

OAK HILLS COMMUNITY PLAN



POLICIES

ADOPTED: FEBRUARY 25, 2003

EFFECTIVE: MARCH 27, 2003

DEVELOPMENT STANDARDS

ADOPTED: MARCH 11, 2003

EFFECTIVE APRIL 10, 2003

[Reformatted after the adoption of the 2007 General Plan Update]

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Chapter 1 Policies and Actions (Extracted from the pre-2007 General Plan)

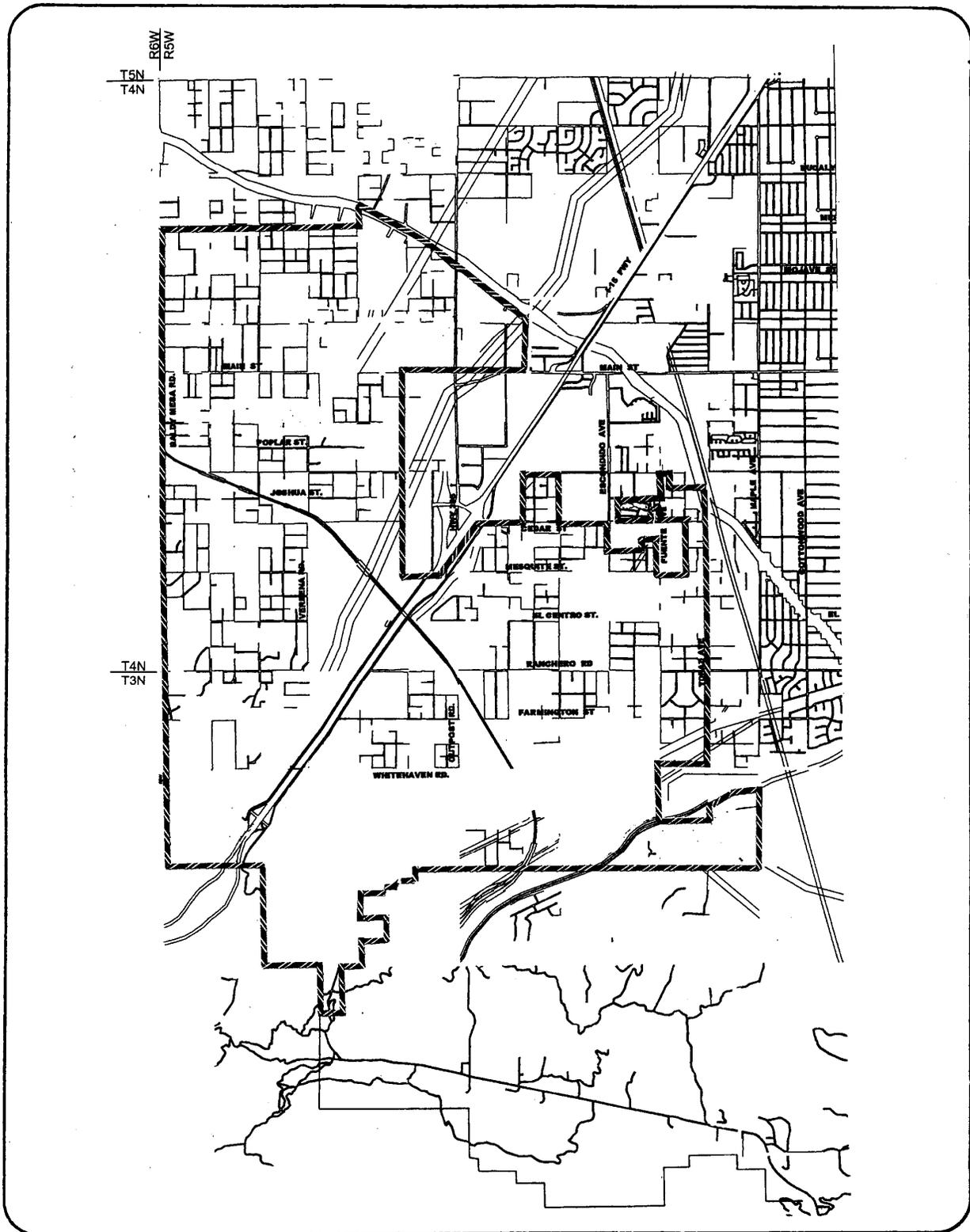
Summary of Oak Hills Planning Area

General Location: Desert Region (RSA 32b)

