

Development Services Department offers informational brochures on the following topics:

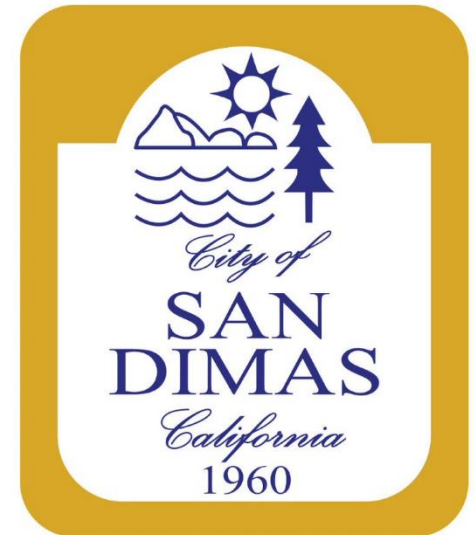
- Artificial Turf Guidelines
- Banners and Temporary Signs
- CEQA and Environmental Review
- Classification of Use
- Conditional Use Permits
- Development Agreements
- Development Plan Review Board
- Fees and Charges
- For Sale/For Lease Signs
- General Plan
- Lot Line Adjustments
- Mills Act
- Municipal Code Text Amendments
- Outdoor Dining Policy
- Outdoor Displays of Merchandise
- Permanent Signs
- Permit Streaming Act
- Planning Commission
- Portable Signs
- Property Information
- Public Notice Requirements
- Residential Care Facilities
- RV & Trailer Parking
- Signs in the Historic Downtown Area
- Site Plan Requirements
- Specific Plans
- Storage Structures
- Subdivisions
- Temporary Use Permits
- Trash Enclosure Standards
- Tree Preservation
- Variances
- Window Replacement – Town Core
- Window Signs
- Zone Changes
- Zoning Descriptions

*\*These brochures are generally intended to assist in the processing of application material. It does not necessarily provide every detail regarding Municipal Code regulations.*

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City of San Dimas  
Planning Division  
245 East Bonita Ave.  
San Dimas, CA. 91773

# Classification of Use



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## WHAT IS A USE CLASSIFICATION?

A classification of use is a determination that a use is similar to another use allowed in a zone. Zones are used to separate incompatible land uses and to help achieve uniform development. It is impossible for the Zoning Code to list every possible land use or anticipate all future land uses. Where the Zoning Code is silent or vague, such unlisted uses are referred to as “unclassified uses.” The use classification process was created to appropriately classify those uses that are not listed.

The classification of use is made by the Planning Commission through a public hearing. To approve a use classification, the Planning Commission must make all of the following findings:

- a. That the subject use and its operation is consistent with the goals and objectives of the general plan.
- b. That the subject use and its operation is consistent with the purposes and intent of the zone in which the use is proposed to be located.
- c. That the subject use and its operation is a compatible use in all areas of the city where the zoning is applied.
- d. That the subject use is similar to one or more uses permitted in the zone within which it is proposed to be located. A use shall be deemed to be similar only where the size, scale, design and impact of the uses are comparable. A use shall not be deemed to be similar when the operation of

the use involves greater impacts in terms of traffic, parking, noise, glare, odor, refuse or other environmental considerations; generates greater demand for public services; does not have comparable hours of operation; is significantly more intensive in the number of employees, patrons and other users of the facility; and is not complementary to other uses in the zone;

e. That the subject use and its operation will not adversely affect other permitted uses in the zone within which the use is proposed to be located;

f. That the subject use will be so designed, located and operated that the public health, safety and general welfare will be protected.

## APPLICATION PROCEDURE

Before an official application is filed, we suggest that you meet with a city planner to discuss the proposed use. In this pre-application meeting, the planner will explain pertinent city zoning regulations and confirm whether a classification of use is required. It is critical that you bring a typed letter with a detailed description of the proposed use.

For example, if the proposed use is industrial manufacturing, you should describe what is manufactured, the manufacturing process and equipment used, the raw, semi-finished or finished materials used to manufacture, is the product you manufacture finished or semi-finished to be assembled into another product, number of employees, how the materials and final product are delivered, etc.

## APPLICATION PROCESS

Once the completed application, fee and additional material are submitted to the City, the Development Services Department Staff will review the material to determine if all required information has been submitted. The application should contain a letter explaining why you believe your use is similar to another specific use allowed in same zone.

The case will then be scheduled for a hearing before the Planning Commission. At the hearing, the application is approved or denied by the Planning Commission based on all available information presented and on any public testimony.

## APPEAL

If an applicant or concerned member of the public would like to appeal the decision of the Planning Commission, an appeal to the City Council may be filed.

To file an appeal, a letter of appeal and an appeal fee must be filed with the City Clerk within 20 days of the official Commission action.