
LAND USE ELEMENT





1.0 PURPOSE

The Land Use Element of the General Plan describes the general location, type, and intensity of development and identifies the distribution of land uses throughout the City of Hesperia. Land uses such as residential, commercial, industrial, open space, and public uses are planned to meet the needs of residents, support economic/fiscal goals, and provide for the orderly development of the City of Hesperia.

The Land Use Element contains a map and text depicting the City's long-range plans for development within its incorporated boundaries and sphere of influence areas. The land use map identifies the preferred distribution and extent of residential, commercial, industrial, public, and open space uses. The text contains the City's land use goals and policies, on which the map designations are based, along with specific actions for implementing the City's land use objectives. Using maps and text, this Land Use section defines the distribution and intensity of development for residential neighborhoods, commercial and employment districts, industrial space, parks and other open spaces, and governmental and public uses of property in Hesperia. This section sets policy for land uses in the city and the sphere of influence, establishing the foundation for future development.

The purpose of this document and accompanying land use map is to comply with State requirements and to provide the City of Hesperia with a plan for future development which will implement the City's land use goals.



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2.0

BACKGROUND

RELATIONSHIP TO STATE LAW

The Land Use Element for the City of Hesperia's General Plan has been prepared pursuant to California Government Code Section 65302, which requires that each city and county within the state adopt a general plan with seven mandatory elements, including land use. According to State law, the Land Use Element "designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land." The law also requires that the element specify the standards of population density and building intensity recommended for the various districts covered by the plan.

Section 65302(a) of the California Government Code requires that the Land Use Element address the following issues (to the extent it is relevant to the City):

- Distribution of housing, business, and industry
- Distribution of open space, including agricultural land
- Distribution of natural resources
- Distribution of recreation facilities and opportunities
- Location of educational facilities
- Location of public buildings and grounds
- Location of future solid and liquid waste facilities
- Location of greenways
- Identification of areas subject to flooding
- Standards of population density and building intensity
- Other categories of public and private uses of land
- The impact of new growth on military readiness



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RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Land Use Element, including its Land Use Map, is the focal element for the other General Plan Elements. Because of its comprehensive discussion of all facets of the development, this Element informs and is informed by the other six elements. Thus, there are consistencies through the General Plan, each of which relate back, in some way, to the land use policies outlined in this Land Use Element.

Table LU-1 delineates the issues addressed in the Land Use Element and shows the interrelatedness of the other Elements.

TABLE LU-1
COORDINATION WITH OTHER GENERAL PLAN ELEMENTS

ISSUES	Circulation	Conservation	Housing	Noise	Open Space	Health and Safety
Land Use						
Density/Intensity	X	X	X	X	X	X
Land Use	X	X	X	X	X	X
Residential Development	X		X	X	X	X
Agriculture		X			X	
Commercial	X		X	X	X	
Industrial	X			X	X	X
Public Land Use	X	X	X	X	X	X
Resource Conservation		X			X	X
Recreation/Commercial	X	X	X		X	
Specific Plan Designations	X	X	X	X	X	X
Land Use Overlays	X	X	X	X	X	X
Airport Overlays	X		X	X	X	X
Sustainability	X	X	X		X	
Community-wide Quality of Life and Property	X	X	X	X	X	X



CITY DEVELOPMENT CODE

The City of Hesperia Development Code (Title 16 of the Municipal Code) provides specific standards for the development of property, such as building setbacks, parking, and allowable land uses. The land uses in the Hesperia Development Code are consistent with the uses established under the General Plan.

PREVIOUS GENERAL PLAN LAND USES

The City of Hesperia previously utilized a two-map system, with a separate Zoning and Land Use designation for each parcel. Many parcels throughout the city had conflicting designations and zoning, which required a General Plan amendment or Zone Change to resolve. The City has since transitioned to one-map system, which has been in use since 2010.

SPHERE OF INFLUENCE

As City policy, the Land Use Element is directly applicable to the incorporated area within the adopted City boundary. The element also includes the City's adopted sphere of influence, in accordance with Government Code Section 65300. The sphere of influence is shown on the General Plan Land Use Map (Exhibit LU-1). This element identifies the land use designations and descriptions applied within the City's sphere of influence which will serve 1) as a guide for City recommendations to San Bernardino County regarding development proposals within this area; 2) as a basis for pre-zoning of sphere areas prior to annexation, 3) as a guide to master planning of infrastructure within City and sphere areas and 4) as a means of planning for orderly annexation to and growth within the city.

EXISTING RESIDENTIAL DEVELOPMENT

Existing residential development within the City of Hesperia consists of predominantly single-family detached housing on lots of one-half acre or larger. Most of the existing residential lots are located within the core area of the town, generally bounded by Maple Avenue and the Mojave River, and by Bear Valley Road and Ranchero Road. Within this core area, the majority of residential lot sizes have traditionally ranged from 18,000 square feet to one acre.

The City of Hesperia has continued to grow in households and population since the last General Plan update in 2010. The household size for the City



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has remained relatively stable between 2010 and 2020, increasing slightly from 3.43 persons to 3.49. The 2020 Census reported Hesperia's population to be 99,818 in 2020, an 11% increase over the City's 2010 population. Table LU-2, on the next page, shows the change in population, households and employment between the two most recent decennial censuses for both the City as well as the High Desert.

Single-Family Residential

Since incorporation, the City has approved and continues to receive subdivision applications to accommodate a diverse range of housing preferences and densities. This includes traditional subdivisions with lot sizes that are 7,200 square feet or larger, as well as small lot subdivisions with lot sizes that are below the traditional 7,200 square foot lots. These projects have generally been located in the areas west of Maple Avenue and east of the Interstate 15 freeway. Densities of four to six units per acre have been approved on several tentative tracts, with requirements for upgraded roads, water and sewer service, and contributions to fire, school and park facilities. In addition, subdivision applications with lot sizes that are 18,000 square feet or larger continue to be developed in the southern portion of the city, particularly south of Ranchero Road. These larger lots are often associated with estate-style homes, offering spacious living areas.

Large swathes within the core of the city were subdivided into half acre, one-acre and two-acre tracts in the 1950s. This area, located east of Maple Avenue, south of Bear Valley Road, north of Ranchero Road, and west of the Mojave River, forms the largest residential area in the city. It is characterized by larger homes, increased setbacks, animal keeping, and rural lifestyles. This area was sparsely developed for many years. As a result of two building booms, (in the 1980's and the early 2000's) development has increased to over 90% in some neighborhoods. However, infill development continues to play a significant role in the growth of the city. Large numbers of infill lots continue to be processed, reflecting ongoing demand for development. Infill lots remain an attractive option for developers who look to utilize existing roadways, utilities and public services, minimizing the need for new infrastructure.

In recent years, the City has seen an increase in the number of housing tracts with lots that are below the traditional 7,200 square foot lots. In the near term, it is anticipated that single family residential tracts of four to eight units per acre will be the predominant type of residential development,



largely driven by the buildout of the Tapestry Specific Plan in the southern portion of the city.

**TABLE LU-2
POPULATION, HOUSEHOLDS AND EMPLOYMENT 2010-2020**

Jurisdiction	2010	2020	Numeric Change	Percent Increase	Avg. Annual Growth
Population					
Hesperia	90,173	99,818	9,645	10.7%	1.0%
Victorville-Hesperia CCD	370,441	412,533	42,092	11.4%	1.1%
Households					
Hesperia	26,411	27,707	1,296	4.9%	0.5%
Victorville-Hesperia CCD	111,833	122,932	11,099	9.9%	1.0%
Avg. Household Size					
Hesperia	3.43	3.49	0.06	1.7%	0.2%
Victorville-Hesperia CCD	3.24	3.41	0.17	5.2%	0.5%
Median Age					
Hesperia	30.8	32.8	2.0	6.5%	0.7%
Victorville-Hesperia CCD	31.8	34.1	2.3	7.2%	0.7%
Avg. HH Income					
Hesperia	\$48,386	\$54,149	\$5,763	11.9%	1.2%
Victorville-Hesperia CCD	\$104,701	\$112,877	8,176	7.8%	0.8%

Notes:

The Victorville-Hesperia Census County Division (CCD) is a statistical summary area used by the United States Census Bureau and has no legal or governmental function. The boundary includes the incorporated cities of Hesperia, Adelanto, Apple Valley, and Victorville, as well as the unincorporated communities of Lucerne Valley, Phelan, and Oak Hills.

Multiple-Family Residential

Multiple family residential uses have been established in three general areas within the community – 1) along Sequoia Street (designated as R3); 2) in the area of the city generally located east of the railroad, south of Main Street, west of I Avenue, and north of Lime Street; and 3) in the township area of the city generally located north of Main Street, south of Willow Street, east of 3rd Ave and west of Hesperia Road.



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The C-2 (General Commercial) zone also allows for the development of multiple family residential uses, consistent with the standards of the Multiple Family Residential (R3) designation. The majority of parcels designated for C-2 exist on the south side of Bear Valley Road between Maple Avenue and the BNSF rail line, and on both sides of Hesperia Road running south from Bear Valley Road to Lemon Street.

Within the Main Street and Freeway Corridor Specific Plan (MSFCSP), the Medium Density Residential (MDR), High Density Residential (HDR), and Regional Commercial (RC) designations allow for the development of multiple-family residential uses. The MDR designation primarily covers an extensive area east of 3rd Avenue and south of Main Street, extending along C and G Avenues. Comparatively, the HDR designation covers a much smaller area located immediately to the north and to the west of Hesperia City Hall. Multiple family residential uses in the RC designation are limited to those parcels east of Interstate 15, stretching from the southwestern-most extent near the Oak Hill Road interchange and running north to Mojave Street.

Measure N

On November 3, 2020, Hesperia voters passed a ballot measure (Measure N) titled “Hesperia Sustaining Affordable Water Supply & Ensuring Responsible Growth Measure.” Among other things, Measure N introduces significant changes to residential development densities.

Key provisions of Measure N include reducing the maximum density for new single-family developments from 8 homes per acre to 3 homes per acre. In addition, the minimum lot size would be increased to 14,520 square feet. For multi-family developments, the maximum density would be reduced from 25 units per acre to 8 units per acre.

The changes to residential density, such as lowering the allowable density for single family homes from 8 units per acre to 3 units per acre (with a minimum lot size of 14,520 square feet), and for multi-family units from 25 to 8 units per acre, would not take effect until allowed by State law, which is currently January 1, 2030 (Government Code Section 65589.5). Before Measure N can go into effect, the City will need to ensure that the new regulations comply with the State’s Housing Element requirements and broader State laws governing housing development.



Oak Hills Community Plan

The community of Oak Hills is located in the western portion of the City of Hesperia's sphere of influence. Oak Hills is structured around the County Service Area 70, Zone J, a special district formed by the county in 1972 to provide water, sewer, and road maintenance services. In 2002, the Oak Hills Community Plan was adopted by the Hesperia City Council. The San Bernardino County Board of Supervisors also adopted the plan in 2003 and was updated in 2016.

SPECIFIC PLANS

Pursuant to state law, specific plans establish land use regulations for those areas covered by the specific plan. They also establish phasing and implementation plans for the development of both private land and public facilities within their boundaries.

Specific Plans consist of approximately 30% of the City's land use designations. There are four Specific Plans currently in existence within the city: the Main Street and Freeway Corridor Specific Plan, the Tapestry Specific Plan (now referred to as "Silverwood"), the Rancho Las Flores Specific Plan, and the Summit Valley Ranch Specific Plan.

