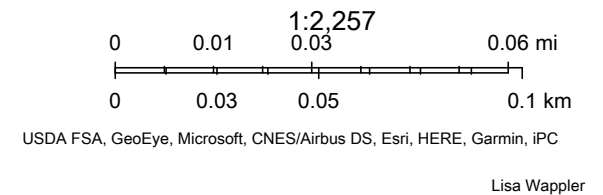
Lisa Wappler

APN 0467-141-07



May 8, 2018





-  LUS_Zoning_Website - SBCISD01.County_boundary
-  LUS_Zoning_Website - LUS_Zoning_Parcels
-  Rural Living
-  Rural Living-5 Acre Minimum
- LUS_Zoning_Website - LUSD_Zones

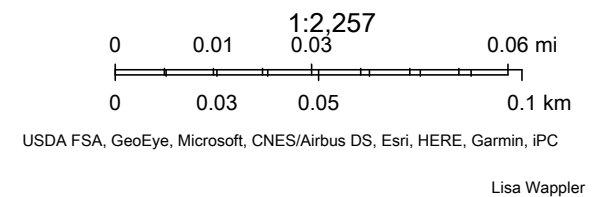


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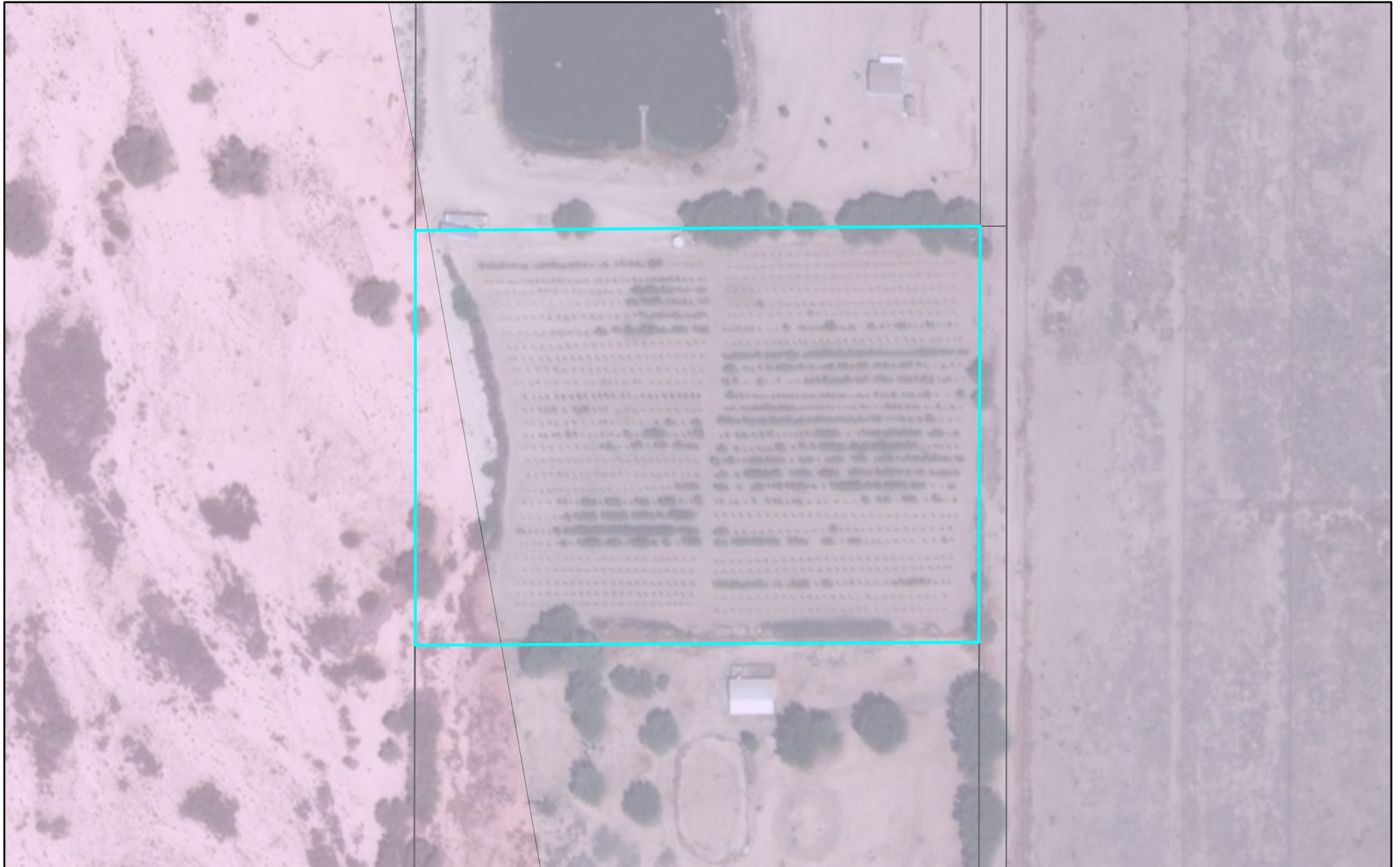


