

CITY OF ADELANTO APPENDIX A - Regulation of Uses by Zoning District

KEY:
P = Use permitted by right with Location and Development Plan Approval (subject to all local, State, and other applicable Code requirements)
C = Use requires Conditional Use Permit (Chapter 17.30 Adelanto Zoning Code)
Cm = Use Requires a Minor Conditional Use Permit (Chapter 17.30 Adelanto Zoning Code)
A = Use permitted as accessory use only (when such use is directly related to the primary use)
T = Use permitted as temporary use only (see Chapter 17.75)

Residential Zoning Districts:

DL-9 = Desert Living 1 unit/9 acres
 DL-5 = Desert Living 1 unit/5 acres
 DL-2.5 = Desert Living 1 unit/2.5 acres
 R-S1 = Single Family Residential
 R1-.5 = Single Family Residential (½ Acre)
 R1 = Single Family Residential
 R-S5 = Single Family Residential
 R3-8 = Medium Density Residential
 R-M12 = Medium Density Residential
 R3-30 = High Density Residential
 AP = Airport Park

Commercial and Mixed Use Zoning Districts:

C = General Commercial
 MU = Mixed Use

Business Park and Manufacturing Zoning Districts:

LM = Light Manufacturing
 LMCO=Light Manufacturing Cannabis Only
 MI = Manufacturing Industrial
 ADD = Airport Development District
 BP = Business Park

Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts:

PU = Public Utility
 PF = Public Facility
 OS = Open Space
 DE = Greenbelt Corridor: Drainage Easement
 UE = Greenbelt Corridor: Utility Easement

LAND USE	Zone District																					
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts					
	DL (9,5,2.5)	R-S1	R1-.5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LMCO	MI	ADD	BP	PU	PF	OS	DE	UE	
AGRICULTURAL PRODUCTION and ANIMAL SERVICES⁷																						
Animal Keeping (subject to provisions of Title 7- Animals) ¹¹	A	A	A	A	A	A	A	A	A													
Animal Shelter (on lots greater than 2.5 acres only)									Cm			C		C	C	C						
Cannabis Facilities excluding dispensaries												C	C	C	C							

LAND USE	Zone District																				
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts				
	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	UE
AGRICULTURAL PRODUCTION and ANIMAL SERVICES⁷																					
Feed and Grain Sales	C										P	P		P							
Horses (Boarding and Raising as a Business), Kennels (subject to provisions of Title 7- Animals on lots greater than 2.5 acres only)	C																				
Taxidermist											P		P	P							
Veterinarian/Veterinary Hospital/Pet Grooming	C									P	P	P		P	P	P					
RESIDENTIAL																					
Bed and Breakfast	P					P	P		P	P	P										
Dwelling Unit, Multiple Family, Two-Family (Duplex), Condominium						P	P	P		P											
Dwelling Unit, Single-Family (detached)	P	P	P	P	P		P		P										P		
Dwelling Unit - Second Units/ Dependent Housing/Granny Flats	P	P	P	P	P	P	P		P												
Day Care Center, Adult Day Health and Child Care (Subject to California Department of Social Services)	C		C		C	C	C	C		C	C						C	C	C		
Day Care Home, Large Family (14 or fewer children), (Subject to California Department of Social Services)	C	C	C	C	C	C	C	C													
Day Care Home, Small Family (8 or fewer children, (Subject to California Department of Social Services)	P	P	P	P	P	P	P	P		C											

LAND USE	Zone District																				
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts				
	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LMCO	MI	AD D	B P	P U	P F	OS	DE	UE
RESIDENTIAL																					
Group Homes not licensed by the State with 2 or more residents	C	C	C	C	C																
Single Room Occupancy Facilities	P	P	P	P	P	P	P	P		P											
Transitional and Supportive Housing	P	P	P	P	P	P	P	P		P											
Emergency and Homeless Shelters	P											C		C	C						
Residential Care Facility (7 or more persons)	C	C	C	C	C	C	C														
Residential Care Facility for 6 or fewer persons (includes facilities licensed and/or controlled by California Department of Social Services)	P	P	P	P	P	P	P	P													
Home Occupation (Use allowed subject to Chapter 17.95)	A	A	A	A	A	A	A	A	A	A											
Fraternal/Sorority Hall, Rooming										P	P	C		C							
Manufactured Home, Mobile Home (includes individual unit placed in a residential subdivision)	P	P	P	P	P				P												
Manufactured/Mobile Home Parks	C																				
Mobile Homes Sales										P	P										
Model Home	T	T	T	T	T	T	T	T													
Game Courts (Badminton/Tennis/Racquetball/ Other) and Swimming Pool, Private	A	A	A	A	A	A	A	A													