Main Street and Freeway Corridor Plan

The Main Street and Freeway Corridor Specific Plan includes all freeway frontages within the city as well as the commercial and industrial areas parallel to the freeway corridor. In addition, it includes the commercial, industrial, and high-density residential properties adjacent to Main Street, as well as the area bounded by Lemon Street, Lime Street, Third Avenue, and I Avenue.

The Main Street/Freeway Corridor Specific Plan contains the majority of the commercially designated areas within the city, as well as the Civic Center complex (north of Main Street and west of Seventh Avenue), and a large portion of the Industrial area located between Santa Fe Avenue East and I Avenue. The goals, objectives, policies and development standards for this area are found in the adopted Main Street and Freeway Corridor Specific Plan. The land use categories and their acreage are detailed in Table LU-3 below.



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**TABLE LU-3
MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN LAND USES**

Land Use	Acres
Main Street and Freeway Corridor Specific Plan	
Auto Sales Commercial (ASC)	314.5
Com/Ind Business Park (CIBP)	1,778.7
General Industrial (GI)	788.4
High Density Residential (HDR)	49.5
Low Density Residential (LDR)	1,444.9
Medium Density Residential (MDR)	1,038.8
Mixed Use (MU)	35.8
Neighborhood Commercial (NC)	774.4
Office Commercial (OC)	88.7
Office Park (OP)	197.3
Public/Institutional Overlay (PIO)	475.8
Planned Development (PPD18)	22.8
Regional Commercial (RC)	1,669.4
Rural Estate Residential (RER)	1,044
Very Low Density Residential (VLR)	45.4
TOTAL¹	10,700.4

¹ Total acreage includes approximately 132 acres of aqueduct, 101 acres of railroad corridor, 301 acres of utility corridor, 398 acres of major transportation corridors. Approximately 845 acres of roadway are included as part of Land Use polygon acreage. The aqueduct, railroad, utilities, and transportation corridor are identified under "Other" in Table LU-8- Land Use Designations and Acreage.

Rancho Las Flores Specific Plan

The Rancho Las Flores Specific Plan was originally adopted in 1990 and included approximately 9,858 acres of land with the intent of developing as a master planned community. Following the expiration of the Tentative Tract Map in 2003, the planning area sat untouched until 2016 when the Tapestry Specific Plan removed approximately 9,366 acres from the Rancho Las Flores Specific Plan. The 492 acres remaining under the Rancho Las Flores Specific Plan are zoned for a combination of open space and rural residential (2.5-acre minimum lot size), with an existing horse ranch being



the only use in the plan area. Any future development within the plan area would require the adoption of a new specific plan.

Summit Valley Ranch Specific Plan

Summit Valley Ranch was a 786.2-acre planned mixed use development that proposed to offer a variety of residential housing types. It was planned to include supporting commercial, office-professional uses, and recreational opportunities. The Specific Plan proposed up to 1,668 dwelling units and 9.8 acres of commercial and office area. The Specific Plan was approved for a 25-year entitlement period which expired in 2022. Any future development within the Specific Plan boundary will require preparation of new environmental documents and adoption of a new Specific Plan.

Tapestry Specific Plan (Silverwood)

The Tapestry Specific Plan, renamed to Silverwood in 2023, encompasses approximately 9,365.5 acres of land which was formerly part of the Rancho Las Flores Specific Plan. The Tapestry Specific Plan is a master planned community that is planned to be built in ten phases over a period of 20-30 years. The Specific Plan originally proposed a maximum of 16,196 residential units with a mix of densities ranging from very low density to high density and mixed use; however, a settlement in 2017 reduced the unit total to 15,663. The majority of residential units would be low/medium density. The development would be separated into three distinct villages: Mesa Village, Summit Valley Village, and Grass Valley Village. In addition to residential uses, the Specific Plan also proposes the following:

- Two mixed use town centers totaling approximately 94 acres with approximately 500,000 to 700,000 square feet of commercial and retail.
- Community parks, a sports park, neighborhood parks, view parks, and pocket parks totaling approximately 387 acres. Additional private HOA recreation areas would also be provided.
- 59 miles of trails including multi-use and equestrian trails.
- 107 miles of paths including class 1 multi-use paths and paseos.
- Eight elementary schools, two middle schools, and two high schools totaling approximately 263 acres.



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- Public and civic facilities (e.g., post office, library branch, fire station, etc.).
- Open space including conservation areas and preserves totaling approximately 3,532 acres.
- Open space areas to protect sensitive biological and cultural resources including an approximately 523 acre conservation easement and 82 acre Serrano Heritage Preserve.

The distribution of land uses in the Tapestry (Silverwood) Specific Plan area is identified in Table LU-4. The goals, objectives, policies and development standards for this area are found in the adopted Tapestry (Silverwood) Specific Plan document.

TABLE LU-4
TAPESTRY (SILVERWOOD) SPECIFIC PLAN

Land Use	Acres	Dwelling Units
Residential Phases 1-4/6-10		
Estate (E)	860.1	533 ¹
Very Low (VL)	0.0	0
Low (L)	1,371.9	4,071
Low Medium (LM)	1,488.7	6,280
Medium (M)	180.4	1,362
High (H)	26.9	380
Mixed Use Commercial (MU)	94.4	425
Subtotal	4,022.4	13,051
Residential Phase 5 – Seniors Community		
Low Medium (LM)	337.8	1,811
Medium (M)	107.3	1,020
High (H)	21.0	315
Subtotal	466.2	3,145
Total Residential	4,488.6	16,196
Schools		
Elementary	90.2	
Middle	53.0	
High	118.5	
Total	261.7	
Facilities		
Treatment Plant	11.1	
Total	11.1	
Parks		
Parks	216.0	



**TABLE LU-4
TAPESTRY (SILVERWOOD) SPECIFIC PLAN**

Land Use	Acres	Dwelling Units
Sports Park	43.9	
Community Parks	127.6	
Total	387.4	
Open Space		
Open Space	3,031.2	
Serrano Heritage Preserve (not within Conservation Easement)	8.4	
Serrano Heritage Preserve / Conservation Easement	72.3	
Conservation Easement	450.7	
Landscape Lot (Arterial)	47.6	
Total	3,610.2	
Grand Total	9,365.5	16,196

Notes:

Pursuant to the Settlement Agreement dated May 1, 2017 the developer agreed to implement certain modifications to the later phases of the project, which will require future amendments to the Specific Plan. Among other things, the Settlement Agreement requires the removal of Phase 10 of the development, resulting in the loss of 860.1 acres designated for Estate (E) Residential and the elimination of 533 dwelling units. Following approval of the future amendments to the Specific Plan, the total number of dwelling units within the project will be reduced to 15,663 units.

INFRASTRUCTURE

Hesperia Water District

Hesperia's water supply is provided by the Hesperia Water District. The water district is administered by the City's Development Services Department and is a subsidiary of the City of Hesperia. It is organized pursuant to Section 30000 et seq. of the California Water Code.

The District has two powers allowed by law—water and sewer utility service. The District operates as a totally self-sustaining utility business enterprise, which means that virtually all of its income is generated from Water and Sewer Service Charges and facilities connection fees.

The water supply is obtained entirely from groundwater located in the Alto Sub-Basin of the Mojave River Watershed and groundwater aquifer. The City's municipal water system extracts all of its water supply from the



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underground aquifers through 15 active groundwater wells located throughout the city. Water is conveyed from the wells to the consumers via a distribution system with pipe sizes ranging between 4 and 24 inches in diameter. In December 2009, the City maintained 14 storage reservoirs within the distribution system with a total capacity of 64.75 million gallons.

Storm Water Drainage System

The City's storm drain and flood control systems are built and maintained by Hesperia's Public Works Department and Engineering Divisions. These facilities include storm drains, natural drainage courses, channels, and basins. The San Bernardino County Flood Control District manages flows in the unincorporated areas adjacent to the city, some of which are watersheds that flow into the city boundary. The purpose of these facilities is to intercept and convey flood flows through and away from the developed areas of the city and county.

Wastewater Facilities

Sewer collection lines, which are discharged to Victor Valley Wastewater Reclamation Authority's (VWVRA) regional treatment facility, are maintained and operated by the Hesperia Water District. The Sewer Division of the Hesperia Water District ensures the delivery and continuous unobstructed flow of sewage to the regional plant located north of the city near Oro Grande. The quality of the effluent must meet the requirements of the VWVRA, a joint-exercise-of-powers agency comprised of Hesperia and other local area entities providing sewer service.

Over the years, VWVRA has completed treatment plant upgrades and several capacity increases. The regional treatment plant is currently capable of treating a portion of the flow to a tertiary level and the remaining flow to a secondary level for percolation. A majority of the highly treated wastewater is discharged into the Mojave River Basin and a small amount is currently used to irrigate landscaping at the treatment plant.

VWVRA has two subregional treatment facilities, one of which is located on the West side of Hesperia near Maple Ave. The facility has the capacity to produce up to one million gallons per day of recycled water, which can then be used for irrigation purposes. The City is working towards the construction of a distribution system to convey the recycled water to potential uses such as the Hesperia Golf Course, schools, and parks. Unlike the regional treatment facility, the subregional plant only processes wastewater. All solid waste is returned to sewer lines to be treated at the



main facility. The City recently installed purple pipe in the Civic Plaza and other areas to utilize this treated wastewater for irrigating landscaped areas. The City is also requiring larger developments to install purple pipe to facilitate the ultimate use of reclaimed water.

PUBLIC SERVICES

Schools

The Hesperia Unified School District serves the City of Hesperia as well as portions of the Oak Hills Community Plan area. In addition, the Snowline Joint Unified School District also serves the west Oak Hills Community Plan area. Currently, Hesperia School District has three comprehensive high schools, two continuation high schools, three middle schools, twelve elementary schools, three choice schools, two alternative schools, one adult education school, and five charter schools. The district also has a Pre-K Academy, independent study program, and offers career and adult education programs.. Enrollment information within the public schools for the 2022-23 school year is identified within Table LU-5.

**TABLE LU-5
EXISTING SCHOOL FACILITIES AND STUDENT ENROLLMENT**

Level of School Level	2022-23 Student Enrollment
Elementary School (Grades K – 6)	12,508
Middle School (Grades 7 & 8)	3,347
High School (Grades 9 – 12)	8,077
Alternative	463
Community Day	30
Continuation	564
Nonpublic, Nonsectarian	17
Total	25,006

Construction of additional schools will be necessary to meet the number of students currently enrolled in the district, as well as future increases in student population.



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Parks

The Hesperia Recreation and Park District is an independent special district within the City of Hesperia. The Hesperia Recreation and Park District maintains retention basins, public landscaping, streetlights, and parks within the city boundary. There are a total of 15 parks and recreational facilities throughout the city. Additional information on the Recreation and Park District is located within the Open Space.

Police Services

The City of Hesperia contracts with the San Bernardino County Sheriff's Department for police services. The Hesperia Police Department is located at 15840 Smoke Tree Street. This station is adjacent to the City Hall and Library, and the Hesperia Civic Plaza Park.

Fire Protection

The City of Hesperia and the Sphere of Influence are served by the San Bernardino County Fire Department. Currently there are four fire stations within the City of Hesperia: Stations, 302, 304, 305 and Station 306 and one station (Station 22) located just north of the city in the community of Spring Valley Lake. Fire station 306 is a temporary fire station that opened on November 30, 2024 to serve the Silverwood community (formally referred to as the Tapestry Specific Plan). The temporary fire station is currently located along Ranchero Road near the entrance to the Silverwood development. As the Silverwood development progresses, the temporary fire station will eventually be replaced by a new permanent station. In addition, San Bernardino County Fire is tentatively planning to construct a new fire station on the site where fire station 301 was once located along 11th Avenue. Fire station 301 was shuttered in 2012 and later demolished in 2018.

