

General Plan:

(R-HR) Residential Hillside Reserve (0-1du/5ac) The *Residential Hillside Reserve* designation serves to provide an intermediate development density for lands located on sloping terrain primarily within the foothills of the Santa Rosa Mountains. The designation permits the development of one single family home on lots of not less than five acres. The intent is to provide reasonable development opportunities while protecting natural and scenic resources.

Table 25.10-1: Use Matrix for Hillside Planned Residential District

| Residential Zoning District | | |
|---|-----|------------------------|
| (P=Permitted; A=Administrative Use Permit; L=Large Family Day Care Use Permit; C=Conditional Use Permit; N=Not Permitted) | | |
| | HPR | Special Use Provisions |
| Residential Uses | | |
| Assisted living | N | |
| Accessory dwelling unit | N | 25.34.030 |
| Condominium | N | |
| Dwelling, duplex | N | |
| Dwelling, multifamily | N | 25.10.040.A |
| Dwelling, second | P | 25.34.030 |

Residential Zoning District

(P=Permitted; A=Administrative Use Permit; L=Large Family Day Care Use Permit; C=Conditional Use Permit; N=Not Permitted)

| | HPR | Special Use Provisions |
|---------------------------------------|------------|-------------------------------|
| Dwelling, single-family | P | |
| Farmworker housing | N | |
| Group home | P | 25.10.040.B |
| Guest dwelling | P | |
| Home-based business | P | |
| Junior accessory dwelling unit | N | 25.34.030 |
| Manufactured home parks | N | |
| Planned unit development, residential | C | 25.10.040.C |
| Transitional and supportive housing | | see Note 1 |
| Agriculture-Related Uses | | |
| Apiary | P | |
| Botanical conservatory | N | |
| Crops and horticulture, limited | N | |
| Domestic animals | P | |
| Garden, private | P | |
| Greenhouse, commercial | C | |
| Greenhouse, private | P | |
| Horticulture, private | P | |
| Kennel | C | 25.10.040.D |
| Livestock raising, noncommercial | C | |
| Nursery | C | |
| Orchard | A | |
| Stable, boarding | A | 25.10.040.E |

Residential Zoning District

(P=Permitted; A=Administrative Use Permit; L=Large Family Day Care Use Permit; C=Conditional Use Permit; N=Not Permitted)

| | HPR | Special Use Provisions |
|---|------------|-------------------------------|
| Stable, private | A | 25.10.040.E |
| Cemetery | N | |
| Community facility | N | |
| Club, private | N | |
| Crematory | N | |
| Day care, large family | L | 25.10.040.F |
| Day care, small family | P | |
| Institution, educational ² | C | |
| Institution, general ² | N | |
| Institution, religious | C | |
| Public park | P | |
| Recreational use, commercial | N | 25.10.040.G |
| Recreational vehicle park | N | |
| Recreation facility, commercial | N | |
| Recreation facility, incidental | C | 25.10.040.H |
| Recreation facility, private | P | |
| Recreation facility, public | C | |
| Utility, Transportation, Public Facility, and Communication Uses | | |
| Electric substation | N | |
| Fire station | C | |
| Public service facility | C | |
| Public utility | C | |
| Utility facility | N | |

| Residential Zoning District | | |
|---|------------|-------------------------------|
| (P=Permitted; A=Administrative Use Permit; L=Large Family Day Care Use Permit; C=Conditional Use Permit; N=Not Permitted) | | |
| | HPR | Special Use Provisions |
| Retail, Service, and Office Uses | | |
| Bed and breakfast | C | |
| Commercial parking lot | N | 25.10.040.I |
| Condominium hotel, converted | N | |
| Hospital | N | |
| Hotel | N | 25.10.040.J |
| Neighborhood government office | N | 25.10.040.K |
| Office parking lot | N | 25.10.040.L |
| Professional office | N | 25.10.040.M |
| Resort hotel | N | 25.10.040.J |
| Timeshares | N | |
| Temporary Uses | | See Section 25.34.080 |

Notes:

1. Transitional and supportive housing shall be subject to only those restrictions that apply to other residential uses of the same type in the same zone.
2. Trade schools are not permitted.

(Ord. 1358 § 2, 2020; Ord. 1324 § 4, 2017; Ord. 1304 § 1, 2016; Ord. 1279 § 1, 2015; Ord. 1259 § 1, 2013)

25.10.040 Specific Use Standards

The following provisions apply as indicated to the uses listed in Table 25.10-1 (Use Matrix for Residential Districts):

- A. **Multifamily.** Multifamily dwelling units are permitted within the R-2 district up to a maximum of 10 dwelling units per acre, or as indicated on the zoning map. Multifamily dwelling units are permitted within the R-3 district at densities between 7 and 40 dwelling units per acre, or as indicated on the zoning map.
- B. **Group Home.** When permitted according to Table 25.10-1 (Use Matrix for Residential Districts), group homes are limited to 6 or fewer residents.
- C. **Planned Residential.** Cluster development and/or condominiums are permitted as part of a planned development.
- D. **Kenel.** Excluding domestic pets, all boarding for animals or fowl must be at least 100 feet away from any neighboring residential home.

E. **Stables.** The stabling of horses (or mules) is permitted with an administrative use permit in the residential estate district subject to the following provisions:

1. Two standard horses (or mules) over 14.2 hands, 58 inches shall be permitted on a lot of 40,000 square feet minimum area with a total number of horses all sizes not exceeding three. (This would allow one additional pony or the temporary keeping of one foal).
2. Horses must be kept within a corral and/or enclosed stable of the following minimum dimensions:
 - a. Corral. 288 square feet per horse; minimum dimensions of 12 by 24 feet, and one-third shaded.
 - b. Stable. 144 square feet, minimum dimension 12 feet by 12 feet per horse. Stable shall be ventilated for the desert environment.
 - c. Construction. Corrals and stables shall be constructed of material and in such a manner to adequately contain the horses.
3. Barns, corrals or stables constructed to maintain horses shall be located not less than 35 feet from any residence or habitable structure on the same lot and not less than 50 feet from any residence or habitable structure on adjacent lots. Barns, corrals, or stables may be located within 50 feet of a front property line if the finding can be made that the design and appearance of such structures are compatible with surrounding properties. No horses shall be permitted within 100 feet of an adjacent property not zoned RE (i.e., R1, O.P., PR).
4. Animal manure shall be stored in appropriate receptacles and properly disposed of not less than once per week.
5. Barns, corrals, or stables shall be cleaned and maintained such that dust, flies, and odors shall not create a nuisance for adjacent properties and not less than once per day.

F. **Large Family Day Care.** Large family day care facilities require the issuance of a large family day care use permit in accordance with Section 25.64.020, and are permitted subject to the following requirements:

1. **Space and Concentration.** Properties proposed for use as large family day care homes shall be located no closer than 300 feet in all directions from another large family day care home. An adjustment may be granted according to Chapter 25.64.030 (Adjustments) of this ordinance to reduce this distance to no more than 100 feet.
2. **Traffic Control.** A traffic circulation plan shall be designed to diminish traffic safety problems. Residences located on major arterial streets (as shown on the General Plan circulation map) must provide a drop-off/pick-up area designed to prevent vehicles from backing onto the arterial roadway. The applicant may be required to submit a plan of staggered drop-off and pick-up time ranges to reduce congestion in neighborhoods already identified as having traffic congestion problems.
3. **Parking.** All homes used for large family day care facilities shall provide at least three automobile parking spaces, no more than one of which may be provided in a garage or carport. Parking may be on-street if contiguous to property. These may include spaces already provided to fulfill residential parking requirements.
4. **Noise Control.** Operation of the facility shall comply with all provisions of Chapter 9.24 (Noise Control) of the Palm Desert Municipal Code. Additional conditions may be placed on use permits to reduce noise impact if ongoing problems exist.
5. **Signage.** No signs or other exterior markings identifying a large family day care operation shall be allowed on the applicant's home.
6. **Residency.** The applicant must be a primary resident of the home that is proposed as a large family day care home.

