

*Envision*  
PALMDALE 2045

# Zoning Code Update

---

**Virtual Office Hours**

January 18, 2023

# Presentation Overview

---

- Welcome
- Project Overview
- Organization of Title 17: Zoning and Overview of New Zones
- Q&A/Discussion
- Next Steps

# Project Overview

# Zoning Code Update

---

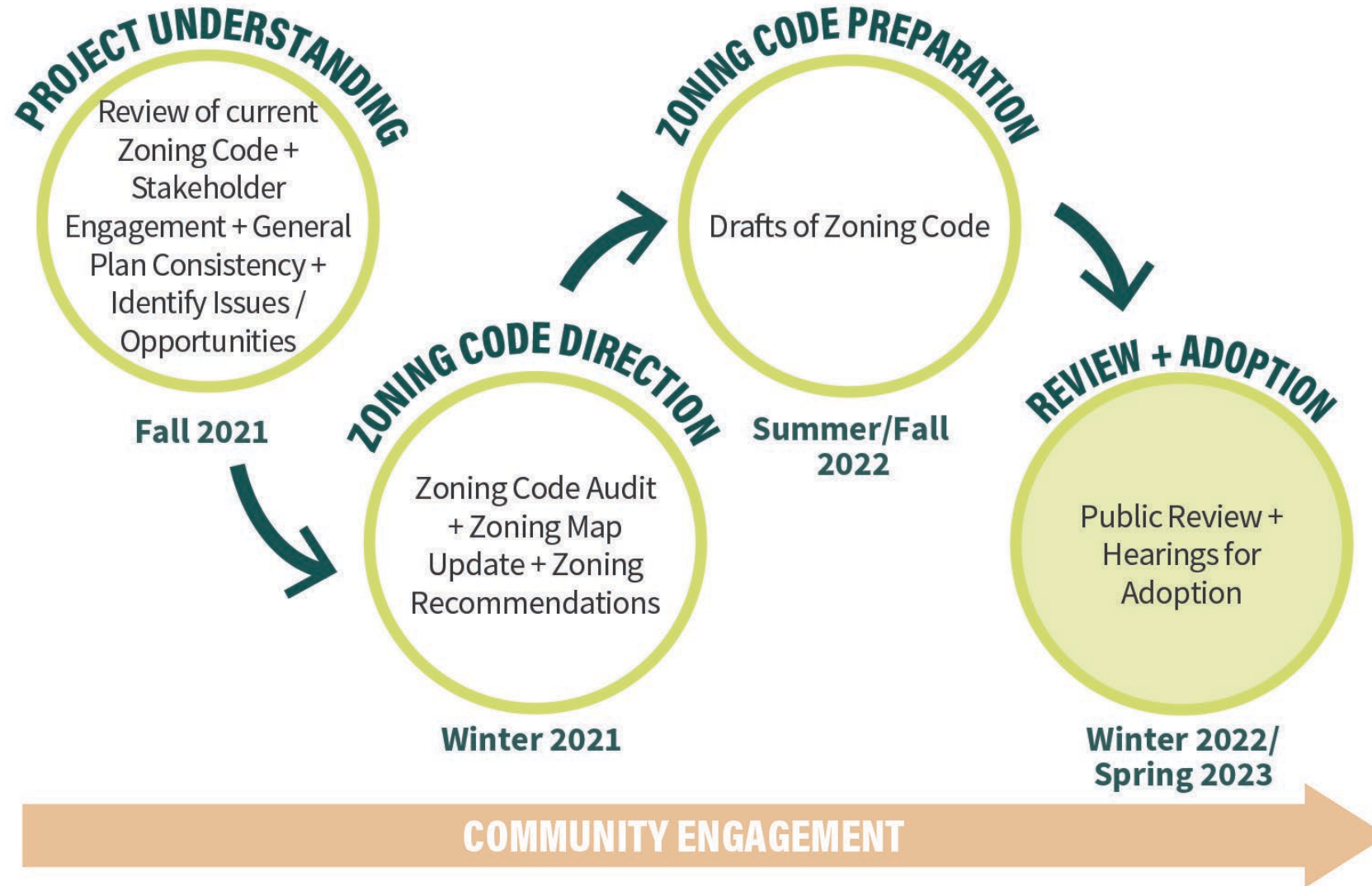
- **Update:**

- **Title 17: Zoning**

- **Goals:**

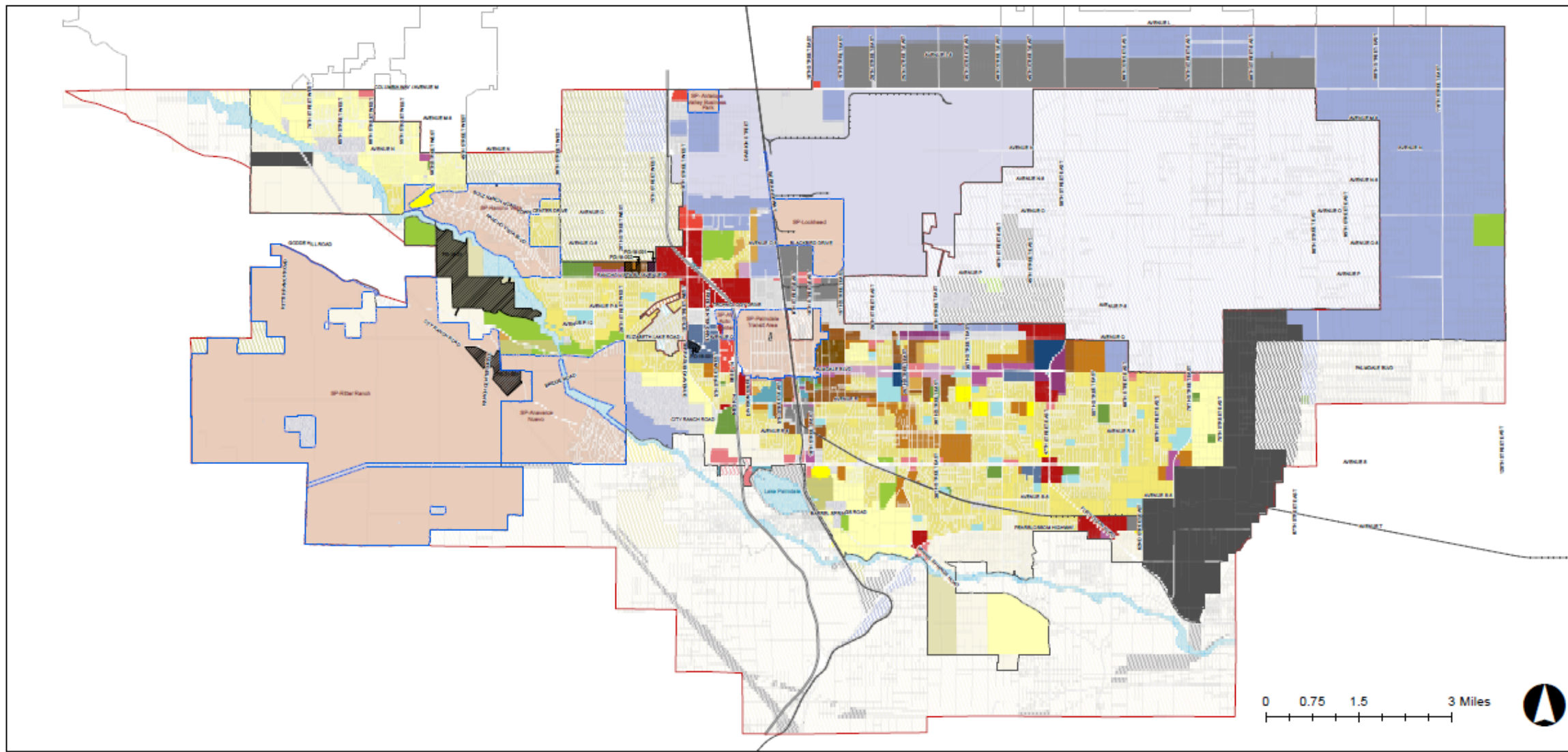
- Ensure consistency with *Envision Palmdale 2045*, the newly adopted General Plan (as required by law)
  - Comply with recent changes in State and Federal laws (e.g., recent housing legislation such as SB 35)
  - Improve legibility by restructuring the code and adding new graphics and illustrations
  - Modernize the code to include best practices and updated standards
  - Improve and streamline permits and procedures

# Project Schedule



# Draft Zoning Map

# Draft Zoning Map



## Draft Palmdale Zoning Map

Equestrian Residential (ER)	Residential Neighborhood 4 (RN 4)	Light Industrial (LI)	Public Facility-Civic (PF-C)	Prezone Equestrian Residential	Prezone Light Industrial	Planned Developments
Low Density Residential (LDR)	Mixed Use 1 (MU 1)	Heavy Industrial (HI)	Utilities (U)	Prezone Low Density Residential	Prezone Heavy Industrial	City Boundary
Single Family Residential 1 (SFR 1)	Mixed Use 2 (MU 2)	Mineral Resource Extraction (MRE)	Water Body/Aqueduct	Prezone Single Family Residential 1	Prezone Mineral Resource Extraction	Sphere of Influence
Single Family Residential 2 (SFR 2)	Mixed Use 3 (MU 3)	Medical Flex (MEDFX)		Prezone Single Family Residential 2	Prezone Specific Plan	Major Highway/Arterial
Single Family Residential 3 (SFR 3)	Neighborhood Commercial (NC)	Educational Flex (EF)		Prezone Single Family Residential 3	Prezone Open Space	Railroad
Mobile Home (MH)	Visitor Commercial (VC)	Specific Plan (SP)		Prezone Mobile Home	Prezone Public Facility-Park	
Residential Neighborhood 1 (RN 1)	Regional Commercial (RC)	Open Space (OS)		Prezone Residential Neighborhood 2	Prezone Public Facility-School	
Residential Neighborhood 2 (RN 2)	Office Flex (OF)	Public Facility-Park (PF-P)		Prezone Neighborhood Commercial	Prezone Public Facility-Civic	
Residential Neighborhood 3 (RN 3)	Aerospace Industrial (AI)	Public Facility-School (PF-S)		Prezone Aerospace Industrial	Prezone Utilities	

12/22/2022

# Organization of Title 17



# Title 17: Zoning - Table of Contents

---

- Division 1 – Introductory Provisions
- Division 2 – Review Procedures
- Division 3 – Residential Zones
- Division 4 – Commercial/Office Zones
- Division 5 – Mixed-Use Zones
- Division 6 – Industrial Zones
- Division 7 – Special Purpose Zones
- Division 8 – General Development Standards
- Division 9 – Special Regulations
- Division 10 – Environmental Management

# Division 1: Introductory Provisions

---

- Authority
- Scope
- Interpretations
- Designation of Zones and Districts
- Maps
- Definitions

# Division 2: Review Procedures

- General Review Procedures
- Site Plan Review
- Conditional Use Permits
- Variances
- Zoning/Land Use Administration
- Agreements
- Administrative Approvals
- Comprehensive Development Plans
- Non-Conforming Uses, Structures and Parcels

Table 17.20.010-1. Review Authority

Type of Action	Code Chapter/ Section	Director	Planning Commission	City Council
Administrative Approvals		Decision	Appeal	Appeal
Subdivision Development Plan Review	17.26.020			
Zoning Clearance Review	17.26.030			
Minor Modifications to Approved Plans	17.26.040			
Minor Use Permit	17.26.050			
Home Occupation Clearance	17.26.060			
Additional Animals Clearance	17.26.070			
Requests for Reasonable Accommodations	17.26.080			
Minor Site Plan Review	17.26.090			
Special Event Permit	17.26.100			
Temporary Use Permit	17.26.100			
Conditional Use Permit	17.22	Recommend	Decision	Appeal
Density Bonus Agreements	17.25.020	Recommend	N/A	Decision
Determination on Unlisted Uses	17.24.040	Decision	Appeal	Appeal
Development Agreements	17.25.010	Recommend	Recommend	Decision
General Plan Amendments	17.24.030	Recommend	Recommend	Decision
Minor Exceptions	17.23	Decision	Appeal	Appeal
Planned Development	17.27.050	Recommend	Recommend	Decision
Site Plan Review	17.21	Decision	Appeal	Appeal
Specific Plan	17.27.040	Recommend	Recommend	Decision
Time Limits and Extensions for Conditional Land Use Decisions	17.20.120.B	Decision	Appeal	Appeal
Variances	17.23	Recommend	Decision	Appeal
Zoning Map Changes	17.24.010	Recommend	Recommend	Decision
Zoning Ordinance Amendments	17.24.020	Recommend	Recommend	Decision

# Division 3: Residential Zones

---

- Rural Residential Zones
- Single-Family Residential Zones
- Residential Neighborhood Zones
- Mobile Home Zone
- Land Use Regulations
- Residential Development Standards
- Supplemental Standards for Single-Family Development
- Supplemental Standards for Multi-Family Development\*
- Standards for Two-Unit Developments and Urban Lot Splits

\* *Design Standards regulated by City's Multi-Family and Mixed-Use Design Standards document*



# Division 3: Residential Zones

New Zone	New Zone Density/Intensity	Corresponding General Plan Designation	Existing Zoning Districts	Existing Zoning Density (General Range)
<b>Rural Residential Zones</b>				
Equestrian Residential (ER)	0 – 0.4 du/acre	Equestrian Residential (ER)	R-1-2.5	Up to 0.4 du/acre
Low Density Residential (LDR)	0 – 1 du/acre	Low Density Residential (LDR)	R-1-1, A-1	Up to 1 du/acre
<b>Single-Family Residential Zones</b>				
Single Family Residential 1 (SFR1)	0 – 2 du/acre	Single Family Residential 1 (SFR1)	R-1-20,000	Up to 2.2 du/acre
Single Family Residential 2 (SFR2)	0 – 4.4 du/acre	Single Family Residential 2 (SFR2)	R-1-15,000, R-1-13,000, R-1-12,000, R-1-10,000	2.0 to 4.4 du/acre
Single Family Residential 3 (SFR3)	0 – 6 du/acre	Single Family Residential 3 (SFR3)	R-1-7,000	Up to 6.2 du/acre
<b>Residential Neighborhood Zones</b>				
Residential Neighborhood - 1 (RN1)	>6 – 10 du/acre	Residential Neighborhood 1 (RN1)	R-2	6.1 - 10 du/acre
Residential Neighborhood - 2 (RN2)	>10 - 20 du/acre	Residential Neighborhood 2 (RN2)	R-3	Up to 16 du/acre
Residential Neighborhood - 3 (RN3)	>20 - 30 du/acre	Residential Neighborhood 3 (RN3)	N/A	N/A
Residential Neighborhood - 4 (RN4)	>30 - 50 du/acre	Residential Neighborhood 4 (RN4)	R-4-30, R-4-50	30 – 60 du/acre
<b>Mobile Home Zone</b>				
Mobile Home Zone	Per General Plan	RN1 and RN2	N/A	N/A

# Division 3: Residential Zones – Use Regulations

Residential Uses										
	ER	LDR	SFR1	SFR2	SFR3	RN1	RN2	RN3/4	MH	Specific Use Regulations
Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) (Accessory)	A	A	A	A	A	A	A	A	-	See PMC Section 17.91.010 (Accessory Dwelling Units and Junior Accessory Dwelling Unit Standards)
Agricultural Worker Housing	P	P	-	-	-	-	-	-	-	
Caretaker's Unit (Accessory)	-	-	-	-	-	-	-	-	-	See PMC Section 17.91.030 (Caretaker's Units (Accessory))
Child Day Care in a Home	P	P	P	P	P	P	P	P	P	
Cottage Food Operation (Accessory)	A, MUP	A, MUP	A, MUP	A, MUP	A, MUP	A, MUP	A, MUP	A, MUP	-	See PMC Section 17.91.040 (Cottage Food Operation)
Cottage Industry (Accessory)	A, MUP	A, MUP	A, MUP	A, MUP	A, MUP	A, MUP	A, MUP	A, MUP	-	
Emergency Shelters	-	-	-	-	-	-	-	-	-	See PMC Section 17.94.020 (Emergency Shelters)
Group Residential Home	-	-	-	-	-	CUP	CUP	CUP	-	
Home Occupation (Accessory)	A	A	A	A	A	A	A	A	A	
Live/Work	-	-	-	-	-	-	-	-	-	
Model Home (on-site)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	See PMC Section 17.98.020 (Temporary Uses)
Manufactured/Mobile Home Park	-	-	-	-	-	-	-	-	CUP	See PMC Section 17.91.050 (Manufactured/Mobile Home Parks) and 17.91.060 (Manufactured/Mobile Home Park Closures)
Residential Care Facilities, Small	P	P	P	P	P	P	P	P	-	
Residential Care Facilities, Large	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	See PMC Section 17.91.070 (Residential Care Facilities, Large)
<b>Residential Housing Types</b>										
Single-Family Dwelling, Attached	-	-	-	-	P	P	P	P	-	
Single-Family Dwelling, Detached	P	P	P	P	P	P	P	P	-	
Two-Family Dwelling/Duplex	-	-	-	-	P	P	P	P	-	
Multi-Family Dwelling, Triplex/Quadplex	-	-	-	-	P	P	P	P	-	
Multi-Family Residential, ≥ 5 Units	-	-	-	-	-	P	P	P	-	
Manufactured/Mobile Home	-	-	-	-	-	-	-	-	CUP	
Single-Room Occupancy	-	-	-	-	-	-	CUP	CUP	-	
Sober Living Home	-	-	CUP	CUP	CUP	-	-	-	-	See PMC Section 17.91.080 (Sober Living Home)

# Division 3: Residential Zones

## Development Standards

- Minimum + Maximum Density Standards
- Lot Size, Width, and Depth
- Lot Coverage
- Height Limits
- Minimum + Maximum Setbacks – front, side, street side, rear
- Garage Frontage
- Minimum Usable Open Space
- Required Landscaping

Residential Zones - Single-Family Residential Development Standards									
Standards	ER	LDR	SFR1	SFR2	SFR3	RN1	RN2	RN3	Additional Regulations
Maximum Unit Size per Dwelling Unit (sf) (for SFR)	-	-	-	-	-	2,400	2,000	1,800	
Maximum Lot Coverage (% of lot)	20	30	30	40	50	60	75	NA	See PMC Section 17.17.050 (Floor Area and Lot Coverage).
Building Form and Location									
Maximum Height (ft)/Stories - Primary Structure	35/2 stories	35/2 stories	35/2 stories	35/2 stories	35/2 stories	35/2.5 stories	40/3 stories	50/4 stories	<ul style="list-style-type: none"> <li>• Projects must comply with both stories and overall height maximums. See PMC Section 17.17.030 (Measuring Heights).</li> <li>• Architectural features may project above the maximum height by five feet. Architectural features include rooftop stair access and elevator shafts, mechanical equipment, or other rooftop amenities, as approved by the Director.</li> </ul>
Maximum Height (ft)/Stories - Accessory Building	40/2 stories	40/2 stories	17/1 story	17/1 story	17/1 story	17/1 story	17/1 story	17/1 story	
Minimum Distance between Structures (both between main structures and accessory structures)	See PMC Section 17.82.050 (Distance Between Buildings in Residential and Mixed-Use Zones)								

Figure 17.36.010-1. Maximum Parking Frontage Along a Primary Street

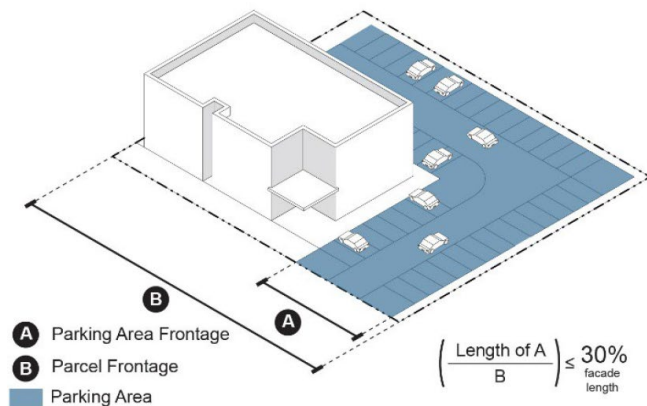


Table 17.37.010-1. Architectural Variability

Total number of Dwelling Units	Minimum Number of Facade Designs
4 - 8	2
9 - 20	3
21 - 30	4
31 - 40	5
41 - 60	6
61 - 100	7
>100	8



# Division 4: Commercial/Office Zones

---

- Neighborhood Commercial Zone (NC)
- Regional Commercial Zone (RC)
- Visitor Commercial Zone (VC)
- Medical Flex Zone (MEDFX)
- Educational Flex Zone (EDFX)
- Office Flex Zone (OFX)
- Land Use Regulations
- Development Standards
- Supplemental Standards including Design Standards





# Division 4: Commercial/Office Zones

New Zone	New Zone Intensity	Corresponding General Plan Designation	Existing Zoning Districts	Existing Zoning Intensity (General Range)
Neighborhood Commercial (NC)	0.5 FAR	Neighborhood Commercial (NC)	C-1, C-D	Max. 0.5 FAR
Regional Commercial (RC)	1.0 FAR, up to 30 du/acre, where allowed	Regional Commercial (RC)	C-2, C-3, C-4	Max. 1.0 FAR
Visitor Commercial (VC)	1.5 FAR; 2.0 for lodging	Visitor Commercial (VC)	C-3, C-4	Max. 1.0 FAR
Medical Flex (MEDFX)	2.0 FAR, 30-50 du/acre, where allowed	Health and Wellness District (HW)	N/A	N/A
Educational Flex (EDFX)	2.0 FAR, 10-30 du/acre, where allowed	Educational Flex (EDFX)	N/A	N/A
Office Flex (OFX)	1.0 FAR	Employment Flex (EMPFX)	C-2, C-5, M-1	0.5-1.0 FAR

# Division 5: Mixed-Use Zones

---

- Mixed-Use 1 (MU1)
- Mixed-Use 2 (MU2)
- Mixed-Use 3 (MU3)
- Land Use Regulations
- Development Standards
- Supplemental Standards including Performance Standards\*

\* *Design Standards regulated by City's Multi-Family and Mixed-Use Design Standards document*



# Division 5: Mixed-Use Zones

---

New Zone	New Zone Intensity	Corresponding General Plan Designation	Existing Zoning Districts	Existing Zoning Intensity (General Range)
Mixed-Use 1 (MU1)	0.35 FAR, 0-20 du/acre	Mixed-Use 1 (MU1)	MX, C-2MX, C-3MX	10 du/ac max., no more than 2/3 residential
Mixed-Use 2 (MU2)	2.0 FAR, 20-30 du/acre	Mixed-Use 2 (MU2)	N/A	N/A
Mixed-Use 3 (MU3)	3.0 FAR, 30-50du/acre	Mixed-Use 3 (MU3)	N/A	N/A

# Division 6: Industrial Zones

---

- Light Industrial Zone (LI)
- Heavy Industrial Zone (HI)
- Aerospace Industrial Zone (AI)
- Mineral Resource Extraction Zone (MRE)
- Land Use Regulations
- Development Standards
- Supplemental Standards including Design Standards



# Division 6: Industrial Zones

---

New Zone	New Zone Intensity	Corresponding General Plan Designation	Existing Zoning Districts	Existing Zoning Intensity (General Range)
Light Industrial Zone (LI)	0.5 FAR	Industrial (IND)	M-1, M-4	Max. 0.5 FAR
Heavy Industrial Zone (HI)	0.5 FAR	Industrial (IND)	M-2	Max. 0.5 FAR
Aerospace Industrial Zone (AI)	0.5 FAR	Aerospace Industrial (AI)	M-3	Max. 0.5 FAR
Mineral Resource Extraction Zone (MRE)	0.5 FAR	Mineral Resource Extraction Zone (MRE)	QR	Max. 0.25 FAR

# Division 7: Special Purpose Zones

---

- Public Facilities Zones (PF-C, PF-P, PF-S)
- Open Space Zone (OS)
- Utilities and Rights-of-Way (U-ROW)
- Specific Plan (SP)
- Land Use Regulations
- Development Standards
- Supplemental Standards



# Division 8: General Development Standards

- Parcel Requirements
- Setbacks and Location of Buildings
- Transition between land uses and zones
- Performance Standards
- Utilities and Services
- Landscaping, Lighting, