

Appendix C

Antelope Valley Land Use Designations

Data Sources

City of Lancaster

Files from City of Lancaster Planning Department staff, January 2010.

Land Use Codes:

<http://www.cityoflanasterca.org/Modules/ShowDocument.aspx?documentid=9333>

<http://www.cityoflanasterca.org/Modules/ShowDocument.aspx?documentid=9323>

GENERAL PLAN 2030 web page: <http://www.cityoflanasterca.org/index.aspx?page=427>

City of Palmdale

Files from City of Palmdale Traffic Division/GIS Section staff, May 2010.

Land Use Codes: http://www.cityofpalmdale.org/departments/planning/general_plan/03-LandUse.pdf

Los Angeles County

Files from Los Angeles County Waterworks staff, April 2012.

Land Use Codes: 2012 Draft General Plan 2035

http://planning.lacounty.gov/assets/upl/project/gp_2035_Appendices_C_2012.pdf

http://planning.lacounty.gov/assets/upl/project/gp_2035_Part2_Chapter3_2012.pdf

Kern County

General Plan Map (updated 1-13-2012): <http://www.co.kern.ca.us/gis/Files/GeneralPlan.zip>

General Plan document: <http://pcd.kerndsa.com/planning/planning-documents/general-plans>

Floor Area Ratio (FAR) is the ratio of the total covered area on all floors of all buildings to the area of the project site. As a formula, FAR = (total covered area on all floors of all buildings)/ (area of the project site).

du/ac = dwelling unit(s) per acre

City of Palmdale Land Uses

Code	General Plan Land Use	Permitted Density	Population Density (Persons/Acre)	Purpose
CM	Major Commercial	Residential or Mixed Use: 30-150 du/net ac Maximum FAR 3.0		Large and intense commercial uses, such as regional and destination shopping malls and centers, tourist and recreation related commercial services, hotels, and amusement activities; multifamily residences; and residential and commercial mixed uses.
CR	Rural Commercial	Maximum FAR 0.5		Limited commercial uses that are compatible with rural, agricultural, and low-intensity visitor-serving recreational activities, including: retail, personal, and professional services; restaurants; general stores; and professional offices.
CR-MU	Rural Commercial / Mixed Use	0-5 du/net ac Maximum FAR 0.5	13	Limited commercial uses that are compatible with rural, agricultural, and low-intensity visitor-serving recreational activities, including: retail; personal, and professional services; restaurants; general stores; and professional offices; and residential and commercial mixed uses.
H2	Large Lot Residential	0–2 du/net ac	6	Low-density, single family residences
H5	Suburban Residential	0–5 du/net ac	15	Low-density, single family residences
H9	Suburban High Density Residential	0–9 du/net ac	26	Single family residences.
H18	Medium Density Residential	0–18 du/net ac	52	Transitional single family and small-scale multifamily residences, including duplexes, triplexes, fourplexes, rowhouses, small lot subdivisions, and townhomes
H30	Urban Residential	0–30 du/net ac	61	Medium-scale, multifamily residences, and single family residences.
IH	Heavy Industrial	Maximum FAR 1.0		Heavy industrial uses, including heavy manufacturing, refineries, and other labor and capital intensive industrial activities.
IL	Light Industrial	Maximum FAR 1.0		Light industrial uses, such as industrial park activities, warehouses, distribution, assembly, disassembly, fabricating, finishing, manufacturing, packaging, and repairing or processing of materials, printing, commercial laundry, photographic film processing, vehicle repair garages, building maintenance shops, metal work, millwork, and cabinetry work.
ML	Military Land			Military installations and land controlled by U.S. Department of Defense.
OS-BLM	Bureau of Land Management			Areas managed by the Federal Bureau of Land Management.

