APPENDIX 3-2: BARSTOW CODE, TITLE 19 ZONING UPDATES

CHAPTER 19.04 DISTRICTS ESTABLISHED

Sec. 19.04.010. - Established.

In order to implement the provisions of this title, land use districts are established to be known as follows:

~~ES~~	~~Estate residential zoned district~~
LDR	Low density residential zoned district
SFR	Single-family residential zoned district
MDR	Medium density residential zoned district
HDR	**High density residential zoned district**
DU	Diverse use zoned district
HS	Human services zoned district
C	Commercial zoned district
BP	**Business park zoned district**
I	Industrial zoned district
O	Open space zoned district
MZ	Military zoned district
PF	Public facilities zoned district
SP	Specific plan zoned district

CHAPTER 19.06 DEVELOPMENT STANDARDS

Sec. 19.06.060. - Signs.

(d)(3) *Diverse use (DU) and human services (HS) districts*. The DU and HS districts are intended for a mixture of uses ranging from a variety of residential uses through commercial. Residential uses shall be subject to section 19.06.060(d)(1) for single family residential (~~ER,~~ LDR and SFR districts) and section 19.06.060(d)(2) for multiple family residential (MDR and HDR districts). Signs that are professional office and commercially oriented shall be subject to section 19.06.060(d)(4).

CHAPTER 19.10. RESIDENTIAL DISTRICTS

Sec. 19.10.010. Residential lot standards.

The residential district lot development standards are intended as a guide to establish the lot size, configuration, setbacks, building heights and, as applicable, lot coverage. These are provided in the following tables:

	Setbacks					
Zoning	**Front/Street Side**	**Side**	**Rear**	**Garage/ Carport**	**Maximum Bldg. Height**	**Maximum Lot Coverage**
~~ER~~	~~25', 15' Street Side~~	~~10'~~	~~25'~~	~~25'~~	~~Three stories~~	~~NA~~
LDR	25', 15' Street Side	10'	25'	25'	Three stories	NA
SFR	10'	5'	5'	24' [1]	Two Stories	45%
MDR [2]	15'	5'	5'	24' [1]	Four stories	NA
HDR [3]	10'	10'	10'	10'	Five stories	NA
Notes:						
1. When garage or carport opening faces, or is directed towards, the street.						
2. Development must meet all setback and parking requirements.						
3. Development standards are subject to transitional massing requirements. (19.10.050.C)						

	Minimum Lot Standards			
Zoning	**Lot Width**	**Lot Depth**	**Area of Lot**	**Parking**[1]~~Garage/Carport~~
~~ER~~	~~300'~~	~~300'~~	~~2½ acres~~	~~2 car garage~~
LDR	150'	150'	1 acre to 2½ acres	2 car garage
SFR	60'	90'	6,000 SF	2 car garage
MDR	60'	100'	6,000 SF	See section 19.06.050.
HDR	60'	100'	6,000 SF	See section 19.06.050.
Notes:				
1. Quantity of parking required is established by section 19.06.050.				

(Ord. No. 934-2015, § 19.10.010, 7-20-2015; Ord. No. 953-2017 , § 1(Exh. A), 5-15-2017; Ord. No. 981-2021 , § 4, 11-15-2021)

~~Sec. 19.10.020. - ER - Estate residential.~~

~~The ER - Estate residential district is intended as a district for very low density residential uses and related activities. This district allows for the orderly growth and development while protecting the natural amenities unique to the desert.~~

