



# Housing Constraints and Resources


## CONSTRAINTS

### Governmental Constraints

Governmental constraints are policies, standards, requirements or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.


### Land Use Controls

NOTE: The following discussion is based on the Draft General Plan and is subject to change.

 Also refer to Land Use Designation Policies in the **General Plan Land Use Element**.

### General Plan

Each County must have a General Plan which establishes the policy guidelines for all development within the County. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element identifies the location, distribution, and density of land uses in the County. General Plan densities are expressed as dwelling units per acre. The Riverside County General Plan provides for four General Plan land use designations which are further distinguished by 12 Area Plan land use designations and 2 overlays which accommodate residential land uses, as shown in Table H-35.

 Also see County of Riverside **General Plan Land Use Element** for description of Community Centers and Rural Village Overlay zone.

The Community Centers category provides for the development of a complementary and creative mix of retail, professional office, light industrial, business park, civic uses, recreational open space, and higher density residential uses. Community Centers are located along transit lines and major circulation facilities in order to enhance accessibility and to create a focal point for the surrounding community. Transit, bicycle and other such facilities that enhance pedestrian movement and civic vitality are prominent features within Community Centers. Housing densities in the Community Centers range from 5 to 40 units per acre.

The Rural Village Overlay allows a concentration of development within areas of rural character. Rural Villages serve a similar function as the Community Centers except that they are of a much smaller scale. Like Community Centers, Rural Villages allow a range of residential and local-serving, employment, shopping, educational, and recreational/cultural opportunities and serve as a focal point for the surrounding community. Limited in their size and scope, Rural Villages allow a mixture of uses that respond to local demand. They are not like conventional suburban subdivisions. This overlay allows for residential development up to a density of 8 dwelling units per acre as well as the uses specified in the Commercial land use designation.