

Table 5.4

Land Use Designation	Description and Uses Allowed	Density/Intensity
RESIDENTIAL		
Equestrian Residential (ER)	Rural single-family dwellings with parcels at least 2.5 acres or larger. Animal keeping allowed.	Up to 0.4 units per acre
Low Density Residential (LDR)	Detached single-family dwellings. Appropriate as a transition between rural and suburban areas.	Up to 1 unit per acre
Single Family Residential 1 (SFR1)	Detached single-family dwellings in a semi-rural environment. Animal keeping allowed.	Up to 2 units per acre
Single Family Residential 2 (SFR2)	Single-family dwellings located generally between the valley floor and steeper hillside areas.	Up to 4.4 units per acre
Single Family Residential 3 (SFR3)	Detached single-family dwellings on standard 7,000 square foot minimum lot size are typical.	Up to 6 units per acre
Residential Neighborhood 1 (RN1)	Intended for a low-density mix of attached and detached residential dwelling units.	Up to 10 units per acre
Residential Neighborhood 2 (RN2)	Intended for grouped housing such as townhouses, condominiums, apartments with on-site recreation and open space.	10 to 20 units per acre
Residential Neighborhood 3 (RN3)	Intended for “missing middle” or middle-density housing such as walkups, garden apartments, and rowhouses.	20 to 30 units per acre
Residential Neighborhood 4 (RN4)	Intended as a high-intensity, walkable neighborhood with a variety of types of housing, predominantly multifamily.	30 to 50 units per acre
MIXED-USE		
Mixed-Use 1 (MU1)	Intended to create a low-intensity concentration of commercial businesses and civic amenities mixed with single and multifamily housing.	Up to 20 du/acre Max Commercial FAR: 0.35
Mixed-Use 2 (MU2)	Intended to create a low/medium-intensity concentration of commercial businesses and civic amenities mixed with multifamily housing.	20 to 30 du/acre Max Commercial FAR: 2.0
Mixed-Use 3 (MU3)	Intended to create a medium-intensity concentration of businesses and amenities mixed with multifamily housing along major corridors.	30 to 50 du/acre Max Commercial FAR: 3.0
NON-RESIDENTIAL		
Regional Commercial (RC)	Accommodates retail and service uses attracting consumers from a regional market area, and film uses within the LA County secondary zone.	Up to 1.0 FAR (up to 30 du/acre at A.V. Mall)*
Neighborhood Commercial (NC)	Convenience-type retail and services designed to serve daily needs of the immediate neighborhood.	Up to 0.5 FAR
Visitor Commercial (VC)	Intended to accommodate a diverse mix of businesses that primarily serve visitors or that provide niche/specialty goods and services.	Up to 1.5 (2.0 for lodging)
Aerospace Industrial (AI)	Intended to support the current and future operations of USAF Plant 42 and the proposed Palmdale Regional Airport.	Up to 0.5 FAR
Industrial (IND)	Permits a variety of industrial uses, including manufacturing and assembly of products and goods, warehousing, distribution, and similar uses.	Up to 0.5 FAR
Employment Flex (EMPFX)	Transition zone intended to permit mixed development of lighter industrial uses and more intensive service, retail, and commercial uses.	Up to 1.0 FAR
Health and Wellness (HW)	Intended to accommodate a medical-oriented campus, supported by appropriate commercial and lodging uses.	30 to 50 du/acre Up to 2.0 FAR
Educational Flex (EDFX)	Intended to primarily attract a mix of educational type uses like trade schools, public and private higher education facilities, and satellite campuses	10 to 30 du/acre Maximum FAR: 2.0
Mineral Resource Extraction (MRE)	Permits extraction and processing of mineral resources, including sand, gravel, and granite.	Up to 0.25 FAR
SPECIAL/PUBLIC		
Open Space (OS)	Reserved land for both natural and active open space uses.	Up to 0.01
Public Facilities (PF) • Civic (C) • School (S) • Park (P) • Utilities (U)	Land utilized for various types of public facilities, including schools, parks, libraries, hospitals, public safety and governmental facilities, sewer and water treatment plants, aqueduct, and landfills.	Up to 1.0 FAR
Specific Plans (SP)	For areas with adopted specific plans.	Varies

Public and quasi-public uses may also be located within other land use designations as established by the underlying zoning.

See pages 107–137 for detailed design and character guidance for all land use designations.

* Up to 30 du/ac also applies to the property south of Palmdale Boulevard between SR-14 and Division Street with a comprehensive development plan.

Detailed Land Use Designations

Rural Single Family Residential (LDR, ER)

Both the Low Density Residential and Equestrian designations allow for the same character (look and feel) for the public realm, building character, connectivity, and parking. The features that apply to the two lowest density single family residential designations include:

Character



Building Character

Buildings are set back from the road on all sides. Homes in these designations have large yards, with notable setbacks, ample landscaping, and predominantly natural ground cover. Development is characterized by a naturalistic, landscaped setting. Clustering to preserve significant natural landforms is allowed though may not be desirable in areas already developed with a regular/grid street network.

Public Realm

- Light pollution should be kept to a minimum.
- Fencing standards apply when visible from the public ROW. Landscaping/ green screening is strongly encouraged in addition to or in lieu of fences.
- Few public parks are currently located in these areas. Existing parks in the vicinity should be connected to the surrounding parts of the community through multi-use trails and greenways.
- Sidewalk and curb and gutter improvements are generally required for new development (unless the remainder of the street/block is already developed but unpaved). Streets and lighting of a more rural character may be appropriate to some projects.

Connectivity

“Blocks” defined by paved public roads through this environment are large, up to one mile in length, though they are usually transected by other roads regularly at every quarter- or eighth-mile (these are typically unpaved). Some dead-end roads may be warranted to preserve natural features, but where possible, a more connected and grid-like street pattern is preferred.

Parking

Parking occurs in driveways, side yards, or garages that are set back considerably from the street.

Other Characteristics

Detailed on the following pages are descriptions, intended physical character, and key features that are distinct for the Low Density Residential and Equestrian Residential designations in Palmdale.

Equestrian Residential (ER)



Description and Intended Physical Character

This place type is intended for detached single-family dwellings in a suburban/semi-rural environment, at approximately 2 dwelling units per acre. The SFR-1 designation is appropriate to outlying valley areas where large lot subdivisions are desired. Parcel sizes are around 20,000 square feet. These areas are mostly along the edges of developed suburban residential areas, often in lower hillside areas where inclines are present but topography is lacking significant slope constraints.

Key Features

Primary Land Uses

- Single-Family Residential
- Equestrian and animal-keeping activities per Zoning Code

Secondary Land Uses

- Community assembly uses such as places of worship, schools, and public facilities, which are determined to be compatible with and oriented toward serving the needs of these neighborhoods.
- Equestrian and animal keeping, as a conditional use per Zoning Code

Allowed Height

- 35 feet

Allowed Density and Intensity

- Up to 2 du/ac
- FAR: n/a

Appropriate Building Types

- Ranch-style, detached houses

Low Density Residential (LDR)



Description and Intended Physical Character

This place type is intended for mixed rural/suburban single-family residential uses, at 1 dwelling unit per acre. The Low Density Residential designation is appropriate for hillside areas and as a transition between rural and suburban areas and in keeping with the County of Los Angeles land use designations within the Sphere of Influence. Parcel sizes are commonly 1 acre (or larger), and unpaved roads may be occasionally present. These areas are mostly outside of the City Limits (but within the Sphere of Influence) and are intended to serve as the edge of the urbanized city.



Key Features

Primary Land Uses

- Single-Family Residential
- Equestrian and animal-keeping activities per Zoning Code

Secondary Land Uses

- Community assembly uses such as places of worship, schools, and public facilities, day care centers, and agricultural uses, which are determined to be compatible with and oriented toward serving the needs of these neighborhoods.

Allowed Height

- 35 feet

Allowed Density and Intensity

- Up to 1 du/ac
- FAR: n/a

Appropriate Building Types

- Rural ranch housing
- Large lot detached houses

Single Family Residential (SFR1, SFR2, SFR3)

The three Single Family Residential designations allow for the same character (look and feel) for the public realm, building character, connectivity, and parking. The features that apply to the three Single Family Residential designations include:

Character



Building Character

Buildings are set back at regular, consistent distances from the street. Properties have small to large yards (depending on lot size) with predominantly xeriscape ground cover. Clustering to preserve significant natural landforms (or steep slopes) is allowed and encouraged. The main residential entrance should be located within the front façade and accessed directly from the street.

Public Realm

- Sidewalks (minimum of six feet) should be provided on both sides of the street.
- Residential streets should encourage slow, safe driving speeds, with traffic calming elements, bicycle lanes and/or curbside parking, as per the Neighborhood Street classification outlined within the Mobility Element.
- Street trees and streetlights should be provided at semi-frequent intervals (though light pollution should be minimized).
- Landscaping/green screening is strongly encouraged in addition to or in lieu of fences, though fencing standards apply when visible from the public right-of-way.
- Existing parks in the vicinity should be connected to the surrounding parts of the community through multi-use trails and greenways.
- New developments should provide neighborhood or community parks, per requirements outlined in the Parks and Recreation Element. Residences should be connected to existing parks, nearby natural areas, and recreational trails through multi-use greenways.

Connectivity

The street network should be reasonably well connected with block lengths varying between 400 and 800 feet in most cases. Larger blocks or dead-end streets may be permitted where natural elements such as waterways, hills, or sensitive habitats warrant compromise. Emphasis is on pedestrian and bicycle circulation with appropriate traffic calming features. Where feasible, dead-end roads and cul-de-sacs should be connected via bicycle/pedestrian pathways.

Parking

In addition to garages and driveways, parking is also allowed within interior side yards of larger properties.

Other Characteristics

Detailed on the following pages are descriptions, intended physical character, and key features that are distinct for the Single-Family Residential designations in Palmdale.

Single-Family Residential 1 (SFR1)



Description and Intended Physical Character

This place type is intended for detached single-family dwellings in a suburban/semi-rural environment, at approximately 2 dwelling units per acre. The SFR-1 designation is appropriate to outlying valley areas where large lot subdivisions are desired. Parcel sizes are around 20,000 square feet. These areas are mostly along the edges of developed suburban residential areas, often in lower hillside areas where inclines are present but topography is lacking significant slope constraints.

Key Features

Primary Land Uses

- Single-family residential
- Parks and recreation

Secondary Land Uses

- Community assembly uses such as places of worship, schools, and public facilities, which are determined to be compatible with and oriented toward serving the needs of these neighborhoods.
- Equestrian and animal keeping, as a conditional use per Zoning Code

Allowed Height

- 35 feet

Allowed Density and Intensity

- Up to 2 du/ac
- FAR: n/a

Appropriate Building Types

- Ranch-style, detached houses



Single-Family Residential 2 (SFR2)



Description and Intended Physical Character

This place type is intended for detached single-family dwellings in a suburban environment, at up to 4.4 dwelling units per acre. The SFR-2 designation is intended for the areas between the valley floor and steeper hillside areas (having less than 10 percent slope). Parcel sizes range from 10,000 to 15,000 square feet. These areas are mostly along the edges of developed suburban residential areas.

