



# Land Use



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.

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Southwest Area Plan, additional policy guidance is necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. The Local Land Use Section provides a host of policies to address these issues. These policies may reinforce County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities. The intent is to enhance and/or preserve the identity and character of this unique area.

## LOCAL LAND USE POLICIES

### Community Centers

The Southwest Area Plan Land Use Plan identifies one community center within the planning area to help provide a focus for this community. The community center is located at the intersection of State Route 79 North and Murrieta Hot Springs Road. This designation is intended to allow for the development of a Town Center. The Community Center land use designation allows an unique mix of employment, commercial, public, and residential uses. In order to promote a compact mixture of these uses and to help bring about an ambiance tailored to the pedestrian, voluntary incentives may be necessary to promote this more efficient form of land development.

#### Policies:

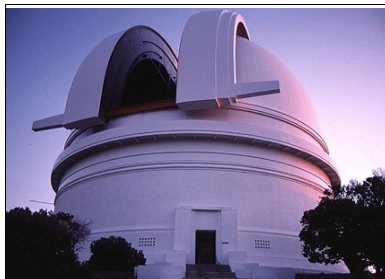
SWAP 6.1 Require that the area designated as Community Center be designed and developed as one specific plan of land use.



SWAP 6.2 Provide incentives, such as density bonuses and regulatory concessions to property owners and developers, to facilitate the development of community centers as designated on the Southwest Area Plan Land Use Plan, Figure 3.



SWAP 6.3 Ensure that community centers development adheres to those policies listed in the Community Centers Area Plan Land Use designation section of the General Plan Land Use Element.



The Mount Palomar Observatory

### Mount Palomar Nighttime Lighting Requirements

The Mount Palomar Observatory, located just outside of the Southwest planning area in San Diego County, requires unique nighttime lighting standards in order to allow the night sky to be viewed clearly. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the observatory's view. Please see Figure 5, Mt. Palomar Nighttime Lighting Policy for areas that may be impacted by these standards.