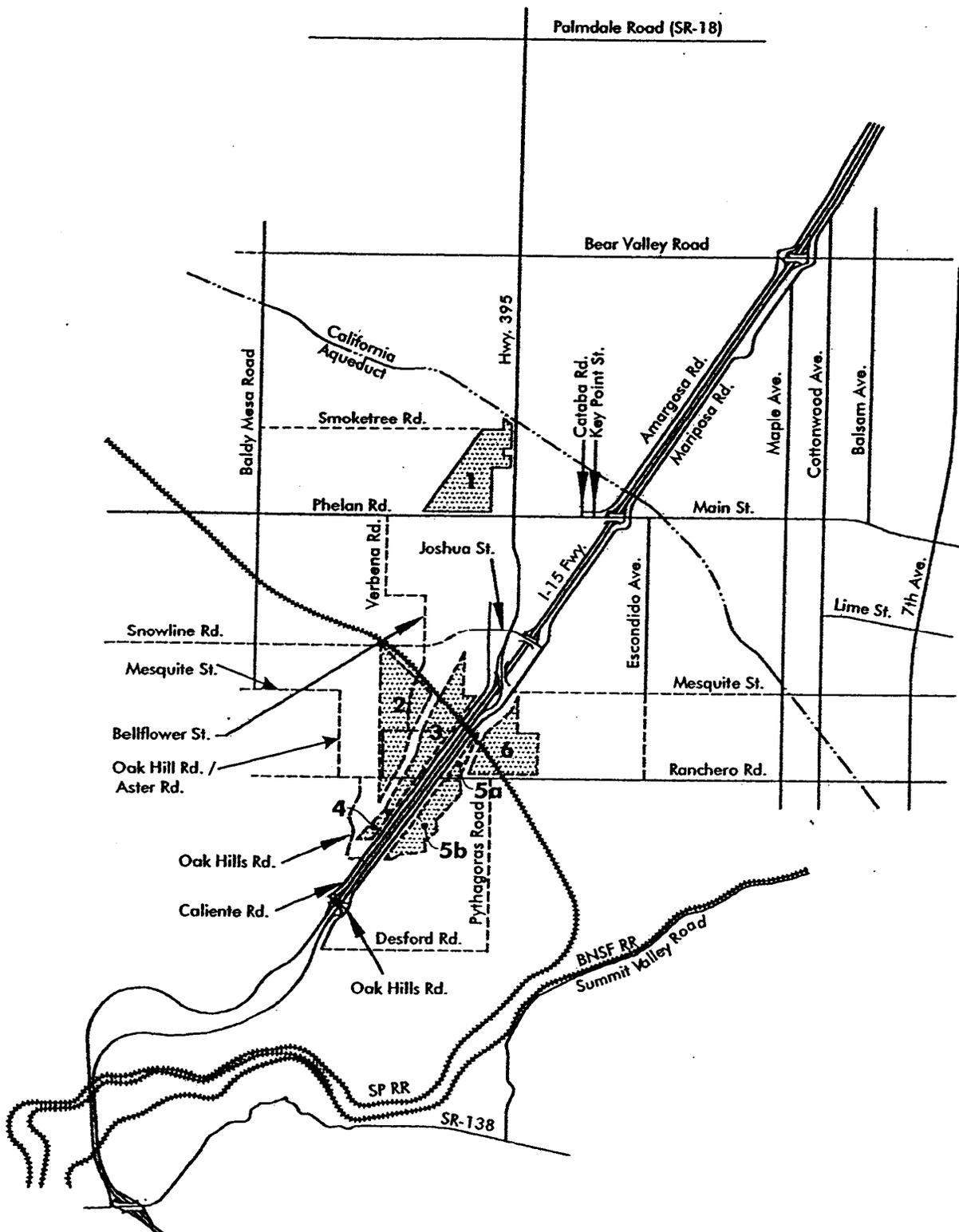
Specific Location: See Map III-RRb

LAND USE DESIGNATIONS	ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC	300
Agriculture	AG	0
Rural Living	RL	14,025
Single Residential	RS	565
Multiple Residential	RM	60
Office Commercial	CO	0
Neighborhood Commercial	CN	30
Rural Commercial	CR	0
Highway Commercial	CH	0
General Commercial	CG	293
Service Commercial	CS	595
Community Industrial	IC	40
Regional Industrial	IR	0
Planned Development	PD	650
Institutional	IN	635
Floodway	FW	593

Acres in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.



Vicinity Map and Planning Areas as Identified in the Oak Hills Community Plan Program Environmental Impact Report



OAK HILLS AREA PLAN POLICIES/ACTIONS

Natural Resources

Biological

OH/BI-1 Encourage the retention of specimen sized Joshua Trees (as defined below) by requiring the building official to make a finding that no other reasonable siting alternative exists for the development of the land.

Specimen size trees are defined as meeting one or more of the following criteria:

- a. A circumference measurement equal to or greater than 50 inches measured at four feet from grade.
- b. Total tree height of 15 feet or greater.
- c. A cluster of ten (10) or more individual trees, of any size, growing in close proximity to each other.

Water

OH/WA-1 Encourage the implementation of a water conservation ordinance in order to minimize water use consumption.

OH/WA-2 Encourage the use of ultra-low-flush toilets because their use can conserve water and increase septic tank lifespan.

OH/WA-3 When specific storm drain or wastewater treatment facilities are required in the future, construction will utilize a design that retains the natural character of the drainage channel to the extent possible. This protects wildlife corridors and prevents loss of critical habitat in the region.

Man-made Resources

Wastewater

OH/WW-1 If a wastewater treatment facility is developed in the community, the City and County shall support a system that will reclaim the treated effluent and make it available for public or private landscape purposes.

Transportation/Circulation

The following policies are intended to address circulation within the community:

- OH/TC-1** Adopt a Circulation Plan that provides an acceptable level of service for the current and anticipated land uses within Oak Hills.
- OH/TC-2** To the extent possible, coordinate City and County highway designations to eliminate conflicts and provide for safe and well-designed transitions when crossing jurisdictional boundaries, or when designing facilities in conjunction with State or Federal transportation authorities.
- OH/TC-3** The County shall set up a program for roadway improvements identified in Table 4.2-10 of the Oak Hills Community Plan Program Environmental Impact Report, based on the fair share costs analysis in the TIA which was approved by SANBAG on January 16, 2001. The program shall include the identification of a mechanism for collecting fees for improvements from future development projects in planning areas 1 through 6 (see map on page III-D3-37). This program can be incorporated into the County's Transportation Facilities Plan for Zone A and Zone B by updating that plan to include the costs described.
- OH/TC-4** The City shall set up a program for roadway improvements identified in Table 4.2-10 of the Oak Hills Community Plan Program Environmental Impact Report, based on the fair share costs analysis in the TIA which was approved by SANBAG on January 16, 2001. The program shall include the identification of a mechanism for collecting fees for improvements from future development projects in planning areas 1 through 6 (see map on page III-D3-37). This program shall be incorporated into the City's Circulation Element and implemented as planning areas 1 through 6 are developed through collection of developer fees. (Note: This policy is included because the Oak Hills Community Plan is a joint document between the County and the City of Hesperia.)
- OH/TC-5** Encourage the development of commercial and residential projects that incorporates limited access to arterial and secondary streets, in accordance with City and County circulation standards.

Land Use/Growth Management

- OH/LU-1** Provide opportunities for a variety of residential densities to accommodate rural and suburban lifestyles, as well as commercial and industrial uses, by establishing Land Use Designations that are consistent with the City's and County's General Plans and with the policies of the Planning Area.

- OH/LU-2** Limit the future expansion of higher density residential and commercial or industrial land uses by establishing geographic boundaries as follows:
- a. West side: The Oro Grande Wash to the existing City limits (west boundary), the freeway (east boundary). In addition, the area north of Main Street/Phelan Road, and east of the powerline easement, as well as the intersection of Phelan Road and Baldy Mesa Road.
 - b. East side: Desford Road (south boundary) the Oro Grande Wash (east boundary). Existing City limits (north boundary), and the freeway (west boundary). In addition, the intersection of Ranchero Road and Escondido Avenue.
 - c. Summit Valley: Santa Fe Railroad (north and west boundary), existing limits of CSA 70 J (east and south boundary) Note: This area is located on the east side of Oak Hills but has access only from Hesperia via Summit Valley Road.
- OH/LU-3** Restrict the minimum residential lot size to two and one-half acres, except for areas within the boundaries specified in OH/LU-2.
- OH/LU-4** Preserve scenic vistas where natural slope exceeds fifteen (15) percent by requiring building foundations for residential structures to conform to the natural slope to ensure that rooflines do not eliminate or dominate the ridge lines.

OH/LU-5 The maximum number of parcels which may be created through the land division process shall be consistent with the Planning Area designation maximum density. In areas where topography exceeds 15% slope, additional criteria apply.

- a. To grade a level building pad, each new parcel must have a buildable site of at least 7000 square feet; with a level pad area no smaller than 60 feet by 80 feet. The building envelope will not exceed a 20% slope.
- b. In cases when the building envelope exceeds 20% slope, stepped house footings shall be employed to meet the contour of the existing terrain. Building grading will not be allowed except for the driveway and turnaround areas for vehicles. The building envelope will not exceed a 40% slope.
- c. To minimize hillside cuts and to preserve natural terrain, where slopes exceed 20%, parcels may be created with density transfers through the specific plan or planned development process. Parcels thus created shall be no smaller than 70% of the land use designation minimum. The overall density of the area shall not exceed that designated by the land use designation. The building envelope must be at least 6000 square feet, with a minimum width of 60 feet.
- d. In cases of density transfer, all parcels created which are larger than the Land Use Designation minimum or those created to preserve open space shall have deed restrictions placed upon them to preclude further subdivision.

OH/LU-6 Within single-family residential areas, preserve entitlements for recreational equestrian and animal uses.

OH/LU-7 Transitional buffers between different land uses or development projects may consist of, but shall not be limited to the following:

- a. Transitional density buffers consisting of larger lot sizes shall be provided at the periphery of new residential subdivisions to create a density transition between the new subdivision and adjacent residential land uses of lesser density.

The additional lot area required to create the buffer at the periphery of the new subdivision shall be based upon the planned density of the abutting land, or, in the case where subdivisions exist adjacent to the proposal, the density of the existing subdivision. The

transition buffer must equal 0.5 times the lot size of the lower density lot. (2 1/2 ac. to 1 ac. = transition lots of 1.25 ac.)

- b. Where the proposed uses include commercial or industrial facilities, transitional buffers may also include:
- Increased building setbacks incorporating earthen berms and appropriate landscaping.
 - Streets separating the different land uses, where appropriate.
 - Solid barrier hardscape treatments such as decorative walls.
 - Trails and pedestrian circulation areas.

OH/LU-8 Density bonuses shall be as provided in Government Code Section 65915, or as subsequently amended by the State. The maximum bonus density will be equal to the minimum allowed by law.