Key Features

Primary Land Uses

- Single-family residential
- Parks and recreation

Secondary Land Uses

- Community assembly uses such as places of worship, schools, and public facilities, which are determined to be compatible with and oriented toward serving the needs of these neighborhoods.
- Equestrian and animal keeping, as a conditional use per Zoning Code

Allowed Height

- 35 feet

Allowed Density and Intensity

- Up to 4.4 du/ac
- FAR: n/a

Appropriate Building Types

- Detached houses



Single-Family Residential 3 (SFR3)



Description and Intended Physical Character

This place type is intended for detached single-family subdivisions containing the City’s standard 7,000 square foot minimum lot size (approximately 6 dwelling units per acre). The SFR-3 designation is appropriate in areas with minimal topography, and these places serve as a lower intensity, family-living environment but are still well connected to surrounding neighborhoods and retail areas. These areas constitute most of the City’s developed residential neighborhoods.

Key Features

Primary Land Uses

- Single-family residential
- Parks and recreation

Secondary Land Uses

- Community assembly uses such as places of worship, schools, and public facilities, which are determined to be compatible with and oriented toward serving the needs of these neighborhoods.

Allowed Height

- 35 feet

Allowed Density and Intensity

- Up to 6 du/ac
- FAR: n/a

Appropriate Building Types

- Ranch-style, detached houses

Residential Neighborhood (RN1, RN2, RN3, RN4)

The four Residential Neighborhood designations have many similarities. They allow for the same character (look and feel) for the public realm, building character, connectivity, and parking. The features that apply to the four Residential Neighborhood designations include:

Character



Building Character

Single-family residential buildings should be set back at regular distances from the street, while multifamily residential buildings should be located at or near the front property line. Attached properties tend to have small lots, with small individual or larger shared/common yards, and a mix of landscaping and hardscape. The main entrance to the building should be located within the front façade, accessed directly from the street. High-quality private frontages, such as porches, dooryards, and forecourts create a comfortable living environment for neighborhood residents.

Public Realm

- Sidewalks and curb and gutter improvements are required on both sides of the street. Residential streets should encourage slow, safe driving speeds, with traffic calming elements, bicycle lanes and/or curbside parking, as per the Neighborhood Street classification outlined within the Mobility Element.
- Street trees and streetlights should be provided at frequent intervals.
- Sidewalks (minimum of six feet) should be on both sides of the street in all areas.
- Mini parks and neighborhood parks should be integrated into new neighborhoods, within a twenty-minute walk distance of at least 90 percent of the dwelling units. When possible, these areas should be connected to nearby natural areas and recreational trails through multi-use greenways.

Connectivity

- The street network should be well connected with block lengths varying between 250 and 500 feet in most cases. Residential streets should be as narrow as practical to encourage slow, safe driving speeds, with curb adjacent parking on both sides.
- Within neighborhoods, automobiles are balanced with safety of walking and bicycling residents. Dead-end roads or cul-de-sacs are generally not permitted (unless necessitated by natural barriers or with city approval). Pedestrian and bicycles must be permitted to pass-through any vehicular dead ends.

Parking

Parking is curb adjacent, in garages integrated into front facades, at the rear of the building accessed through a driveway or preferably in alley-loaded garages. When possible, individual garages face alleys and secondary streets rather than primary streets.

Other Characteristics

Detailed on the following pages are descriptions, intended physical character, and key features that are distinct for the Residential Neighborhood designations in Palmdale.

Residential Neighborhood 1 (RN1)



Description and Intended Physical Character

This place type is intended for a low-density mix of attached and detached residential dwelling units allowing up to 10 dwelling units per acre. The RN1 designation is appropriate in residential areas within a short distance of employment and retail areas. Parcel sizes are approximately 4,500 square feet for detached single-family units with a minimum parcel size of 10,000 square feet for attached single-family or multifamily developments, unless otherwise specified in a planned development project that contains a variety of lot sizes, housing types, and public amenities. The RN1 designation is reserved for areas which are or will be served by adequate infrastructure and services needed to support this level of development.

Key Features

Primary Land Uses

- Single-family residential (attached and detached)
- Rowhouses
- Multifamily residential
- Manufactured housing (as permitted by zoning)

Secondary Land Uses

- Community assembly uses such as places of worship, schools, and public facilities, which are determined to be compatible with and oriented toward serving the needs of these neighborhoods.

Allowed Height

- 35 feet

Allowed Density and Intensity

- Up to 10 du/ac
- FAR: n/a

Appropriate Building Types

- Small lot detached houses
- Duplexes and low-rise attached houses
- Multiplexes (triplex/fourplex)
- Mobile home/manufactured housing (as permitted by zoning)

Residential Neighborhood 2 (RN2)



Description and Intended Physical Character

This place type is intended for grouped housing such as small-lot single-family residential, townhouses, condominiums, apartments with on-site recreation and open space with established minimum densities. The RN2 designation is appropriate in existing residential neighborhood areas or planned developments within a short distance of Village Centers. The RN2 designation is reserved for areas which are or will be served by adequate infrastructure and services needed to support this level of development.

Key Features

Primary Land Uses

- Single-family residential (detached and attached)
- Multifamily residential
- Manufactured housing (as permitted by zoning)

Secondary Land Uses

- Community assembly uses such as places of worship, schools, and public facilities, which are determined to be compatible with and oriented toward serving the needs of these neighborhoods.

