



Commercial Office Uses

The following policies apply to Commercial Office uses in the Western Coachella Valley:

Policies:

WCVAP 7.1 Professional offices may be found consistent within the Medium, Medium High, High and Very High Density Residential land use designations under the following:

- All projects shall use single-story construction, and/or additional building setbacks, blockwalls, landscaped berms, trees and other landscaping shall be utilized adjacent to residential development.
- Parking areas shall be well screened from residential developments, and traffic conflicts shall be limited.
- Professional office uses must comply with the Commercial Office land use designation policies found in the Land Use Element.



Industrial Uses

The Land Use Plan for Western Coachella Valley designates over 4,500 acres of land for industrial development. Several of these areas are located along the Interstate 10 corridor, with some nearby areas designated for residential uses. Preserving the visual qualities of the Valley and ensuring compatibility with adjacent uses are the focus of the policies listed below.

In addition to those policies found in the General Plan, the following policies shall apply to industrial land uses in the Western Coachella Valley:

Policies:

WCVAP 8.1 Require a minimum lot size of 7,000 square feet for industrial uses.

WCVAP 8.2 Ensure that industrial buildings do not exceed fifty feet in height.

WCVAP 8.3 Discourage industrial uses which may conflict with residential land uses either directly or indirectly.

WCVAP 8.4 Require the screening and/or landscaping of outdoor uses and sales areas, such as storage yards and similar uses.

WCVAP 8.5 Permit limited commercial uses within existing and proposed industrial development.