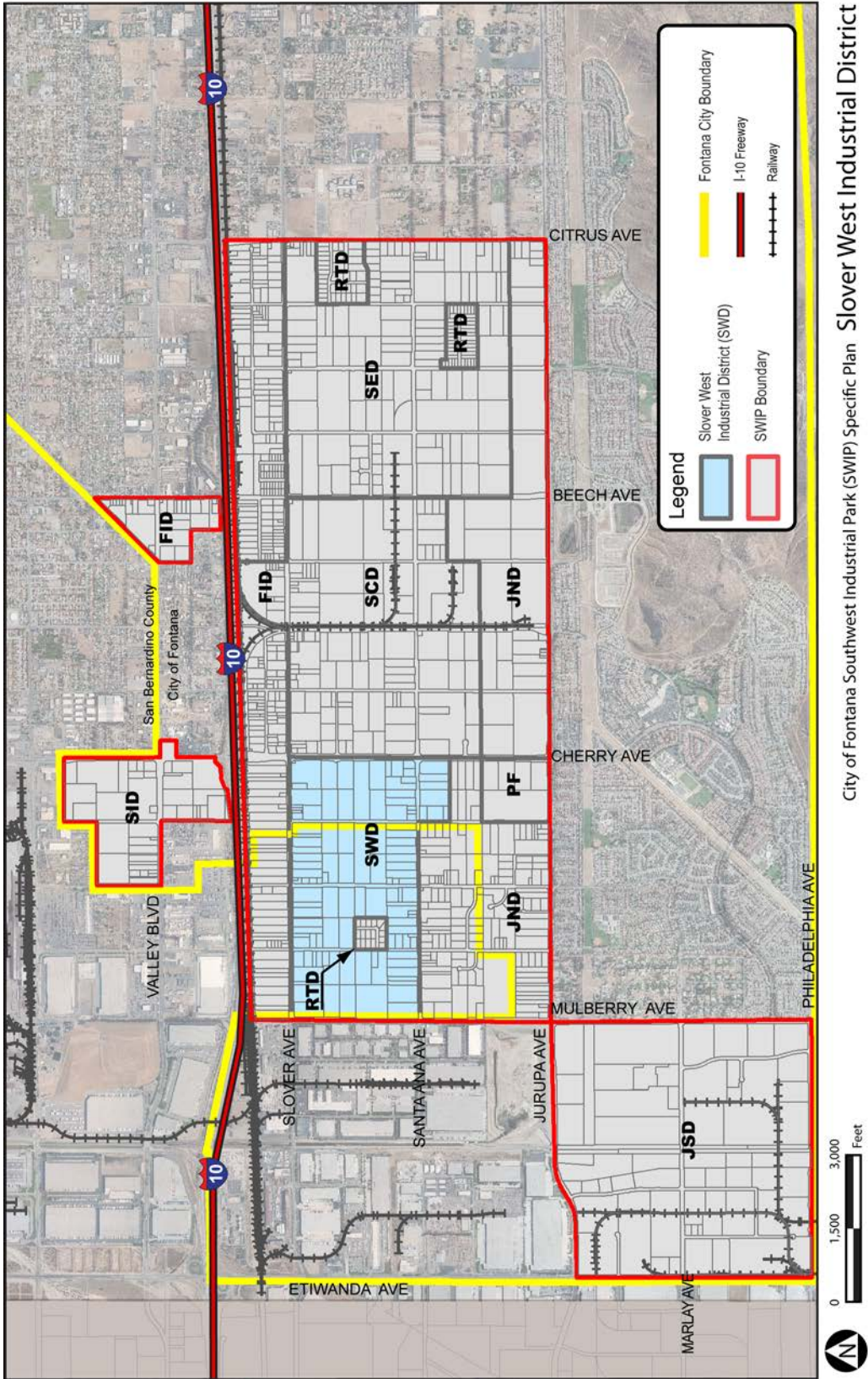


Southwest Industrial Park Specific Plan

Slover West Industrial District



11.3 Allowable Land Uses and Permit Requirements

This Section identifies allowable land uses and their permit requirements.

A. Allowed Uses

Table 11-2 Allowable Land Uses and Permit Requirements identifies the types of land uses allowed in the SWD and the permit required to establish each use.

