



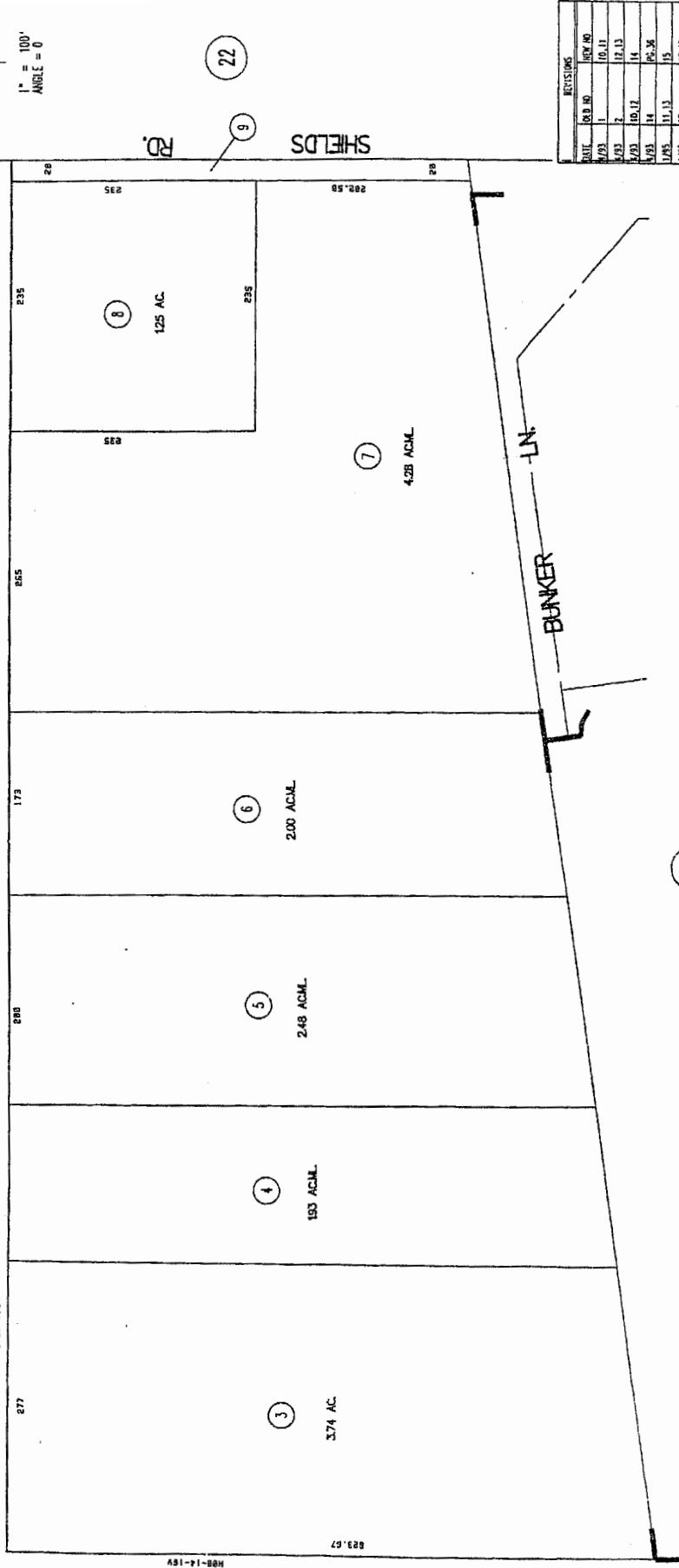
1 inch = 842 ft. 6144 ft x 8176 ft

T.R.A. 007-041

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION, ZONING OR BUILDING ORDINANCES.

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STATE HIGHWAY



DATE	REV. NO.	REV. NO.
10/03	1	10.11
10/03	2	10.13
10/03	10.12	11
10/03	14	PC-36
10/03	11.13	15
10/03	15	15.17
10/03	16	16.18
10/03	17	16.22
10/03	22	16.24
10/03	18.20	23.24
10/03	18	25.26
10/03	21.21.24.25	PC-41
10/03	25	27.28
10/03	28	28.29
10/03	27	29.30
10/03	30	30.31
10/03	29	30.32

JAN 06 1999
Dec 1998

DATA: 85 6/73, 85 8/14, 85 11/83
85 4/77, 85 35/75
85 3/77

ASSESSOR'S MAP BK. 649 PG. 25
Riverside County, Calif.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

LAND USE

LAND USE DESIGNATIONS
LAND USE STANDARDS

THIS SECTION PROVIDES A SUMMARY OF THE LAND USE COMPONENTS WHICH COMPRISE THE MUSP-300 PLANNING SUB-AREA. THERE ARE TWO RESIDENTIAL LAND USE DESIGNATIONS (RESIDENTIAL MEDIUM AND RESIDENTIAL HIGH); AND FOUR COMMERCIAL LAND USE DESIGNATIONS (NEIGHBORHOOD COMMERCIAL, COMMUNITY COMMERCIAL, COMMERCIAL OFFICE AND REGIONAL COMMERCIAL).

