



County of Riverside General Plan - *Hearing Draft*

Western Coachella Valley Area Plan

Village Overlay area provide additional and more restrictive policies regarding residential density, commercial intensity, and development design.

Policies:

- WCVAP 4.1 Limit residential development to a density not to exceed 0.4 dwelling units per acre (2-½-acre minimum lot size).

- WCVAP 4.2 Allow clustered lots of minimum size one (1) acre, but maintain the overall density of the Village area at 0.4 dwelling units per acre.

- WCVAP 4.3 Limit commercial and public uses to a single core area not to exceed five (5) acres in size.

- WCVAP 4.4 Require that development maintains the rural character of the area.

- WCVAP 4.5 Ensure that development is compatible with existing and adjacent uses.

Residential Uses

The scenic qualities of the Coachella Valley make the area a special place to live. With the Valley continuing to face growth and development pressures, it is essential that current and future residents are able to maintain views of the desert and mountainous terrain from their homes. The following policies apply only to residential developments having densities of 8 dwelling units per acre or more, within the Medium High, High, and Very High Density residential land use designations, and address building height and compatibility issues between adjacent, varying residential densities.

Policies:

- WCVAP 5.1 Utilize single-story units adjacent to existing single family developments.

- WCVAP 5.2 Ensure that two-story residential units do not block views from adjacent single family residences.

- WCVAP 5.3 Require additional front and side-yard setbacks, where necessary, in order to ensure land use compatibility.

- WCVAP 5.4 Ensure that architectural design is compatible with or enhances adjacent development.

- WCVAP 5.5 Enhance blockwalls with special treatment or design.



- WCVAP 5.6 Require residential development to incorporate the following design criteria:
- a. Roofline variation, through level changes and/or different building heights.
 - b. Setback variation of units to reduce a straight-line effect, but in no case less than required by the County Land Use Ordinance.
 - c. Facade treatment variation through use of compatible materials or colors.
 - d. Consideration for security through lighting and visibility of common areas from units.
 - e. Use of walls, landscaped berms, and plant materials in combination to provide screening buffers to roadways and adjacent land uses.
 - f. Use of street trees and landscaping along interior roadways and parking areas.
 - g. Placement of trees and other plant materials on both sides of walls along street frontages and other rights-of-way.
 - h. Development projects with carports shall be designed with carports located out of view of the frontage street and other right-of-ways or provide with substantial screening.
 - i. All buildings shall be provided with design treatments for roofs and facade with tile or other appropriate materials.
 - j. The use of native and/or water-efficient plants, where feasible.

Commercial Retail Uses

Commercial uses are found in scattered locations throughout the Valley. In order to ensure that commercial development does not degrade from the visual qualities of the Valley, it is important to establish screening elements that shield potentially unsightly areas from public view. In addition to those policies found in the General Plan, the following policy applies to Commercial Retail uses in the Western Coachella Valley:

Policies:

- WCVAP 6.1 Require screening through landscaping, or other effective mechanisms, of outdoor storage areas, such as contractor storage and similar uses.