Allowed Height

- 40 feet

Allowed Density and Intensity

- 10 (minimum) to 20 du/ac (maximum)

Appropriate Building Types

- Small lot detached houses
- Duplexes and multiplexes (triplex/fourplex)
- Rowhouses
- Courtyard apartments and low-rise walkups
- Mobile home/manufactured housing (as permitted by zoning)

Residential Neighborhood 3 (RN3)



Description and Intended Physical Character

This place type is intended for “missing middle” or middle-density housing such as walkups, garden apartments, and rowhouses up to 30 dwelling units per acre. The RN3 designation is appropriate in existing residential neighborhoods or planned developments within a short distance of Village Centers. The RN3 designation is reserved for areas which are or will be served by adequate infrastructure and services needed to support this level of development. These neighborhoods provide a transition in scale and intensity between lower-intensity residential neighborhoods and more dense neighborhoods or mixed-use areas.

Key Features

Primary Land Uses

- Attached single-family residential
- Multifamily residential

Secondary Land Uses

- Community assembly uses such as places of worship, schools, and public facilities, which are determined to be compatible with and oriented toward serving the needs of these neighborhoods.

Allowed Height

- 50 feet

Allowed Density and Intensity

- 20 (minimum) to 30 (maximum) du/ac
- FAR: n/a

Appropriate Building Types

- Multiplexes (triplex/fourplex)
- Rowhouses
- Garden and courtyard housing
- Low-rise walkups

Residential Neighborhood 4 (RN4)



Description and Intended Physical Character

This place type is intended as a high-intensity, walkable neighborhood with multifamily residential uses up to 50 dwelling units per acre. RN4 areas are near commercial, civic and recreational uses in Downtown Palmdale, near Avenue Q, and the future multimodal transit station. These areas are compact and therefore allow a larger number of residents to live near one another, within easy walking distance of parks, schools, shops, transit, and employment. These neighborhoods also act as a buffer between lower-intensity residential neighborhoods and intense mixed-use areas.



Key Features

Primary Land Uses

- Multifamily residential

Secondary Land Uses

- Community assembly uses such as places of worship, schools, and public facilities, which are determined to be compatible with and oriented toward serving the needs of these neighborhoods.

Allowed Height

- 60 feet

Allowed Density and Intensity

- 30 (minimum) to 50 (maximum) du/ac
- FAR: n/a

Appropriate Building Types

- Garden and courtyard apartments
- Rowhouses
- Mid-rise apartments

Mixed-Use (MU1, MU2, MU3)

The three mixed-use designations allow for the same character (look and feel) for the public realm, building character, connectivity, and parking. The features that apply to the three mixed-use designations include:

Character



Building Character

Buildings are located at or near the front property line, set back at a minimal distance from the street (except publicly accessible open spaces). Side and rear setbacks are minimal with increased setbacks from single family residential designations. Properties have common yards and a mix of landscaping and hardscape. Block faces have primarily continuous frontage. Buildings should face public streets (either the primary roadway or new internal streets) with attractive and transparent shopfronts designed to display merchandise, dining rooms, patios, and signage to passers-by. Building entrances are direct from the sidewalk, via shopfronts, arcades, galleries and forecourts for shops and restaurants, and via stoops, dooryards, or porches for residences.

Public Realm

- Internal streets should be designed for both pedestrians and vehicles with comfortable sidewalks and vehicle lanes. Sidewalks (recommended 15 feet wide, including landscaping) are required in all Mixed-Use areas.
- Facades should be activated with frequent building entrances for residential lobbies and ground-floor commercial spaces.
- Street trees, streetlights, seating, and other amenities should be provided at frequent intervals.
- Open spaces take the form of plazas and greens, and/or greenway connections to nearby parks.

Connectivity

- Blocks are subdivided into smaller human-scaled blocks around 250 to 400 feet long by internal streets that include sidewalks on at least one side. In existing commercial centers, blocks may be larger, up to 800 feet long, but any redevelopment should seek to decrease overall block sizes.
- Mid-block paseos are recommended in both new and existing developments to provide pedestrian connections from the streets to parking facilities within the blocks.

Parking

New buildings with parking fronting the primary street are not allowed. Parking is provided to the rear or sides of buildings, or in some cases, no parking is required (if provided through a shared garage or on-street). Vehicles should access parking by alleys or driveways on side streets.

Other Characteristics

Detailed on the following pages are descriptions, intended physical character, and key features that are distinct for the mixed-use designations in Palmdale.

Mixed-Use 1 (MU1)



Description and Intended Physical Character

MU1 is intended to create a low-intensity concentration of commercial businesses and civic amenities mixed with single and multifamily housing. This place type is located along Palmdale Boulevard between 10th Street East and 35th Street East and is intended to foster a pedestrian friendly environment in a walkable, Main Street format. This character encourages people to shop, dine, and socialize in downtown Palmdale. The pedestrian environment in this area should be attractive and visually interesting to encourage visitors to explore and circulate in and around the retail venues. Ground floors are primarily retail and service-oriented to provide a comfortable, walkable environment for shoppers and diners. This designation permits both horizontal and vertical mixed-use developments. This designation also carries forward the intent of the City's Downtown Revitalization Plan.

Key Features

Primary Land Uses

- Single-family residential (attached)
- Multifamily residential
- Retail/services
- Professional/medical office

Secondary Land Uses

- Civic uses
- Community assembly

Allowed Height

- 45 feet

Allowed Density and Intensity

- Up to 20 du/ac
- Maximum Commercial FAR: 0.35

Appropriate Building Types

- Rowhouses
- Low-rise walkups
- Stand-alone commercial
- Block-form low-rise mixed-use buildings

Mixed-Use 2 (MU2)



Description and Intended Physical Character

This place type is focused on key nodes of moderate mixed-use activity along the City’s major corridors, primarily Palmdale Boulevard, Avenue R, Avenue S, and Rancho Vista Boulevard. The built environment is composed of horizontal and vertical mixed-use developments at low/medium-intensities. MU2 encompasses many existing commercial centers that are envisioned to evolve into concentrations of commercial businesses and civic amenities mixed with multifamily housing located within convenient walking or biking distance of nearby neighborhoods. The ground floor in this place type is primarily retail, medical office, and service-oriented to provide a comfortable, walkable environment. Gathering places such as small parks and shaded plazas activate the public realm in this place type.