7. **Contact Person.** The current name(s) and telephone number(s) of the applicant, and all other operators if different from the applicant, of the family day care home shall be on file with the City at all times.
8. **State Licensing.** All appropriate licensing from the California Department of Social Services shall be obtained prior to commencing operation of any large family day care home in the City.
9. **Building and Fire Code Compliance.** Consistent with Section 1597.46 of the Health and Safety Code, the proposed large family day care home must comply with all building and fire code provisions applicable to single-family residences, and with such additional standards as the State Fire Marshal, from time to time, adopts pursuant to Section 1597.46(d) of the Health and Safety Code to promote the fire and life safety of children in large family day care homes. (See Title 22 of the California Code of Regulations.)
10. **Smoking Restricted.** Consistent with Section 1596.795 of the Health and Safety Code, smoking of tobacco and other substances—whether in pipe, cigar, or cigarette form—shall not be allowed in the applicant’s home during its hours of operation as a large family day care home with respect to those areas of the home where children are present.
11. **Proof of Control.** No use permit shall be issued unless the applicant can demonstrate legal authority and control over the real property proposed to be used as a large family day care home.

G. **Recreational Use, Commercial.** Commercial recreation uses are limited to the PR zone only with the issuance of a conditional use permit when not directly related to a permitted residential development.

H. **Recreation Facility, Incidental.** Limited commercial uses are authorized as part of this use classification which are commonly associated with and directly related to the primary use.

I. **Commercial Parking Lot.** Parking lots that service commercial establishments are permitted within 300 feet of the related commercial establishment.

J. **Hotel and Resort Hotel.** In the R-3 zoning district, these uses are permitted up to a maximum of 40 units per gross acre with the issuance of a conditional use permit. In the PR zoning district, the maximum density shall be approved by the Commission or Council.

K. **Government Office Building.** Small neighborhood government office buildings are permitted up to 5,000 square feet in size.

L. **Office Parking Lot.** Parking lots that serve office developments are permitted when located directly adjacent to the office professional zone and consistent with recommendations of the General Plan.

M. **Professional Office within Residential District.** These uses are permitted with the issuance of a conditional use permit, provided property to be developed is abutting or across the street, or across an alley from commercially zoned property. Residential development standards are to be used to ensure compatibility. (Ord. 1324 § 4, 2017; Ord. 1279 § 2, 2015; Ord. 1259 § 1, 2013)

25.10.050 Development Standards

The development standards on Table 25.10-3 (Residential Zoning District Development Standards) are applicable to the residential zoning districts. These standards, along with other development standards (e.g., landscaping requirements, signs, and parking standards) in this title, are intended to assist property owners and project designers in understanding the City’s minimum requirements and expectations for high-quality development.

A. **Hillside Planned Residential Development Standards.** The following standards must be met prior to the approval of a hillside development plan as described in Section 25.78.020:

