



LAND USE ELEMENT

Last updated: 10/27/2020

INTRODUCTION

PURPOSE & PRINCIPLES

GOALS & POLICIES

Expand Each Goal To See Related Policies

GOAL LU-1 FISCALLY SUSTAINABLE GROWTH

GOAL LU-2 LAND USE MIX AND COMPATIBILITY

GOAL LU-3 ANNEXATIONS AND SPHERE DEVELOPMENT

GOAL LU-4 COMMUNITY DESIGN

Preservation and enhancement of unique community identities and their relationship with the natural environment

Policy LU-4.1 Context-sensitive design in the Mountain/Desert regions

We require new development to employ site and building design techniques and use building materials that

reflect the natural mountain or desert environment and preserve scenic resources.

Policy LU-4.2 Fire-adapted communities

We require new development in high or very high fire hazard severity zones to apply fire-resistant design techniques, including fuel modification areas, fire resistant landscaping, and fire-resistant building materials.

Policy LU-4.3 Native or drought-tolerant landscaping

We require new development, when outside of high and very high fire hazard severity zones, to install and maintain drought-tolerant landscaping and encourage the use of native species.

Policy LU-4.4 Natural topography in the Mountain region

We require new development in the Mountain region to retain natural topography and minimize grading unless it is necessary to reduce exposure to natural hazards.

Policy LU-4.5 Community identity

We require that new development be consistent with and reinforce the physical and historical character and identity of our unincorporated communities, as described in Table LU-3 and in the values section of Community Action Guides. In addition, we consider the aspirations section of Community Action Guides in our review of new development.

Policy LU-4.6 Adaptive reuse

We encourage the rehabilitation, adaptive reuse, and revitalization of existing structures to preserve and celebrate the unique sense of place, identity, and history of our communities.

Policy LU-4.7 Dark skies

We minimize light pollution and glare to preserve views of the night sky, particularly in the Mountain and Desert regions where dark skies are fundamentally connected to community identities and local economies. We also promote the preservation of dark skies to assist the military in testing, training, and operations.

Policy LU-4.8 Public gathering spaces

We require the development of safe and attractive public gathering spaces that facilitate social interaction, community events, and physical activity in master planned communities, large residential developments, and large commercial developments.

Policy LU-4.9 CPTED

We require public gathering spaces to use CPTED (crime prevention through environmental design) principles and ensure sufficient access for public safety services.

Policy LU-4.10 Entry monumentation, signage, and public art

We encourage the installation of durable signage, entry monumentation, and/or works of public art in commercial areas of unincorporated Community Planning Areas as a means of reinforcing a community's character, culture, heritage, or other unique features.

Policy LU-4.11 Businesses in Joshua Tree

We prohibit the establishment of franchise businesses in the commercial focus area/franchise-restricted in Joshua Tree to preserve the unique community character and its value as a year-round, world renowned tourist destination.

GOAL LU-5 MILITARY MISSION

GOAL LU-6 AMENDMENTS TO THE POLICY PLAN





RELATED MATERIALS

LAND USE



Policy Maps

LU-1(A-E) Land Use Map ([PDF](#) | [WEB](#))

LU-2 General Boundaries ([PDF](#) | [WEB](#))

LU-3 Military Influence Overlay ([PDF](#) | [WEB](#))

Policy Tables

Tables LU-1 to LU-3 ([PDF only](#))

Additional Maps (not part of Policy Plan)

County Land Use Categories ([WEB only](#))

BLM National Data (Administrative control of land by governmental entity — see Surface Management Agency data) ([WEB only](#))

[Search the Countywide Plan](#)

[Go to glossary](#)

[Go to FAQ](#)

RELATED DOCUMENTS

- [Land Use Existing Conditions \(2017\)](#)
- [Military Background Report \(2018\)](#)
- [SBC Countywide Vision](#)
- [SBC Museum Strategic Plan \(2017-2022\)](#)
- [MJHMP \(2015-2020\)](#)
- [SBC Vulnerability Assessment 2018](#)

- [SBC Community Indicators Report \(2019\)](#)
- [SBC's Pivotal Moment \(2016\)](#)
- [SBC Zoning and Overlay Maps](#)

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- [SBC Airport LU Compatibility Plans](#)
 - [SBC LAMP for Onsite WW Treatment Sys.](#)
 - [SBC GHG Reduction Plan \(2011\)](#)
 - [SPARC Forum](#)

- [SBC Healthy Communities Strategic Plan and Policy Playbook \(2017\)](#)
- [DPH Strategic Plan \(2015-2020\)](#)
- [SBC Community Transformation Plan \(2015-2020\)](#)

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- [SBC Our Community Vital Signs \(2013\)](#)
 - [SCAG RTP/SCS \(2016\)](#)

- [SCAG Connect SoCal \(2020\)](#)
- [SBCTA Planning & Sustainability website](#)
- [SBCTA Non-Motorized Transportation Plan](#)
- [OmniTrans website \(see Annual Reports and Plans\)](#)

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DOWNLOAD THE POLICY PLAN



Download the legal version of the Policy Plan in PDF format.

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