OH/LU-9 Discourage linear development of commercial development of shallow depth along streets when it can be shown that it impairs traffic flow or detracts from the aesthetic enjoyment of the surroundings, or it can be demonstrated the equally effective services can be provided in an alternate configuration. Such development should be encouraged at intersections of arterial or secondary streets.

Community Character

The following additional land use policies reflect the desire to establish the character of Oak Hills through the physical development of the community:

OH/LU-10 Where new developments are approved within the community, encourage the use of the Oak Hills community theme when establishing names and constructing signage and entry monuments for commercial or residential tract developments.

OH/LU-11 Require the use of customized street signs that feature the Oak Hills logo, within new residential subdivisions, or in conjunction with new commercial or industrial developments.

OH/LU-12 The City and County shall sponsor the use of community entry signs along major roadways into Oak Hills.

OH/LU-13 When population levels warrant, the City and County shall support the establishment of a Post Office and Zip Code to provide postal identification to the residents and businesses of Oak Hills.

- OH/LU-14** Street lighting in rural areas shall be limited to intersections and places where lighting is necessary to ensure public safety.
- OH/LU-15** Require that lighting for new development be designed to minimize glare on adjacent properties.
- OH/LU-16** Where commercial, industrial or multi-family residential uses are required to have landscaped areas, a maximum of 10% of the project parcel shall be retained in planted landscaped areas. Additional areas may include natural undeveloped and undisturbed areas that have sufficient native or compatible vegetation to promote a vegetated desert character and water conservation. All required vegetation shall be continuously maintained in good condition. A landscape and irrigation plan shall be submitted and reviewed with any discretionary review request that proposes to install landscaping.

Open space areas which are not to be left in a natural state will be landscaped with plants and vegetation in compliance with landscaping standards listed below:

- a. Landscaping will consist of native or drought resistant plants capable of surviving the desert environment and climate with a minimum of maintenance and supplemental watering. A list of plants determined capable of meeting this criteria is available. Other plants may be considered on their merits in meeting this criteria. Determination of plant species suitability will be made upon submission of landscaping plans.
- b. Landscaping materials may consist of wood timbers, decorative rocks/boulders, sand, gravel, or a combination thereof; provided, however, that the majority of landscape materials shall consist of plants as set forth above.
- c. Irrigation of required landscaped areas shall be by drip irrigation and matched precipitation rate, low gallonage sprinkler heads, bubblers, and timing devices. Timing devices should include soil moisture sensors.
- d. No more than 25% of landscaped areas for multiple family residential, commercial, or industrial developments, shall be landscaped with lawn, turf, or similar plant materials.
- e. Lawn and turf shall be for low water use types such as Tall Fescue, Hybrid Bermudas, Saint Augustine, Zoysia, or any similar plants which are low water types.

OH/LU-17 Require subdivisions within the Planning Area to have all common landscaping consisting of xeriscape plant materials.

Public Facilities

The following additional land use policies are intended to address the need for public facilities in the community:

OH/LU-18 Designate and protect land for public services to serve the needs of the community for schools, parks, community facilities, open space, utilities and infrastructure.

OH/LU-19 Coordinate land use planning with infrastructure provision and planning, to ensure adequate, convenient, and efficient provision of support services as development occurs, funded by those who benefit.

OH/LU-20 Through the development review process, evaluate each development proposal based upon impacts on public services and infrastructure, and approve development only when the development provides the infrastructure needed to support it, or when such infrastructure is otherwise assured. In review of large developments, ensure that development is phased with respect to adequate provision of infrastructure at the time of occupancy.

OH/LU-21 Approve zoning and General Plan changes only when adequate services exist or are assured through the proposed development.

OH/LU-22 Coordinate land use planning efforts with planning programs of service providers, including, but not limited to fire, water and sewer, school, recreation and park, gas, electric, police, library, public works (roads and drainage) and community services.

OH/LU-23 Encourage joint use of public facilities wherever possible, as in shared school/park facilities, shared utility/trail easements, and shared school/library facilities.

OH/LU-24 Assist the Hesperia Unified School District and Snowline Unified School District in obtaining needed financing for new school construction necessitated by new development, and consider school facility capacity in evaluating any land use approvals.

Land Use Districts

The following additional land use policies are intended to address the need for flexibility with the mapped delineation of land use districts:

OH/LU-25 Because land use district boundaries are normally parcel specific and because detailed surveys of the drainage/flood areas and power line and other institutional land uses are not presently available for precise delineation of these boundaries within the Planning Area, the following policies/actions shall be implemented:

- a. Where a detailed drainage report demonstrates that parcels or portions of parcels within the Floodway Land Use District should not be restricted by the limitations of the Floodway designation, the boundary between the Floodway and the adjacent land use district shall be interpreted to be consistent with such report.
- b. The boundaries of the Institutional Land Use District are intended to match the rights-of-way or easements for public utilities and interstate transportation corridors within the Planning Area.

Chapter 2
Development Standards
(Extracted from the pre-2007 Development Code)
(All section references are to the pre-2007 Development Code)
(Bolded text reflects standards different from pre-2007 countywide standards)

Article 3. Oak Hills Planning Area

Sections:

- 86.070301 General Provisions.
- 86.070305 Resource Conservation (OH/RC) District.
- 86.070310 Rural Living (OH/RL) District.
- 86.070315 Single Residential (OH/RS) District.
- 86.070320 Multiple Residential (OH/RM) District.
- 86.070325 Neighborhood Commercial (OH/CN) District.
- 86.070330 General Commercial (OH/CG) District.
- 86.070335 Service Commercial (OH/CS) District.
- 86.070340 Community Industrial (OH/IC) District.
- 86.070345 Institutional (OH/IN) District.
- 86.070350 Floodway (OH/FW) District.
- 86.070355 Planned Development (OH/PD) District

86.070301 General Provisions.

Land use regulations and development standards of the Oak Hills Plan shall apply in the Oak Hills Planning Area. Development standards, procedural regulations and other provisions of this Title shall apply except where they conflict with a specific provision of the Oak Hills Planning Area or policies contained in the General Plan, Section IIID.

Adopted Ordinance 3883 (2003)

86.070305 Resource Conservation (OH/RC) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0305(a) of this Title.
- (b) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0305(b) of this Title.

(c) Property Development Standards

86.070305 (OH/RC) RESOURCE CONSERVATION (OH/RC) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acres) map suffix will modify	40
Maximum Lot Coverage (building coverage)	None Required
Maximum Lot Dimensions (width to depth ratio)	1:4
Maximum Lot Dimensions (width / depth in ft.)	150
Front Yard Setback (ft.)	25
Side Yard Setback (ft.)	15
Rear Yard Setbacks (ft.)	15
Street Side Yard Setbacks (ft.)	25
Maximum Housing Density (dwelling unit/acre)	1/40
Minimum District Size (acres)	200

Adopted Ordinance 3883 (2003)

86.070310 Rural Living (OH/RL) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0320(a) of this Title.
- (b) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0320(b) of this Title.
- (c) Property Development Standards

86.070310 (OH/RL) RURAL LIVING (OH/RL) DISTRICT DEVELOPMENT STANDARDS					
Maximum Structure Height (ft.)	35				
Minimum Lot Size (acres) map suffix will modify	2.5				
Maximum Lot Coverage (building coverage)	20%				
Maximum Lot Dimensions (width to depth ratio)	<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>≥ 10 acres</td> <td>1:4</td> </tr> <tr> <td>< 10 acres</td> <td>1:3</td> </tr> </table>	≥ 10 acres	1:4	< 10 acres	1:3
≥ 10 acres	1:4				
< 10 acres	1:3				
Maximum Lot Dimensions (width / depth in ft.)	150/150				
Front Yard Setback (ft.)	25				
Side Yard Setback (ft.)	15				
Rear Yard Setbacks (ft.)	15				
Street Side Yard Setbacks (ft.)	25				
Maximum Housing Density (dwelling unit/acre)	1/2.5				
Minimum District Size (acres)	30				

Adopted Ordinance 3883 (2003)

86.070315 Single Residential (OH/RS) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0325(a) of this Title.
- (b) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0325(b) of this Title.
- (c) Property Development Standards

86.070315 (OH/RS) SINGLE RESIDENTIAL (OH/RS) DISTRICT DEVELOPMENT STANDARDS					
Maximum Structure Height (ft.)	35				
Minimum Lot Size (sq. ft.) map suffix will modify	See (1) below 7,200				
Maximum Lot Coverage (building coverage)	40%				
Maximum Lot Dimensions (width to depth ratio)	<table border="0"> <tr> <td>≥ 10 acres</td> <td>1:4</td> </tr> <tr> <td>< 10 acres</td> <td>1:3</td> </tr> </table>	≥ 10 acres	1:4	< 10 acres	1:3
≥ 10 acres	1:4				
< 10 acres	1:3				
Maximum Lot Dimensions (width / depth in ft.)	<table border="0"> <tr> <td>≥ 1 acre</td> <td>100/100</td> </tr> <tr> <td>< 1 acre</td> <td>60/100</td> </tr> </table>	≥ 1 acre	100/100	< 1 acre	60/100
≥ 1 acre	100/100				
< 1 acre	60/100				
Front Yard Setback (ft.)	See (2) below 25				
Side Yard Setback (ft.)	10 5				
Rear Yard Setbacks (ft.)	15				
Street Side Yard Setbacks (ft.)	<table border="0"> <tr> <td>Street type: local</td> <td>15</td> </tr> <tr> <td>al, collector or wider</td> <td>25</td> </tr> </table>	Street type: local	15	al, collector or wider	25
Street type: local	15				
al, collector or wider	25				
Minimum District Size (acres)	10				

- (1) **Within areas that contain significant environmental or topographic constraints, clustering of residential uses may be encouraged to preserve natural resources and mitigate environmental impacts. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructure conditions.**
- (2) A final or parcel map may establish front yard setbacks no less than twenty-two (22) feet provided the average setback of all parcels is at least twenty-five (25) feet.