May 8, 2018





-  LUS_Zoning_Website - SBCISD01.County_boundary
-  LUS_Zoning_Website - LUS_Zoning_Parcels
-  Agriculture
-  Floodway
- LUS_Zoning_Website - LUSD_Zones

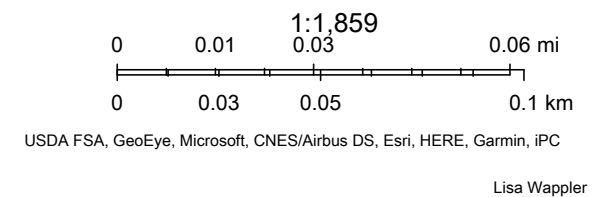


APN 0469-011-79



May 8, 2018

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-  Agriculture
-  Floodway
- LUS_Zoning_Website - LUSD_Zones



CHAPTER 82.03 AGRICULTURAL AND RESOURCE MANAGEMENT LAND USE ZONING DISTRICTS

Sections:

- 82.03.010 Purpose
- 82.03.020 Purposes and Location of the Agricultural and Resource Management Land Use Zoning Districts
- 82.03.030 Minimum Area for Designation
- 82.03.040 Agricultural and Resource Management Land Use Zoning District Allowed Uses and Permit Requirements
- 82.03.050 Agricultural and Resource Management Land Use Zoning District Subdivision Standards
- 82.03.060 Agricultural and Resource Management Land Use Zoning District Site Planning and Building Standards
- 82.03.070 FW Land Use Zoning District Additional Standards

82.03.010 Purpose

This Chapter lists the land uses that may be allowed within the agricultural and resource management land use zoning districts established by the General Plan and listed in Chapter 82.01 (Land Use Plan and Land Use Zoning Districts, and Overlays), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

82.03.020 Purposes and Location of the Agricultural and Resource Management Land Use Zoning Districts

The purposes of the individual agricultural and resource management land use zoning districts and the locations where they are applied are as specified in the General Plan and as described in Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, and Overlays).

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

82.03.030 Minimum Area for Designation

The agricultural and resource land use zoning districts shall be applied through the General Plan amendment process (Chapter 86.12) only to sites with the minimum areas indicated in Table 82-3.

Table 82-3
Minimum Area For Agricultural and Resource Management
Land Use Zoning District Designation

Land Use Zoning District	Minimum Area for Designation
AG (Agriculture)	100 acres
RC (Resource Conservation)	200 acres
FW (Floodway)	No Minimum Area Required
OS (Open Space)	No Minimum Area Required

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

82.03.040 Agricultural and Resource Management Land Use Zoning District Allowed Uses and Permit Requirements

- (a) **General permit requirements.** Table 82-3 identifies the uses of land allowed by this Development Code in each agricultural and resource land use zoning district established by Chapter 82.01 (Land Use Plan and Land Use Zoning Districts, and Overlays), in compliance with Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements).
- (b) **Requirements for certain specific land uses.** Where the last column in Table 82-4 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Site Plan Permit, Conditional Use Permit, Minor Use Permit, Planned Development Permit, or other County approval, and/or may establish other requirements and standards applicable to the use.

Table 82-4
Allowed Land Uses and Permit Requirements
for Agricultural and Resource Management Land Use Zoning Districts

LAND USE <i>See Division 10 (Definitions) for land use definitions</i>	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	RC	AG	FW	OS	
AGRICULTURAL, RESOURCE & OPEN SPACE USES					
Agricultural support services	M/C	M/C	CUP	—	
Animal keeping	S	S	S	—	84.04
Crop production, horticulture, orchard, vineyard	A	A	A	—	
Livestock operations	S	S	S	—	84.04
Natural resources development (mining)	CUP	CUP	CUP	—	88.03
Nature preserve (accessory uses)	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	
Lake, reservoir	M/C	M/C	M/C	M/C	
Pond	A	A	A	A	
Winery	M/C	M/C	—	—	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING					
Composting operations	CUP	CUP	—	—	
Hazardous waste facilities	CUP	CUP	—	—	84.11
Industrial use requiring extensive buffering	CUP	CUP	—	—	
Recycling facilities	S	S	—	—	84.19
RECREATION, EDUCATION & PUBLIC ASSEMBLY					
Agritourism enterprises	S	S	—	—	84.03
Campgrounds	M/C	M/C	—	—	
Conference/convention facility	CUP	CUP	—	—	
Equestrian facility	M/C	M/C	—	—	
Fitness/health facility	M/C	—	—	—	
Library, museum, art gallery, outdoor exhibit	M/C	M/C	—	—	
Meeting facility, public or private	CUP	CUP	—	—	
Park, playground	M/C	M/C	—	—	
Places of worship	CUP	CUP	—	—	
Recreational vehicle park	CUP ⁽²⁾	—	—	—	
Rural sports and recreation	CUP	CUP	—	—	
School - College or university	CUP	CUP	—	—	
School - Private	CUP	CUP	—	—	
School - Specialized education/training	CUP	CUP	—	—	
RESIDENTIAL ⁽⁸⁾					
Accessory use or structure - Residential	A ⁽³⁾	A ⁽³⁾	—	—	84.01
Accessory dwelling (labor quarters, etc.)	P ⁽⁴⁾	P ⁽⁴⁾	—	—	84.01
Dependent housing	SUP	SUP	—	—	84.08
Guest housing	A ⁽³⁾	A ⁽³⁾	—	—	84.01
Second dwelling unit	A ⁽⁵⁾	A ⁽⁵⁾	—	—	84.01
Single dwelling	A	A	—	—	
RETAIL					
Produce stands (200 sq. ft. or less on lots that are 10,000 sq. ft. or greater)	A ⁽⁶⁾	A	—	—	84.03
SERVICES - BUSINESS & PROFESSIONAL					
Medical services - Hospital	M/C	M/C	—	—	
Medical services - Rehabilitation centers	M/C	M/C	—	—	
Office - Accessory	P	P	—	—	
Office - Government	M/C	M/C	—	—	
SERVICES – GENERAL					
Cemetery including pet cemeteries	CUP	CUP	—	—	
Commercial Kennels and Catteries - min lot 2.5 acres	M/C	M/C	—	—	
Emergency shelter	—	CUP	—	—	84.33
Home occupation	SUP	SUP	—	—	84.12

LAND USE <i>See Division 10 (Definitions) for land use definitions</i>	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	RC	AG	FW	OS	
Licensed Residential Care Facility of 6 or fewer persons	A	A	—	—	
Licensed Residential Care Facility of 7 or more persons	M/C	M/C	—	—	84.23
Lodging - Bed and breakfast inn (B&B)	SUP	SUP	—	—	
Public safety facility	M/C	M/C	—	—	
Unlicensed Residential Care Facility of 6 or fewer persons	RCP	RCP	—	—	84.32
Unlicensed Residential Care Facility of 7 or more persons	M/C	M/C	—	—	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Broadcasting antennae and towers	M/C	M/C	—	—	
Electrical power generation	CUP	CUP	—	—	
Pipelines, transmission lines, and control stations ⁽⁷⁾	(7)	(7)	(7)	(7)	
Renewable Energy Generation Facilities	CUP	CUP	CUP	—	84.29
Sewage treatment and disposal facility	CUP	CUP	—	—	
Solid waste disposal	CUP	CUP	—	—	
Transportation facility	CUP	CUP	—	—	
Utility facility	CUP	CUP	CUP	—	
Wind energy system, accessory	S	S	S	—	84.26
Wireless telecommunications facility	S	S	S	—	84.27

OTHER

Accessory structures and uses	A	A	A	A	84.01
Temporary special events	TSP	TSP	TSP	TSP	85.16
Temporary structures and uses	TUP	TUP	TUP	TUP	84.25

KEY

A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
		TSP	Temporary Special Events Permit required (Chapter 85.16)
		RCP	Unlicensed Residential Care Facilities Permit (Chapter 85.20)
CUP	Conditional Use Permit required (Chapter 85.06)	TUP	Temporary Use Permit required (Chapter 85.15)
MUP	Minor Use Permit required (Chapter 85.06)	—	Use not allowed

Notes:

- (1) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with Section 85.06.020 (Applicability).
- (2) Density of the recreational vehicles in a Recreational Vehicle Park shall be limited to 4 per acre.
- (3) Use allowed as an accessory use only, on the same site as a residential use allowed by this table.
- (4) Use allowed as an accessory use only, on the same site as an agricultural use allowed by this table. Requires a Special Use Permit when recreational vehicles are used for seasonal operations.
- (5) Use allowed as an accessory use only with standards, on the same site as a residential use allowed by this table provided that the parcel is twice the minimum lot size required by the land use zoning district.
- (6) In Phelan/Pinon Hills Community Plan area, a maximum 6 sq. ft. advertising sign shall be allowed.
- (7) Pipelines, transmission lines, and control station uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in Section 85.02.050 (Alternate Review Procedures).
- (8) Supportive housing or transitional housing that is provided in single-, two-, or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two- or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses under this Code.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4057 (2008); Amended Ordinance 4067 (2009); Amended Ordinance 4098 (2010); Amended Ordinance 4230 (2014); Amended Ordinance 4251 (2014)

82.03.050 Agricultural and Resource Management Land Use Zoning District Subdivision Standards

- (a) Each subdivision shall comply with the minimum parcel size requirements shown in Tables 82-4A, 82-4B and 82-4C for the applicable land use zoning district.
- (b) The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more parcels within a specific subdivision to be larger than the minimums required by these tables based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.
- (c) See also the standards in Sections 83.02.050 (Parcel Area Measurements and Exceptions).

Table 82-4A
Agricultural and Resource Management Land Use Zoning District Minimum Lot Size
Valley Region

Land Use Zoning District	Minimum Lot Area	Lot Dimensions			
		Minimum Frontage Width	Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
AG	10 acres ⁽¹⁾	N.A.	300 ft	300 ft	1:4
RC	40 acres	150 feet	300 ft	300 ft	1:4
FW	10 acres	N.A.	60 ft	100 ft	1:4
OS	No requirement	No requirement	No requirement	No requirement	No requirement

Notes:

- (1) Except where modified by map suffix. The various designations within the AG Land Use Zoning District shall be limited to AG, AG-20, AG-40, AG-80 and AG-160.

Table 82-4B
Agricultural and Resource Management Land Use Zoning District Minimum Lot Size
Mountain Region

Land Use Zoning District	Minimum Lot Area	Lot Dimensions			
		Minimum Frontage Width	Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
AG ⁽¹⁾	10 acres ⁽²⁾	N.A.	300 ft	300 ft	1:4
RC	40 acres	150 feet	300 ft	300 ft	1:4
FW	10 acres	N.A.	60 ft	100 ft	1:3
OS	No requirement	No requirement	No requirement	No requirement	No requirement

Notes:

- (1) Limited to the Oak Glen Community Plan area only.
 (2) Except where modified by map suffix. The various designations within the AG Land Use Zoning District shall be limited to AG, AG-20, AG-40, AG-80 and AG-160.

Table 82-4C
Agricultural and Resource Management Land Use Zoning District Minimum Lot Size
Desert Region

Land Use Zoning District	Minimum Lot Area	Lot Dimensions			
		Minimum Frontage Width	Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
AG	10 acres ⁽¹⁾	N.A.	300 ft	300 ft	1:4
RC	40 acres	150 feet	300 ft	300 ft	1:4
FW	10 acres	N.A.	60 ft	100 ft	1:4
OS	No requirement	No requirement	No requirement	No requirement	No requirement

Notes:

- (1) Except where modified by map suffix. The various designations within the AG Land Use Zoning District shall be limited to AG, AG-20, AG-40, AG-80 and AG-160.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

82.03.060 Agricultural and Resource Management Land Use Zoning District Site Planning and Building Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements in Tables 82-A, 82-B, and 82-C, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 (Countywide Development Standards) and Division 4 (Standards for Specific Land Uses and Activities).

Table 82-5A
Agricultural and Resource Management Land Use Zoning District Development Standards
Valley Region

Valley Region Development Feature	Requirement by Land Use Zoning District			
	AG Agriculture	RC Resource Conservation	FW Floodway	OS Open Space
Density	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>			
Maximum density	1 unit per 10 acres Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	1 unit per 40 acres Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Residential Not Allowed	Residential Not Allowed
Setbacks	<i>Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.</i>			
Front	25 ft	25 ft	75 ft	25 ft
Side - Street side	25 ft	25 ft	25 ft	25 ft
Side - Interior (each)	15 ft.	15 ft	15 ft	15 ft
Rear	15 ft	15 ft	15 ft	15 ft
Lot coverage	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>			
Maximum coverage	N.A.	N.A.	N.A.	N.A.
Height limit	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>			
Maximum height	35 ft	35 ft	35 ft	35 ft
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).			
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards)			
Parking	See Chapter 83.11 (Parking Regulations).			
Signs	See Chapter 83.13 (Sign Regulations)			

Table 82-5B
Agricultural and Resource Management Land Use Zoning District Development Standards
Mountain Region

Mountain Region Development Feature	Requirement by Land Use Zoning District			
	AG ⁽¹⁾ Agriculture	RC Resource Conservation	FW Floodway	OS Open Space
Density	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>			
Maximum density	1 unit per 10 acres Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	1 unit per 40 acres Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Residential Not Allowed	Residential Not Allowed
Setbacks	<i>Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>			
Front	35 ft	25 ft	25 ft	25 ft
Side - Street side	30 ft	25 ft	25 ft	25 ft
Side - Interior (each)	30 ft.	15 ft	15 ft	15 ft
Rear	35 ft	15 ft	15 ft	15 ft
Lot coverage	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>			
Maximum coverage	N.A.	N.A.	N.A.	N.A.
Height limit	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>			
Maximum height	35 ft	35 ft	25 ft	35 ft
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).			
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards)			
Parking	See Chapter 83.11 (Parking Regulations).			
Signs	See Chapter 83.13 (Sign Regulations)			

Notes:

- (1) Limited to the Oak Glen Community Plan area only.