Library

San Bernardino County provides library services for the City of Hesperia and its Sphere of Influence within the Hesperia Branch Library, located at the Civic Center Plaza, 9650 Seventh Avenue, Hesperia.



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UTILITIES

Natural Gas

Natural gas is administered by the Southwest Gas Corporation, located at 13471 Mariposa Road, Victorville. Southwest Gas has a special rate analysis service to help determine all rate options, giving each establishment its most beneficial rate.

Electricity

Electrical power is provided by Southern California Edison, located at 12353 Hesperia Road, Victorville. Economic Development rates are available to qualified industrial users.

Solid Waste

Sanitation services are administered by Advance Disposal, located at 17105 Mesa Street, Hesperia. Advance Disposal is contracted to collect solid waste within the city. Advance Disposal also operates a Materials Recovery Facility (MRF) which has a capacity of 600 tons per day. The Company's long-term plans are to expand the capacity of the facility to meet the need of the city and its sphere of influence, which is the company's ultimate service area. Hazardous waste can be taken to the Hesperia Fire Station located at 17443 Lemon Avenue in Hesperia.

Internet Connectivity

Spectrum, owned by Charter Communications, and Frontier Communications are the primary internet service providers for the City of Hesperia. In addition to Internet, Spectrum also offers cable to residents of the city. The nearest Spectrum store is located at 19157 Bear Valley Road in adjacent Apple Valley. The nearest Frontier store is located at 1307 E Citrus Ave in Redlands.



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ISSUES

The State law mandating and regulating the adoption of General Plans identifies those issues which are to be discussed within the Land Use Element. These are:

- Land Use
- Density/Intensity
- Agriculture
- Education
- Flooding
- Forest/Timber
- Industrial Uses
- Public Buildings
- Recreation
- Scenic Resources
- Waste Facilities

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The General Plan Land Use Map identifies land uses on a parcel-specific basis. The Land Use Map identifies the General Plan designation of lots and parcels within the city and its sphere of influence. The Map is incorporated herein by reference and identified as Exhibit LU-1. A map of land uses within the Main Street and Freeway Corridor Specific Plan is also included, as Exhibit LU-2, given the plan area's size and significant potential for residential and non-residential development.

This section of the Land Use Element identifies each designation included in the Land Use Map, the allowable density or intensity, the intent of each designation, and examples of allowable uses within the designation. Specific goals and Implementation Policies for each of those goals are also incorporated in this section.

Table LU-6, provided on the following page, identifies the proposed General Plan Land Use designations and the amount of acreage within the city for each designation.



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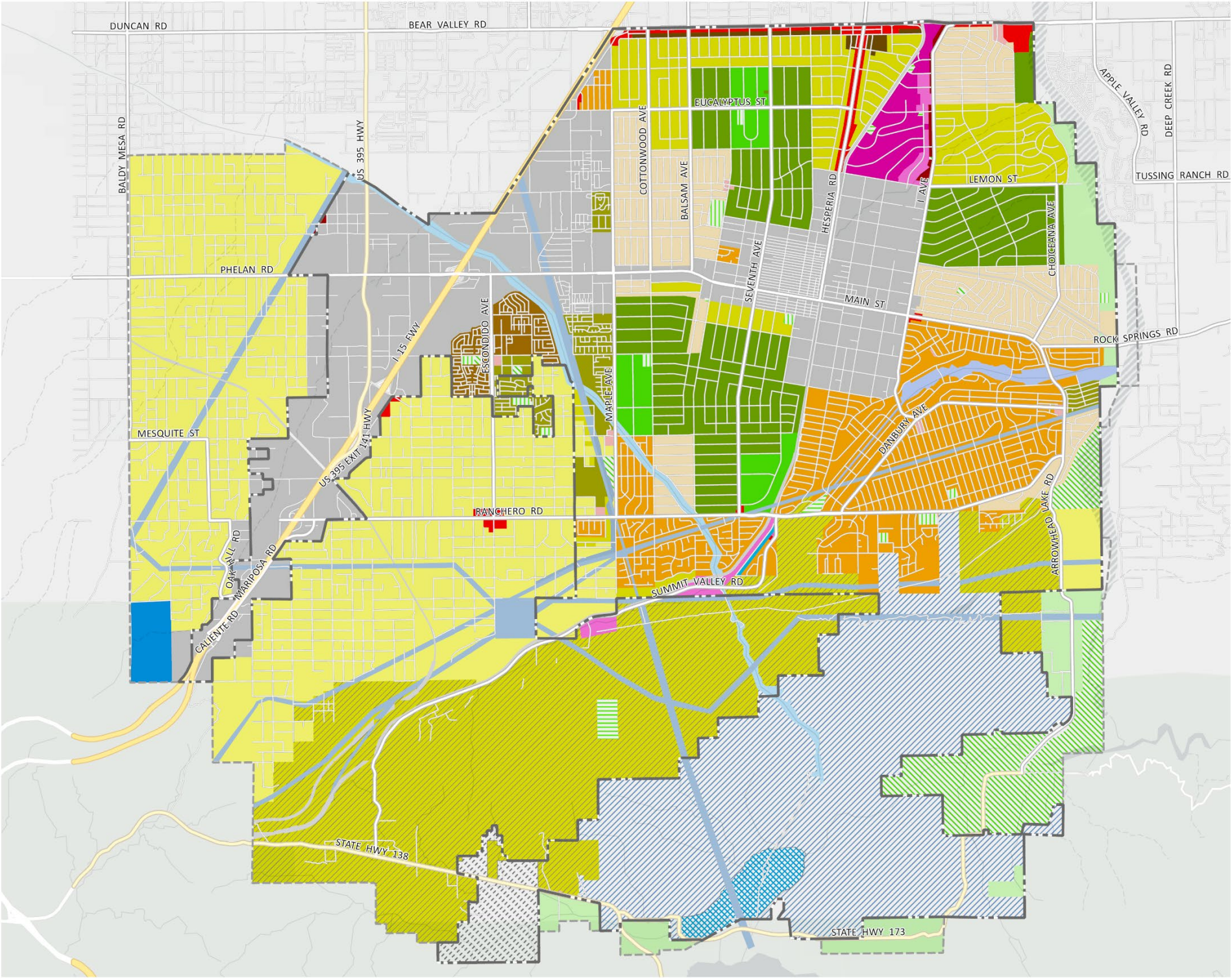
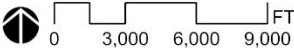


Exhibit LU-1
General Plan Land Use

- General Plan / Zoning
- A2 0.0 - 0.2 du/ac
 - A1-2 1/2 (0.21 - 0.4 du/ac)
 - A1 (0.41 - 1.0 du/ac)
 - RR-2 1/2 (0.0 - 0.4 du/ac)
 - RR (SD) (0.0 - 0.4 du/ac)
 - RR-1 (0.41 - 1.0 du/ac)
 - RR-20000 (1.1 - 2.0 du/ac)
 - R1-18000 (2.1 - 2.4 du/ac)
 - R1 (2.5 - 4.5 du/ac)
 - R1-4500 (4.6 - 8.0 du/ac)
 - R3 (8.1 - 30.0 du/ac)
 - C1 - Convenience Commercial (0.0 - 0.5 FAR)
 - C2 - General Commercial (0.0 - 1.0 FAR)
 - C3 - Service Commercial (0.0 - 0.5 FAR)
 - I1 - Limited Manufacturing (0.0 - 1.0 FAR)
 - I2 - General Manufacturing (0.0 - 1.0 FAR)
 - P-SCHOOL - Public School (0.0 - 1.0 FAR)
 - P-GOVT - Government Facility (0.0 - 1.0 FAR)
 - P-PARK/REC - Park & Recreation (0.0 - 1.0 FAR)
 - AU - Airport Use
 - Rec-Com - Recreational Commercial
 - RC - Resource Conservation
 - RRC - Railroad Corridor
 - AQ - Aqueduct
 - UC - Utility Corridor
 - SP-2013-01 - Tapestry Specific Plan
 - SP-91-003 - Summit Valley Ranch Specific Plan
 - SP-89-01 - Rancho Las Flores Specific Plan
 - MSFC-SP - Main Street/Freeway Corridor SP

--- City Boundary
--- City SOI



Source: The City of Hesperia Date: 2/24/2025





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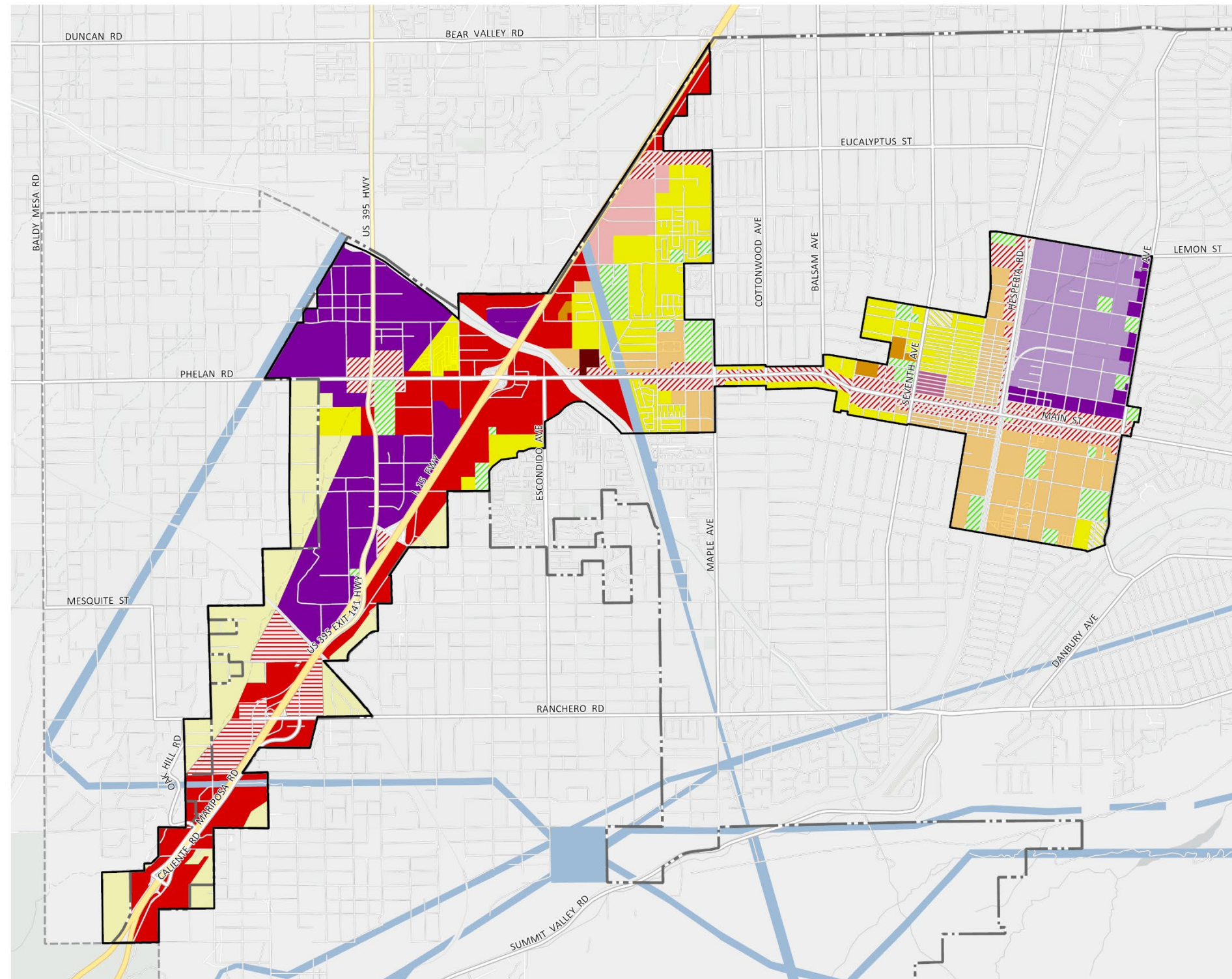
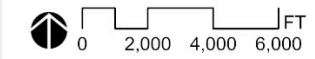


Exhibit LU-2
MSFC Specific Plan

Main Street / Freeway Corridor Specific Plan

- RER - Rural Estate Residential
- VLR - Very Low Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- ASC - Auto Sales Commercial
- PIO - Public/Institutional Overlay
- RC - Regional Commercial
- CIBP - Com/Ind Business Park
- GI - General Industrial
- MU - Mixed Use
- NC - Neighborhood Commercial
- OC - Office Commercial
- OP - Office Park
- PPD - Planned Development
- UC - Utility Corridor

- City Boundary
- City SOI
- MSFC Specific Plan



Source: The City of Hesperia



Date: 2/24/2025



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LAND USE

DENSITY/INTENSITY

This Land Use Element sets policy for land uses in the city and the sphere of influence, establishing the foundation for future development. It also addresses the permitted density and intensity of various land uses. Density and intensity are quantitative measures used to describe how much development may occur on a property.

