

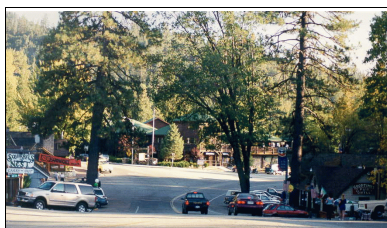


Policy Areas

A Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. Policy Area locations and boundaries are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS

Two policy areas have been designated within the REMAP. Their boundaries are shown on Figure 4, Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.



Idyllwild Village

Idyllwild/Pine Cove Village Tourist Area

This Idyllwild/Pine Cove Village is surrounded by national forest and wilderness areas and has developed as a mountain resort with single family homes, bed and breakfasts, motels, campgrounds, cultural/educational uses, and mixed use centers. There are opportunities to participate in activities such as backpacking, hiking, rock climbing, and horseback riding in the immediate vicinity of both communities. This remote setting requires a variety of uses serving both the permanent and vacationing populations. The intent of this policy area is to apply a method that would allow community serving amenities at higher densities or intensities than prescribed by the plan if certain criteria are met. It is essential that application of this policy not be allowed to change the basic character of the community.

Policies:

- REMAP 1.1 Allow uses such as motels, hotels, bungalow courts, bed and breakfasts, recreational vehicle parks, professional offices, curio shops and restaurants. These uses may adjoin commercial and residential areas if compatible. Densities may vary depending on local conditions and in accordance with the following:
- a. Maximum density for motels and hotels, kitchenettes, and RV parks is 15 units per acre devoted to temporary residential use
 - b. Maximum densities can only be attained if a number of design criteria are met. Such factors as the amount of open space retained, the height of cut and fill slopes, and the provision of adequate year-round off-street parking must be met.