Adopted Ordinance 3883 (2003)

86.070320 Multiple Residential (OH/RM) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0330(a) of this Title.
- (b) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0330(b) of this Title.
- (c) Property Development Standards

86.070320 (OH/RM) MULTIPLE RESIDENTIAL (OH/RM) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (sq. ft.) map suffix will modify See (1) below	7,200
Maximum Lot Coverage (building coverage)	60%
Maximum Lot Dimensions (width to depth ratio)	1:3
Maximum Lot Dimensions (width / depth in ft.)	60/100
Front Yard Setback (ft.)	See (2) below 25
Side Yard Setbacks (ft.)	One side 10 other sides 5
Rear Yard Setbacks (ft.)	15
Street Side Yard Setbacks (ft.)	25
Maximum Housing Density (dwelling unit/acre) map suffix will modify	10
Minimum District Size (acres)	10

- (1) **Maximum permitted density will be determined through the development review process, based upon environmental and infrastructure conditions.**
- (2) A final or parcel map may establish front yard setbacks no less than twenty-two (22) feet provided the average setback of all parcels is at least twenty-five (25) feet.

Adopted Ordinance 3883 (2003)

86.070325 Neighborhood Commercial (OH/CN) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0340(a) of this Title.
- (b) Land Uses Subject to Land Use Review: As outlined in Subsection 84.0340(b) of this Title.
- (c) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0340(c) of this Title.
- (d) Property Development Standards

86.070325 (OH/CN) NEIGHBORHOOD COMMERCIAL (OH/CN) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acres) map suffix will modify See (1) below	2.5
Maximum Lot Coverage (building coverage)	40%
Maximum Lot Dimensions (width to depth ratio)	1:3
Maximum Lot Dimensions (width / depth in ft.) See (1) below	300/300
Front Yard Setback (ft.)	25
Side Yard Setbacks (ft.) See (2) below	10
Rear Yard Setbacks (ft.) See (3) below	10
Street Side Yard Setbacks (ft.)	15
Maximum Floor Area Ratio (FAR – floor area/lot area)	0.47
Minimum District Size (acres)	2.5

- (1) Minimum lot size can be less than **two and one-half (2.5) acres** if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit, or Department Review application.
- (2) Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.
- (3) A rear yard is required only when the adjacent property is not designated commercial or industrial.

- (4) **Site design should incorporate effective internal circulation for both vehicular and pedestrian traffic, as well as buffering if adjacent to residential uses.**

(e) Accessory Signs: As outlined in Subsection 84.0340(f) of this Title.

Adopted Ordinance 3883 (2003)

86.070330 General Commercial (OH/CG) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0350(a) of this Title.
- (b) Land Uses Subject to Land Use Review: As outlined in Subsection 84.0350(b) of this Title.
- (c) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0350(c) of this Title.
- (d) Property Development Standards

86.070330 (OH/CG) GENERAL COMMERCIAL (OH/CG) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acres) map suffix will modify See (1) and (5) below	5
Maximum Lot Coverage (building coverage)	60%
Maximum Lot Dimensions (width to depth ratio)	1:3
Maximum Lot Dimensions (width / depth in ft.)	300/300
Front Yard Setback (ft.)	25
Side Yard Setbacks (ft.) See (2) below	10
Rear Yard Setbacks (ft.) See (3) below	10
Street Side Yard Setbacks (ft.)	25
Maximum Floor Area Ratio (FAR – floor area/lot area)	1.20
Minimum District Size (acres)	5

- (1) Minimum lot size can be less than five (5) acres if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit, or Department Review application.

- (2) Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.
 - (3) A rear yard is required only when the adjacent property is not designated commercial or industrial.
 - (4) **Site design within general commercial use areas should include effective internal circulation, designed to minimize traffic impacts on adjacent arterial streets.**
 - (5) **Regional commercial uses should have access from major highways or arterials, and be of a size and configuration to facilitate development of businesses attracting consumers from a regional market area. Minimum site area for a development project within a regional commercial area should be ten (10) acres.**
- (e) Accessory Signs: As outlined in Subsection 84.0350(g) of this Title.

Adopted Ordinance 3883 (2003)

86.070335 Service Commercial (OH/CS) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0355(a) of this Title.
- (b) Land Uses Subject to Land Use Review: As outlined in Subsection 84.0355(b) of this Title.
- (c) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0355(c) of this Title.

(d) Property Development Standards

86.070335 (OH/CS) SERVICE COMMERCIAL (OH/CS) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acres) map suffix will modify See (1) below	5
Maximum Lot Coverage (building coverage)	65%
Maximum Lot Dimensions (width to depth ratio)	1:3
Maximum Lot Dimensions (width / depth in ft.)	300/300
Front Yard Setback (ft.)	25
Side Yard Setbacks (ft.) See (2) below	10
Rear Yard Setbacks (ft.) See (3) below	10
Street Side Yard Setbacks (ft.)	25
Maximum Floor Area Ratio (FAR – floor area/lot area)	1.20
Minimum District Size (acres)	5

- (1) Minimum lot size can be less than five (5) acres if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit, or Department Review application.
- (2) Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.
- (3) A rear yard is required only when the adjacent property is not designated commercial or industrial.

(e) Accessory Signs: As outlined in Subsection 84.0355(g) of this Title.