LAND USE	Zone District																					
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	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	UE	
INSTITUTIONAL																						
Educational																						
Education Institution (including private, commercial, and vocational schools, **card room related training only)										C1	C	C	C			C						
Education Institution, Public (Subject to LDP approval)	P	P	P	P	P	P	P					P	P				P	P	P			
Prisons/Correctional Facilities													C		C		C					
Medical																						
Chiropractic/Physical Therapy Office											P	P	P				P					
Hospitals and Clinics											P	C	C			C	P	C	C			
Medical/Dental Offices											P	P	P		P	P	P					
Laboratories, Medical and Dental												C	P		P	P	P					
Pharmacy (see also Drugstore) ^{2,9}											P	P	P				P					
Convalescent Hospital, Skilled Nursing Facility	C	C	C	C	C	C	C	C				P										
Public																						
Conference ro Convention Centers											P		C		C	C	C	P	C			
Parks, Plazas and Trails	P	P	P	P	P	P	P				P						P		P	P	P	P
Visitor Centers											P	P										

LAND USE	Zone District																				
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	DL (9,5,2.5)	R-S1	R1-.5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	UE
INSTITUTIONAL																					
Religious/Non-Profit																					
Churches, Temples, other religious institutions, non-profits (except administrative offices- see Offices). In residential zones, vehicular access shall be only from major arterial or major collector as designated in the General Plan Circulation Element.	C	C	C	C	C	C	C	C			C	P	P			C	C	C	C		
COMMERCIAL																					
Alcoholic Beverage Establishments																					
Alcoholic Beverage Onsite Sales in establishments open to persons over the legal drinking age exclusively, not allowed within 1,000 feet of any residential zoning district or residential use, churches, parks, and/or educational institutions ³											C										
Alcoholic Beverage Onsite Sales in establishments open to persons over the legal drinking age exclusively, more than 1,000 feet from any residential zoning district or residential use, churches, parks, and/or educational institutions ³											C	C	C		C	C	C	C			
Alcoholic Beverage Onsite Sales as part of a bona fide sit down (non-age-restricted) restaurant ³											P	P	P		P	P	P	P			

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	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	U E
COMMERCIAL																					
Alcoholic Beverage Establishments																					
Alcoholic Beverage Offsite Sales within a supermarket or drug store ^{2,3,9}																					
Alcoholic Beverage Offsite Sales in any store other than a supermarket or drug store ^{2,3,9}																					
Wineries ³	C																				
Automobile, Vehicle Rentals and Sales Related Uses																					
Automobile Auction																					
Automobiles/Recreational Vehicles/Boats/Motorcycles/Trucks ⁴ , Sales- New & Used, and Rentals																					
Service Station/Gas Station (Petroleum Products), including automobile service and Car Wash ^{4,9}																					
Parking Lot and Parking Garages, Public ⁴																					
Automobile, Vehicle Service and Repair																					
Automobile Accessory Sales and Installation, including parts supply (No overnight outside storage or parking; body work prohibited) ^{4,6}																					

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	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts					
	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LMCO	MI	AD	B	P	P	OS	DE	U	E
COMMERCIAL																						
Automobile, Vehicle Service and Repair																						
Automobile Service (Lubrication, Tune-ups, emission tests, batteries, mufflers, etc. No use of impact wrenches or other equipment that could create noise impacts; No overnight outside storage or parking; Paint, body work, upholstery prohibited) ^{4,6}																						
Automobile Minor Repair (Brakes, tires, radiators, electrical, etc. No overnight outside storage or parking; Paint, body work, upholstery prohibited) ^{4,6}																						
Automobile Paint, Body, and Upholstery Shops ^{4,6}																						
Communications/Utilities Distribution and Transmission																						
Cellular, Microwave Antenna/Towers and related equipment buildings ⁸																						
Gas Distribution, Meter, and Control Station																						
Electricity Distribution & Transmission Substation (<5,000 SF)																						
Electricity Distribution & Transmission Substation (>5,000 SF)																						
Power Generating Facilities, Solar Energy and/or Wind Energy Conversion Systems >500 Kw ¹⁰																						

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COMMERCIAL																					
Communications/Utilities Distribution and Transmission																					
Solar Energy and/or Wind Energy Conversion Systems <500 Kw						Cm	Cm	Cm	Cm	Cm	Cm	Cm		Cm	Cm	Cm	Cm	Cm	C		Cm
Solar Energy and/or Wind Energy Conversion Systems <25 Kw	P	P	P	P	P	P	P	P	P	P									C		
Radio/Television Broadcasting Studios (including Recording Studios)										P	P	P		P	P	P	A	A			
Telephone Repeater Stations	C	C	C	C	C	C	C	C		C	P	P		P	C	C	P	C			C
Eating and Drinking Establishments																					
Bakery, Coffeehouse, Delicatessen, Ice Cream Parlor, and other similar eating establishments ²										C	P	P	P		P	P	P	P			
Catering Service										C	P	P	P		P	P	P				
Nightclubs/Taverns/Bars ^{3,9}											C	C	C				C				
Restaurant, No Alcohol Sales										C	P	P	P		P	P	C		P		
Restaurant, Drive-Thru ² , no alcohol sales										C		C	C		C	C					
Restaurant, with Alcohol Sales ³	See "Alcoholic Beverage Onsite Sales"																				
Entertainment/Recreation																					
Adult Business (subject to Adult Business Ordinance)															C						

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COMMERCIAL																					
Entertainment/Recreation																					
Amusement Park, Entertainment Center (including Arcade, Live Theater, Bowling, Ice and Roller Skating, Indoor Soccer and Hockey Arena)											C	C	C		C						C
Billiard/Pool Hall ⁹											C	C	C			C					
Batting Cages, Indoor or Outdoor												P	P		P	P		P			
Card Rooms ⁹											C	C									
Carnival, Circus, or Fair											T	T	T		T	T		T	T		
Club - Athletic, Health, or Recreation (including Dance Studios)											P	P	P		P	P	P	P			
Dance Hall/Dance Club											C	C	C		C	C					
Game Courts, Commercial											P	P	P		P	P	P	P	P		C
Golf Course and Driving Range, Clubhouse, Country Club	C	C	C	C	C	C	C					C	C			C			C		C
Movie Theater											P	P									
Shooting Range, Indoor and Outdoor (outdoor ranges prohibited in the C and OS)												C	C		C				C		C
Stable, Public (Boarding/Riding) and Private - Boarding allowed as accessory use in DL	P									A								C			C

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	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	U E
COMMERCIAL																					
Food and Beverage Stores																					
Convenience Market, Health Food Store ^{2,3,9}									C	P	P	P				P					
Drug store ^{2,3,9}										P	P	P									
Grocery Store, Retail, Discount, and Club Stores ^{2,3,9}										P	P	P			P	P					
General Merchandise Stores																					
Department Store, Specialty Stores										P	P										
Discount Stores, Home Improvement Center										P	P	P									
Lodging																					
Hotel, Motel *(more than 50 rooms requires a CUP)										P	P*	P				P					
Recreational Vehicle Park and Campgrounds												C			C						C
Offices																					
Administrative, Professional, and Other Related Offices										P	P	P			A	A	P	A			
Financial Institutions (Banks, Credit Unions, Check Cashing, Pay Advance, Money Transfer, etc.) ²										P	P	P			P	P	P				
Business Services																					
Copy Services, Postal Services, and Parcel Delivery Service										P	P	P			P	P	P				

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	DL (9,5,2.5)	R-S1	R1 -.5	R1	R-S5	R3-8	R-M 12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	U E
COMMERCIAL																					
Personal Services⁷																					
Barber/Beauty Shop/Cosmetologist/Massage Parlor/Acupuncturist											P	P	P								
Cemetery/Mausoleums	C																				C
Dressmaker/Tailor Shop											P	P	P				P				
Dry Cleaner (Storefront Type); Laundry Service ²											P	P	P			P	P				
Funeral Parlor, Mortuary											C	C	P			P					
Repair and Maintenance Services⁷																					
Shoe and Watch Repair/Sales, Locksmith											P	P	P		P	P	P		A		
Janitorial Service, Pest Control Service											P	P	P		P	P	P				
Retail⁷																					
Temporary Uses and Structures (Subject to Chapter 17.75)	T										T	T	T		T	T	T	T	T		

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	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	U E
COMMERCIAL																					
Retail⁷																					
General Retail Sales (including the following: Antiques, Appliance Sales/Repairs; Art Gallery/Supplies; Books/Music; Clothing/Accessories; Costumes; Coins/Collectables; Food Products; Glass Shops/Studios; Hardware; Hobby, Gift, and Floral Shops; Home Improvement Goods/Home Furnishings; Medical Supplies; Newsstands; Nursery/Garden Equipment; Office Equipment/Supplies; Pet Shop; Photography Studio/Photofinishing; Sporting Goods; Toy Stores ⁹)										C ¹											
Pawnshop, Secondhand Store											P		P								
INDUSTRIAL⁷																					
Ambulance Service												P			P						
Printing, Publishing, Bookbinding (including Lithographic and Newspaper Printing)											P		P		P		P				
Recreational Vehicle Repair, Supplies										C ¹			P		P		P				
Laboratories, Chemical, Research, and Testing													C		C		C		C		
Machine/Sheet Metal Shop, Metal Engraving, Silk Screen Shop										C ¹		C		P		P		P		P	

