

County of Riverside General Plan - Hearing Draft

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

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.