1. Density. Each lot shall be limited to a maximum of one unit per 5 acres. All lots will be entitled to at least one unit.
2. Grading. Location of building pads and access roads shall be evaluated, approved, or adjusted based on consistency with the following:
 - a. Preserved natural contours of the land to avoid extensive cut and fill slopes to reduce the need for a staircase effect within developments.
 - b. Architecture and landscape design which blends with the natural terrain to the greatest practical extent.
 - c. Retention and protection of undisturbed viewsheds, natural landmarks, and features including vistas and the natural skyline as integral elements.
 - d. Building Pad Area. The maximum area permanently disturbed by grading shall not exceed 10,000 square feet.
 - e. Access Road or Driveway. Maximum permanent grading disturbance of natural terrain for development of access to the approved building pad shall be 3,000 square feet. Roads shall be located and designed to blend with the natural terrain to the greatest practical extent consistent with the grading provisions listed in this subsection A.2.
 - f. Renaturalization. All cuts, fills, or other areas temporarily disturbed by grading shall be re-naturalized, colored, and landscaped to blend with the adjacent undisturbed natural terrain to the satisfaction of the City Council.
3. Maximum Dwelling Unit Size. Total dwelling unit, garage and accessory building size on any one lot shall not exceed 4,000 square feet.
4. Exception. The standards of subsections A.1 through A.3 of this section shall be required unless modified by one of the following:
 - a. Precise Plan. The Commission and Council may approve a precise plan of design through public hearing process that modifies the standards in subsection A.1 through A.3. Said precise plan shall take into consideration any and all circumstances, including, but not limited to, viewshed, topography, color, texture, and profile of any structure that the Commission or Council may determine to be in conformity with the purposes set forth in this section.
 - b. Previously Approved Existing Building Pads. If a property owner can demonstrate that a previous building pad was approved by the City or County before incorporation, a home and accessory structure(s) may be built on a previously approved building pad without a public hearing. The building size shall be limited to 35 percent of the lot, which may be increased up to 50 percent with ARC approval. Enlarging a previously approved existing building pad shall require a new public hearing subject to the provisions of this chapter.
5. Previously approved existing building pads shall be subject to the standard coverage limitations of 35 percent, which may be increased up to 50 percent with ARC approval. Any change to an existing approved building pad shall require a new public hearing subject to the provisions of this chapter.
6. Development on or across ridges is prohibited.
7. Building pads and architecture shall be designed to eliminate or minimize any visual impact on the City to the maximum extent feasible.
8. All common open space shall be preserved for that purpose as shown in the development plan. The developer shall choose one or a combination of the following 3 methods of administering common open space:
 - a. Dedication of common open space to the City, which is subject to formal acceptance.
 - b. Establishment of an association or nonprofit corporation of all property owners or corporations within the project area to ensure perpetual maintenance of all common open space.

c. Retention of ownership, control, and maintenance of all common open space by the developer; all privately owned common open space shall continue as such and shall only be used in accordance with the development plan; appropriate land use restrictions shall be contained in all deeds to ensure that the common open space is permanently preserved according to the development plan; said deed restrictions shall run with the land and be for the benefit of present as well as future property owners, and shall contain a prohibition against partition of common open space.

9. Design Criteria. The following design criteria are established:

a. The overall plan shall achieve an integrated land and building relationship.

b. Open spaces, pedestrian and vehicular circulation facilities, parking facilities, and other pertinent amenities shall be an integral part of the landscape and particular attention shall be given to the retention of natural landscape features of the site.

c. The layout of structures and other facilities shall effect a conservation in street and utility improvements.

d. Recreational areas, active and passive, shall be generally dispersed throughout the development and shall be easily accessible from all dwelling units.

e. Architectural unity and harmony within the development and with the surrounding properties shall be attained.

B. Planned Residential District Standards.

1. Purpose. It is the purpose of the PR district to provide for flexibility in development, creative and imaginative design, and the development of parcels of land as coordinated projects involving a mixture of residential densities and housing types, and community facilities. The PR district is further intended to provide for the optimum integration of urban and natural amenities within developments. The PR district is also established to give a land developer assurance that innovative and unique land development techniques will be given reasonable consideration for approval and to provide the City with assurances that the completed project will contain the character envisioned at the time of approval.

2. Filing Procedure. To initiate the review process, the applicant shall file applications for a change of zone (if needed) to a PR district along with a precise plan, tentative tract/parcel map and supporting environmental documentation.