Table 82-5C
Agricultural and Resource Management Land Use Zoning District Development Standards
Desert Region

Desert Region Development Feature	Requirement by Land Use Zoning District			
	AG Agriculture	RC Resource Conservation	FW Floodway	OS Open Space
Density	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>			
Maximum density	1 unit per 10 acres Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	1 unit per 40 acres Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Residential Not Allowed	Residential Not Allowed
Setbacks	<i>Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>			
Front	25 ft	25 ft	75 ft	25 ft
Side - Street side	25 ft	25 ft	25 ft	25 ft
Side - Interior (each)	15 ft.	15 ft	15 ft	15 ft
Rear	15 ft	15 ft	15 ft	15 ft
Lot coverage	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>			
Maximum coverage	N.A.	N.A.	N.A.	N.A.
Height limit	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>			
Maximum height	35 ft	35 ft	35 ft	35 ft
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).			
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards)			
Parking	See Chapter 83.11 (Parking Regulations).			
Signs	See Chapter 83.13 (Sign Regulations)			

Adopted Ordinance 4011 (2007); Amended Ordinance 4057 (2008); Amended Ordinance 4067 (2009)

82.03.070 FW Land Use Zoning District Additional Standards

- (a) 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.
- (b) Proposed land use permits within the FW district shall comply with all of the requirements necessary for the approval of a permit in the Floodplain Overlay.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

CHAPTER 82.04 RESIDENTIAL LAND USE ZONING DISTRICTS

Sections:

- 82.04.010 Purpose
- 82.04.020 Purposes and Location of the Residential Land Use Zoning Districts
- 82.04.030 Minimum Area for Designation
- 82.04.040 Residential Land Use Zoning District Allowed Uses and Permit Requirements
- 82.04.050 Residential Land Use Zoning District Subdivision Standards
- 82.04.060 Residential Land Use Zoning District Site Planning and Building Standards

82.04.010 Purpose

This Chapter lists the land uses that may be allowed within the residential land use zoning districts established by the General Plan and listed in Chapter 82.01 (Land Use Plan, and Land Use Zoning Districts, and Overlays), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

82.04.020 Purposes and Location of the Residential Land Use Zoning Districts

The purposes of the individual residential land use zoning districts and the locations where they are applied are as specified in the General Plan and as described in Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, and Overlays).

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

82.04.030 Minimum Area for Designation

The residential land use zoning districts shall be applied through the General Plan amendment process (Chapter 86.12) only to sites with the minimum areas indicated in Table 82-6.

Table 82-6
Minimum Area For Residential Land Use
Zoning District Designation

Land Use Zoning District	Minimum Area for Designation
RL (Rural Living)	30 acres
RS (Single Residential)	10 acres
RM (Multiple Residential)	10 acres

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

82.04.040 Residential Land Use Zoning District Allowed Uses and Permit Requirements

- (a) **General permit requirements.** Table 82-7 identifies the uses of land allowed by this Development Code in each residential land use zoning district established by Chapter 82.01 (Land Use Plan, and Land Use Zoning Districts, and Overlays), in compliance with Section 82.[02.030](#) (Allowed Land Uses and Planning Permit Requirements).
- (b) **Requirements for certain specific land uses.** Where the last column in Table 82-7 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires Land Use Review, or Conditional Use Permit or Minor Use Permit, or other County approval, and/or may establish other requirements and standards applicable to the use.

Table 82-7
Allowed Land Uses and Permit Requirements for Residential Land Use Zoning Districts

LAND USE <i>See Division 10 (Definitions) for land use definitions</i>	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	RL ⁽¹⁾	RS	RM	
AGRICULTURAL, RESOURCE & OPEN SPACE USES				
Accessory crop production	A ⁽²⁾	A ⁽²⁾	A ⁽²⁾	84.01
Agricultural accessory structure - 1,000 sf max.	A	A	A	
Agricultural accessory structure - up to 10,000 sf max. on 5 ac. or less	A	—	—	
Agricultural accessory structure - greater than 10,000 sf. on 5 ac. or less	M/C	—	—	
Agricultural support services	CUP	—	—	
Animal keeping	S	S	S	84.04
Crop production, horticulture, orchard, vineyard, nurseries	A	—	—	
Livestock operations	CUP	—	—	84.04
Natural resources development (mining)	CUP	—	—	88.03
Nature preserve (accessory uses)	M/C	—	—	
Lake	M/C	CUP	—	
Pond	A	A	M/C	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING				
Composting operations	CUP	—	—	
Recycling facilities – reverse vending machine, accessory	S	—	—	84.19
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Agritourism enterprises	S	—	—	84.03
Campgrounds ⁽³⁾	CUP	—	—	
Commercial entertainment - Indoor ⁽³⁾	CUP	—	—	
Conference/convention facility ⁽³⁾	CUP	—	—	
Equestrian facility ⁽³⁾	M/C	S ⁽⁴⁾	—	
Golf course ⁽³⁾	CUP	—	—	
Library, museum, art gallery, outdoor exhibit ⁽³⁾	M/C	M/C	M/C	
Meeting facility, public or private ⁽³⁾	CUP	CUP	CUP	
Park, playground ⁽³⁾	P	P	P	
Places of worship	CUP	CUP	CUP	
Rural sports and recreation ⁽³⁾	M/C	—	—	
School – College or university	CUP	CUP	—	
School – Private	CUP	CUP	—	
School – Specialized education/training	CUP	—	—	
Sports or entertainment assembly ⁽³⁾	CUP	—	—	
RESIDENTIAL ⁽¹¹⁾				
Accessory structures and uses	A	A	A	84.01
Caretaker housing	M/C ⁽⁵⁾	M/C	M/C	84.01
Dependent housing	SUP	SUP	SUP	84.08
Group residential (sorority, fraternity, boarding house, private residential club, etc.)	—	—	M/C	
Guest housing	A	A	A	84.01
Mobile home park/manufactured home land-lease community	CUP	CUP	CUP	84.14
Multiple dwelling, 2 to 3 units, attached or detached	—	—	A	84.16
Multiple dwelling, 4 to 19 units, attached or detached	—	—	A	84.16
Multiple dwelling, 20 to 49 units, attached or detached	—	—	MUP	84.16
Multiple dwelling, 50 or more units, attached or detached	—	—	CUP	84.16
Parolee and/or probationer home	—	—	CUP	
Secondary dwelling	A ⁽⁶⁾	A ⁽⁶⁾	—	84.01

LAND USE <i>See Division 10 (Definitions) for land use definitions</i>	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	RL ⁽¹⁾	RS	RM	
Single dwelling	A	A	PD ⁽⁷⁾	
RETAIL				
Produce stand	A ⁽⁸⁾	A ⁽⁸⁾	A ⁽⁸⁾	
SERVICES - GENERAL				
Cemetery, including pet cemeteries	CUP	CUP	—	84.06
Child care - Small family day care home	A	A	A	
Child care - Large family day care home	MUP	MUP	MUP	
Child care - Day care center	M/C	M/C	M/C	
Commercial Kennels and Catteries - min lot 2.5 acres (over 15 animals)	M/C/S	—	—	84.04
Emergency shelter	—	—	CUP	84.33
Home occupation	SUP	SUP	SUP	84.12
Licensed Residential Care Facility of 6 or fewer persons	A	A	A	84.23
Licensed Residential Care Facility of 7 or more persons	—	—	CUP	84.23
Lodging - Bed and breakfast inn (B&B)	SUP ⁽⁹⁾	SUP ⁽⁹⁾	SUP ⁽⁹⁾	84.05
Public safety facility	M/C	M/C	M/C	
Short-Term Private Home Rental	SUP	SUP	SUP	84.28
Unlicensed Residential Care Facility with 6 or fewer persons	RCP	RCP	RCP	84.32
Unlicensed Residential Care Facility with 7 or more persons	—	—	CUP	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE				
Broadcasting antennae and towers	M/C	—	—	
Electrical power generation	CUP	—	—	
Pipelines, transmission lines, and control stations ⁽¹⁰⁾	(10)	(10)	(10)	
Renewable Energy Generation Facilities	CUP	—	—	84.29
Sewage treatment and disposal facility	CUP	CUP	CUP	
Solid waste disposal	CUP	CUP	CUP	
Telecommunications facility	S	S	S	84.27
Transportation facility	M/C	M/C	M/C	
Utility facility	CUP	CUP	CUP	
Wind energy accessory	S	S	S	84.26
Wireless telecommunications facility	S	S	S	84.27
OTHER (continued)				
Accessory structures and uses	A	A	A	84.01
Temporary special events	TSP	TSP	TSP	84.25
Temporary structures and uses	TUP	TUP	TUP	84.25

KEY

A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
		TSP	Temporary Special Events Permit required (Chapter 85.16)
		RCP	Unlicensed Residential Care Facilities Permit (Chapter 85.20)
CUP	Conditional Use Permit required (Chapter 85.06)	TUP	Temporary Use Permit required (Chapter 85.15)
MUP	Minor Use Permit required (Chapter 85.06)	—	Use not allowed

Notes:

- (1) For projects within the Oak Glen Community Plan Area, all non-agritourism uses shall comply with the agritourism hours of operation standard [Subsection 84.03.030(b)(3)] and the agritourism noise/amplified sound regulations [Subsection 84.03.030(b)(5)].
- (2) Use allowed as an accessory use only with standards, on the same site as a residential use allowed by this table.
- (3) For projects within the Oak Glen Community Plan Area, these uses shall comply with the agritourism development standards provided in Table 84-1 in Section 84.03.030. The permit requirements presented this table shall prevail over any permit requirement listed in Table 84-1.
- (4) A boarding facility only with a Home Occupation Permit.
- (5) For parcels that are 10 acres or greater, a Site Plan Permit is all that is needed.

