



## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Palo Verde planning area, 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 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

#### Agricultural Preservation



An irrigation canal used to water the agricultural fields in Palo Verde.

Agriculture is an important component of Palo Verde. The farms are a large economic asset to the County as a whole, as well as to Palo Verde. Not only do the agricultural uses provide an economic benefit, but they help to preserve the character of Palo Verde. Accordingly, maintaining viable agricultural land for future generations is an important aspect of the Palo Verde planning area. The long term need for the preservation of agricultural lands is reinforced by the fact that many of the agricultural properties participate in the Williamson Act.

##### Policies:



PVAP 4.1 Protect farmland and agricultural resources in Palo Verde through adherence to the Agriculture sections of the General Plan Multipurpose Open Space and Land Use Elements, as well as the Agricultural land use designation.

#### Recreational Vehicle Development

The vast desert and mountainous terrain, along with a pleasant, moderate winter climate and an abundance of recreational opportunities, makes the Palo Verde planning area a haven for recreational vehicle enthusiasts. In this context, recreational vehicles do not refer to the off-road vehicles (e.g. 4x4's or motorcycles), but to the on-road living vehicles. Recreational vehicle parks can be found scattered along the Colorado River. As with any other type of land use, recreational vehicle developments require guidelines for provision of service, land use compatibility, safety, and accessibility.

Recreational vehicle development in the Palo Verde planning area is classified in two categories: Resort Recreational Vehicle and Remote Recreational Vehicle. Resort Recreational Vehicle developments are projects that offer improved facilities for recreational vehicle including full hookups for sewage disposal and water. These parks may also provide recreational amenities such as golf courses, swimming pools, recreational lakes, and recreational buildings. Internal roads are paved and designed to control drainage. Resort recreational vehicle