3. Maximum Project Densities. The maximum project density shall be as expressed in dwelling units per gross acre of not more than the number following the zoning symbol PR. The Council shall determine the densities to be allowed within each PR district at the time the involved properties are rezoned and as designated on the zoning map within the following range: one to 40 dwelling units maximum per average gross acre. The density designation shall mean dwelling units per average gross acre. For example, PR-7 means a planned residential development with seven units per gross acre.

4. Maximum Density for "Affordable Projects." For projects containing at least 20 percent units affordable to low income households as defined by the Riverside County Housing Authority, a maximum density of 55 dwelling units per acre may be allowed by precise plan. To be eligible for this program, the developer must enter into a development agreement which will tie the zoning designation and the precise plan approval to affordable housing performance standards.

5. Development Standards Applicable. All areas within the project site shall be subject to the following:

a. The standards for development of PR districts set forth in this chapter and any supplemental standards for the planned community designated in the precise plan.

b. Off-street parking and loading requirements. All parking and loading shall comply with the provisions of Chapter 25.46.

c. Utilities. For provisions regarding utilities, see Section 25.40.120.

- d. Signs. All signs shall be in compliance with Chapter 25.56.
 - e. Outside Storage. No outside storage shall exceed the height of actual perimeter screening.
 - f. Screening. All screening requirements for developments within the PR district shall be determined by the ARC during review of the precise plan.
 - g. Trash Handling. Trash handling facilities shall be provided for all developments within the PR district with the exception of single-family detached dwellings. A trash enclosure will be provided for all but excepted uses, unless the proposed location of the trash area is completely enclosed by walls or buildings. The freestanding trash enclosure shall be constructed of masonry block. No trash shall be allowed to extend above or beyond the enclosure.
6. Site Plan Review. Review of a site plan by Planning Department staff shall be required before a building permit is issued for any development in the PR district.
 7. Special Standards. In addition to requiring all development plans to comply with the following special standards the Council and/or Commission may impose such other conditions to the development plan as it deems necessary or desirable in carrying out the general purpose and intent of this chapter.
 - a. Minimum Project Area. Projects of less than 7 dwelling units per acre shall have a minimum area of 5 acres. Projects of 7 to 18 dwelling units per acre shall have a minimum area of 10 acres. Projects with 18+ dwelling units per acre shall have a minimum area greater than 10 acres.
 - b. Minimum Project Width. Projects of less than 7 dwelling units per acre shall have a minimum width of 200 feet. Projects of 7 to 18 dwelling units per acre shall have a minimum width of 250 feet. Projects with 18+ dwelling units per acre shall have a minimum width greater than 300 feet.
 - c. Minimum Project Perimeter Setback. The minimum perimeter setback shall be 20 feet from all property lines adjacent to existing or proposed public streets.
 - d. Minimum Project Building Coverage. Projects of less than 7 dwelling units per acre shall have a maximum building coverage of 40 percent. Projects of 7 to 18 dwelling units per acre shall have a maximum building coverage of 50 percent. Projects with 18+ dwelling units per acre shall have a maximum building coverage of 80 percent.
 - e. Minimum Lot Area. For single-family detached, the minimum lot area shall be as approved by the development plan. For single-family attached, the minimum lot area shall be 2,500 square feet. For a two-story dwelling, the minimum lot area shall be 3,000 square feet. For multiple-family buildings, the minimum lot area shall be as approved on the tract map.
 8. Minimum Yards—Development Standards. For single-family attached, two-story family dwellings and multiple-family buildings, the minimum front, side and rear yards shall be as approved on the tract map.
 9. Minimum Separation Between Sides of Buildings. For single-story, single-family detached buildings there shall be a minimum of 7 feet between sides. For two-story, single-family detached buildings there shall be a minimum of 10 feet between two-story elements.
 10. Minimum Common Open Space.
 - a. Projects of less than 7 dwelling units per acre shall have a minimum common open space of 30 percent of the net area.
 - b. Projects of 7 to 18 dwelling units per acre shall have a minimum common open space of 20 percent of the net area.
 - c. At least 50 percent of all required common open space shall be approximately level, defined as not more than 13.5 percent grade.