Density. The term density generally deals with residential development and refers to the population and housing units placed upon a property. The Hesperia General Plan describes density in terms of the number of dwelling units allowed per gross acre (du/acre). A gross acre includes streets and public rights-of-way serving the neighborhood/property being developed.

Intensity. Development intensity generally refers to non-residential development and addresses the amount of building square footage on a particular parcel or lot. Intensity can be described in many ways, including building height, total floor area, the percent of the lot the building occupies (lot coverage), or floor-area ratio (FAR).

The Hesperia General Plan uses floor-area ratio to measure non-residential intensity. The FAR defines the ratio of the total gross floor area of all buildings on a lot to the total area of the lot or parcel. Exhibit LU-2 provides examples of the calculation of the FAR on a specific piece of property. As an example, an 0.5 FAR could be either a one-story building covering fifty percent of the lot or a two-story building on twenty-five percent of the lot.



Exhibit LU-2
Floor Area Ratio

0.25 FLOOR AREA RATIO	0.50 FLOOR AREA RATIO



LAND USE

DENSITY AND INTENSITY GOALS AND POLICIES

The following goals and implementation policies will help ensure appropriate density and intensity of private development within the city:

Goal LU-1	An arrangement of compatible land uses that protects and maintains attractive and safe neighborhoods while providing opportunities for commercial and industrial uses.
Policy LU-1.1	Maintain a balanced mix of high quality residential, retail, employment, industrial, open space, and public facility land uses to ensure a range of lifestyle options and convenient access to shops, restaurants, services, and well-paid jobs.
Policy LU-1.2	Require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.
Policy LU-1.3	Preserve undeveloped non-residential areas west of Interstate 15 and north of El Centro Road for commercial and industrial uses to promote land use compatibility and maintain the economic viability of the planning area.
Policy LU-1.4	Consider proposed development that is consistent with the Land Use Plan (i.e., it does not require a change in Land Use Designations), to be generally compatible and consistent with surrounding land uses and a community's identity. Other policies in the General Plan and development standards in the Development Code may require additional site, building, and landscape design treatment to ensure compatibility.



TABLE LU-6
LAND USE DESIGNATIONS AND ACREAGE

General Plan Land Use Designation	Description	Density/Intensity	Population per Household/ Employee per Acre	Total Acreage	Percent of Total City
Residential					
A2	General Agriculture	0.0 - 0.2 du/ac	3.3	1,776.1	2.6%
A1-2 ½	Limited Agriculture-2 ½	0.21 – 0.4 du/ac	3.3	794.0	1.2%
A1	Limited Agriculture-1	0.41 – 1.0 du/ac	3.3	4,147	6.0%
Rural Residential					
RR-2 ½	Rural Residential-2 ½	0.0 – 0.4 du/ac	3.3	13,276.5	19.2%
RR(SD)	Rural Residential-Special Development	0.0 – 0.4 du/ac	3.3	10,985.4	15.9%
RR-1	Rural Residential-1	0.41 – 1.0 du/ac	3.3	2,818.0	4.1%
RR-20000	Rural Residential-20,000	1.1 – 2.0 du/ac	3.3	3,198.7	4.6%
Residential					
R1-18000	Single-Family Residence-18,000	2.1 – 2.4 du/ac	3.3	4,686.8	6.8%
R1	Single-Family Residence	2.5 – 4.5 du/ac	3.3	705.8	1.0%
R1-4500	Single Family Residence-4,500	4.6 – 8.0 du/ac	3.3	434.6	0.6%
R3	Multiple Family Residential	8.1 – 30.0 du/ac	2.5	140.6	0.2%



LAND USE

TABLE LU-6
LAND USE DESIGNATIONS AND ACREAGE

General Plan Land Use Designation	Description	Density/Intensity	Population per Household/ Employee per Acre	Total Acreage	Percent of Total City
Commercial					
C1	Neighborhood Commercial	0.0– 0.5 FAR	10.08	71.5	0.1%
C2	General Commercial	0.0 – 1.0 FAR Up to 30 du/ac	10.08 2.5	415.6	0.6%
C3	Service Commercial	0.0 – 0.5 FAR	7.83	67.3	0.1%
Industrial					
I1	Limited Manufacturing	0.0 – 1.0 FAR	7.83	268.5	0.4%
I2	General Manufacturing	0.0 – 1.0 FAR	7.83	495.5	0.7%
Public					
P-School	Public Schools	0.0 – 1.0 FAR	-	155.5	0.2%
P-Govt	Government Facilities	0.0 – 1.0 FAR	-	110.6	0.2%
P-Park/Rec	Park and Recreation Facilities	0.0 – 1.0 FAR	-	1,856.7	2.7%
Specific Plan					
SP-89-01	Rancho Las Flores Specific Plan	-	-	492.3	0.7%
SP-91-003	Summit Valley Ranch Specific Plan	-	-	786.2	1.1%



TABLE LU-6
LAND USE DESIGNATIONS AND ACREAGE

General Plan Land Use Designation	Description	Density/Intensity	Population per Household/ Employee per Acre	Total Acreage	Percent of Total City
SP-2013-01	Tapestry (Silverwood) Specific Plan	-	-	9,366.3	13.6%
MSFC-SP	Main Street / Freeway Corridor Specific Plan	-	-	8,923.4	12.9%
Other					
Airport	Airport Use	-	-	20.6	0.0%
Rec-Com	Recreation – Commercial	-	-	277.3	0.4%
RC	Resource Conservation	-	-	314.8	0.5%
RRC	Railroad Corridor	-	-	514.3	0.7%
AQ	Aqueduct	-	-	598.3	0.9%
TC	Transportation Corridor	-	-	398.0	0.6%
UC	Utilities Corridor	-	-	946.7	1.4%
Totals				69,042.9	100.00%

Notes:

The total acreage for the Main Street Freeway Corridor Specific Plan (MSFC-SP) does not include the approximately 132 acres of aqueduct, 101 acres of railroad corridor, 301 acres of utility corridor, and 398 acres of major transportation corridors, and 845 acres in roadways that is included in the total identified in Table LU-4 Main Street and Freeway Corridor Specific Plan Land Uses. The acreages for the aqueduct, railroad corridors, utilities, and major transportation corridors are identified under “Other” in this table; roadways were included with the adjacent land use designation. Therefore, the total acreage identified in Table LU-4 of 10,637 acres is consistent with the total of the MSFC-SP and the aqueduct, railroad, utility, and transportation corridors.



LAND USE



Land Use Designations

Residential Development

The General Plan Land Use Map establishes adequate areas for residential densities varying from one (1) unit per five (5) acres to thirty (30) units per acre, in order to meet the needs of projected population growth within the community. In addition, densities of up to thirty (30) dwelling units per acre are permitted within the Main Street and Freeway Corridor Specific Plan area. Other Specific Plan areas may also identify alternative densities and are not bound by the densities identified on the General Plan Land use map.

Tables LU-7 through LU-15 detail the density, intent and uses allowed under the various residential designations. Each designation uses gross acreages to determine density. Net lots sizes may be smaller than the minimum as long as the overall density of the land use designation is not exceeded.

TABLE LU-7
RR-SD (RURAL RESIDENTIAL-SPECIAL DEVELOPMENT)

Density	
	0.0-0.4 dwelling units per acre for subdivisions without a Specific Plan. Ultimate density for any specific plan will be based on the quality of the proposal, adherence to the General Plan and incorporation of sustainability principles into the development.
	For all development within the RR-SD designation that is not within a Specific Plan or is not a single-family dwelling on an existing lot, a gross density of one dwelling unit per 2½ acres (0.0-0.4 dwelling units per acre) shall not be exceeded.
	Upon preparation, review, and adoption of a comprehensive Specific Plan a higher density than 0.4 dwelling units per acre may be established based upon environmental, topographic, and infrastructural capacity of the land as defined by supporting documentation. The maximum density of a specific plan will be based on the quality of the proposal, adherence to the General Plan and incorporation of sustainability principles into the development. Density transfers and clustering are acceptable and encouraged in order to increase open space preservation. Concurrent to approval of a Specific Plan, a Zone Change and General Plan



LAND USE

TABLE LU-7
RR-SD (RURAL RESIDENTIAL-SPECIAL DEVELOPMENT)

	Amendment shall be approved to conform the zoning and the land use designation to the Specific Plan.
Intent	The Rural Residential-Special Development (RR-SD) designation is intended to include areas with minimal or no infrastructure or public services, exhibiting varying topography, environmental sensitivity, or other developmental constraints. Areas designated RR-SD merit special planning attention and approaches which go beyond General Plan policies at the city-wide scale. The RR-SD designation is placed upon areas within Summit Valley and Honda Valley that will require comprehensive planning prior to development. Specific Plans within this designation should: - Include a detailed implementation program including facility phasing and funding. - Carefully prescribe balancing of development and open space within a planning area in an economically feasible manner. - Provide special regulations that are responsive to unique local conditions. - Allow flexibility necessary for long range planned community projects.
Uses	Rural residential uses are appropriate for this zone, as well as large animal uses. With the implementation of a Specific Plan, including necessary improvements, suburban residential, commercial and mixed uses would be permitted.



**TABLE LU-8
RR-2 ½ (RURAL RESIDENTIAL-2 ½)**

Density	0.0-0.4 dwelling units per acre for subdivisions without a Specific Plan. Up to 4.0 dwelling units per acre for Specific Plans Areas within this designation may be developed at a maximum gross density not to exceed 0.4 dwelling units per acre (one dwelling unit per 2½ acres), with adequate infrastructure and services needed to support this level of development.
Intent	The RR-2½ designation is intended to preserve rural residential uses. The majority of the RR-2½ designation is located in the Sphere of Influence within the Oak Hills Community Plan. It is intended to maintain the area's existing rural lifestyle.
Uses	The RR-2½ designation permits equestrian and other large animal uses. This designation is appropriate in areas characterized by large lot sizes and sparse single family residential development, free from environmental constraints, which have been identified for protection of rural lifestyles.

