



## *Land Use*

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in REMAP, additional policy guidance is often 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. 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, among others. The intent is to enhance and/or preserve the identity, character and features of this unique area. The Local Land Use Policies section provides policies to address those land use issues relating specifically to REMAP.

### **LOCAL LAND USE POLICIES**

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#### **Third Supervisorial District Design Standards and Guidelines**

In June 2001, the County adopted a set of design guidelines applicable to new development within the Third Supervisorial District. The Development Design Standards and Guidelines for the Third Supervisorial District are for use by property owners and design professionals submitting development applications to the County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third District. These goals include; ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

##### **Policies:**



REMAP 2.1 Adhere to development standards established in the Development Design Standards and Guidelines for the Third Supervisorial District.

#### **Community Design & Public Services**

This region is known for its rural villages and mountain resorts located in a natural setting. Communities range in size from less than a hundred persons up to a few thousand in Idyllwild/Pine Cove. Publicly owned lands and specialized agricultural uses are also present throughout the planning area. Special policies are appropriate to maintain the unique character of these developed communities as well as preserve the surrounding natural environment.

Further, one of the major functions of local government is to provide and administer public services and facilities to meet the needs of local residents in these communities. This function is of particular importance to REMAP because