City of Palmdale Land Uses

Code	General Plan Land Use	Permitted Density	Population Density (Persons/Acre)	Purpose
OS-C	Conservation			For the preservation of open space areas and scenic resource preservation in perpetuity. Applies only to land that is legally dedicated for open space and conservation efforts.
OS-NF	National Forest			Areas within the national forest and managed by the National Forest Service.
OS-PR	Parks and Recreation			Open space recreational uses, such as regional and local parks, trails, athletic fields, community gardens, and golf courses.
OS-W	Water			Bodies of water, such as lakes, reservoirs, natural waterways, and man-made infrastructure, such as drainage channels, floodways, and spillways. Includes active trail networks within or along drainage channels.
P	Public and Semi-Public	Maximum FAR 3.0		Public and semi-public facilities and community-serving uses, including: public buildings and campuses, schools, hospitals, cemeteries, government buildings, and fairgrounds. Airports and other major transportation facilities. Major facilities, including landfills, solid and liquid waste disposal sites, multiple use stormwater treatment facilities, and major utilities.
RL1	Rural Land 1	Maximum 1 du/1 gross ac Maximum FAR 0.5	4	Single family residences; equestrian and limited animal uses; and limited agricultural and related activities.
RL2	Rural Land 2	Maximum 1 du/2 gross ac Maximum FAR 0.5	2	Single family residences; equestrian and limited animal uses; and limited agricultural and related activities.
RL5	Rural Land 5	Maximum 1 du/5 gross ac Maximum FAR 0.5	1	Single family residences; equestrian and limited animal uses; and limited agricultural and related activities.
RL10	Rural Land 10	Maximum 1 du/10 gross ac Maximum FAR 0.5	0.4	Single family residences; equestrian and animal uses; and agricultural and related activities.
RL20	Rural Land 20	Maximum 1 du/20 gross ac Maximum FAR 0.5	0.2	Single family residences; equestrian and animal uses; and agricultural and related activities.
RL40	Rural Land 40	Maximum 1 du/40 gross ac Maximum FAR 0.5	0.1	Single family residences; equestrian and animal uses; and agricultural and related activities.
TC	Transportation Corridor			

City of Palmdale Land Uses

Code	General Plan Land Use	Permitted Density	Purpose
Aqueduct	California Aqueduct		Open space
AR	Airport and Related Uses		Intended for public and private airfields and support facilities, aerospace-related industries, transportation-related industries, and commercial facilities necessary to support military and commercial air traffic. Primarily applies to U.S. Air Force Plant 42 and the Palmdale Regional Airport site. While industrial development related to the aerospace industry has occurred at Air Force Plant 42, the airport property is largely vacant, supporting minor agricultural uses and sewage treatment facilities.
BP	Business Park		Intended for a variety of office, research and development, light assembly and fabrication, and supportive commercial uses within an environment characterized by master-planned complexes maintaining a high quality of design and construction. Development in this designation is expected to provide enhanced landscaping and outdoor amenities to create a campus setting. Operations and storage activities are to be confined to enclosed buildings.
CC	Community Commercial	Maximum FAR of 1.0.	Intended for retail and service uses, such as restaurants, apparel stores, hardware stores, grocery markets, banks, offices, and similar uses.
CM	Commercial Manufacturing		Intended for mixed use development of lighter industrial uses and the more intensive service, retail and wholesale commercial uses. Uses include research and development, distribution, manufacturing and wholesale or retail sale of industrial supplies, transportation equipment, building equipment and materials, and similar uses. Supportive commercial uses such as restaurants or convenience markets, which serve consumers within the industrial/commercial area, may be allowed. However, this designation is not intended for general commercial uses, either of a retail or service nature, which will attract non-industrial users. Areas shall have or plan to have adequate sewer, water, transportation, drainage, utilities and public services available. The designation may be used as a transitional use between more intensive industrial uses and less intensive commercial uses.
DC	Downtown Commercial		Intended for the City's traditional retail/service core area, located in proximity to Palmdale Boulevard. Representative uses are designed to produce high levels of social or commercial activity in the downtown area and include entertainment uses, institutional uses, pedestrian oriented retail and service uses, and support community commercial uses.
ER	Equestrian Residential	maximum gross density of 0.40 du/ac (1 unit per 2½ acres)	Intended for single family residential uses where equestrian and related animal keeping activities are permitted. Areas are rural in nature with parcel sizes of 2½ acres or larger. Full urban services such as community water and sewer may not be available to these areas. Estimated population: 800 persons/mi ² .
IND	Industrial		Includes a variety of industrial uses, including the manufacturing and assembly of products and goods, warehousing, and distribution. May include some limited commercial uses which are incidental to and supportive of the primary industrial uses. Areas shall have or plan to have adequate sewer, water, transportation, drainage, utilities and public services.
LDR	Low Density	maximum gross	This designation is appropriate to hillside areas and as a transition between rural and suburban areas. It is