~~Permitted uses in the ER district are as follows:~~

- ~~(a) One dwelling unit of a permanent nature on each parcel of land.~~
- ~~(b) Commercial poultry and rabbit raising as well as chinchilla, nutria and hamster ranches, subject to the following site improvements:~~
  - ~~(1) Where the ranch abuts a residence, subdivision, or any other residential development on one or more of the side or rear property lines, screening shall be provided on those lines by one of the following methods:~~
    - ~~a. Six-foot solid fence.~~
    - ~~b. Solid row or rows of trees to be maintained in good condition and as approved by the planning commission.~~
    - ~~c. Other screening as approved by the planning commission;~~
  - ~~(2) Wastewater shall be disposed of in a manner that will meet the requirements of the county health department;~~
  - ~~(3) All enclosures for fowl or animals shall be located at least fifty feet from all exterior boundaries of the property including abutting streets.~~
- ~~(c) Farms or ranches for grazing, breeding, raising or training of the following animals, including supplementary feeding; provided that no concentrated feeding is done in conjunction therewith:~~
  - ~~(1) Small livestock with the number of goats, sheep and similar animals over six months of age limited to six per acre of total ground area of the farm with no more than one male goat per acre;~~
  - ~~(2) Cattle or horses including calves, heifers and colts over six months of age with a maximum number of four animals per acre of total ground area of the farm permitted; or~~
  - ~~(3) Hogs (not garbage fed) with a maximum number of two per acre of total ground area of the farm, the total number of such animals on any farm or ranch not to exceed five weaned animals;~~
  - ~~(4) In computing animal density as specified above, combinations of species, both large and small, will be permitted as long as the maximum number of animals does not exceed six per acre, as set forth above in subsection (c)(1)of this section or four per acre as set forth above in subsection (c)(3) of this section or two per acre as set forth in subsection (c)(3) of this section.~~
- ~~(d) Accessory uses and structures including the following:~~
  - ~~(1) Accessory dwelling unit conforming to section 19.10.060;~~
  - ~~(2) Bed and breakfast pursuant to 19.05.060(a)(3);~~
  - ~~(3) Guesthouse;~~
  - ~~(4) Greenhouse or lath house;~~
  - ~~(5) Stable, barn, pen, corral, coop;~~
  - ~~(6) Child or day care subject to standards and requirements established under state law;~~
  - ~~(7) A home occupation subject to section 19.10.080;~~

~~(8) Other uses similar to the above which the commission determines to be similar.~~

~~(e) The following uses shall be permitted when approved by the commission as provided section 19.30.030:~~

~~(1) Dog kennels, dog training schools, animal shelters and dog breeding establishments with outside runs;~~

~~(2) Labor camp;~~

~~(3) Commercial riding stable or academy;~~

~~(4) Dude or guest ranch;~~

~~(5) Grange halls, community halls, and similar uses;~~

~~(6) Vacation rentals;~~

~~(7) Other uses which the commission determines to be similar to the above uses.~~

~~(f) The keeping of domesticated animals for non-commercial purposes with the maximum number of animals being four weaned dogs and cats, or any combination of weaned dogs and weaned cats; provided that the total number of weaned dogs and weaned cats does not exceed four; small birds; small reptiles; and amphibians enclosed within a cage normally built for such animals.~~

Sec. 19.10.02~~3~~0. – LDR – Low density residential

Sec. 19.10.03~~4~~0. – SFR – Single family residential.

Sec. 19.10.04~~5~~0. – MDR – Medium density residential.

The MDR — Medium density residential district is intended as a higher-density residential district of multiple-family units. Except as specifically provided for elsewhere in this title, any building or premises in the MDR district used or occupied, and every building erected, constructed, or established within the MDR district shall be only in accordance with the regulations set forth in this section.

(A) In the MDR district, the following uses are permitted:

(1) Any use permitted in the SFR district as listed in section 19.10.040 subject to any development standards of that district;

(2) Multiple-family dwellings of a permanent character placed in permanent locations and of not less than four hundred square feet of floor area per dwelling unit exclusive of open porches and garages and bachelor or efficiency units of not less than three hundred forty square feet of floor area per unit exclusive of open porches or garages;

(3) Boarding and lodging houses;

(4) Home occupations, subject to section 19.10.080;

(5) Hotels or apartment hotels in which incidental business may be conducted for the convenience of the residents of the buildings provided there is no entrance to the place of business except from the inside of the building.

(6) Employee housing (6 or fewer beds)

(7) Single room occupancy units not less than one hundred fifty square feet of floor area.

(8) Supportive and transitional housing

(9) Residential care facilities (6 or fewer persons)

~~(6)~~(10) The following uses shall be permitted when approved by the commission as provided in chapter 19.30:

a. Clubs and lodges, private and non-profit;

b. Country clubs and golf courses, excepting miniature courses and similar commercial enterprises;

c. Large residential care facility (7 or more persons), group home pursuant to criteria of chapter 9.66;

d. Mobile home parks;

e. The office of a physician, dentist, or other person authorized by law to practice medicine or healing;

f. Parks and playgrounds;

g. Publicly owned buildings and structures including public maintenance yards;

~~h. Sober living facilities;~~

~~i.~~h. Other uses which the commission determines to be similar to the above uses.

(B) Outdoor living area.

