



Community Centers



Community Center Guidelines have been prepared to aid in the physical development of vibrant Community Centers in Riverside County. These guidelines are intended to be illustrative in nature, establishing a general framework for design while allowing great flexibility and innovation in their application. Their purpose is to ensure that Community Centers develop into the diverse and dynamic urban places they are intended to be. These guidelines will serve as the basis for the creation of specified Community Center implementation tools such as zoning classifications and Specific Plan design guidelines.

The Community Center Guidelines are located in Appendix J of the General Plan.

The Jurupa Area Plan Land Use Plan identifies two areas designated as Community Centers within Jurupa, each allowing a unique mix of employment, commercial, public, and residential uses. In order to promote the compact vertical and horizontal mixing of uses intended for these Community Centers, voluntary incentives may be necessary to promote this more efficient form of land development.

Policies:

- JUR 10.1 Ensure that Community Centers develop according to those policies listed in the Community Centers Area Plan Land Use Designation section of the Land Use Element.
- JUR 10.2 Provide incentives such as density bonuses and regulatory relief to property owners and developers to facilitate the development of community centers as designated on the Jurupa Area Plan Land Use Plan, Figure 3.

Medium Density Residential Uses

The area along Crestmore Road, adjacent to the Santa Ana River and Jurupa Regional Park is designated as Medium Density Residential. While this designation is typically found in suburban areas, the surrounding area here has a very strong rural character. The following policy is intended to preserve this character.

Policies:

- JUR 11.1 Development of the Medium Density Residential designation along Crestmore Road, adjacent to the Santa Ana River and Jurupa Regional Park, shall complement the rural setting of the park with larger lots, additional setbacks and landscaping. No more than an average density of six dwelling units per acre is expected in this area (between Flabob Airport and the Santa Ana River).

Design & Landscape Guidelines

With the rapid conversion of lands in Jurupa to urban uses, particularly in Mira Loma, the County has previously identified the need to establish a set of specific design criteria for development in this area and throughout the Second Supervisorial District to ensure that quality development occurs in this portion of the County. In 1998, the County prepared and adopted the Design and Landscape Guidelines for Development in the Second Supervisorial District.



- JUR 12.1 Require development to adhere to standards detailed in the Design and Landscape Guidelines for Development in the Second Supervisorial District.