Adopted Ordinance 3883 (2003)

86.070340 Community Industrial (OH/IC) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0370(a) of this Title.
- (b) Land Uses Subject to Land Use Review: As outlined in Subsection 84.0370(b) of this Title.
- (c) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0370(c) of this Title.
- (d) Property Development Standards

86.070340 (OH/IC) COMMUNITY INDUSTRIAL (OH/IC) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	50
Minimum Lot Size (acres) map suffix will modify See (1) below	5
Maximum Lot Coverage (building coverage)	70%
Maximum Lot Dimensions (width to depth ratio)	1:3
Maximum Lot Dimensions (width / depth in ft.)	150/200
Front Yard Setback (ft.)	25
Side Yard Setbacks (ft.) See (2) below	10
Rear Yard Setbacks (ft.) See (3) below	10
Street Side Yard Setbacks (ft.)	15
Maximum Floor Area Ratio (FAR – floor area/lot area)	0.97
Minimum District Size (acres)	5

- (1) Minimum lot size can be less than five (5) acres if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit, or Department Review application.
- (2) Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.
- (3) A rear yard is required only when the adjacent property is not designated commercial or industrial.

- (4) **Where possible, industrial areas should be separated from residential areas by natural or manmade barriers, such as drainage courses, utility easements, railroad tracks, or major arterials. Adequate land use and design buffers to mitigate impacts of truck traffic, noise, emissions, and other potential land use conflicts, must be addressed through the design review process.**

- (e) Accessory Signs: As outlined in Subsection 84.0370(g) of this Title.

Adopted Ordinance 3883 (2003)

86.070345 Institutional (OH/IN) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0380(a) of this Title.
- (b) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0380(b) of this Title.
- (c) Property Development Standards

86.070345 (OH/IN) INSTITUTIONAL (OH/IN) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	50
Minimum Lot Size (acres) map suffix will modify	None Required
Maximum Lot Coverage (building coverage)	70%
Maximum Lot Dimensions (width to depth ratio)	1:4
Maximum Lot Dimensions (width / depth in ft.)	60/100
Front Yard Setback (ft.)	15
Side Yard Setbacks (ft.)	10
Rear Yard Setbacks (ft.)	10
Street Side Yard Setbacks (ft.)	15
Maximum Floor Area Ratio (FAR – floor area/lot area)	1.20
Minimum District Size (acres)	None Required

- (d) Accessory Signs: As outlined in Subsection 84.0380(e) of this Title.

- (e) **The boundaries of the Institutional Land Use District are intended to match the rights-of-way or easements for public utilities and interstate transportation corridors within the Planning Area.**

Adopted Ordinance 3883 (2003)

86.070350 Floodway (OH/FW) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0385(a) of this Title.
- (b) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0385(b) of this Title.
- (c) Property Development Standards

86.070350 (OH/FW) FLOODWAY (OH/FW) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acres) map suffix will modify	10
Maximum Lot Dimensions (width to depth ratio)	1:4
Maximum Lot Dimensions (width / depth in ft.)	60/100
Front Yard Setback (ft.)	75
Side Yard Setbacks (ft.)	15
Rear Yard Setbacks (ft.)	15
Street Side Yard Setbacks (ft.)	25
Minimum District Size (acres)	None Required

- (1) No structure or use shall be constructed, located or substantially improved and no land shall be graded or developed in the area designated as floodway, except upon approval of a plan which provides that the proposed development will not result in any increase in flood levels during the occurrence of the base flood discharge.
- (2) All proposed land use permits within the FW District shall meet all of the requirements necessary for approval of a permit in the Floodplain Overlay District.

- (3) The natural drainage courses should not be occupied or obstructed and should be left in their natural state as much as possible. Hard lined concrete facilities are discouraged; however rock slope protection may be used for erosion control.**
- (4) Road crossings shall be designed to have minimal impact on the natural drainage courses.**
- (d) Where it has been demonstrated in a detailed drainage report that land within the Floodway Land Use District should not be restricted by the limitations of the Floodway designation, the boundary between the Floodway and the adjacent land use district shall be interpreted to be consistent with such report.**

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86.070355 Planned Development (OH/PD) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0390(a) of this Title, subject to the limitations specified by the Suffix Modification provisions [i.e., Section 86.070355(f)] outlined below.
- (b) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0390(b) of this Title, subject to the limitations specified by the Suffix Modification provisions [i.e., Section 86.070355(f)] outlined below.
- (c) Land Uses Subject to a Planned Development Review: As outlined in Subsection 84.0390(c) of this Title, subject to the limitations specified by the Suffix Modification provisions [i.e., Section 86.070355(f)] outlined below.

(d) Property Development Standards

86.070355 (OH/PD) PLANNED DEVELOPMENT (OH/PD) DISTRICT DEVELOPMENT STANDARDS See (1) below	
Maximum Structure Height (ft.)	50
Minimum Lot Size (acres) map suffix will modify See (2) and (3) below	10
Maximum Lot Coverage (building coverage)	70%
Maximum Lot Dimensions (width to depth ratio)	≥ 10 acres 1:4 < 10 acres 1:3
Maximum Lot Dimensions (width / depth in ft.)	400/400
Front Yard Setback (ft.)	15
Side Yard Setback (ft.) See (4) below	10
Rear Yard Setbacks (ft.) See (5) below	10
Street Side Yard Setbacks (ft.)	15
Maximum Floor Area Ratio (FAR – floor area/lot area)	1.20
Minimum District Size (acres)	10