City of Palmdale Land Uses

Code	General Plan Land Use	Permitted Density	Purpose	
	Residential	density of 1 du/ac	generally expected that urban services such as community sewer and water will be provided to new development proposed within this designation. Minimum lot sizes will generally be one acre or larger, although clustering may be permitted to encourage preservation of natural resources and steep slopes. Estimated population: 1,600 persons/mi ² .	
MFR	Multifamily Residential	10.1-16 du/ac	Housing types may include a variety of attached and detached dwelling unit types. Estimated population: 26,000 persons/mi ² .	
MR	Medium Residential	maximum gross densities of 6.1 to 10 du/ac	Housing types may include single family detached, single family attached, townhouses, condominiums, duplexes, triplexes, apartments, or manufactured housing developments. Minimum lot size is 7,000 ft ² for single family residential uses. Equestrian and large animal uses are not intended within these areas. Estimated population: 16,200 persons/mi ² .	
MRE	Mineral Resource Extraction		Intended for extraction and processing of mineral resources, including sand, gravel and decomposed granite. Activities include mining, crushing and sales of mineral products; asphalt and concrete batching.	
NC	Neighborhood Commercial	Maximum FAR is 0.50	Intended for convenience type retail and service activities designed to serve the daily and short-term needs of the immediate neighborhood.	
OC	Office Commercial	Maximum FAR is 1.0	Intended for a variety of professional office uses, including medical, personal, business, legal, insurance, real estate, financial, and other similar uses. May include limited retail, service, child care and eating establishments to support the primary office users within this designation. May include vocational, technical and trade schools, private or public college or universities, and supportive commercial uses. This designation is appropriate between more intensive commercial uses and residential designations, or within commercial areas serving the administrative and professional service needs of businesses and the general public.	
OS	Open Space		Intended to identify and reserve land for both natural and active open space uses, including City parks. The designation identifies existing and acquired but not yet built park sites within the community, as well as lands dedicated for open space purposes. This designation is appropriate to protect sites with physical limitations such as flood plains, very steep terrain (slopes steeper than 50 percent), or significant natural resources. Typical uses include recreational uses, horticulture, agriculture, animal grazing or similar uses.	
PF	Public Facility	Maximum FAR is 1.0.	Intended for various types of public facilities, including but not limited to schools, parks, libraries, hospitals, public safety and governmental facilities, sewer and water treatment plants, and landfills. Within the PF designation, uses are specifically identified by use type:	
			PF-B Public Facility-Basin	PF-S Public Facility-School
			PF-C Public Facility-Cemetery	PF-TP Public Facility-Treatment Plant
			PF-Landfill Public Facility-Landfill	PF-W Public Facility-Water Treatment
			PF-P&R Public Facility-Park and Ride	

City of Palmdale Land Uses

Code	General Plan Land Use	Permitted Density	Purpose
RC	Regional Commercial	Maximum FAR is 1.0.	Intended for retail and service uses attracting consumers from a regional market area. Goods and services provided are typically long-term in nature, rather than convenience goods. Uses include department stores, regional shopping malls, automobile dealerships, hotel/motels, and large retail outlets. Supportive commercial uses serving a community commercial function, such as financial institutions, retail and food services, may also be included, provided that such uses are not primarily oriented to the convenience market.
SD	Special Development		Intended for areas which, due to lack of infrastructure and public services, topography, environmental sensitivity, and development constraints, require comprehensive planning beyond that normally associated with the General Plan. This planning could be accomplished through the Specific Plan process. Development is primarily intended to be residential in nature, with a gross density of 0-2 dwelling units per acre. However, supportive commercial uses are anticipated within this designation. Higher residential density and the location and intensity of supportive commercial uses may be established based upon environmental, topographic, and infrastructural capacity of the land.
SFR-1	Single Family Residential 1	0-2 du/ac	Intended for single family residential uses with net lot sizes generally one half acre or larger, creating a semi-rural environment with horse/animal keeping possible. Full urban services are expected in these areas, although larger lot subdivisions may be developed. Estimated population of 3,600 persons/mi ² .
SFR-2	Single Family Residential 2	0-3 du/ac	Intended for single family residential uses with net lot sizes generally 10,000 ft ² or larger, although clustering may be permitted to preserve steeper terrain or significant physical features. Full urban services will be required in new development areas. Estimated population of 5,600 persons/mi ² .
SFR-3	Single Family Residential 3	3.1-6 du/ac	Intended for single family residential uses with subdivisions containing a 7,000 ft ² minimum lot size. Estimated population of 9,700 persons/mi ² .