Key Features

Primary Land Uses

- Single-family residential (attached)
- Multifamily residential
- Retail/services
- Bars/restaurants
- Professional/medical offices

Secondary Land Uses

- Civic uses
- Community assembly

Allowed Height

- 55 feet

Allowed Density and Intensity

- 20 (minimum) to 30 (maximum) du/ac
- Maximum Commercial FAR: 2.0

Appropriate Building Types

- Rowhouses
- Multiplex (triplex/fourplex)
- Garden/courtyard apartments, low-rise walkups
- Stand-alone commercial
- Block-form low-rise mixed-use buildings

Mixed-Use 3 (MU3)



Description and Intended Physical Character

Outside of the Palmdale Transit Area Specific Plan area, this is the densest place type. This place type is intended to create a high-intensity concentration of commercial businesses and civic amenities mixed with multifamily housing along major corridors and/or near major transit. MU3 areas provide employment, shopping, and living in a horizontal or vertical mixed-use format. Ground floors are primarily office, light research and development, and retail with housing above or behind. This place type provides a space where residents can meet and greet one another while enjoying the life of their town. This designation permits both horizontal and vertical mixed-use developments. This place type is located at key nodes including near the future Education District on Palmdale Boulevard and 47th Street East, along East Avenue Q, and Rancho Vista Boulevard.

Key Features

Primary Land Uses

- Multifamily residential
- Retail/services
- Bars/restaurants
- Professional/medical offices

Secondary Land Uses

- Research and development
- Civic uses
- Community assembly

Allowed Height

- 65 feet

Allowed Density and Intensity

- 30 (minimum) to 50 (maximum) du/ac
- Maximum Commercial FAR: 3.0

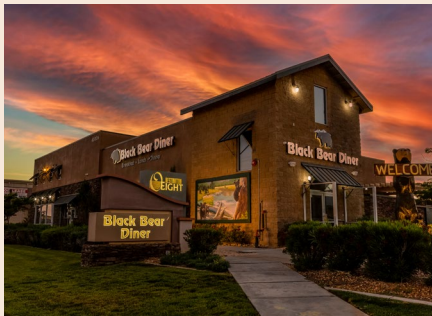
Appropriate Building Types

- Rowhouses
- Low-rise walkups
- Stand-alone commercial
- Block-form low-rise mixed-use buildings

Commercial (RC, NC, VC)

The three commercial land use designations allow for the same character (look and feel) for the public realm, building character, connectivity, and parking. The features that apply to the three commercial designations include:

Character



Look and Feel

Depending on context, retail is either in a walkable, neighborhood-serving format, or a more regional, auto-oriented retail format. Buildings are set back varied distances from the street. Buildings may also have minimal side setbacks. Site design should be sensitive to adjacent residential uses; side and rear setbacks may be minimal when adjacent to other commercial/industrial uses but should be larger when adjacent to residential uses. Buildings should be arranged to form a reasonable street wall when surrounding an internal parking lot. Buildings should face public streets (the primary roadway and/or new internal streets) with attractive and transparent shopfronts designed to display merchandise, dining rooms, patios, and signage to passers-by. Building entrances are direct from the sidewalk, via shopfronts, arcades, galleries, and forecourts. Buildings define their frontages with lobbies or active spaces and offer awnings that provide shade for pedestrians.

Public Realm

- New internal streets should be designed for pedestrians and vehicles with very wide sidewalks on both sides of internal streets and along internal building frontages and vehicle lanes that are 10 feet wide in most cases.
- Streets along major roadways may be wider but should be designed to be comfortable and safe for pedestrians and cyclists while also accommodating the needs of vehicles.
- Street trees, street lights, seating, and other amenities should be provided along sidewalks and building fronts.
- Open spaces take the form of plazas/greens and should be flanked by active ground floor retail or restaurant uses.

Connectivity

- Block length will depend on context and type of commercial center. Regional Commercial and Visitor Commercial blocks may be large (1600' long) but the site design of regional centers should consider pedestrian needs and provide safe, comfortable internal circulation for non-auto users.
- Neighborhood Commercial blocks may be moderately large (800' long) but any longer blocks should be subdivided by sidewalks, pathways, greenways, or mid-block paseos to provide pedestrian connections from the street to parking facilities and businesses within.

Parking

Parking occurs in surface lots, structures, or to the side of buildings where possible, and is screened from public view. Vehicular access is provided to parking lots via private streets.

Other Characteristics

Detailed on the following pages are descriptions, intended physical character, and key features that are distinct for the commercial designations in Palmdale.

Regional Commercial (RC)



Description and Intended Physical Character

This place type is intended to accommodate commercial/retail and service uses attracting consumers from a regional market area. RC areas provide access to long-term goods and services (in contrast to convenience goods) such as big box retail and regional mall. The uses allowed in this designation will provide a unique amenity to all residents of Palmdale and an important revenue source for the city. Areas with the RC designation are situated near SR-14 and Rancho Vista Boulevard, at Pearblossom Highway and Fort Tejon, at Avenue Q and 50th Street East, and others. RC developments typically occupy many acres, although individual businesses may be on smaller parcels.