- (6) Use allowed as an accessory use only, on the same site as a residential use allowed by this table provided that the parcel is twice the minimum lot size required by the land use zoning district.
- (7) Single dwellings will only be allowed within an RM Land Use Zoning District when it is part of a Planned Residential Development that has been designed to meet the goals and densities of the RM zone.
- (8) In the Phelan/Pinon Hills Community Plan area on lots greater than 10,000 sq. ft. with a maximum 200 sq ft structure for storage and sales and a maximum 6 sq. ft. advertising sign; in RS and RM, can only operate for 72 hours per month.
- (9) A CUP shall be required for three or more rooms.
- (10) These uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in Chapter 85.02.
- (11) Supportive housing or transitional housing that is provided in single-, two-, or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two- or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses under this Code.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4057 (2008); Amended Ordinance 4067 (2009); Amended Ordinance 4085 (2009); Amended Ordinance 4098 (2010); Amended Ordinance 4162 (2012); Amended Ordinance 4230 (2014); Amended Ordinance 4251 (2014); Amended Ordinance 4304 (2016)

82.04.050 Residential Land Use Zoning District Subdivision Standards

- (a) Each subdivision shall comply with the minimum parcel size requirements shown in Tables 82-8A, 82-8B and 82-8C for the applicable land use zoning district.
- (b) The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more parcels within a specific subdivision to be larger than the minimums required by these tables based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.
- (c) See also the standards in Sections 83.02.050 (Parcel Area Measurements and Exceptions).

Table 82-8A
Residential Land Use Zoning District Minimum Lot Size
Valley Region

Land Use Zoning District	Minimum Lot Area	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
RL	2.5 acres ⁽¹⁾	150 ft	150 ft	1:3 for less than 10 acres; 1:4 for 10 or more acres.
RS	7,200 sf ⁽¹⁾	60 ft for less than 1 acre; 150 ft for 1 acre or more.	100 ft for less than 1 acre; 150 ft for 1 acre or more.	1:3 for less than 10 acres; 1:4 for 10 or more acres.
RM	10,000 sf	60 ft	100 ft	1:3

Notes:

- (1) Except where modified by map suffix. The various designations within the RL Land Use Zoning District shall be limited to RL, RL-5, RL-10, RL-20 and RL-40. The various designations within the RS Land Use Zoning District shall be limited to RS, RS-10M, RS-14M, RS-20M and RS-1.

Table 82-8B
Residential Land Use Zoning District Minimum Lot Size
Mountain Region

Land Use Zoning District	Minimum Lot Area	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
RL	2.5 acres ⁽¹⁾	150 ft	150 ft	1:3 for less than 10 acres; 1:4 for 10 or more acres.
RS	7,200 sf ⁽¹⁾	60 ft for interior lot 70 ft for corner lot	100 ft	1:3 for less than 10 acres; 1:4 for 10 or more acres.
RM	10,000 sf	60 ft	100 ft	1:3

Notes:

- (1) Except where modified by map suffix. The various designations within the RL Land Use Zoning District shall be limited to RL, RL-5, RL-10, RL-20 and RL-40. The various designations within the RS Land Use Zoning District shall be limited to RS, RS-10M, RS-14M, RS-20M and RS-1.

Table 82-8C
Residential Land Use Zoning District Minimum Lot Size
Desert Region

Land Use Zoning District	Minimum Lot Area	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
RL	2.5 acres ⁽¹⁾	150 ft	150 ft	1:3 for less than 10 acres; 1:4 for 10 or more acres.
RS	7,200 sf ⁽¹⁾⁽²⁾	60 ft for less than 1 acre; 140 ft for 1 acre or more.	100 ft for less than 1 acre; 150 ft for 1 acre or more.	1:3 for less than 10 acres; 1:4 for 10 or more acres.
RM	10,000 sf	60 ft	100 ft	1:3

Notes:

- (1) Except where modified by map suffix. The various designations within the RL Land Use Zoning District shall be limited to RL, RL-5, RL-10, RL-20 and RL-40. The various designations within the RS Land Use Zoning District shall be limited to RS, RS-10M, RS-14M, RS-20M and RS-1.
- (2) The minimum residential lot size in the RS Land Use Zoning District in the Phelan-Pinon Hills Community Plan area shall be one acre.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

82.04.060 Residential Land Use Zoning District Site Planning and Building Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements in Tables 82-9A, 82-9B and 82-9C, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 (Countywide Development Standards) and Division 4 (Standards for Specific Land Uses and Activities).

Table 82-9A
Residential Land Use Zoning District Development Standards
Valley Region

Development Feature	Requirement by Land Use Zoning District		
	RL Rural Living	RS Single Residential	RM Multiple Residential
Density	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>		
Maximum density	1 unit per 2.5 acres ⁽¹⁾ Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	4 units per acre ⁽¹⁾ Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	20 units per acre Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)
Setbacks	<i>Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>		
Front	25 ft	25 ft ⁽²⁾	25 ft ⁽²⁾
Side - Street side	Local street - 15 ft Collector or wider - 25 ft	Local street - 15 ft Collector or wider - 25 ft	Local street - 15 ft Collector or wider - 25 ft
Side - Interior (each)	Lot 75 wide or less - 5 ft on one side, 10 ft on other; Other lots - 15 ft	5 ft on one side, 10 ft on other	5 ft on one side, 10 ft on other
Rear	15 ft	15 ft	15 ft
Lot coverage	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>		
Maximum coverage	20%	Lot less than 20,000 sf - Entire building envelope ⁽³⁾ Lot of 20,000 sf or larger - 40% ⁽⁴⁾	60%
Height limit	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft	35 ft	45 ft
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).		
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards)		
Parking	See Chapter 83.11 (Parking Regulations).		
Signs	See Chapter 83.13 (Sign Regulations)		

- Notes:**
- (1) Map suffix may modify.
 - (2) A Final Map or Parcel Map may establish front yard setbacks of no less than 22 feet, provided that the average setback of all parcels in the subdivision is 25 feet.
 - (3) Setback, Building Code, and Composite Development Plan requirements still apply.
 - (4) [The maximum lot coverage allowed in Chapter 82.06, Table 82-21A will prevail for allowed institutional land uses.](#)

Table 82-9B
Residential Land Use Zoning District Development Standards
Mountain Region

Development Feature	Requirement by Land Use Zoning District		
	RL Rural Living	RS Single Residential	RM Multiple Residential
Density	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>		
Maximum density	1 unit per 2.5 acres ⁽¹⁾ Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	4 units per acre ⁽¹⁾ Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	20 units per acre Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)
Setbacks	<i>Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>		
Front	25 ft	Lot less than 14,000 sf =15 ft Lots 14,000 sf or larger=25 ft.	Lot less than 14,000 sf =15 ft Lots 14,000 sf or larger=25
Side - Street side	25 ft	15 ft	15 ft
Side - Interior (each)	20 ft	20% of lot width, need not exceed 15 ft ⁽²⁾	20% of lot width, need not exceed 15 ft ⁽²⁾
Rear	20 ft	15 ft	15 ft
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses)		
Lot coverage	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>		
Maximum coverage	20%	40% ⁽³⁾	60%
Height limit	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft	35 ft	45 ft
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).		
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards)		
Parking	See Chapter 83.11 (Parking Regulations).		
Signs	See Chapter 83.13 (Sign Regulations)		

Notes:

(1) Map suffix may modify.

(2) The side yard setback standards in the Fire Safety Overlay (Chapter 82.13) shall prevail. The setback provisions of the small lot development standards (Chapter 84.22) shall not apply.

(3) [The maximum lot coverage allowed in Chapter 82.06, Table 82-21B will prevail for allowed institutional land uses.](#)

Table 82-9C
Residential Land Use Zoning District Development Standards
Desert Region

Development Feature	Requirement by Land Use Zoning District		
	RL Rural Living	RS Single Residential	RM Multiple Residential
Density	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>		
Maximum density	1 unit per 2.5 acres ⁽¹⁾ Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	4 units per acre ⁽¹⁾ Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	20 units per acre Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)
Setbacks	<i>Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>		
Front	25 ft	25 ft ⁽²⁾	25 ft ⁽²⁾
Side - Street side	25 ft	Local street - 15 ft ⁽³⁾ Collector or wider - 25 ft	Local street - 15 ft Collector or wider - 25 ft
Side - Interior (each)	Lot 75 wide or less - 5 ft on one side, 10 ft on other; Other lots - 15 ft	5 ft on one side, 10 ft on other ⁽⁴⁾	5 ft on one side, 10 ft on other
Rear	15 ft	15 ft	15 ft
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses)		
Lot coverage	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>		
Maximum coverage	20%	Lot less than 20,000 sf - Entire building envelope ⁽⁵⁾ Lot of 20,000 sf or larger - 40% ⁽⁶⁾	60%
Height limit	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft	35 ft	45 ft
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).		
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards)		
Parking	See Chapter 83.11 (Parking Regulations).		
Signs	See Chapter 83.13 (Sign Regulations)		

Notes:

- (1) Map suffix may modify.
- (2) A Final Map or Parcel Map may establish front yard setbacks of no less than 22 feet, provided that the average setback of all parcels in the subdivision is 25 feet.
- (3) This setback shall be 25 feet in the Phelan-Pinon Hills Community Plan area.
- (4) This setback shall be 10 feet on both sides in the Phelan-Pinon Hills Community Plan area.
- (5) Setback, Building Code, and Composite Development Plan requirements still apply.
- (6) [The maximum lot coverage allowed in Chapter 82.06, Table 82-21B will prevail for allowed institutional land uses.](#)

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4057 (2008); Amended Ordinance 4067 (2009); Amended Ordinance 4121 (2010)