**TABLE LU-9
RR-1 (RURAL RESIDENTIAL-1)**

Density	0.41-1.0 dwelling units per acre Areas within this designation may be developed at maximum gross densities between one dwelling unit per 0.41 acres and one dwelling unit per acre (approximately two and one-half acre to one acre lot sizes), with adequate infrastructure and services needed to support this level of development.
Intent	The Rural Residential with a one acre minimum lot size (RR-1) designation is intended for detached single family residential uses. This designation is appropriate in areas characterized by rural residential uses on a minimum one acre lot size and is intended to protect large animal keeping.
Uses	The RR-1 designation encompasses mostly existing single-family residential neighborhoods. Parcels within this



LAND USE

**TABLE LU-9
RR-1 (RURAL RESIDENTIAL-1)**

	designation are or will be served with adequate infrastructure and public facilities to support this level of development. Within areas which contain significant environmental or topographic constraints, clustering of residential uses may be encouraged to preserve natural resources and mitigate environmental impacts.
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**TABLE LU-10
RR-20000 (RURAL RESIDENTIAL-20,000)**

Density	1.1-2.0 dwelling units per acre Areas within this designation may be developed at maximum gross densities ranging from one dwelling unit per acre to two dwelling units per acre (approximately one acre to 20,000 square foot lot sizes), with adequate infrastructure and services needed to support this level of development. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructural conditions.
Intent	The Rural Residential with a minimum lot size of 20,000 square feet (RR-20000) is intended for single family residential uses with some large animal keeping, depending on lot size. The RR-20000 designation is intended to maintain a more rural lifestyle than the R1-18000 designation through allowing more animal keeping, including horses.
Uses	Areas that are designated RR-20000 are almost entirely developed with existing single-family residences on 20,000 square foot or 30,000 square foot lots. New development within this area should be consistent with the existing surrounding neighborhood. Within areas which contain significant environmental or topographic constraints, clustering of residential uses may be encouraged to preserve natural resources and mitigate environmental impacts.



TABLE LU-11
RI-18000 (SINGLE-FAMILY RESIDENCE-18,000)

Density	2.1-2.4 dwelling units per acre Areas within this designation may be developed at a maximum gross density of two dwelling units per acre (approximately 18,000 square foot lot sizes), with adequate infrastructure and services needed to support this level of development. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructural conditions.
Intent	The Single-family Residence with a minimum lot size of 18,000 square feet (R1-18000) is intended for single family residences that do not keep large animals. This designation is intended to generally limit equestrian uses and keeping of other large animals unless they are permitted through the lot size requirements identified in the Municipal Code.
Uses	The Mesa forms the majority of the R1-18000 designation. New development within this area should be consistent with the existing surrounding neighborhood. Within areas which contain significant environmental or topographic constraints, clustering of residential uses may be encouraged to preserve natural resources and mitigate environmental impacts.

TABLE LU-12
RI (SINGLE-FAMILY RESIDENCE)

Density	2.5-4.5 dwelling units per acre Areas within this designation may be developed at maximum gross densities ranging from 2.5 to 4.5 dwelling units per acre (minimum 7,200 square foot lot sizes to 18,000 square foot lots), with adequate infrastructure and services needed to support this level of development. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructural conditions.
Intent	The Single-family Residence designation is intended for detached single family residential uses characterized by a more suburban setting. Sewer will be required for all new



LAND USE

TABLE LU-12
RI (SINGLE-FAMILY RESIDENCE)

	dwelling units developing within this density with lots smaller than 18,000 square feet in area.
Uses	Equestrian and other large animal uses are not intended for this designation. Within areas which contain significant environmental or topographic constraints, clustering of residential uses may be encouraged to preserve natural resources and mitigate environmental impacts.

TABLE LU-13
RI-4500 (SINGLE-FAMILY RESIDENCE-4,500)

Density	4.6-8.0 dwelling units per acre Areas within this designation may be developed at maximum gross densities ranging from one dwelling unit per 0.21 acres to 0.125 acres (minimum 4,000 square foot lot sizes to less than 7,200 square foot lots), with adequate infrastructure and services needed to support this level of development. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructural conditions
Intent	The Single-family Residence with a minimum average lot size of 4,500 square feet (R1-4500) is intended for single family residential uses and is characterized by lots smaller than the standard 7,200 square feet.
Uses	Sewer will be required for all new dwelling units developing within this density. Development within this designation should offer a variety of lot sizes, housing types, and public amenities. Development in this area shall include amenities such as parks and pools for residents of the subdivision and are encouraged to work with other projects to create centrally located parks for multiple subdivisions. Equestrian and other large animal uses are not intended for this designation.



**TABLE LU-14
R3 (MULTIPLE FAMILY RESIDENCE)**

Density	8.1-30.0 dwelling units per acre Areas within this designation may be developed at maximum gross densities ranging from 8.1 to 30.0 dwelling units per acre. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructural conditions.
Intent	The Multiple Family Residence (R3) designation is intended for multiple family uses in an urban setting. Sewer will be required for all new dwelling units developing within this density.
Uses	Housing types may include townhouses, condominiums, duplexes, triplexes, apartments, or manufactured housing developments. Active recreational facilities such as playground equipment, basketball and tennis courts, clubhouses, and pools, spas and water parks shall be provided as well as passive recreational facilities including benches, barbeques, and water features and other non-recreational features such as entry statements and decorative walls shall be provided within new development. Horses and other large animal uses are not intended within this district.

Table LU-15 summarizes the densities allowed by each of the residential designations.

**TABLE LU-15
RESIDENTIAL DENSITIES**

Designation	Legend	Dwelling Units Per Acre (DU/AC)	Typical Lot Size^{1,2}	Population Density (persons per acre-ppa)^{3,4}
Rural Residential-Special Development ³	RR-SD	0.0-0.4 DU/AC 0.0-4.0 DU/AC (with Specific Plan)	2 ½ acres ¹ Dependent upon Specific Plan	0.7 ppa Dependent upon Specific Plan
Rural ³ Residential-2½	RR-2½	0.0-0.4 DU/AC	Minimum 2½ acres ¹	0 to 1.3 ppa



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**TABLE LU-15
RESIDENTIAL DENSITIES**

Designation	Legend	Dwelling Units Per Acre (DU/AC)	Typical Lot Size^{1,2}	Population Density (persons per acre-ppa)^{3,4}
Rural ³ Residential- 1	RR-1	0.41-1.0 DU/AC	1 acre to 2½ acres ¹	1.4 to 3.3 ppa
Rural ³ Residential- 20000	RR-20000	1.1-2.0 DU/AC	½ acre to 1 acre ²	3.3 to 6.6 ppa
Single-family ³ Residence- 18000	R1-18000	2.1-2.4 DU/AC	18,000 square feet to 20,000 square feet ²	6.9 to 7.9 ppa
Single-family Residence ³	R1	2.5-4.5 DU/AC	7,200 square feet to 18,000 square feet ²	8.3 to 14.9 ppa
Single-family ³ Residence-4500	R1-4500	4.6-8.0 DU/AC	4,000 square feet to 7,200 square feet ²	15.2 to 26.4 ppa
Multiple family Residence ⁴	R3	8.1-30.0 DU/AC	5 Acres ⁵	26.5 to 99.4 ppa

¹ Gross Lot Size is used for designations one acre or larger in size.

² Net Lot Size is used for designations less than one acre in size.

³ Population density per acre based on 3.3 persons per household for single-family residence.

⁴ Population density per acre based on 2.5 persons per household for multiple-family residence.

⁵ Lot Size less than 5 Acres is allowed with the submittal of a proposed multi-family project.



RESIDENTIAL DEVELOPMENT USES

Small-Lot Subdivisions

The City of Hesperia provides a variety of housing types, ranging from large-lot residential uses concentrated at the eastern portion of the city to small-lot subdivisions, generally located west of Maple Avenue. Single-family residential subdivisions with lots less than 7,200 square feet in size are considered small-lot subdivisions. City stakeholders have identified concerns about small-lot subdivisions providing adequate services for the new residents, including:

- Parks
- Schools
- Police
- Fire

Multi-Family Residential Lot Sizes

The City's multifamily districts are generally located: 1) east of the railroad, south of Main Street, 2) immediately south of Bear Valley Road along Sequoia Street, and 3) between the Civic Plaza and the railroad (the Township Area). The township area includes a multitude of parcels that were subdivided into lots as small as 25 feet by 100 feet. While the majority of these lots have since been combined to widths of 50 or 100 feet, many still require consolidation prior to development in order to meet the City's Development Code minimum setbacks. In addition, sewer does not completely service many of the areas and has limited the amount of development that may occur on these parcels.

The Multiple Family Residence designation permits development at a density of 8.0-30.0 dwelling units per acre, but has developed with single-family residences on one lot instead because the lack of infrastructure and lot size has limited the number of units per acre. Single-family residences are mixed in with duplexes and triplexes through most of this area. Consequently, linear design and lack of open space or amenities characterize these developments.



LAND USE

Oak Hills Community Plan Area

Within the Oak Hills Community Plan area, residential densities are anticipated to remain fairly low due to existing parcel sizes, infrastructure, and community interest in maintaining a rural lifestyle. Many of these lots were created through sectional subdivisions approved by San Bernardino County. In many cases, these lots lack legal access over dedicated roadways, and some lots lack physical access as well. In the event that portions of the Oak Hills Community Plan area are annexed into the City of Hesperia, accessibility to parcels will need to be analyzed and provided prior to development.

Animal Uses

Under San Bernardino County Code regulations (as adopted by the City upon incorporation) animal uses on residential lots were a function of lot size, with lots of 20,000 square feet and over permitting equestrian and other large animal uses. Equestrian and rural animal uses have been established on larger lots throughout the city, both north and south of Main Street, and in the residential area east of I Avenue. As the community continues to become more urbanized, the continuation of these animal uses in a manner which is compatible with the increasing urbanization will need to be addressed. Recreational facilities such as equestrian trails and staging areas should be located within residential areas designated for continuation of animal uses, while other areas of the city desiring a more urban environment may continue to restrict large animal and livestock uses.

Spatial Issues and Aesthetics

With the introduction of small lot subdivisions to the city, bringing houses and residents in closer proximity to each other, issues arise which can create disharmony in the spatial as well as aesthetic qualities of these neighborhoods. Small lot subdivisions can potentially result in incompatible architecture, housing units too close to each other, inappropriate building mass on one property visually overwhelming another property, limited open space, and lack of adequate yard space for recreational and other uses which were, in the past, common on the larger residential properties of the city. Appropriate land use regulations are necessary to deal with these issues.

In addition, older residential areas may, due to age and/or lack of appropriate property maintenance, fall into disrepair. Maintaining the integrity and soundness of these residential areas is necessary for the City to respect its history and to serve those who reside on those properties.



RESIDENTIAL GOALS AND POLICIES

The following goals and implementation policies are incorporated to guide the City with respect to its residential development.

Goal LU-2	Residential development that is visually pleasing and compatible with existing uses, neighborhoods, and the natural desert environment.
Policy LU-2.1	Plan for a variety of residential product types to accommodate rural and suburban lifestyles and all economic and demographic segments of the City's population.
Policy LU-2.2	Require that new residential developments are located, scaled, buffered, and designed so as to not hinder the economic viability and continuity of areas planned for nonresidential uses.
Policy LU-2.3	Enhance the sense of identity and increase the feeling of pride among residents, business owners, employees, and visitors by encouraging excellent physical design and continual property maintenance and improvements.
Policy LU-2.4	Encourage lot consolidation of multi-family residential properties through creation of a lot consolidation incentive program.
Policy LU-2.5	Permit density transfers and clustering as a means of achieving more efficient housing construction and providing areas of usable common open space, in addition to payment of development impact fees.



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Policy LU-2.6	Require new development in areas planned for mixed use to incorporate high-quality and innovative design with walkable environments, human-scale, gathering spaces, and vibrant businesses that competitively attract consumers and consumer spending in the evolving retail sales and services market.
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AGRICULTURE

As with residential land use designations, the agricultural land use designations specify a range of permitted densities (units per acre) within each designation. Actual densities obtained within each site are limited based upon the site or development's capacity to accommodate roads and easements, drainage facilities, required setbacks, open spaces and amenities, infrastructure necessary to serve the proposed density and seismic, noise, drainage or other hazards. Agricultural uses are intended for rural areas within the city that accommodate a larger range of animal uses.

The General Plan land use designations are as follows:

TABLE LU-16
A2 (GENERAL AGRICULTURAL)

Density	0.0-0.2 dwelling units per acre The General Agricultural (A2) designation has a maximum gross density not to exceed 0.2 dwelling units per acre (one dwelling unit per five acres).
Intent	The A2 designation is intended to protect agricultural uses. This designation is appropriate in areas characterized by large lot sizes, varying topography, proximity to the Mojave River, or distance from public services such as sewers.
Uses	The A2 designation encompasses those uses which are customarily conducted in areas not yet suited for urban development or which should be permanently set aside for general agricultural purposes. This district provides areas for commercial agricultural operations, agricultural support services, livestock keeping, rural residential uses, and similar uses.



TABLE LU-17
A1-2 ½ (LIMITED AGRICULTURAL – 2 ½)

Density	0.21-0.4 dwelling units per acre The Limited Agricultural with a minimum 2½-acre lot size (A1-2½) has a gross density range of 0.21 (one dwelling unit on less than five acres) to 0.4 dwelling units per acre (one dwelling unit per 2½ acres).
Intent	This designation is intended to protect rural lifestyles within the city and sphere of influence.
Uses	The A1-2½ designation encompasses mostly subdivided properties containing a single-family dwelling. Rural residential uses, livestock keeping, horses, and other large-animal uses are intended to be protected and preserved within this designation. The amount of commercial agricultural uses and large animal uses allowed is dependent upon lot size and standards included in the Municipal Code.

TABLE LU-18
A1 (LIMITED AGRICULTURAL)

Density	0.41-1.0 dwelling units per acre The limited agricultural with a minimum one-acre lot size (A1) has a gross density range of 0.41 dwelling units per acre (one dwelling unit on 2½ acres) to 1.0 dwelling unit per acre (one dwelling unit on one acre).
Intent	This designation is intended to continue the current rural lifestyle for residents living in A1-and A1-2½ designated areas.
Uses	The A1 designation encompasses mostly existing single-family residential neighborhoods. Residential uses, livestock keeping, equestrian, and other large-animal uses are suited for areas within this designation. The amount of commercial agricultural uses and large animal uses allowed is dependent upon lot size and standards included in the Municipal Code.

Table LU-19 summarizes the residential densities allowed under the various agricultural land use designations.



LAND USE

TABLE LU-19
AGRICULTURAL RESIDENTIAL DENSITIES

Designation	Legend	Dwelling Units Per Acre (DU/AC)	Typical Lot Size^{1,2}	Population Density (persons per acre-ppa)^{3,4}
General Agricultural ²	A2	0.0-0.2 DU/AC	Minimum 5 acres ¹	0 to 0.7 ppa
Limited ³ Agricultural-2½	A1-2½	0.21-0.4 DU/AC	2½ acres to 5 acres ¹	0.7 to 1.3 ppa
Limited ³ Agricultural-1	A1	0.41-1.0 DU/AC	1 acre to 2½ acres ¹	1.4 to 3.3 ppa

¹ Gross Lot Size is used for designations one acre or larger.

² Population density per acre is based on 3.3 persons per household for single-family residential.

COMMERCIAL

The commercial designations are designed to permit a wide variety of neighborhood, general office, and retail uses. Commercial designations are intended to serve local neighborhood needs as well as regional and highway commercial needs, including opportunities for a wide range of services, retail, and wholesale functions. Specific uses permitted within each designation are listed in the underlying zone district.

Floor Area Ratio, or FAR, is included with each applicable non-residential designation. The FAR's are given as an intensity range that all non-residential buildings shall fall between, depending upon designation. FAR determines the allowable building area based upon the lot size. Multiplying the FAR by the lot size results in the maximum allowable building square footage. The Floor Area Ratio should not be taken as a guarantee for building size; minimum development code standards such as height limitations, parking, landscaping, and internal access may also limit building size. Examples of the calculation of floor area ratios can be found within Exhibit LU-2 on Page LU-31.

Tables LU-20 through LU-22 detail the allowable intensity as well as the intent and uses for each of the commercial land use designations.



**TABLE LU-20
C1 (NEIGHBORHOOD COMMERCIAL)**

Intensity	FAR: 0.0-0.5 Development within the Neighborhood Commercial designation should occur at a Floor Area Ratio not to exceed 0.5. Businesses within the C1 designation should be smaller in floor area than the other commercial designations and should be less-intense in impacts such as traffic and noise due to the proximity of residentially designated properties.
Intent	The Neighborhood Commercial (C1) designation is intended to meet the needs of local neighborhood residents.
Uses	Neighborhood commercial properties should generally be located on sites of 15 acres or less, within or adjacent to residentially-designated areas and at intersections of collector or arterial streets. Uses within neighborhood commercial areas should include convenience-type goods and services intended to provide for the daily (short-term) needs of surrounding residential neighborhoods. Site design should incorporate effective internal circulation for both vehicular and pedestrian traffic as well as buffering from adjacent residential uses.

**TABLE LU-21
C2 (GENERAL COMMERCIAL)**

Intensity	FAR: 0.0-1.0 Development within the General Commercial designation should occur at a Floor Area Ratio not to exceed 1.0.
Density	Up to 30 du/ac
Intent	The General Commercial (C2) designation is intended for goods and services of a general nature as well as professional offices that will meet both the short and long-term needs of the City's population and to allow for multiple family uses in an urban setting. Sewer will be required for all new dwelling units developing within this designation.



LAND USE

**TABLE LU-21
C2 (GENERAL COMMERCIAL)**

Non-Residential Uses	General commercial uses should generally be located on sites a minimum of five (5) acres in size with access from arterial streets. It is recognized that many vacant properties, particularly along Bear Valley Road, do not meet this minimum site size. These properties are to be considered developable despite this deficiency. Site design within general commercial use areas should include effective internal circulation designed to minimize traffic impacts on adjacent arterial streets. Consolidation of multiple lots is encouraged in order to create a cohesive retail center rather than multiple strip commercial stores.
Residential Uses	Housing types may include townhouses, condominiums, duplexes, triplexes, apartments, or manufactured housing developments. Active recreational facilities such as playground equipment, basketball and tennis courts, clubhouses, and pools, spas and water parks shall be provided as well as passive recreational facilities including benches, barbeques, and water features and other non-recreational features such as entry statements and decorative walls shall be provided within new development. Horses and other large animal uses are not intended within this district.

**TABLE LU-22
C3 (SERVICE COMMERCIAL)**

Intensity	FAR: 0.0-0.5 Development within the Service Commercial designation should occur at a Floor Area Ratio not to exceed 0.5.
Intent	The Service Commercial (C3) designation is intended for utilization as a buffer between residential or commercial uses and industrial uses.
Uses	Service commercial uses include business-to-business retail and wholesale sales and services. All business operations shall be conducted within an enclosed building, and no outdoor storage shall be permitted. Service Commercial properties should be located on arterial streets.



Commercial Development Issues

Mixed Use

As residential and commercial patterns change and concern for climate appropriate sustainable developments grow, there is an increasing need for mixed use developments, specifically those combining residential and commercial uses. Because such uses are often incompatible, specific land use policies are needed to ensure the economic success as well as to allow both the residents and the commercial businesses to be able to coexist in harmony.

Incompatibility with Residential Uses

Commercial uses, by their nature, generate traffic, activities, light and noise which can be incompatible with adjacent residential uses. Through proper design of both the commercial and the residential developments these incompatibilities can be minimized if not eliminated.

Cooperation among Businesses and Property Owners

Commercial economic vitality requires a critical mass of commercial and service users within a combined geographical area in order to attract the necessary number of customers and clients for the success of all of the businesses. Such success is necessary for the financial and economic stability and growth of the city. To achieve this, cooperation among businesses and property owners to create areas which serve their existing and potential customers is desirable. The City's land use policies should encourage and promote such cooperation.

Signs and Commercial Glare

The nature of commercial districts requires extensive use of signage, lighting and a variety of activities. When such aspects of a commercial district are in conflict, the economic vitality and financial base of the district can be threatened. Further, when such aspects spill over onto adjacent land uses, most specifically residential, it can diminish the quality of life and the economic value of these adjacent land uses. Thus, it is important for the City's land use policies to help ensure that the vitality of the commercial areas is maintained, while protecting the adjacent residential areas from negative influences.



LAND USE

Aesthetics

Due to the diverse number of properties, property owners and uses, commercial and other business structures adjacent to or in close proximity to each other can be incompatible in terms of massing, architecture and similar features. In addition, because commercial structures are intended to attract the interest of both pedestrians and motorists along the streets which front the commercial property, efforts to provide an attractive frontage are made, but often the sides and rears of the buildings are ignored aesthetically, even while they are visible from both rights-of-way as well as adjacent properties and their users. Such lack of adequate aesthetic effort can degrade not just the commercial district itself, but also those areas surrounding the commercial district.

Commercial Goals and Policies

The following are the Goals and Implementation Policies to regulate commercial development within the city. Other goals and policies appropriate to their specific areas can be found in the Main Street and Freeway Corridor Specific Plan, and the Tapestry Specific Plan..

Goal LU-3	Balanced and efficient commercial development that is attractive, safe, accessible, and strengthens the local economy.
Policy LU-3.1	Maintain sufficient lands to provide a full range of commercial services that meet the needs of current and future residents.
Policy LU-3.2	Encourage a diverse mix of commercial and service businesses that provide employment opportunities and support the local tax base.
Policy LU-3.3	Promote the development of retail, restaurant, and entertainment uses along Main Street to facilitate a more pedestrian-friendly environment.



Policy LU-3.4	Encourage the inclusion and beautification of on-site pedestrian pathways, particularly connecting parking lots to business entrances, through the use of landscaping.
Policy LU-3.5	Require theme elements on all major commercial developments to distinguish them from other centers, foster individuality, and promote gathering opportunities.
Policy LU-3.6	Require varied planes and textures and variety in materials to provide superior architectural design on commercial buildings.
Policy LU-3.7	Require delivery areas to be separated from pedestrian areas.

INDUSTRIAL

Industrial districts are appropriate for areas having or planned to have adequate sanitation, water, transportation, drainage, utilities, and public services available to meet the needs of this type of development. The industrial designations are not intended for general commercial uses, either of a retail or service nature that will attract non-industrial users, vehicular traffic, or incompatible uses into the industrial area.

When possible, industrial areas should be separated from single family residential areas by commercial or multiple family residential designations, 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, dust, and other potential land use conflicts must be addressed through the design review process within the Industrial designations.

Tables LU-23 and LU-24 detail the intensity, intent and uses identified for the two industrial land use designations.



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**TABLE LU-23
I-1 (LIMITED INDUSTRIAL)**

Intensity	FAR: 0.0-1.0 Development within the Limited Industrial designation should occur at a Floor Area Ratio not to exceed 1.0.
Intent	The Limited Industrial (I1) designation is intended to include lighter industrial uses along with ancillary commercial uses which are incidental to the primary industrial use of the property. Supportive service commercial uses may also be allowed.
Uses	Wholesale or retail sale of industrial supplies, transportation equipment, building equipment and materials, indoor manufacturing uses, and similar uses may be permitted in this district.