Key Features

Primary Land Uses

- Regional retail/services
- Entertainment
- Food retail/bars
- Professional/medical offices

Secondary Land Uses

- Lodging
- Film production/studio (permitted only within secondary L.A. County zone)
- Small/light distribution, “last mile” services
- Multifamily residential (permitted only on the Antelope Valley Mall site and the property south of Palmdale Boulevard between SR-14 and Division Street with a comprehensive development plan)

Allowed Height

- 55 feet (85 feet for hotels/lodging)

Allowed Density and Intensity

- FAR: up to 1.0
- Du/ac: up to 30 (permitted only on the Antelope Valley Mall site and the property south of Palmdale Boulevard between SR-14 and Division Street with a comprehensive development plan)

Appropriate Building Types

- Standalone commercial
- Big box retail
- Block-form low-rise buildings

Neighborhood Commercial (NC)



Description and Intended Physical Character

This place type is intended to foster convenience-type retail, neighborhood offices and service activities that serve the daily needs of the immediate neighborhood. NC areas are located in Village Centers, near residential neighborhoods to serve the short-term needs of residents. Neighborhood Commercial development is occasionally found on small corner parcels (a few acres) but more often in slightly larger configurations (five to ten acres in size). This designation includes supermarkets, restaurants, apparel stores, small hardware stores, banks, offices, and similar uses. This designation also provides gathering places for the residents of surrounding neighborhoods and are ideal locations for local transit stops (such as bus stations, carsharing pods, or park and ride lots).

Key Features

Primary Land Uses

- Neighborhood-serving retail/ services/office
- Entertainment

Secondary Land Uses

- Civic uses
- Minor auto service uses
- Community assembly

Allowed Height

- 35 feet

Allowed Density and Intensity

- FAR: up to 0.5
- Du/ac: n/a

Appropriate Building Types

- Standalone commercial
- Attached low-rise commercial buildings in walkable ‘main street’ format
- Block form low-rise buildings

Visitor Commercial (VC)



Description and Intended Physical Character

This place type is intended to accommodate a diverse mix of businesses that primarily serve visitors to Palmdale or that provide niche/specialty goods and services. Typical VC uses include hotels, long-term stay hotels, convenience retail, professional and medical offices, service uses, brewpubs, microbreweries and wineries with incidental food services, and similar uses that are aimed largely at commuting workers and other highway traffic. Uses may be more intense than in NC or RC areas.

Key Features

Primary Land Uses

- Lodging
- Food retail/entertainment
- Regional-serving retail
- Brewpub/microbrewery/winery with incidental food service

Secondary Land Uses

- Neighborhood-serving retail/services
- Commercial uses
- Professional/medical offices
- Film production/studio

Allowed Height

- 65 feet (85 feet for hotels/lodging)

Allowed Density and Intensity

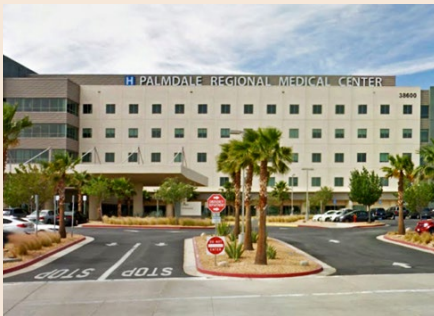
- Du/ac: n/a
- FAR: up to 1.5 (2.0 for hotels/lodging)

Appropriate Building Types

- Stand-alone commercial
- Big box retail
- Block form low-rise buildings
- Midrise and high-rise hotel block buildings

Health and Wellness (HW)

Character



Building Character

Buildings are located near or at the sidewalk to shape the streetscapes and to frame public open space. Several blocks should be designed as a campus environment with pedestrian-only spaces and pathways connecting buildings to one another and to surrounding streets. Generally, the Medical Flex designation is expressed as individual or block form buildings that are configured in a semi-urban office environment with modest setbacks. Buildings should be arranged to form a reasonable street wall when surrounding an internal parking lot or structure, with liner uses/buildings that activate the edges of the district. There may be large parking lots within internal blocks, but the pedestrian experience should still be supported in the interior of a larger block. Building entrances are direct from the sidewalk, via shopfronts or forecourts. Buildings define their frontages with lobbies or transparent, active spaces.

Public Realm

- Major internal drives should include sidewalks (minimum of eight feet including landscaping) on both sides, detailed as small streets.
- Streets/sidewalks should be connected to primary building entrances for lodging and commercial spaces.
- Street trees, street lights, seating, and other amenities should be provided along sidewalks and building fronts.
- Open spaces take the form of mini-parks, linear greenways, or plazas/greens.

Connectivity

Medical Flex blocks may be large (1200' long) but the internal site design should consider pedestrian needs and provide safe, comfortable internal circulation for non-auto users. These larger blocks should be subdivided by sidewalks, pathways, greenways, or mid-block paseos to provide pedestrian connections from the streets to parking facilities and businesses within the blocks. Streets flanking the blocks and the drives that transect them should connect to neighborhood streets to provide convenient access for nearby residents as well as motorists. Connecting residential streets (for vehicles) to other types of development should be avoided. This tends to increase vehicle trips in front of houses and increases citizens concerns for safety.

Parking

Parking occurs in surface lots or structures, where possible screened from public view.

Health and Wellness (HW)



Description and Intended Physical Character

This place type is intended to accommodate a medical-oriented campus with a focus on medical/hospital uses, supported by appropriate commercial and lodging uses and open space areas for congregating and socializing. The envisioned mix of uses is a large hospital or medical office as the anchor, enlivened by part-time residents and access to a limited set of daily goods and services. The Health and Wellness designation is applied to the Palmdale Regional Medical Center environs, around the Kaiser Permanente facility on Avenue S, and a future medical district on Palmdale Boulevard and 40th Street.



