

# County of Riverside General Plan - Hearing Draft

## Highgrove Area Plan



**Table 1: Land Use Designations Summary**

Foundation Component Land Use Designation	Area Plan Land Use Designation	Building Intensity Range	Notes
Agriculture	Agriculture (AG)	≤ 0.1 du/ac	<ul style="list-style-type: none"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other agricultural related uses.</li> <li>One (1) single-family residence allowed per 10 acres.</li> </ul>
Rural	Rural Residential (RR)	≤ 0.2 du/ac	<ul style="list-style-type: none"> <li>One (1) single-family residence allowed with a minimum lot size of 5 acres.</li> <li>Limited animal keeping and agricultural uses are allowed.</li> </ul>
	Rural Mountainous (RM)	≤ 0.1 du/ac	<ul style="list-style-type: none"> <li>Single-family residential uses, limited animal keeping and agricultural uses are allowed, with a minimum lot size of 10 acres required for residential uses.</li> <li>Areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater.</li> </ul>
	Rural Desert (RD)	≤ 0.1 du/ac	<ul style="list-style-type: none"> <li>Single-family residential uses, limited animal keeping and agricultural uses are allowed, with a minimum lot size of 10 acres required for residential uses.</li> <li>Allows limited recreational uses, compatible resource development and governmental uses.</li> </ul>
Open Space	OS-Conservation (OS-C)	N/A	<ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is a permitted use.</li> </ul>
	OS-Conservation Habitat (OS-CH)	N/A	<ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with Habitat Conservation Plans, such as the Multiple Species Habitat Conservation Plan (MSHCP).</li> </ul>
	OS-Water (OS-W)	N/A	<ul style="list-style-type: none"> <li>Includes bodies of water and natural drainage corridors (i.e. lakes, reservoirs, rivers).</li> </ul>
	OS-Recreation (OS-R)	N/A	<ul style="list-style-type: none"> <li>Active or passive recreational uses such as parks, trails, athletic fields, golf courses.</li> <li>Neighborhood parks are permitted within residential land use designations.</li> </ul>
	OS-Rural (OS-RUR)	≤ 0.05 du/ac	<ul style="list-style-type: none"> <li>One (1) single-family residence allowed per 20 acres, up to 5 dwelling units per parcel.</li> </ul>
	OS-Mineral Resources (OS-MIN)	N/A	<ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>
Community Development	Very Low Density Residential (VLDR)	0.4 - 2 du/ac	<ul style="list-style-type: none"> <li>Single-family detached residences with suburban amenities and services, and rural visual character. Limited animal keeping is allowed.</li> <li>Lot sizes range from ½-acre to 2½ acres.</li> </ul>
	Low Density Residential (LDR)	2 - 5 du/ac	<ul style="list-style-type: none"> <li>Single-family detached residences.</li> </ul>
	Medium Density Residential (MDR)	5 - 8 du/ac	<ul style="list-style-type: none"> <li>Single-family detached residences.</li> </ul>
	Medium High Density Residential (MHDR)	8 - 14 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences, including townhouses, stacked flats, courtyard homes.</li> </ul>
	High Density Res. (HDR)	14 - 20 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>
	Very High Density Residential (VHDR)	20 - 40 du/ac	<ul style="list-style-type: none"> <li>Multi-family dwellings includes apartments and condominiums.</li> </ul>
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Local and regional serving retail and service uses.</li> </ul>
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Includes hotels, golf courses, recreation/amusement facilities.</li> </ul>
	Commercial Office (CO)	0.25 - 1.0 FAR	<ul style="list-style-type: none"> <li>Includes financial, legal, insurance, other office services.</li> </ul>
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Variety of industrial and related uses, including warehousing/distribution, assembly and light manufacturing, and repair facilities.</li> </ul>
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> <li>Allows more intense industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances.</li> </ul>
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Allows for more employee-intensive employment uses, including research &amp; development, technology centers, corporate offices, and “clean” industry.</li> </ul>
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> <li>Public/quasi-public uses such as landfills, airports, utilities, and other civic uses.</li> </ul>
Community Center (CC)	5 - 40 du/ac 0.10 - 3.0 FAR	<ul style="list-style-type: none"> <li>Includes some combination of small-lot single family residences, multi-family residences, commercial retail, office and business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area.</li> </ul>	

**NOTES:**

- The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.
- Clustering of residential development is permitted per the land use designation descriptions and policies in the General Plan Land Use Element.