

General Plan Land Use Designations and Zoning Consistency

June 7, 2012

PROPOSED GPLU	DEFINITION	EXISTING ZONING EXISTING DENSITY/INTENSITY	NOTES
Residential			
Hillside Residential 1 du/20 acres (20 acre min.) (HR)	Single-family residential development within hillside areas, providing for open space preservation and animal keeping. Development and use of these lands is generally restricted by topography and slope, drainage and biological resources.	Hillside Reserve (R-HR-40) 40 DU/AC	Zoning Map labeling issue; delete this use
		Hillside Reserve (R-HR-20) 20 DU/AC	Name change
		Hillside Reserve (R-HR) 1 DU/20 AC	
Rural Living; 10 acre min. (RL-10)	Single-family residential uses with a minimum lot size of 10 acres. Equestrian and animal keeping uses are expected and encouraged to support a rural lifestyle and country living.	Rural Living (R-L-10) 1 DU/10 AC	
Rural Living; 5 acre min. (RL-5)	Single-family residential uses with a minimum lot size of 5 acres. Equestrian and animal keeping uses are expected and encouraged to support a rural lifestyle and country living.	Rural Living (R-L-5) 1 DU/5 AC	
Rural Residential; 2.5 acre min. (RR-2.5)	Single-family detached residences on large parcels of 2.5 to 5.0 acres. Equestrian and animal keeping uses are expected and encouraged to support a rural lifestyle and country living.	Rural Living (R-L-2.5) 1 DU/2.5 AC	
Rural Residential; 1 acre min. (RR-1)	Single-family detached residences on large parcels of 1 to 2.4 acres. Equestrian and animal keeping uses are expected and encouraged to support a rural lifestyle and country living.	Rural Living (R-L-1) 1 DU/AC	
Rural Residential; ½ acre min. (RR-0.5)	Single-family detached residences on large parcels a minimum of one half acre in size.	Residential Single Family (R-S-2) 0-2 DU/AC	Intended for lots approximately 0.5 acres in size
Low Density Residential (LDR) 2.1 DU/AC to 5.0 DU/AC	Single-family detached and attached residences with a density range of 2.1 to 5.0 DU/AC. Lot sizes range from 5,500 to 20,000 sq. ft.; typical 7,200 sq. ft. lots allowed. Other lot sizes may also be considered as part of a new development, provided they are compatible with and appropriately integrated into the surrounding residential uses through architecture, landscaping or other design features.	Residential Single Family (R-S-3.5) 0-3.5 DU/AC	Min. lot size of 10,000 sf
		Residential Single Family (R-S-4) 0-4 DU/AC	Not shown in our GIS-based GPLU maps
		Residential Single Family (R-S-5) 0-5 DU/AC	No longer going to distinguish senior from regular housing at this density
		Residential Multi Family (R-M-4) 0-4 DU/AC	Current GP states that this density could accommodate apartments, the new GP will assume that 4 DU/AC is single-family only
Medium Density Residential (MDR) 5.1 DU/AC to 8.0 DU/AC	Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Typical lot sizes range from 4,000 to 6,500 sq. ft. Other lot sizes may also be considered as part of a new development, provided they are compatible with and appropriately integrated into the surrounding residential uses through architecture, landscaping or other design features.	Residential Multi Family (R-M-8) 0-8 DU/AC	

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Medium High Density Residential (MHDR) 8.1 DU/AC to 14.0 DU/AC	Single-family attached and detached residences, including townhouses, condominiums, apartments, stacked flats, courtyard homes, patio homes, and townhouses.	Residential Multi Family (R-M-10) 0-10 DU/AC	
		Residential Multi Family (R-M-F) 0-12 DU/AC	Not shown in Zoning Map, but is shown in Table III-2 of the Current GP
		Residential Multi Family R-M-14 0-14 DU/AC	
		Residential Multi Family R-M-14 0-14 DU/AC	
Commercial/Mixed Use/Industrial			
Commercial (C) 0.20-0.50 FAR	Local and regional serving retail and service uses. Includes uses such as shopping centers and malls, small commercial centers, hotels, motels, commercial recreation uses such as movie theaters and bowling alleys, restaurants, supermarkets, and personal services. Office uses are also allowed uses including financial, legal, insurance and other office services. Employee intensive uses, including research & development, technology centers, corporate offices, "clean" industry and supporting retail uses. Includes business parks; supporting hotel and ancillary retail uses are also permitted.	Commercial General (C-G) 0.50 FAR	
		Neighborhood Commercial (C-N) 0.50 FAR	
		Resort/Recreation Commercial (C-RR) 0.50 FAR	Recommend eliminating this category altogether
		Service Commercial (C-S) 0.50 FAR	
		Office Commercial (C-O) 0.50 FAR	
		Commercial Mixed Use (C-MU) 0.50 FAR	Will be in its own category in the Proposed GP
Mixed Use (MU) 0.35-1.0 FAR 25 DU/AC	Intended for a mix of uses including commercial, professional office, recreational and high density residential land uses along SR-62 corridor in concentrated nodes. Its purpose is to allow highly integrated commercial, residential and office uses that facilitate pedestrian access and walkability. Proximity of residential uses near employment and activity centers can reduce vehicle trips and greenhouse gas emissions. Senior housing is also encouraged in these areas, providing accessibility to services and facilities. Development in this designation will require the preparation of a Specific Plan.	Commercial Mixed Use (C-MU) 0.50 FAR	
Industrial (I) 0.25-1.0 FAR	Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. Preferred development includes master planned business and industrial parks with integrated access and internal circulation. Outdoor storage is also permitted in this designation, except within the Rural Mixed Use Special Policy Area north of Skyline Ranch Road. Within the Rural Mixed Use Special Policy Area residential development up to 1 unit per 2.5 acres is allowed and home businesses are encouraged.	Industrial (I) 1.0 FAR	
Miscellaneous			
Open Space – Conservation (OSC)	Natural open space areas to be preserved for natural and scenic resource preservation. Passive recreation such as hiking trails is permitted. These areas are primarily composed of natural landforms and contain biological resources that should be preserved to maintain the Town's rural and desert character.	Open Space – Park (O-S-P)	Abbreviated as OS in Zoning Map
Open Space – Recreation (OSR)	Recreational uses including parks, trails, athletic fields, and golf courses.	Public/Quasi-Public (P/QP)	

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	Neighborhood parks are permitted within residential land uses		
Public/Quasi-Public (P/QP)	Civic uses such as government buildings and schools.		
Airport (AP)	Uses reasonably necessary for the operation of the Yucca Valley Airport. The Yucca Valley Airport Comprehensive Land Use Plan shall serve as the primary regulatory document for the airport facilities and related uses.		
Old Town Specific Plan			
Old Town Commercial/Residential (OTCR) 0-0.40 FAR, 0-24 DU/AC	Provides a complementary mix of commercial and residential development in Old Town. Residential uses will have a maximum of 24 DU/AC.	OTC/R 0-0.35 FAR	Maximum 699,769 SF, maximum 413 units
Old Town Highway Commercial (OTHC) 0-0.35 FAR	Primary eastern and western gateways into the Old Town Specific Plan and provides SR-62 oriented commercial development with the potential for commercial and retail uses.	OTHC 0-0.40 FAR 0-30 DU/AC	Maximum 889,684 SF
Old Town Industrial/Commercial (OTIC) 0-0.40 FAR, 0-30 DU/AC	Provides a variety of industrial/commercial and residential uses near SR-62 with the potential for development of residential uses up to 30 DU/AC.	OTI/C 0-1.0 FAR 0-40 DU/AC	Maximum 551,834 SF, maximum 238 units
Old Town Mixed Use(OTMU) 0-1.0 FAR, 0-40 DU/AC	The core downtown district of the Old Town Specific Plan, allowing for commercial retail and residential uses up to 40 DU/AC.	OTMU 0-1.0 FAR 0-40 DU/AC	Maximum 759,317, maximum 465 units
Special Policy Areas			
Special Policy Areas	Special Policy Area designations are applied in areas that warrant special land use direction. The General Plan has identified several areas (Section 13, Section 15 and Section 32) as areas that warrant special planning consideration due to physical constraints, proximity to sensitive uses (residential or Joshua Tree National Park) or other considerations that will require customized planning solutions that could not be achieved through the application of conventional subdivision design and requirements. These areas have been identified in the General Plan and are accompanied by customized policy direction to address the unique circumstances facing each area.		
Overlays			
Corridor Residential Overlay (-CRO) 25 DU/AC	Overlay designation that allows for corridor residential infill projects between mixed use nodes or activity centers (Old Town, Mid Town, etc.) along SR-62. The overlay allows for the option to develop higher density infill residential housing (up to 25 DU/AC) intermixed with highway commercial uses should market conditions support it. Properties with this designation may be developed with the underlying land use designation or with corridor residential uses without the need for a General Plan Amendment. A Specific Plan may be required upon determination of Town Staff.		