Key Features

Primary Land Uses

- Hospital
- Medical/professional offices
- Assisted living/congregate care

Secondary Land Uses

- Supportive retail/services
- Educational uses
- Food retail
- Lodging
- Workforce housing
- Senior housing

Allowed Height

- 85 feet

Allowed Density and Intensity

- FAR: up to 2.0
- Du/ac: 30 to 50

Appropriate Building Types

- Standalone commercial
- Low-rise and high-rise medical buildings
- Block form mixed-use buildings

Educational Flex (EDFX)

Character



Building Character

Buildings should support the vision for a campus-like setting, providing regular public open spaces in between, and orient active facades toward public areas and pathways. Buildings are configured in an urban format of walkable blocks, attractive streetscapes, and buildings close the sidewalk edge (it may be advised to hold a corner or a key portion of a street frontages while setting back significantly on other sides/frontages). There may be a row of surface parking and landscaping between the buildings and the sidewalk, typical of office or business parks. Rear setbacks depend on adjacent uses and context but may not need to be overly large. Buildings should be arranged to form a reasonable street wall when surrounding an internal parking lot or structure. Building entrances are direct from the sidewalk. Buildings define their frontages with lobbies or active spaces and offer awnings that provide shade for pedestrians.

Public Realm

- New internal streets should be designed for pedestrians and vehicles with comfortable sidewalks and vehicle lanes that are 10 feet wide in most cases.
- To attract a large educational institution to this designation, it may be appropriate for several blocks to be joined together as a campus environment with pedestrian-only paths that connect to the streets of the surrounding development and adjacent neighborhoods.
- Street trees, street lights, seating, and other amenities should be provided along sidewalks and building fronts.
- Open spaces take the form of fields, community parks, and plazas/greens.

Connectivity

Blocks should be about 400 to 600 feet in length. Internal pedestrian and bicycle mobility (and transit access) should be prioritized equally to automobile access. Mid-block paseos are recommended to provide pedestrian connections from the streets to parking facilities within the blocks. Conversion to slow or shared streets within campuses is strongly encouraged. Major district streets should connect to nearby neighborhood streets to provide convenient access for residents as well as motorists.

Parking

Parking occurs in surface lots or structures. Parking may be used as a buffer between high-traffic arterials and educational buildings.

Educational Flex (EDFX)



Description and Intended Physical Character

This place type is intended to primarily attract a mix of educational type uses like trade schools, public and private higher education facilities, and satellite campuses, while permitting supporting uses such as services and housing. This designation is targeted in two key locations along Palmdale Boulevard, with a vision of major academic institutions anchoring vibrant, walkable, mixed-use destinations, creating an attractive campus setting.

Key Features

Primary Land Uses

- Education-related uses

Secondary Land Uses

- Supportive Retail/Services
- Support Offices
- Multifamily Residential (conditional)

Allowed Height

- 75 feet

Allowed Density and Intensity

- FAR: up to 2.0
- Du/ac: up to 30

Appropriate Building Types

- Block form low-rise educational and mixed-use buildings
- Rowhouses
- Garden/courtyard apartments and low-rise walkups

Industrial and Employment (AI, IND, EMPFX)

The three industrial land use designations allow for the same character (look and feel) for the public realm, building character, connectivity, and parking. The features that apply to the three industrial designations include:

Character



Buildings may be set back from the street with appropriate landscaping to provide an attractive visual buffer (front setbacks may vary). Buildings may have minimal side setbacks. Rear setbacks depend upon adjacent uses and context, and buffering should be provided for any intense industrial use.

Aerospace Industrial building character and placement is subordinate to the function of aerospace research and development. Comfortable and direct pedestrian access should be provided between parking lots and primary building entrances. Amenities for employees such as gathering spaces, outdoor plazas, or patios, should be provided. While in some areas, particularly in order to attract a large employer, it may be appropriate for several blocks to be joined together as a campus environment with pedestrian-only spaces and pathways connecting buildings to one another and to surrounding streets.

Public Realm

- Major internal drives should include sidewalks (minimum of eight feet including landscaping) on at least one side.
- Street widths may vary, with some wider streets to accommodate truck traffic and high traffic volumes, where applicable.
- Open spaces take the form of linear greenways, or plazas.
- Within multi-building complexes or campuses – whether designed for large users or as a multi-tenant industrial development – the major drives should be designed as narrow streets, defined by rows of “street trees” to project the image of high-quality business addresses. .

Connectivity

Industrial areas are often characterized by larger blocks, at a scale that would not be appropriate for commercial and residential uses. Blocks – as defined by public streets – may be exceptionally large, up to 1,600 feet long to accommodate the large buildings, truck loading and outdoor storage functions required for such industrial districts. Pedestrian paseos are recommended to help facilitate walking and biking to work when appropriate. Any future development of the Regional Airport should be designed with regular access to/from a major City street.

Parking

Parking occurs in surface lots or structures. Where possible, employee parking lots should also be located beside or behind buildings rather than in front. To support large office uses, some blocks may be devoted entirely to parking. Loading areas should be screened from view from public rights-of-way

Other Characteristics
Detailed on the following pages are descriptions, intended physical character, and key features that are distinct for the industrial designations in Palmdale.