B. Uses Not Listed

Uses not listed in Table 11-2 are prohibited land uses, until and unless the Director of Community Development makes a similar use determination in compliance with Subsection 11.11.C Entitlement Procedures--Similar Use Determination.

C. Other Applicable Regulations

The provisions contained in this SWIP Specific Plan constitute the primary land use and development standards for the Specific Plan area. These regulations are in addition to the provisions in the City of Fontana Municipal Code.

This Specific Plan provides all development standards and guidelines necessary to approve subsequent project applications, unless otherwise noted. Permit processing procedures (e.g., noticing, hearing, appeals, and expiration procedures) and enforcement procedures are provided in Municipal Code Chapter 30 (Zoning and Development Code) shall apply, unless otherwise noted. Where there is a conflict between the provisions in this Specific Plan and those in the Zoning and Development Code, the Specific Plan provisions shall prevail to the extent allowable under Federal or State law. Where there is no conflict, both shall be applied concurrently.

D. Definitions

Definitions for land uses are provided in Appendix A Definitions. If a definition is not provided, the definitions in the Municipal Code shall apply. The Director of Community Development shall interpret the definitions; make a similar use determination in compliance with Subsection 11.11.C Entitlement Procedures—Similar Use Determination; and/or refer any questions to the Planning Commission for its determination. For the purposes of this Specific Plan, the following definitions shall apply:

1. Commercial Use: Activity involving the sale of goods or services carried out for profit.
2. Industrial Use: Those fields of economic activity including construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

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Table 11-2 Allowable Land Use and Permit Requirements

Land Use	Permit Requirement
	"P" = Use Permitted by Right
	"C" = Conditional Use Permit Required
	"M" = Minor Use Permit Required
Slover West Industrial District	
Entertainment, Recreation and Public Assembly Uses	
Adult Businesses	Municipal Code §30-11 & Municipal Code Chapter 15, Article XVIII
Open Space / Park	P
Public Assembly Facilities	C
Recreational Facilities	C
Industry, Manufacturing, and Processing Uses	
Handcraft Industry/ Small-Scale Manufacturing	P
Manufacturing, Light	
• Appliance Manufacturing	P
• Electronics & Equipment	P
• Furniture and Fixture Manufacturing	P
• Glass Product Fabrication	P
• Machinery Manufacturing	P
• Paper Product Manufacturing	P
• Product Assembly and Distribution	P
General Manufacturing	
• Plastics, Synthetics, and Rubber Product Manufacturing	P
• Pulp and Pulp Product Industries	P
• Stone and Cut Stone Product Manufacturing	P
• Structural Clay and Pottery Product Manufacturing	P
• Textile and Leather Product Manufacturing	P
Research and Development	P
Residential Uses	
Caretaker Housing (1)	C
Retail Uses	
Alcohol Sales, Off-Site/On-Site	C
Factory/Warehouse Outlet Store	P
Retail Sales, General (2)	P
Service Uses	
Animal Kennel Services	P
Business Support Services	P

Table 11-2 Allowable Land Use and Permit Requirements (continued)	
Land Use	Permit Requirement
	"P" = Use Permitted by Right "C" = Conditional Use Permit Required "M" = Minor Use Permit Required
	Slover West Industrial District
Food Service	
• Outdoor Dining	P
• Restaurants	P
Industrial Repair	P
Mini Storage Facility (2)	P
Motor Vehicle	
Registered Vehicle Storage (3)	P
Service Stations (2)	C
Vehicle Auction	P
Distribution, Wholesaling and Warehousing Uses	
Industrial Equipment, Materials, and Supplies	C
Logistics and Distribution Facilities	P
Petroleum/Hazardous Material Storage	C
Warehousing Facilities	P
Transportation, Communications and Infrastructure Uses	
Antennas	M
Broadcasting Offices or Studios	P
Parking Structures (2)	P
Truck, Truck Trailer Storage	C
Recycling Facility	
• <u>Consumer Recycling Facilities(4)</u>	<u>C</u>
• <u>Non Consumer Recycling Facilities (4)</u>	<u>C</u>
Other Uses	
Outdoor Display & Sales	M
Public Facilities	P
Temporary Uses	Municipal Code Chapter 30, Division 14 (Temporary Use).

(1) See Section 11.4D

(2) See Section 11.9E

(3) See Section 11.4G