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	DL (9,5,2.5)	R-S1	R1 -.5	R1	R-S5	R3-8	R-M 12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	U E
INDUSTRIAL																					
Industrial/Heavy Equipment, Sales, Service, and Rental (including, but not limited to Construction Equipment; Refrigeration; Vending Machines)												C			P	P					
Junk, Salvage, Vehicle Wrecking, and Impound Yard															C	C					
Outdoor Storage, as a Primary use												C			C	C					
Recycling Facilities, Commercial												C			C	C					
Recycling Facilities, Public (collection only)											P	C			C	C			C		
Sanitary Landfill, Waste Haulers, Material Recovery Facility															C						
Sewage Treatment Plant															P	P			C		C
Upholstery Shop, Welding Shop										C ¹			P		P	P					
Construction⁷																					
Building Materials/Lumber/ Plumbing Supply Yard												P			P	P					
Construction Office (on the same site as the construction activity)	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T	T	T		
Contractor Storage Yard, Machinery Storage Yard			T										C		C	C					
Horticultural (Landscape and Gardening) Services	C										P	P	P		P	P					

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INDUSTRIAL																					
Manufacture and wholesale⁷																					
Assembly, Manufacturing (Including food and beverage production and processing), Restoration of Goods; Except Tires										C ¹			P		P	P	C				
Batch plants, aggregate products and other similar manufacturing uses														C	C						
Dry Cleaning Plant, Large-Scale Commercial Type												P		P	P						
Oil Exploration, Drilling, and Production (Limited to areas w/minimum lot size)															C						
Sand and Gravel Pit, subject to Surface Materials and Reclamation Act (SMARA)														C	C						
Swap Meet ⁹										T	T	C		C	C		T	T			
Wholesale Businesses (Including Electrical, Mechanical, Carpentry, Cabinetry)										C ¹	C		P		P	P	C				
Warehouse/Distribution/Storage/Transportation⁷																					
Transfer, Moving, and Storage												C		C	C						
Truck Terminals (includes Freight to Freight, Cross Dock, Parcel Delivery Terminals), Truck Parking														C	C						
Truck and Trailer (and similar heavy transportation equipment) Sales, Repair (all repair to be conducted entirely within an enclosed building) ⁵										C ¹		C		C	C						

INDUSTRIAL																				
Warehouse/Distribution/Storage/Transportation ⁷																				
Mini-Warehouse/Storage Facilities/Recreational Vehicle Storage (in AP zone - Aviation hangar less than 10,000 square feet is a permitted use, over 10,000 square feet requires a CUP), may include one (1) caretaker unit.										C ¹				C			C		C	
Warehouse/Distribution, Cold Storage (in AP zone - Aviation hangar less than 10,000 square feet is a permitted use, over 10,000 square feet requires a CUP)										C ¹				P			P		P	C

Note: Uses not shown above as Permitted, Conditionally Permitted, Accessory, or Temporary are prohibited in the zoning district as determined by the Director of Planning or their designee.

Footnotes:

1. Aviation/Aircraft related uses only in the AP zone.
2. Drive-thru requires Conditional Use Permit (CUP). A minor Conditional Use Permit (CUPm) may be allowed under certain circumstances, see Chapter 17.25.
3. Use allowed subject to Chapter 17.25.
4. Light duty trucks, less than 2 ton carrying capacity.
5. Heavy duty trucks, greater than 2 tons carrying capacity.
6. All uses shall be conducted in a fully enclosed building.
7. Sales, storage, or use, of any materials classified as toxic or hazardous by either the federal or state government as a substantial part of the total use shall require a CUP, as shall the parking or storage of vehicles used to carry such materials.
8. Co-location and wall antennas require LDPm/CUPm when placed on existing structures per Code, all other proposals require review and approval of an LDP/CUP.
9. No tobacco retailer shall be permitted to sell, donate, distribute, or deliver to any person(s) tobacco products within 1,000 feet of any playground, church, public library, school, or any childcare facility or similar entity providing structured, organized care for youth; see Section 17.80.040.
10. Power Generating Facilities, Solar Energy and/or Wind Energy Conversion Systems >500 Kw are allowed in all zones west of Richardson Road and/or north of Calleja Avenue with approval of a LDP/CUP.
11. Until referenced to R3-30 is included in Title 7 of the Municipal Code, Animal Keeping shall be allowed in the R3-30 district the same as is allowed in the R3-8 district.
12. Only allowed in industrial parks.

(Amendment adopted May, 2008; Ord. No. 497, Section 5, 5/12/10; Ord. No. 502, Section 5, 4/27/11; Ord. No. 511, Exhibit B, 3/28/12; Ord. No. 515, Exhibit C, 5/22/13; Ord. No. 528, Exhibit C, 9/10/14; Ord. No. 535, Exhibit E, 5/27/15; Ord. No. 539, 11/23/15; Ord. No. 581, Sections 3, 4, 12/13/17; Ord. No. 586, Section 5, 5/9/18, Ord. No. 587, Section 3, 5/23/18; Ord. No. 600, Section 3, 5/8/19.)