Aerospace Industrial (AI)



Description and Intended Physical Character

This place type is intended to support the current and future operations of USAF Plant 42. It permits public and private airfields and support facilities, aerospace-related industries, transportation-related industries, and commercial facilities necessary to serve military/commercial air traffic. The AI designation areas allows many uses (such as intensive manufacturing, production, repair, and distribution) that are not suitable adjacent to other sensitive uses. This area is not intended for low-employment uses such as warehousing and logistics - the aerospace-oriented uses allowed in this designation comprise a unique and valuable source of employment for the City and therefore certain standards (such as Airport Protection Zones) apply to adjacent development to ensure that the viability of the aerospace industry is maintained – see Military Compatibility Element for additional details.

Key Features

Primary Land Uses

- Aerospace-related heavy manufacturing/processing and research and development
- Airfields and airports

Secondary Land Uses

- Light/Medium Industrial/PDR
- Supportive retail/services/office

Allowed Height

- 75 feet

Allowed Density and Intensity

- FAR: up to 0.5
- Du/ac: n/a

Appropriate Building Types

- Any building necessary to support aerospace operations

Industrial (IND)



Description and Intended Physical Character

This place type is intended to permit a variety of industrial uses that provide employment and services for residents and businesses. Within this designation, while a range of industrial intensities and uses are permitted, some may not be suitable adjacent to other sensitive uses or housing (such as heavy manufacturing or production), and others may be located adjacent without any issue (such as distribution, storage, research and development), etc.). In general, this designation is oriented toward lower intensity industrial operations with a mix of uses and building scales that are compatible with the surrounding area. Where possible, more intense industrial uses should be physically separated from residential areas by natural or manufactured barriers.

Key Features

Primary Land Uses

- Medium and heavy intensity industrial activities (as allowed per Zoning)
- Light industrial
- Production, distribution and repair uses
- Film production/sound stage studio

Secondary Land Uses

- Research and development
- Ancillary commercial
- Auto service
- Flex/makerspace
- Self-storage (all types)

Allowed Height

- 50 feet

Allowed Density and Intensity

- FAR: up to 0.5
- Du/ac: n/a

Appropriate Building Types

- Standalone commercial/industrial
- Low-rise industrial/flex
- Block form warehouse/studio buildings

Employment Flex (EMPFX)



Description and Intended Physical Character

This place type is intended to permit mixed-use development of lighter industrial uses and more intensive service, retail, and commercial uses. It is a transition zone that allows a mix of businesses that provide a wide variety of employment-generating activity, including office, industrial and light manufacturing, research and development, and supportive commercial. EMPFX areas are typically situated close to major arterials or freeways. The uses allowed in this designation will support job generation, focusing on fabrication, research, distribution, and similar operations conducted primarily indoors.

Key Features

Primary Land Uses

- Research and development
- Flex/makerspace
- Light industrial
- Professional/medical offices
- Film production/sound stage studio

Secondary Land Uses

- Production, Distribution and Repair uses
- Supportive Retail/Services
- Auto Service
- Breweries/distilleries/wineries
- Self-storage (indoor only)

Allowed Height

- 50 feet

Allowed Density and Intensity

- Du/ac: n/a
- FAR: up to 1.0

Appropriate Building Types

- Standalone industrial warehouses
- Block form low-rise buildings

Public and Special Uses (MRE, PF, OS, UT, SP)

Character



Special and public land uses include fewer building, character, public realm and parking features as compared to other land use designation categories. In many cases these uses have few buildings, little to no public access or are regulated by other planning documents (i.e., Specific Plan). In many instances, these features are considered on a case by case basis.

Building Character

N/A

Public Realm

N/A

Connectivity

N/A

Parking

N/A



Other Characteristics
The following sections include descriptions and intended physical character for land uses that are specialized and or public.

Mineral Resource Extraction (MRE)



Description and Intended Physical Character

This place type is intended to permit extraction and processing of mineral resources, including sand, gravel, and decomposed granite. This designation is limited to areas designated by the State Division of Mines and Geology as Mineral Resource Zone 2 areas, or where significant mineral resources occur and the extraction of which is determined to be beneficial. Operations within this place type are subject to all applicable policies, ordinances, and laws regulating traffic impacts, air and water quality, and land use compatibility.

Key Features

Primary Land Uses

- Mineral Extraction and Processing
- Concrete Batching

Secondary Land Uses

- Ancillary uses allowed on the site should be only those uses normally associated with extraction and/or processing of on-site materials.

Allowed Height

- 100 feet

Allowed Density and Intensity

- Du/ac: n/a
- FAR: up to 0.25

Appropriate Building Types

- Low-rise industrial buildings

Public Facility (PF-Parks, PF-School, PF-Civic)



Description

This designation includes the City’s public and private schools, higher learning and other institutional uses, parks, recreation uses, amphitheaters, community centers, and other similar uses.

Key Features

Primary Land Uses

- Public or private schools
- Civic building or offices including community centers
- Public or private parks
- Recreation buildings including public pools

Secondary Land Uses

- n/a

Allowed Density and Intensity

- 1.0 FAR

Open Space (OS)



Description

This designation includes the City’s public and private open space and golf courses and support structures.

Key Features

Primary Land Uses

- Open space
- Golf courses
- Cemeteries

Secondary Land Uses

- n/a

Allowed Density and Intensity

- 0.01 FAR

Utilities (UT)



Description

This place type is intended to permit above ground utilities and utility rights-of-way. Utilities may include electrical substations, transmission lines, water storage tanks, and supportive buildings and structures.

Key Features

Primary Land Uses

- Utility station
- Utility rights-of-way

Secondary Land Uses

- Supportive structures
- Utility administration buildings

Specific Plan (SP)



Description

This designation applies to areas that have existing adopted Specific Plans. Each Specific Plan regulates the intended physical character, key features, and look and feel within those areas. These plans also indicate allowed density and intensity, height, and building types. Reference the applicable Specific Plan for more details.