(1) There shall be an outdoor living area for each dwelling unit permitted in the MDR district according to the standards as set forth in either subsection (1) or (2). The applicant may have the option of selecting either standard, or a combination of both standards, provided that the provided outdoor living area or common open space meets the standards below. In such a case, units served by private outdoor living area meeting the standards of subsection (a) shall not be counted toward the common open space minimum.~~as follows:~~

a. An area of not less than 100 square feet or 15 percent of the gross floor area, of each dwelling unit, whichever is greater, shall be provided as an outdoor living area, excluding required ~~yard~~ setback areas. At least one-third of the outdoor living area must be landscaped and continuously maintained. This required outdoor living area shall be contiguous and shall be accessible directly from the unit it serves. This outdoor living area shall also be screened to a minimum height of 42 inches by use of walls and/or fences and/or landscaping.

b. An area of not less than 100 square feet or 15 ~~five~~ percent of the gross floor area of each dwelling unit, whichever is greater, shall be common open space ~~outdoor living area~~; provided, that the required ~~yard~~ setback areas are landscaped, continuously maintained, and that at least one of the required ~~yard~~ setback is contiguous to the remaining required common open space~~outdoor living area~~. At least one-third of the common open space ~~outdoor living area~~ must be landscaped and continuously maintained.

(2) The minimum dimensions of the required outdoor living area shall be five feet in width. This dimension refers to the width of a rectangular space or to the shortest diameter of an irregularly shaped space.

(3) The outdoor living area may include the deck area of a swimming pool, patios, or porches. The outdoor living area shall not include driveways, roofs or parking areas.

Sec. 19.10.050. HDR - High density residential.

The HDR — High density residential district is intended as a higher-density residential district of multiple-family units. Except as specifically provided for elsewhere in this title, any building or premises in the HDR district used or occupied, and every building erected, constructed, or established within the HDR district shall be only in accordance with the regulations set forth in this section.

(A) In the HDR district, the following uses are permitted:

(1) Multiple-family dwellings of a permanent character placed in permanent locations and of not less than four hundred square feet of floor area per dwelling unit exclusive of open porches and garages and bachelor or efficiency units of not less than one hundred and fifty square feet of floor area per unit exclusive of open porches or garages;

(2) Boarding and lodging houses;

(3) Home occupations, subject to section 19.10.080;

(5) Employee housing (6 or fewer beds)

(6) Single room occupancy units not less than one hundred fifty square feet of floor area.

(7) Supportive and transitional housing

(8) Residential care facilities (6 or fewer persons)

(9) The following uses shall be permitted when approved by the commission as provided in chapter 19.30:

a. Clubs and lodges, private and non-profit;

b. Country clubs and golf courses, excepting miniature courses and similar commercial enterprises;

c. Large residential care facility (7 or more persons), group home pursuant to criteria of chapter 9.66;

d. Mobile home parks;

e. The office of a physician, dentist, or other person authorized by law to practice medicine or healing;

f. Parks and playgrounds;

g. Publicly owned buildings and structures including public maintenance yards;

h. Other uses which the commission determines to be similar to the above uses.

(B) Outdoor living area.

(1) There shall be an outdoor living area for each dwelling unit permitted in the HDR district according to the standards as set forth in either subsection (a) or (b). The applicant may have the option of selecting either standard, or a combination of both standards, provided that the provided outdoor living area or common open space meets the standards below. In such a case, units served by private outdoor living area meeting the standards of subsection (a) shall not be counted toward the common open space minimum.

a. An area at least 60 square feet or ten percent of the gross floor area of each dwelling unit, whichever is greater, shall be provided as a private outdoor living area, excluding required setbacks. This required outdoor living area shall be contiguous and shall be accessible directly from the unit it serves. This outdoor living area shall also be

screened to a minimum height of 42 inches by use of walls and/or fences and/or landscaping.

b. An area at least 60 square feet or ten percent of the gross floor area of each dwelling unit, whichever is greater, shall be provided as common open space; provided that the required setback areas are landscaped, continuously maintained, and that at least one of the required setbacks is contiguous to the common open space. At least one-third of the common open space must be landscaped and continuously maintained.

(2) The minimum dimensions of the required outdoor living areas or common open space shall be five feet in width. This dimension refers to the width of a rectangular space or to the shortest diameter of an irregularly shaped space.

(3) The outdoor living area may include the deck area of a swimming pool, patios, balconies, or porches. The outdoor living area shall not include driveways, roofs or parking areas.

(C) Transitional massing. Parcels adjacent to the LDR or SFR districts shall utilize the following transitional massing techniques with regard to site planning and construction:

(1) Increased setback. If adjacent to parcels within the LDR or SFR districts, parcels within the HDR district shall match the setback requirements of the LDR and SFR districts along property lines directly abutting those districts.

(2) Height. If adjacent to parcels within the LDR or SFR districts, height limits within the HDR district shall match the height limits of the LDR and SFR districts within 60 feet of those districts.

(D) Minimum Density. In the HDR district, the minimum density for residential developments shall be 20 dwelling units per net acre.

CHAPTER 19.27. USES RELATED TO CANNABIS

Sec. 19.27.080. - Cannabis business location restrictions

A cannabis business shall only be located in such subsets of such zoning districts as designated by the city council by resolution as authorized locations for each type of cannabis business. The following additional location restrictions apply to each cannabis business within the city.

(a) Each cannabis business type must be located within the zoning districts specified by Barstow Municipal Code sections 19.16.030 and 19.18.030, as applicable.

(b) A cannabis business shall not be located within a 1,000 foot radius of any public or private school providing instruction in kindergarten or any grades one through twelve, public park, public day care center or public youth center, or church or other religious land use that is in existence at the time the cannabis business applies for its initial permit.

(c) A cannabis business shall not be located within a 1,000 foot radius of any residentially zoned district of the city (Districts ~~ER,~~ LDR, SFR, MDR, HDR, or any other newly created residential zoning district) that is so zoned at the time the cannabis business applies for its initial permit.
The distances specified in this section shall be measured in the same manner as provided in subdivision (c) of Section 11362.768 of the California Health and Safety Code.

Chapter 19.17 - BUSINESS PARK DISTRICT

Sec. 19.17.010 Purpose.

In addition to the objectives prescribed in chapter 19.00, the purpose of the business park district is to provide designated areas for uses specific to employee intensive, professional office uses, such as corporate offices, technology offices, research and development, support services, and light industrial and manufacturing services that generally confine operational impacts to the property.

Sec. 19.17.020 Permitted uses.

In the business park district, the following uses are permitted:

(1) Animal hospitals and animal hotels that are at least 500 feet from residential uses or zoning districts.
(2) Animal services including pet grooming, or veterinary services.
(3) Emergency shelters.
(4) Financial institutions and related services.
(5) Governmental offices and facilities.
(6) Industry, light, involving the manufacture, processing, or treatment of products, provided no state or regional governmental permits are required related to business operations, including:
    a. Appliance manufacture and repair.
    b. Beverages, including alcoholic beverages.
    c. Canning and preserving fruits and vegetables.
    d. Coffee roasting and packaging.
    e. Cutlery, tableware, hand tools, and hardware.
    f. Dairy products.
    g. Electrical and electronic apparatus and components.
    h. Furniture products and fixtures including cabinets, partitions, and similar items.
    i. Glassblowing, pressing, cutting, and other glassware products.
    j. Grain and bakery products.
    k. Handbags, luggage, footwear, and other personal goods.
    l. Ice.
    m. Jewelry.
    n. Leather, tanning, and finishing.
    o. Lighting fixtures and supplies.
    p. Manufacture of containers, boxes, and crates.
    q. Measuring devices, watches, clocks, and related items.
    r. Meat and poultry products, not including meat packing or slaughtering.
    s. Musical and recording equipment.
    t. Office and computing machine manufacture, repair, and sales.
    u. Plumbing and heating items.
    v. Soaps, cleaners, and toiletries.
    w. Sugar and confectionery products.
    x. Wearing apparel and accessory products.
    y. Wineries, distilleries, and breweries, including microbreweries and similar facilities.
(7) Laboratories – medical related.

(8) Maintenance and repair services (other than vehicle).
(9) Offices, medical or nonmedical.
(10) Personal or professional services.
(11) Photocopy, postal, and mailing services or similar activities.
(12) Public service and utility structures and facilities.
(13) Recreational vehicle storage and/or washing without waste disposal facilities.
(14) Research and development.
(15) Retail sales, food establishments, and commercial services in conjunction with or ancillary to a permitted use.
(16) Wholesale trade.

Sec. 19.17.030 Uses requiring a permit.