- (1) Alternate Standards - A Final Development Plan may establish different design standards including accessory sign standards. **See Suffix Modifications section [i.e., Section 86.070355(f)] below for limitations within the various OH/PD districts.**
- (2) A map suffix may allow minimum lot size to be more than one (1) acre (e.g., PD-5=Planned Development-five acre minimum). A map suffix may also indicate maximum dwelling units per acre (e.g., PD-3/1=Planned Development-three (3) dwelling units per acre).
- (3) Minimum Lot Size - A Final Development Plan may approve lot sizes smaller than **10 acres**. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.
- (4) **Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.**

- (5) **A rear yard is required only when the adjacent property is not designated commercial or industrial.**
 - (6) **Uses Allowed - A Planned Development may allow intermixing of residential, commercial and industrial uses, provided there is a determined need for such special development standards. See Suffix Modifications section [i.e., Section 86.070355(f)] below for limitations within the various OH/PD districts.**
 - (7) **Development Plan standards shall apply in lieu of conflicting standards in the Development Code. All standards established by Development Code which do not conflict with the Development Plan standards shall apply to the project.**
- (e) **Accessory Signs:** As outlined in Subsection 84.0390(f) of this Title.
- (f) **Suffix Modifications**
- (1) **Planned Development-Special Development (OH/PD-SD):**
 - (A) **The OH/PD-SD district is placed upon areas within Summit Valley and Oak Hills which, due to lack of infrastructure and public services, topography, environmental sensitivity, and/or development constraints, require comprehensive planning prior to development. The preferred means for implementing project in the OH/PD-SD district is generally through a regulatory Specific Plan, or a Planned Development application. This preference is based upon the ability to:**
 - (I) **Include a detailed implementation program, including facility phasing and funding;**
 - (II) **Carefully prescribe balancing of development and open space within a planning area in an economically feasible manner;**
 - (III) **Provide special regulations that are responsive to unique local conditions; and**
 - (IV) **Allow flexibility necessary for long range planned community projects.**
 - (B) **An adopted comprehensive Specific Plan may establish a higher density based upon environmental, topographic, and infrastructure capacity of the land as**

defined by supporting documentation. With approval of such Specific Plan, a General Plan Amendment shall be approved to amend the land use designation to Specific Plan (OH/SP). The actual prefix for any Specific Plan area shall be determined at the adoption of the Specific Plan.

- (C) **Planned residential communities within the OH/PD-SD designation shall include provisions for public and private open space and community facilities as determined through the development review process. A minimum of five (5) acres per thousand population shall be provided in active, maintained recreational areas as approved by the Hesperia Recreation and Park District; in addition, natural or passive open space, exclusive of private yard areas, shall be provided as approved by the reviewing authority. All commercial or industrial uses within the OH/PD-SD designation shall be adequately buffered and separated from existing or planned residential uses, both within and outside of the planned community.**

- (2) **Planned Development-Community Center Development (OH/PD-CCD): The provisions of the OH/PD-CCD district are identical with the OH/PD-SD district except that the gross density within single family residential portions of the OH/PD-CCD designation shall not exceed four (4) dwelling units per acre. Units may be clustered through density transfers in order to permit innovative site planning techniques. No attached dwelling units shall be permitted. The minimum net lot size for residential uses shall be 7,200 square feet.**

- (3) **Planned Development-Planned Commerce Development (OH/PD-PCD): The OH/PD-PCD district is intended to protect and maintain land in large acreages for ultimate development as planned business park sites. Anticipated uses within the OH/PD-PCD district include regional office headquarters, convention centers, and large scale office buildings, along with necessary support functions. The OH/PD-PCD district is designed to serve as a regional employment base, and to attract users from a regional market area. Internal circulation and conceptual planning within the OH/PD-PCD area should be developed comprehensively, in order to assure adequate infrastructure and more efficient use of the land and existing regional highway system. Because of its intent as a regional**

business center, the OH/PD-PCD should be planned in areas with major highways or arterials, such as the I-15 and Highway 395 corridors.

- (4) Planned Development-Commercial/Special Development (OH/PD-C/SD):** The OH/PD-C/SD district is intended to protect and maintain land for ultimate development as a regional retail commercial center, including a regional mall and supportive businesses and services. The OH/PD-C/SD designation is intended to draw from a regional market area, including areas within a radius of ten to fifteen miles. The designation is appropriate in locations having regional accessibility from state, interstate and arterial routes. The intent of the designation is to provide for comprehensive planning, including circulation, infrastructure, financing, and design, through a specific plan or equivalent planning process.

- (5) Planned Development-Freeway Development (OH/PD-FD):** The OH/PD-FD district is intended to accommodate retail, service and industrial uses attracting customers from a regional market area. Goods and services provided are preferred to be long term in nature, rather than convenience goods. Representative uses include department stores, regional shopping malls, automotive dealerships, hotel/motels, and large retail outlets. Supportive commercial uses serving a community commercial function, such as financial institutions, retail and food services, may also be appropriate in this designation provided that such uses are positioned in locations subordinate to regionally based uses. Industrial uses may include business parks, corporate offices, light manufacturing or other regionally based facilities. Regional commercial or industrial uses should be assessable via major arterial streets or freeways.

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