**TABLE LU-24
I-2 (GENERAL INDUSTRIAL)**

Intensity	FAR: 0.0-1.0 Development within the General Industrial designation should occur at a Floor Area Ratio not to exceed 1.0.
Intent	The General Industrial (I2) designation is intended to permit the establishment of manufacturing and related uses within the city in areas which are protected from encroachment by incompatible residential and retail manufacturing uses.
Uses	This district permits the heaviest types of manufacturing and industrial uses with approval of a site plan or conditional use permit. Manufacturing, warehousing, and fabrication uses are all appropriate for this designation.

Industrial Development Issues

Adjacent Residential Areas

As with commercial land uses, industrial land uses can diminish both the quality of life as well as the value of adjacent residential land uses. While inherently incompatible when adjacent to each other, design techniques can



be used to minimize the conflicts between the two land uses. Adjacent residential areas should not limit the potential uses within industrial areas.

Adequate Infrastructure

Industrial uses require public infrastructure that adequately serves their needs. These include streets of sufficient size and design to handle trucks, adequate water supply and adequate sewage and other disposal and treatment. The City should adopt policies which provide not just for the expansion of existing industrial development but ones which encourage new industrial development to locate in the city by providing the infrastructure needed.

Aesthetics

Modern industrial areas provide a pleasing environment not just for the businesses and its workers, but compliment the general area, reducing its impact upon surrounding land uses. Through the use of various land use and building design techniques, the aesthetic nature of the industrial area can be assured.

Industrial Goals and Policies

The following are the Goals and Implementation Policies to regulate industrial development within the city.

Goal LU-4	Industrial development that expands the City's tax base and provides a range of employment activities while minimizing the impacts to the community and environment.
Policy LU-4.1	Maintain sufficient lands to allow for a full range of industrial businesses that serve the community and surrounding areas.
Policy LU-4.2	Encourage a diverse mix of industrial businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.



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Policy LU-4.3	Encourage the development of logistics warehousing in areas designated Commercial Industrial Business Park west of Interstate 15 to leverage direct and convenient access to the freeways.
Policy LU-4.4	Explore opportunities to encourage industrial development in the area north of Main Street, between the railroad tracks and I Avenue. Pursue grant funding to improve roadway and utility infrastructure, as available.
Policy LU-4.5	Require architectural treatment on all street-facing sides of a building, such as varied planes, textures, and materials, to achieve high quality design.
Policy LU-4.6	Require landscape plantings into industrial projects to define and emphasize building entrances, inclusive of those areas along the front of the building facing a parking lot.
Policy LU-4.7	Require delivery areas to be separated from pedestrian areas.

PUBLIC LAND USES

The public land use designations are intended to identify land which is or will be utilized for public facilities or uses including community facilities, schools, parks, libraries, utility easements and substations, water and sewage facilities, hospitals, emergency services, fire stations, municipal buildings, and other uses serving a public interest. These designations are especially appropriate for land that is under ownership by a public agency.

Use of such publicly designated land shall be governed by the public entity controlling the land with approval of a public facility review for new construction or uses, pursuant to the Municipal Code, Title 16: Development Code, or the Main Street and Freeway Corridor Specific Plan, Public Institutional Overlay zone.



Tables LU-25 through LU-27 detail the intensity, intent and allowable uses on property with these public designations.

**TABLE LU-25
P-SCHOOL (PUBLIC-SCHOOL)**

Intensity	None
Intent	The Public-School (P-School) designation is intended to identify properties owned or leased by school districts.
Uses	The P-School designation includes schools and properties of the Hesperia Unified School District and Snowline Joint Unified School District, including elementary schools, sixth-grade academies, middle schools, junior high schools, high schools and continuation schools, but not include charter schools, private or church schools.

**TABLE LU-26
P-GOVT (PUBLIC-GOVERNMENT)**

Intensity	FAR: 0.0-2.0 Development within the Public-Government designation should occur at a Floor Area Ratio not to exceed 2.0.
Intent	The Public-Government (P-Govt) designation is intended to identify properties owned or leased by government agencies.
Uses	P-Govt designation includes city, county, state, and federal properties and uses such as City Hall, county, state, and federal administrative offices and other facilities, fire stations, police stations, and animal control offices.

**TABLE LU-27
P-PARK/REC (PUBLIC –PARK/RECREATION)**

Intensity	None
Intent	The Public-Park/Recreation (P-Park/Rec) designation is intended to encompass properties owned by the Hesperia Recreation and Park District.
Uses	The P-Park/Rec designation includes properties such as Hesperia Recreation and Park District’s office, public parks,



LAND USE

TABLE LU-27
P-PARK/REC (PUBLIC –PARK/RECREATION)

	recreational facilities, and trails. Some trails exist within utility corridors.
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PUBLIC LANDS GOALS AND POLICIES

The following goal details the policy as it relates to designating land for public uses.

Goal LU-5	High quality public facilities that serve the needs of the community through schools, parks, open space, services, and utilities and infrastructure.
Policy LU-5.1	Coordinate with the Hesperia Parks and Recreation District to protect and improve public parks, trails, open space areas, public plazas, historical assets, and public facilities to define and enhance the community's quality of life.
Policy LU-5.2	Manage the development of public facilities to assure adequate levels of service, while remaining compatible with existing and future land uses.
Policy LU-5.3	Encourage use of stealth design for wireless communications facilities and other related facilities.

Table LU-28 summarizes the floor area ratios for the various non-residential land use designations, specifically those relating to commercial, industrial and public uses.



**TABLE LU-28
NON-RESIDENTIAL DEVELOPMENT INTENSITIES**

Designation	Legend	Floor Area Ratio (FAR)
Neighborhood Commercial	C1	0.0-0.5
General Commercial	C2	0.0-1.0
Service Commercial	C3	0.0-0.5
Limited Industrial	I1	0.0-1.0
General Industrial	I2	0.0-1.0
Public- School	P- School	None
Public- Government	P- Govt	0.0-2.0
Public- Park/ Recreation	P- Park/Rec	None

RESOURCE CONSERVATION

Table LU-29 details the intent and uses for the land designated as Resource Conservation. Such land is found only in the Oak Hills Community Plan area, outside of the city boundary but within the sphere of influence. Land use regulations can be found in the Oak Hills Community Plan.

**TABLE LU-29
RC (RESOURCE CONSERVATION)**

Intent	The Resource Conservation (RC) designation is intended to encourage limited rural development that maximizes preservation of open space, watershed, and wildlife habitat areas.
Uses	This designation identifies areas where rural residences may be established on lands with limited grazing potential or substantial topography but which have significant open space values. In addition, the RC designation establishes areas where open space and non-agricultural activities are the primary use of the land, but where agriculture and compatible uses may co-exist.

Note: All RC designated property is located outside of the City of Hesperia but within the Oak Hills Community Plan. All development within this designation is regulated by the Community Plan.



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RECREATION COMMERCIAL

The Recreation-Commercial land use designation is intended to provide for recreational uses within natural drainage courses and other similar areas. Table LU-30 details the intent and the uses allowed for these areas.

More specific goals and policies for these areas can be found in both the Conservation and the Open Space Elements.

TABLE LU-30
REC-COM (RECREATIONAL-COMMERCIAL)

Intent	The Recreational-Commercial (Rec-Com) designation is intended to provide for areas of recreational opportunities within the Antelope Valley wash. This designation identifies areas of existing recreational activities (the golf course) as well as an area where recreational-commercial activities could occur in the future. There are two overlay districts that effect this designation- the 100-Year Floodplain (FP) overlay, and the Dam Inundation (DI) overlay. In addition, the Federal Emergency Management Agency (FEMA) has identified a portion of this wash as Flood Way, which does not allow structures within this area. A more thorough discussion of flood hazards and safety issues can be found in the Safety Element of this general Plan
Uses	Allowable uses within this designation include active recreational uses such as golf courses, ball fields, fairgrounds, motorcycle parks, and archery and shooting ranges, passive recreational uses such as hiking and equestrian trails, as well as agricultural farming uses. Land within the Rec-Com designation should be protected from extensive grading that will alter the general landform of these areas.



SPECIFIC PLAN DESIGNATIONS

The Specific Plan designation is intended for adopted Specific Plans within the city. Specific plans may be prepared for any area within the city but typically should be utilized for land with environmental constraints, lack of infrastructure, or unique land use concerns which require specific land use and/or design standards. Specific plans must be consistent with all elements of the General Plan. Once a Specific Plan is adopted, its standards and regulations govern the uses and development of properties within the plan area.

Specific plans should:

- Include a detailed implementation program including facility phasing and funding.
- Carefully prescribe balancing of development and open space within a planning area in an economically feasible manner.
- Provide special regulations that are responsive to unique local conditions.
- Allow flexibility necessary for long range planned community projects.

Specific plans allow for greater design flexibility and planning than stricter standards in the Development Code may permit. The increased design flexibility within a comprehensive planning framework allows for density transfers, mixing of uses and building types, and use of special development standards and criteria which address the particular features and attributes of a site.

Planned residential communities within the SP designation shall include provisions for public and private open space, including neighborhood parks and paseos and community facilities including recreation centers and active recreational facilities such as pools, water parks, and gymnasiums as determined through the development review process. All commercial or industrial uses within a specific plan shall be adequately buffered and separated from existing or planned residential uses, both within and outside the specific plan area.



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The City currently has four specific plans: the Main Street and Freeway Corridor, Tapestry (now referred to as Silverwood), Rancho Las Flores, and the Summit Valley Ranch Specific Plan.

LAND USE OVERLAYS

Overlays within the General Plan are intended to identify parcels that may be affected by natural or man-made hazards and that require special attention prior to development. There is an underlying base designation for all properties within an overlay. Developments consistent with the allowable uses and standards of the overlay and the designation are permitted. In the event the overlay district standards differ from those of the underlying designation, the more restrictive standards shall apply.

TABLE LU-31
OS/D (OPEN SPACE/DRAINAGE)

Intent	The Open Space/Drainage (OS/D) designation identifies areas within the wash east of the Interstate 15 freeway that are planned to remain in a minimally developed or natural condition because of environmental constraints, special visual qualities, available natural resources or the need for public open space. The OS/D designation is intended to protect, enhance, or maintain land for purposes of natural and cultural resource preservation, recreation, protection of sensitive environments, protection from natural hazard areas, or public uses. This designation is appropriate in areas which are unsuitable for development or which have been determined to have special value to the community in an undeveloped state. This designation is similar to the Wash Protection Overlay District established by the Main Street and Freeway Corridor Specific Plan for the Oro Grande Wash.
Uses	The allowable uses within this designation include limited recreational uses such as trails and natural preserve areas. Typical permitted uses within the Open Space area would include recreational uses, horticulture, agriculture, communication facilities, and similar uses which would not involve substantial grading or construction. In addition, a portion of the OS/D area will be needed for drainage purposes. Grading should be strictly limited in this designation to preserve the existing natural state of the land and habitat.



**TABLE LU-31
OS/D (OPEN SPACE/DRAINAGE)**

	Residential properties required to dedicate land within the OS/D overlay may consider the gross lot size (prior to dedications) to calculate allowable number of animals.
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Goals and policies for lands with an Open Space/Drainage Overlay Designation can be found in both the Conservation and the Open Space Elements.