In the business park district, the following uses may be permitted, subject to approval of a conditional use permit under Chapter 19.30:

1. Animal hospitals and animal hotels that are less than 500 feet from residential uses or zoning districts.
2. Outdoor animal services, including boarding facilities or kennels.
3. Industry, light, as listed in section 19.17.020, that require state or regional governmental permits related to business operations.
4. Motor vehicle repair/service stations conforming to the provisions set forth in section 19.06.070.
5. Recreational vehicle storage and/or washing with waste disposal facilities.
6. Data processing centers.
7. Self-storage.
8. Vehicle storage.
9. Ground-mounted solar energy production and storage facilities.

Sec. 19.17.040 General provisions applicable.

(a) The following regulations shall apply in all business park districts:
  (1) *Setbacks adjacent to streets*. Areas within required setback may not be used for parking.
  (2) *Outdoor storage of materials*. The outdoor storage of materials, equipment, and vehicles shall be permitted only within an area surrounded by a masonry wall or fence with screening (a minimum of 80 percent opaque) a minimum of six feet in height with gates capable of being locked. Within such area, except for trucks or other vehicles necessary for the operation, all materials or equipment must be screened from view from the public right-of-way. The wall or fence shall be located behind any required landscape setback.
  (3) *Security fencing for uses employing toxic substances*. For any use in which a toxic substance of any kind is employed in a process or activity, a security fence or wall at least eight feet in height with gates capable of being locked shall be provided at the perimeter of the area within which the process or activity is conducted, and the gates shall be kept closed and locked at all times when not in use or under direct supervision.
  (4) *Exterior mechanical equipment*. All mechanical, heating, and air conditioning equipment shall be screened when visible from a public street or from adjoining properties in residential, office,

public, or institutional use. Screening method shall be integrated into the building design such as an increase in the height of the parapet.

(5) *Vibration*. No machine, process, or operation shall produce a vibration discernible without instruments at or beyond the property line of the operation and pursuant to the goals and policies of the General Plan, unless the city council has adopted a statement of overriding considerations applicable to the proposed use.

(6) *Phased developments*. If a project is to be phased, a phasing plan must be submitted to and approved by the planning commission, showing each phase and general time frames for development. Such projects shall be designed so that utility extensions, street construction, off-site improvements and site improvements can be carried out in a reasonable manner as determined by the city engineer. In addition, temporary improvements to facilitate public safety, convenience and maintenance may be required by the city engineer, building official, or fire department.

Sec. 19.17.050 Site area.

The minimum lot size for all new lots to be created in the business park zone shall be 10,000 square feet, except for residential uses as provided in Section 19.17.160.

Sec. 19.17.060 Front yard.

(a) Building setback.
  (1) Adjacent to local streets, the minimum building setback shall be ten feet.
  (2) Adjacent to any arterial or collector street shown in the General Plan, the minimum building setback shall be 30 feet.

(b) Landscape setback.
  (1) Adjacent to local streets, the minimum landscape setback shall be ten feet.
  (2) Adjacent to arterial or collector streets shown in the General Plan, an average of 20 feet measured along the entire street frontage. In no event shall the landscaping be less than ten feet in depth. Upon approval of a phasing plan and improvement agreement, as noted in section 19.17.040, portions of the landscaping may be phased and deferred.

Sec. 19.17.070 Side yard.

(a) *Corner lots*. Buildings and landscape setbacks shall be the same requirements as for front yards.

(b) *Interior lot lines*. Zero setback required, except:
  (1) Where the side property line of a site adjoins a residential district, the minimum side yard shall be 50 feet, and a six-foot solid wall or a six-foot chain link fence with screening (minimum 80 percent opaque) shall be required at the side property line.
  (2) Where the side property line of a site adjoins any other district in which a setback from the same property line is required, the minimum side yard shall be the same as the setback required in the adjoining district, and a six-foot solid wall or a six-foot chain link fence with screening (minimum 80 percent opaque) shall be required at the side property line.

Sec. 19.17.080 Rear yard.

(a) The minimum rear yard shall be not less than ten feet.
(b) Where the rear property line of a site adjoins a residential district, the minimum rear yard shall be 50 feet, and a six-foot solid wall or a six-foot chain link fence with screening (minimum 80 percent opaque) shall be required at the rear property line.
(c) Where the rear property line of a site adjoins any other district in which a setback from the property line is required, the minimum rear yard shall be the same as the setback required in the adjoining district, and a six-foot solid wall or a six-foot chain link fence with screening (minimum 80 percent opaque) shall be required at the rear property line.

Sec. 19.17.090 Maximum building coverage.

The maximum coverage of any building site by building and structure shall be 50 percent.

Sec. 19.17.100 Building height.

The maximum building height in the business park district shall not exceed 35 feet when adjacent to residential districts and 55 feet adjacent to all other districts.

Sec. 19.17.110 Landscaping.

All landscape setback areas adjoining a street as noted in this chapter shall be landscaped and permanently maintained. Off-street parking areas shall be landscaped in accordance with section 19.06.080.

Sec. 19.17.120 Parking.

For parking regulations, see section 19.06.050.

Sec. 19.17.130 Loading area.

(a) All uses authorized by this chapter shall provide spaces not less than 12 feet in width, 20 feet in length, and 14 feet in height, as follows:
    (1) Three thousand to 20,000 square feet floor area, one loading space;
    (2) For each additional 20,000 square feet of gross floor area or fraction thereof, one loading space up to a maximum of six.
(b) The loading space shall not occupy any portion of the required yard area.
(c) Where the loading area is adjacent to a street, any required yard adjacent to the street shall not be used for loading space and there shall be no more than one entry or exit to each 60 feet of lot frontage facing a street.
(d) When the lot upon which the loading space abuts upon any alleys, loading spaces may adjoin and have access from the alleys. The length of the loading space may be parallel with the center line of the alley.
(e) Loading spaces shall be adjacent to an overhead door, loading dock, or other door used for delivery purposes.

Sec. 19.17.140 Safety features for parking and loading areas.

Bumper guards, wheelstops, pavement markings, and other vehicular control devices shall be provided as necessary to ensure the safe and efficient operation of off-street parking and loading facilities.

Sec. 19.17.150 Signs.

For sign regulations, see section 19.06.060.

Sec. 19.17.160 Residential uses.

(a) Given the nonresidential nature of the business park district, residential uses are not considered appropriate as a conventional allowable use. However, in recognition of past residential development within portions of the business park district, the City allows legacy residential uses to remain and a limited amount of new neighboring residential uses to be built consistent with this section. The intent is to enable existing residential uses to continue in perpetuity and to complete the neighborhood fabric, but without expanding the overall footprint of residential areas.

(b) Single-family residential uses are permitted in the business park district only when the use is on a parcel with a residential unit that existed on or before December 31, 2025 or on a vacant parcel that is both adjacent to a parcel that contains an existing residential use and is five acres or smaller.

(c) No new residential use is permitted on vacant parcels that were larger than five acres prior to December 31, 2025, and were subsequently subdivided into parcels that are 5 acres or smaller.

(d) No new residential subdivisions are permitted.

(e) No new residential can be built upon parcels where all residential uses have been removed, except when such activity is in connection with the construction of new residential building(s) or the parcel can qualify as a vacant parcel that is adjacent to an existing residential use and is five acres or smaller.

(f) No new residential can be built upon vacant parcels once they are part of an application for nonresidential development that is deemed complete.

(g) Residential development standards shall follow the single family residential (SFR) lot standards, as shown in section 19.10.010.

(h) Section 19.06.110(a) (Special provisions) shall apply to residential uses in the business park district. Section 19.06.110(c) (Special provisions) shall apply to all new single-family residential construction in the business park district.

Sec. 19.17.170 Other requirements.

The following additional requirements shall apply in the business park district:

a) Uses in the business park district shall be planned, developed, and operated so that smoke, fumes, dust, odors, liquids, and any other type of pollution is confined, purified, and disposed of in a manner that meets standards and requirements of the City and other applicable rules and regulations and in such manner as to provide no threat to public health and welfare.

b) Any use servicing vehicles shall be oriented so that the vehicle service bays are not directly facing any street or residential property. Exceptions include existing buildings and corner lots.

c) No nonresidential building shall be erected, constructed, or established on the same lot together with a building that was designed and used as a residence unless the residential structure is completely removed or has been converted to and used for nonresidential uses permitted under this chapter.
d) All businesses shall be operated wholly within an enclosed building with no outside storage or display except as provided for in this chapter.
e) Activities and uses are prohibited if they produce or cause dust, gas, smoke, noise, fumes, odors, or vibrations that cannot meet the thresholds of applicable laws and/or permitting agencies (local, regional, state, or federal governments).
f) All proposed new or expanded development projects shall install or pay for all infrastructure necessary to serve the project as required by the City's General Plan and applicable Barstow Municipal Code provisions and City regulations.