City of Palmdale Specific Plans

General Plan Land Use
Antelope Valley Auto Center Specific Plan (SP-16)
Antelope Valley Business Park Specific Plan
City Ranch Specific Plan (SP-2)
Foothill Ranch Specific Plan (SP-17)
Hillside Residential Specific Plan (SP-7)
Joshua Hills Specific Plan (SP-4)
Lockheed Specific Plan (SP-11)

General Plan Land Use
Palmdale Trade and Commerce Specific Plan (SP-13)
Palmdale Transit Village Specific Plan (SP-??)
Quarry and Reclamation Specific Plan (SP-14)
Quarry and Reclamation Specific Plan
Rancho Vista Specific Plan (SP-5)
Ritter Ranch Specific Plan (SP-3)

City of Lancaster Land Uses

Code	General Plan Land Use	Permitted Density	Description	SNMP Designation
NU	Non-urban Residential	0.4 - 2.0 dwellings per acre (DU/AC)	Density ranges from one dwelling unit per 2.5 acres to two dwelling units per acre.	
UR	Urban Residential	2.1 - 6.5 DU/AC		
MR1	Multiple Family Residential – Medium Density	6.6 - 15.0 DU/AC		
MR2	Multiple Family Residential – High Density	15.1 - 30.0 DU/AC		
C	Commercial	Floor area ratios (FARs) ranging from 0.5 to 1.0.	Includes a broad spectrum of uses, including regional, community, neighborhood, and highway-oriented uses.	
OP	Office/Professional	Maximum FAR of 0.75.	Includes office and professional uses and supporting commercial uses.	
LI	Light Industry	Maximum FAR of 0.5.	Clean, non-polluting industrial and office uses with support commercial.	
HI	Heavy Industry	Maximum FAR of 0.5.	Includes a range of industrial uses in a less restrictive setting.	
H	Public and Quasi- Public Facilities – Health Care		Includes public and private hospitals, health care facilities, and related independent or assisted-living residential facilities.	
P	Public	Maximum FAR of 1.0.	Uses and lands in public ownership, including governmental administration and service facilities. Includes public schools and educational institutions.	
O	Open Space		Includes publicly owned parks and recreation facilities. Existing parks are specifically delineated; future parks may be represented symbolically. Includes cemeteries, funeral homes, mausoleums, crematoriums, and columbariums.	
SP	Specific Plan		Specific Plans and planned developments.	
MU	Mixed Use	Average density: 21 dwelling units/acre Average FAR: 1.0 Unit density and floor area ratios may vary depending on the purpose and design.	This category combines retail, service and office uses with higher density residential uses in the same building or on the same site with residential potentially located above commercial activities. Development typically functions as the center of activity for the surrounding area and emphasizes integrated design with strong pedestrian/transit connections. Areas considered for mixed-use development will typically require development under the guidance of a specific plan.	

Kern County Land Uses

General Plan Land Use	Description
State and Federal Land	Applied to all property under the ownership and control of the various State and federal agencies operating in Kern County (military, U.S. Forest Service, Bureau of Land Management, Department of Energy, etc.).
Incorporated Cities	Cities responsible for the preparation and maintenance of their own General Plans.
Solid Waste Disposal Facility	Public, semi-public, or private municipal solid waste facilities, organic waste disposal facilities, and segregated waste stream disposal facilities.
Accepted County Plan Areas	A designation of areas for which specific land use plans have already been prepared and approved.
Interim Rural Community Plan	Settlements in the County that have individual character which, in past plans, have been broadly merged with the surrounding countryside. These settlements are recognized as unique communities; each with its own character, special advantages, and problems which should more appropriately be addressed at a specific plan level of detail.
Specific Plan Required	Areas wherein large-scale projects have been previously proposed by the project landowner(s). The project proponent bears the burden of demonstrating the suitability of the property for the conceptual uses and densities. The Maximum Allowed Land Use Density tables (Appendix C) showing acreages and densities are conceptual and shall be used as guidelines should a specific plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals, policies and environmental review and may require reduction or elimination.
Maximum 4 Units/Net Acre	This category is designed to accommodate urban single-family development on lots with a minimum average size of 1/4 net acre (10,890 Sq. Ft. Site Area/Unit).
Maximum 1 Unit/Net Acre	Single-family designation with rural service needs in the valley and desert regions, while in the mountain region, residential uses of this density will require urban service provision (43,560 Sq. Ft. Site Area/Unit).
Minimum 2.5 Gross Acres/Unit	Single family designation with rural service needs in the valley and desert regions, while in the mountain region residential uses of this density will require urban service provision.
Minimum 5 Gross Acres/Unit	Designated in the outlying, less densely settled areas, often characterized with physical constraints and not requiring connections to public water and sewer infrastructure.
Minimum 20 Gross Acres/Unit	Designated in the outlying, less densely settled areas, often characterized by physical constraints and not requiring connections to public water and sewer infrastructure.
Highway Commercial	Uses which provide services, amenities, and accommodations at key locations along major roadways to visitors and through traffic. Uses include, but are not limited to: Hotels, motels, restaurants, garages, service stations, recreational vehicle parks, fast-food restaurants, truck stops, and truck washes.
Light Industrial	Unobtrusive industrial activities that can be located in close proximity to residential and commercial uses with a minimum of environmental conflicts. Industries are characterized as labor-intensive and nonpolluting and do not produce fumes, odors, noise, or vibrations detrimental to nearby properties. Uses may include: wholesale businesses, storage buildings and yards, warehouses, manufacturing, and assembling.
Service Industrial	Commercial or industrial activities which involve outdoor storage or use of heavy equipment. Such uses produce significant air or noise pollution and are visually obtrusive. Uses include, but are not limited to: Automobile and truck parking, storage and repair shops, freighting or trucking yards, bottling plants, breweries, welding shops, cleaning plants, and other manufacturing and processing activities.