**TABLE LU-32
FP (100-YEAR FLOODPLAIN OVERLAY)**

Intent	The 100-Year Floodplain (FP) overlay is consistent with the boundaries of the Federal Emergency Management Agencies (FEMA's) 100-year floodplain boundaries. Properties within this overlay will have an underlying designation that will govern the land uses permitted on site, but shall also comply with FEMA's standards for building within the 100-year floodplain. The 100-year floodplain area is defined by FEMA by reviewing the long term average period between floods of a certain size and identifying the size of a flood that has a 1 percent chance of occurring during any given year (Safety Element Background Technical Report, ECI Consultants, 2010).
Uses	All structures built within the FP overlay shall raise pad elevations one foot or more above the base flood elevation identified on the Flood Insurance Rate Map (FIRM) and shall not increase flood levels during the base flood discharge.

Goals and policies dealing with the 100 Year Floodplain Overlay areas can be found in the Safety Element.



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TABLE LU-33
DI (DAM INUNDATION OVERLAY)

Intent	The Dam Inundation overlay is intended to identify the potential area of flooding caused by a seismically induced inundation. This refers to the flooding that results when water retention structures such as dams fail due to an earthquake (Safety Element Background Technical Report, ECI Consultants, 2010). The dam inundation area is the land that may be flooded due to failure of the Mojave Forks Dam and the Cedar Springs Dam.
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Goals and policies dealing with the 100 Year Floodplain Overlay areas can be found in the Safety Element.

AIRPORT OVERLAYS

There are three airport overlays within the General Plan: the Airport Safety zone (AS); the Airport Approach and Transitional zone (AAT); and the Airport Notice area (AN). These overlays are consistent with the standards of the Hesperia Airport Comprehensive Land Use Plan and the Federal Aviation Administration's (FAA) required areas and imaginary surfaces.

TABLE LU-34
AS (AIRPORT SAFETY ZONE)

Restrictions	The Airport Safety zone (AS) consists of the "Primary Surface" and the "Runway Protection Zone" (RPZ) (see description below). The Primary Surface, which is immediately around the runway, is an Object Free Area (no structures or vehicles). It is also recommended that no structures be allowed in the Runway Protection Zone. Very low density residential uses may be permitted as long as no portion of any structure encroaches within the Approach Surfaces (see discussion of this surface under "Airport Approach and Transitional Zone"). All development shall obtain a standard form of Aviation easement, as recommended by the Hesperia Airport Comprehensive Land Use Plan.
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TABLE LU-35
AAT (AIRPORT APPROACH AND TRANSITIONAL ZONE)

Restrictions	Properties within the Airport Approach and Transitional Zone (AAT) may be subject to additional height limitations resulting from the FAA Approach and Transitional Surfaces as described in the Hesperia Airport Comprehensive Land Use Plan and summarized below. Structures that would project within the FAA Approach and Transitional Surfaces should not be allowed. The Hesperia Airport Comprehensive Land Use Plan recommends that new development intensity does not exceed one dwelling unit per acre (minimum of 1 acre lot sizes). All development shall obtain a standard form of Avigation easement as recommended by the Hesperia Airport Comprehensive Land Use Plan. Any construction or alteration of structures that are located within 9,200 feet of the Hesperia Airport runway <u>and</u> encroach within an imaginary surface that extends upward at a slope with a ratio of 100 horizontal to 1 vertical from the nearest point of the runway shall submit an FAA Form 7460 to the Federal Aviation Administration (FAA) for review. A determination of no hazard must be received prior to approval of any permit.
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TABLE LU-36
AN (AIRPORT NOTICE AREA)

Restrictions	The Airport Notice area (AN) may be subject to some noise impacts and low-flying aircraft. All development shall provide an Avigation easement, as recommended by the Hesperia Airport Comprehensive Land Use Plan, which acknowledges noise impacts and low-flying aircraft.
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Goals and implementation policies for those areas with one of the three airport overlays can be found in the Noise Element.



LAND USE

SUSTAINABILITY

With the growing shortage of natural resources as well as the limits placed on such resources because of the geography and location of the city, it is imperative that the City adopt land use policies which ensure community wide sustainability. Such policies are also being mandated by both State and federal law and regulations.

Such sustainable practices are also needed to ensure the current and future quality of life for the residents of Hesperia and to ensure harmonious and cooperative relationships with surrounding communities and other public agencies.

Sustainability Goals and Policies

The following goal and implementation policies are incorporated in the Land Use Element.

Goal LU-6	A well designed, well maintained, and sustainable community that enhances the quality of life for residents, workers, and visitors.
Policy LU-6.1	Prioritize growth that furthers a regional balance of jobs and housing to reduce vehicle miles traveled, increase job opportunities and household income, and improve quality of life.
Policy LU-6.2	Encourage quality design in all new construction to further improve the built environment of the city.
Policy LU-6.3	Pursue code enforcement actions to advance proper maintenance of residential, commercial, and industrial properties in all areas of the city.
Policy LU-6.4	Continue the graffiti suppression and removal program, and encourage neighborhoods to take an active role in the program as well.



Policy LU-6.5	Promote the use of green building standards and Leadership in Energy and Environmental Design (LEED), or other equivalent programs, in both private and public projects.
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COMMUNITY-WIDE QUALITY OF LIFE AND PROPERTY

The City has a responsibility to ensure that the community as a whole be developed and maintained in a manner which assures the quality of life for its residents as well as maintains the quality and value of the property within the city.

Community-wide Quality of Life and Property Goals and Policies

Goal LU-7	A balanced mix of land uses and development types that results in fiscal sustainability and support continuously improving public facilities and services.
Policy LU-7.1	Require new development to pay its fair share of the cost for on- and off-site capital improvements.
Policy LU-7.2	Approve development only when necessary infrastructure and services will be available and provided prior to or concurrent with occupancy. Require that proposed development demonstrate it will be adequately served without negatively impacting existing capacities and levels of service.
Policy LU-7.3	Identify and pursue funding to improve those areas of the city which may require additional attention due to lack of infrastructure, maintenance, or substandard structures.



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LAND USE ELEMENT SUMMARY OF GOALS AND IMPLEMENTATION POLICIES

Density and Intensity	
Goal LU-1	An arrangement of compatible land uses that protects and maintains attractive and safe neighborhoods while providing opportunities for commercial and industrial uses.
Policy LU-1.1	Maintain a balanced mix of high quality residential, retail, employment, industrial, open space, and public facility land uses to ensure a range of lifestyle options and convenient access to shops, restaurants, services, and well-paid jobs.
Policy LU-1.2	Require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.
Policy LU-1.3	Preserve undeveloped non-residential areas west of Interstate 15 for commercial and industrial uses to promote land use compatibility and maintain the economic viability of the planning area.
Policy LU-1.4	Consider proposed development that is consistent with the Land Use Plan (i.e., it does not require a change in Land Use Designations), to be generally compatible and consistent with surrounding land uses and a community's identity. Other policies in the General Plan and development standards in the Development Code may require additional site,



building, and landscape design treatment to ensure compatibility.

Residential

Goal LU-2 **Residential development that is visually pleasing and compatible with existing uses, neighborhoods, and the natural desert environment.**

Policy LU-2.1 Plan for a variety of residential product types to accommodate rural and suburban lifestyles and all economic and demographic segments of the City's population.

Policy LU-2.2 Require that new residential developments are located, scaled, buffered, and designed so as to not hinder the economic viability and continuity of areas planned for nonresidential uses.

Policy LU-2.3 Enhance the sense of identity and increase the feeling of pride among residents, business owners, employees, and visitors by encouraging excellent physical design and continual property maintenance and improvements.

Policy LU-2.4 Encourage lot consolidation of multi-family residential properties through creation of a lot consolidation incentive program.

Policy LU-2.5 Permit density transfers and clustering as a means of achieving more efficient housing construction and providing areas of usable common open space, in addition to payment of development impact fees.

Policy LU-2.6 Require new development in areas planned for mixed use to incorporate high-quality and innovative design



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with walkable environments, human-scale, gathering spaces, and vibrant businesses that competitively attract consumers and consumer spending in the evolving retail sales and services market.

Commercial

Goal LU-3 **Balanced and efficient commercial development that is attractive, safe, accessible, and strengthens the local economy.**

Policy LU-3.1 Maintain sufficient lands to provide a full range of commercial services that meet the needs of current and future residents.

Policy LU-3.2 Encourage a diverse mix of commercial and service businesses that provide employment opportunities and support the local tax base.

Policy LU-3.3 Promote the development of retail, restaurant, and entertainment uses along Main Street to facilitate a more pedestrian-friendly environment.

Policy LU-3.4 Encourage the inclusion and beautification of on-site pedestrian pathways, particularly connecting parking lots to business entrances, through the use of landscaping.

Policy LU-3.5 Require theme elements on all major commercial developments to distinguish them from other centers, foster individuality, and promote gathering opportunities.



Policy LU-3.6 Require varied planes and textures and variety in materials to provide superior architectural design on commercial buildings.

Policy LU-3.7 Require delivery areas to be separated from pedestrian areas.

Industrial

Goal LU-4 Industrial development that expands the City's tax base and provides a range of employment activities while minimizing the impacts to the community and environment.

Policy LU-4.1 Maintain sufficient lands to allow for a full range of industrial businesses that serve the community and surrounding areas.

Policy LU-4.2 Encourage a diverse mix of industrial businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.

Policy LU-4.3 Encourage the development of logistics warehousing in areas designated Commercial Industrial Business Park west of Interstate 15 to leverage direct and convenient access to the freeways.

Policy LU-4.4 Explore opportunities to encourage industrial development in the area north of Main Street, between the railroad tracks and I Avenue. Pursue grant funding to improve roadway and utility infrastructure, as available.



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Policy LU-4.5	Require architectural treatment on all street-facing sides of a building, such as varied planes, textures, and materials, to achieve high quality design.
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Policy LU-4.6	Require landscape plantings into industrial projects to define and emphasize building entrances, inclusive of those areas along the front of the building facing a parking lot.
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Policy LU-4.7	Require delivery areas to be separated from pedestrian areas.
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Public Uses

Goal LU-5	High quality public facilities that serve the needs of the community through schools, parks, open space, services, and utilities and infrastructure.
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Policy LU-5.1	Coordinate with the Hesperia Parks and Recreation District to protect and improve public parks, trails, open space areas, public plazas, historical assets, and public facilities to define and enhance the community's quality of life.
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Policy LU-5.2	Manage the development of public facilities to assure adequate levels of service, while remaining compatible with existing and future land uses.
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Policy LU-5.3	Encourage use of stealth design for wireless communications facilities and other related facilities.
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Community-wide Quality of Life

Goal LU-6

A well designed, well maintained, and sustainable community that enhances the quality of life for residents, workers, and visitors.

Policy LU-6.1

Prioritize growth that furthers a regional balance of jobs and housing to reduce vehicle miles traveled, increase job opportunities and household income, and improve quality of life.

Policy LU-6.2

Encourage quality design in all new construction to further improve the built environment of the city.

Policy LU-6.3

Pursue code enforcement actions to advance proper maintenance of residential, commercial, and industrial properties in all areas of the city.

Policy LU-6.4

Continue the graffiti suppression and removal program, and encourage neighborhoods to take an active role in the program as well.

Policy LU-6.5

Promote the use of green building standards and Leadership in Energy and Environmental Design (LEED), or other equivalent programs, in both private and public projects.

Fiscal Sustainability

Goal LU-7

A balanced mix of land uses and development types that results in fiscal sustainability and support continuously improving public facilities and services.



LAND USE

Policy LU-7.1	Require new development to pay its fair share of the cost for on- and off-site capital improvements.
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Policy LU-7.2	Approve development only when necessary infrastructure and services will be available and provided prior to or concurrent with occupancy. Require that proposed development demonstrate it will be adequately served without negatively impacting existing capacities and levels of service.
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Policy LU-7.3	Identify and pursue funding to improve those areas of the city which may require additional attention due to lack of infrastructure, maintenance, or substandard structures.
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