- d. The common open space shall be land within the total development site used for recreational, including buildings used for recreation purposes, parks or environmental purposes for enjoyment by occupants of the development and their guests, or dedicated to the City for public parks.
 - e. Common open space shall not include public or private streets, driveways, private yards, or patios and parking areas.
11. **Building Height.** The maximum building height in a PR district shall be 40 feet or three-story, whichever is less, or as approved by the Planning Commission.
 12. **Maximum Dwelling Units per Building.** The maximum number of dwelling units per building shall be as approved by the Planning Commission.
 13. **Required Width of Private Roads.** With no parking, the private roads shall be 20 feet wide. With parking on one side, 32 feet wide. With parking on two sides, 40 feet wide. The roadways shall be a minimum of asphaltic concrete with concrete curbs and gutters as approved by the Director. Standards of design and construction of roadways, both public and private, within the project may be modified as is deemed appropriate by the City, especially where it is found that the development plan provides for the separation of vehicular and pedestrian circulation patterns and provides for adequate off-street parking facilities.
 14. **RV Park Standards.** The following standards apply to recreational vehicle parks:
 - a. Minimum project size of 5 acres;
 - b. Maximum density of 12 spaces per acre;
 - c. Minimum space area of 1,500 square feet, minimum dimension 30 feet by 50 feet;
 - d. Minimum 40 percent common open space/recreation area;
 - e. Front project setback adjacent to public street of 25 feet with combination of 6-foot masonry wall and landscaping to screen all recreation vehicles;
 - f. Interior property lines to be bounded by 6-foot masonry wall and at least 10 feet of landscaping;
 - g. Projects may be single-use or developed as part of a larger resort or residential development;
 - h. RV parks shall be taxed as a transient occupancy use;
 - i. Permitted Accessory Uses. Private recreational facilities and limited commercial directly associated with primary use as approved by Commission.
 15. **Building Setbacks from the Planned Street Line.** The minimum setback in all residential developments within the PR district shall be the designated distances from the ultimate right-of-way line of the streets specified in this title unless otherwise provided in this section:

Table 25.10-2: Setbacks from Planned Street Lines

| Street Type | Setback Distance |
|-------------|------------------|
| Freeway | 50 feet |

| | |
|-----------|---------|
| Major | 32 feet |
| Arterial | 32 feet |
| Collector | 25 feet |
| Local | 25 feet |

16. Two-story, single-family detached building setbacks from project perimeter:

- a. The minimum setback shall be 100 feet or one lot depth, whichever is more.
- b. The Commission may waive interior setback requirements when adjacent developments are planned simultaneously.

17. Development standards within the PR districts may be modified through the precise plan process as specified in Section 25.72.030.

18. Approval Criteria. The Commission and/or Council may approve a precise plan only after finding that the requirements of this title and other ordinances affecting the property have been satisfied. In granting such approval, the Commission/Council may impose and enforce such specific conditions as to site development, phasing and building construction, and maintenance and operation as it deems necessary to carry out the purposes of this title and the General Plan. All development within the PR district shall comply with the development plan as approved and adopted by the Commission/Council.