**MIXED USE PLANNING SUB-AREA
RESIDENTIAL DESIGNATIONS
COMMERCIAL DESIGNATIONS**

MIXED USE PLANNING SUB-AREA

The MUSP designation is intended to allow for a mix of the previously mentioned six land use designations. This designation will be applied to help create development which provides for a transition from higher intensity commercial uses to more traditional residential developments. Incorporating residential with commercial helps create a reciprocal relationship between supply and demand.

The components of a mixed use planning sub-area shall include a diversity of housing opportunities and types of jobs creating a mix of land uses and providing for varying levels of economic and social standing. The planning sub-area should be developed at a pedestrian scale so that community residents could walk to places of work or shopping facilities. Public transportation shall be a component, and connected to public open spaces and places to shop.

Common public areas shall be incorporated to aid in the development of a sense of place.

RESIDENTIAL DESIGNATIONS

For the purpose of this plan, the permitted residential uses are consistent with City zoning standards, however, they have been modified to permit uses more compatible with the high standard for development envisioned for this planning sub-area.

RESIDENTIAL MEDIUM

The Residential Medium (RM) designation allows for a range of detached single-family units and attached low intensity multi-family residential units i.e. duplexes. This designation encourages greater housing diversity and shall act as a transition zone between low density developments and higher density multi-family projects. A maximum density of eight (8) dwelling units per acre will be permitted for development proposals consistent with the RM designation.

RESIDENTIAL HIGH

The Residential High (RH) designation permits multi-family developments of, condo-minimums, and single-family attached townhome units. A maximum density of fifteen (15) dwelling units per acre will be permitted for development proposals consistent with the RH designation.

In each residential designation, the maximum allowable density is not simply a "grant of zone", but rather allows the developer to propose an amenity package in return for which densities may be maximized.

COMMERCIAL DESIGNATIONS

NEIGHBORHOOD COMMERCIAL

The Neighborhood Commercial (NC) designation provides for convenient small scale shopping and personal service uses in close proximity to residential neighborhoods. It is important for this designation to be located within walking distance to most of the residential neighborhoods it serves.

COMMUNITY COMMERCIAL

The Community Commercial (CC) designation is intended to provide for general merchandising and retailing establishments that serve the needs of the City's residents. The range of services and merchandise will be greater than those found in neighborhood centers. The service areas will be city-wide.

COMMERCIAL OFFICE

The Commercial Office (CO) designation promotes the development of professional offices and directly related commercial services. The primary land use within this designation is office uses. Commercial is allowed as a component as long as the commercial entity is designed to serve primary on-site or very close proximity office uses.

REGIONAL COMMERCIAL

The Regional Commercial (RC) designation is intended to provide for the development of large, full service retail and commercial centers that will serve the Indio market area as well as the entire Coachella Valley.

FOLLOWING IS A COMPREHENSIVE LIST OF THE PERMITTED, CONDITIONAL, AND PROHIBITED LAND USES. THESE LAND USES ARE CONSISTENT WITH THE HIGHER DENSITY RESIDENTIAL AND LOWER INTENSITY COMMERCIAL LAND USES ESTABLISHED IN THE LAND USE ELEMENT OF THE INDIO GENERAL PLAN 2020. ALL PERMITTED AND CONDITIONAL USES SHALL BE SUBJECT TO ALL THE APPLICABLE DESIGN GUIDELINES AND DEVELOPMENT STANDARDS PROVIDED HEREIN THIS PLAN.

PERMITTED USES
CONDITIONAL USES
PROHIBITED USES

PERMITTED USES

Residential

- mixed residential and commercial developments
- single family attached dwellings
- zero lot line developments
- zipper lot line configuration developments
- wide shallow lot developments
- duplex dwellings
- townhouse dwellings
- single level condominium dwellings
- senior housing

Commercial

- retail stores including, but not limited to, grocery stores, convenience markets without gasoline sales, appliance or furniture stores, book shops, drugstores, florist shops, hardware stores, clothing stores, variety stores, or shoe shops
- delicatessens, bakeries, walk-in restaurants with high or low turnover
- personal service establishments including, but not limited to, beauty or barber shops, locksmiths, photography studios, art galleries, shoe repair, dry cleaners, laundromats, tailors, dressmaking shops, or pet grooming
- amusement and recreation establishments including, but not limited to, theaters, bowling alleys, or amusement arcades
- full service shopping centers over ten (10) acres in size
- full service commercial centers over twenty (20) acres in size
- ~~new motor vehicle sales~~
- hotels or motels
- health clubs or spas
- public parks or recreational facilities
- administrative, businesses or professional services

- banks, financial institutions or savings and loan institutions
- ~~medical offices or clinics~~

CONDITIONAL USES

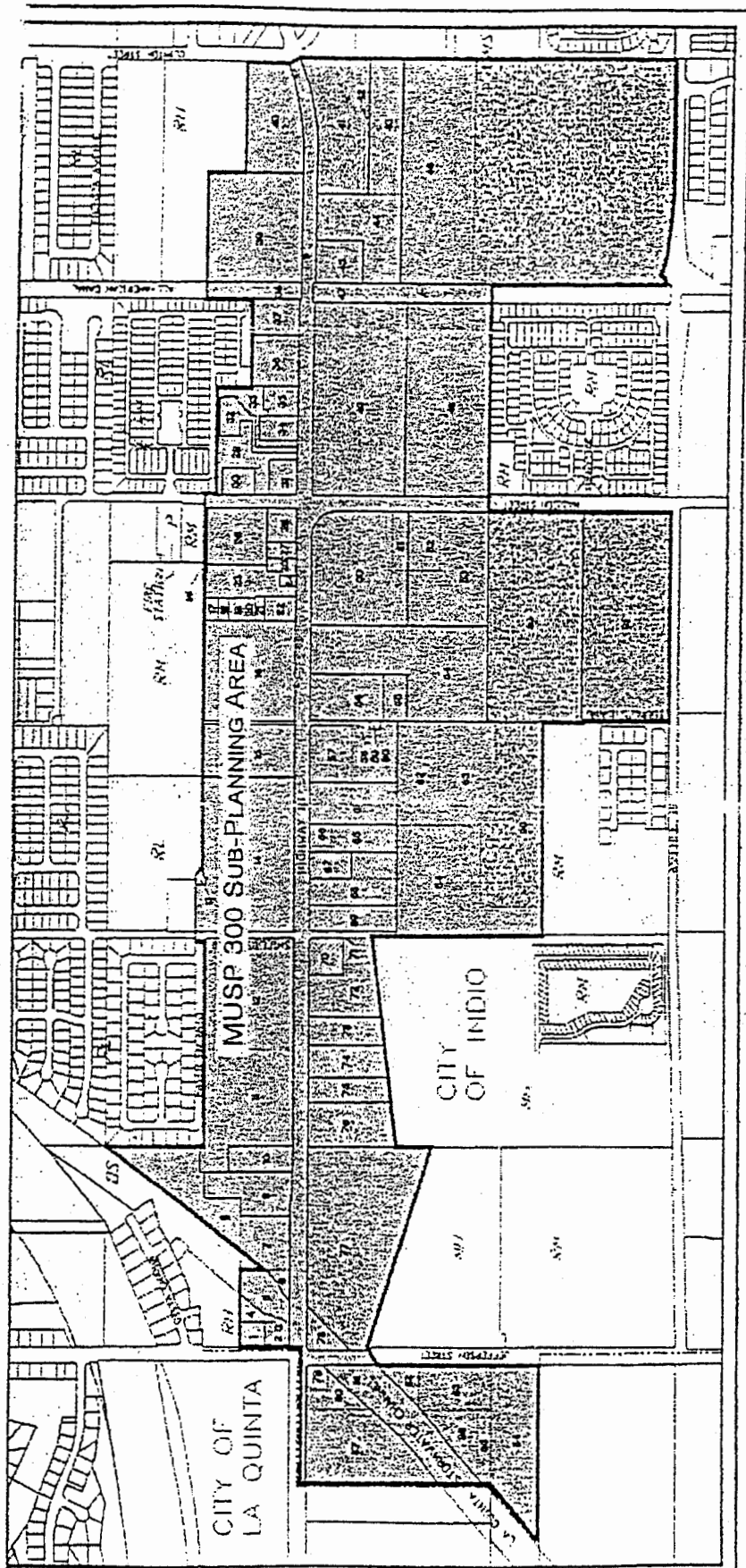
- public or private schools or educational institutions
- antique shops
- day-care centers
- museums or botanical gardens
- ~~hospitals~~
- veterinary hospitals
- licensed "community care facilities" including: residential facilities; adult day-care centers; day treatment centers; social rehabilitation facilities; community treatment facilities of seven (7) or more persons per facility (Ref. H&S Code Secs. 11834.10, 1250, 1500, 1569.70)
- public utility structures
- ~~furniture upholstery shops~~
- bars or nightclubs
- ~~places of worship~~
- clubs, lodges or halls
- ~~landscape nurseries~~
- mortuaries

- ~~auto related uses including, but not limited to, repair garages, gasoline and service stations, drive thru restaurants or markets, convenience markets with gasoline sales, car washes or car rental~~

- ~~recreational vehicles sales~~
- ~~motor vehicle auctions~~
- ~~roadside sales~~
- ~~mini-storage~~

PROHIBITED USES

- All uses not specified herein shall be prohibited, unless the Planning Commission determines, on a case by case basis, that a particular use is similar in nature to those specified
- industrial uses
- outdoor storage
- used vehicle sales as sole business
- pawnbroker shops
- thrift shops, secondhand stores and consignment businesses
- warehousing, as a sole use
- household appliance repair including, but not limited to, refrigerators, washers, dryers, televisions, telephone booths or radios
- mobil homes, manufactured homes and trailers of any kind, including fifth-wheels



NUMERICAL PARCEL NUMBER

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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FIGURE NO. 3:
EXISTING PARCELIZATION