Kern County Land Uses

General Plan Land Use	Description
Heavy Industrial	Large-scale industrial activities that are incompatible with other land uses because of potential severe environmental impacts and/or high employee densities. Uses include, but are not limited to: Manufacturing, assembling and processing activities, transportation facilities, material and equipment storage, sawmills, foundries, refineries, and petroleum product storage.
Intensive Agriculture (Min. 20-Acre Parcel Size)	Areas devoted to the production of irrigated crops or having a potential for such use. Other agricultural uses, while not directly dependent on irrigation for production, may also be included. Uses may include: Irrigated cropland; orchards; vineyards; horse ranches; raising of nursery stock ornamental flowers and Christmas trees; fish farms' bee keeping' ranch and farm facilities and related uses; one single-family dwelling unit; cattle feed yards; dairies; dry land farming; livestock grazing; water storage; groundwater recharge acres; mineral; aggregate; and petroleum exploration and extraction; hunting clubs; wildlife preserves; farm labor housing; public utility uses; and land within development areas subject to significant physical constraints.
Resource Reserve (Min. 20- Or 80- Acre Parcel Size)	Areas of mixed natural resource characteristics, such as rangeland, woodland, and wildlife habitat which occur within an established County water district. Uses may include: Livestock grazing; dry land farming; ranching facilities; wildlife and botanical preserves; and timber harvesting; one single-family dwelling unit; irrigated croplands; water storage or groundwater recharge areas; mineral; aggregate; and petroleum exploration and extraction; recreational activities, such as gun clubs and guest ranches; and land within development areas subject to significant physical constraints.
Extensive Agriculture (Min. 20- Or 80-Acre Parcel Size)	Agricultural uses involving large amounts of land with relatively low value-per-acre yields, such as livestock grazing, dry land farming, and woodlands. Uses may include: Livestock grazing; dry land farming; ranching facilities; wildlife and botanical preserves; and timber harvesting; one single-family dwelling unit; irrigated croplands; water storage or groundwater recharge areas; mineral; aggregate; and petroleum exploration and extraction; and recreational activities, such as gun clubs and guest ranches; and land within development areas subject to significant physical constraints.
Mineral And Petroleum (Min. 5-Acre Parcel Size)	Areas which contain producing or potentially productive petroleum fields, natural gas, and geothermal resources, and mineral deposits of regional and Statewide significance. Uses are limited to activities directly associated with the resource extraction. Uses may include: Mineral and petroleum exploration and extraction, including aggregate extraction; extensive and intensive agriculture; mineral and petroleum processing (excluding petroleum refining); natural gas and geothermal resources; pipelines; power transmission facilities; communication facilities; equipment storage yards; and borrow pits.
Resource Management (Min. 20- Or 80-Acre Parcel Size)	Primarily open space lands containing important resource values, such as wildlife habitat, scenic values, or watershed recharge areas. Other lands may include undeveloped, non-urban areas that do not warrant additional planning within the foreseeable future because of current population (or anticipated increase), marginal physical development, or no subdivision activity. Uses may include: Recreational activities; livestock grazing; dry land farming; ranching facilities; wildlife and botanical preserves; and timber harvesting; one single-family dwelling unit; irrigated croplands; water storage or groundwater recharge areas; mineral; aggregate; petroleum exploration and extraction; open space and recreational uses; one single-family dwelling; land within development areas subject to significant physical constraints; State and federal lands which have been converted to private ownership.