Table 25.10-3: Residential Zoning District Development Standards

| Measurement/Zoning District | RE ³ | R-1 ³ | | | R-2 | R-3 | R-1M ¹ | HPR ⁴ | P.R. ⁵ |
|-----------------------------|-----------------|------------------|-------------------------------|------------|----------|----------|-------------------|------------------|-------------------|
| | ≥1 ac | ≥15,000 sf | ≥10,000 sf, but ≤15,000 sf | <10,000 sf | | | | | |
| Residential Density | | | | | | | | | |
| Density (du/ac), min – max | 1 - 2 | 2 - 3 | 3 - 4 | 5 - 8 | 3 - 10 | 7 - 40 | 7 | 1/5 ac | 4 - 40 |
| Lot Dimensions | | | | | | | | | |
| Lot size, min | 40,000 sf | 15,000 sf | 10,000 sf | 8,000 sf | 3,500 sf | 3,000 sf | 20 ac / 5,000 sf | – | – |
| Lot size, max | 1 ac | No max | 14,999 sf | 9,999 sf | No max | No max | No max | – | – |
| Lot width, min | 150' | 90' | 90' | 70' | 50' | 40' | 500' | – | – |
| Lot depth, min | 200' | 125' | 100' | – | - | - | – | – | – |
| Setbacks | | | | | | | | | |

| | | | | | | | | | |
|--|--|----------------------------|----------------------------|------------------|----------|----------|----------|-----------|-----|
| Front yard, min | 30' | 25' | 20' | 20' | 12' | 10' | 20' / 5' | - | - |
| Side yard, min | 15' | 15' | 8' | 5' ⁶ | 5' | 8' | 10' / 5' | - | - |
| Combined both sides, min | 30' | 30' | 20' | 10' ⁶ | 10' | 10' | - | - | - |
| Street side yard, min | 30' | 15' | 10' | 10' | 10' | 10' | 20' / - | - | - |
| Rear yard, min | 50' | 20' | 20' | 15' | 15' | 10' | 10' / 5' | - | - |
| Residential accessory structures | See Section 25.40.050 (Accessory Buildings and Structures) | | | | | | | | |
| Coverage | | | | | | | | | |
| Lot coverage, max percentage of lot area | 30% | 35% ² | 35% ² | 35% ² | 60% | 75% | - | 10% | 50% |
| Building Measurements | | | | | | | | | |
| Height, max | 15' (18' ARC) ⁷ | 15' (18' ARC) ⁷ | 15' (18' ARC) ⁷ | 15' (18' ARC) | 30' | 40' | 18' | - | 40' |
| Number of Stories, max. | 1 | 1 | 1 | 2 | 2.5 | 3 | 1 | 1 | 3 |
| Dwelling unit size, min | 1,500 sf | 1,250 sf | 1,000 sf | 1,000 sf | 600 sf | 450 sf | - | - | - |
| Dwelling unit size, max | - | - | - | - | 4,000 sf | 4,000 sf | - | 4,000 sf | - |
| Site area per dwelling unit, min | - | - | - | - | 4,000 sf | 2,500 sf | - | - | - |
| Building pad area, max | - | - | - | - | - | - | - | 10,000 sf | - |
| Open Space | | | | | | | | | |
| Group usable open space per dwelling unit, min | - | - | - | - | - | 300 sf | - | - | - |

Notes

1. The dimension requirements included in this column apply to a manufactured home park project sites as well as individual sites within the park. The first dimension is for the larger project site.
2. Lot coverage may be increased to as much as 50 percent pending ARC approval, through the design review process.
3. All development standards are based on the square footage shown on the zoning map and not necessarily the physical lot size of a property. Properties only zoned R-1 without a square footage allocation shall comply with standards for < 10,000 square feet. Confirm standards with Planning Division staff for correct zoning designation and lot size development standards.
4. Hillside Development Plan approval process in Section 25.78.020
5. The standards and guidelines presented in this section provide design criteria for the achievement of functional and attractive developments that fit within the context of the City of Palm Desert. Exceptions to the criteria contained within the Development Plan may be appropriate with the application of innovative and unique design techniques in keeping with the character envisioned at the time of approval.
6. Setbacks within the Palm Desert Country Club in R-1 and R-2 have a 5 feet sideyard setback (See Figure 25.10-1 Palm Desert Country Club Setbacks) and a combined setback of 10 feet.
7. Allowable maximum building height is 18 feet with approval by the Architectural Review Commission (ARC).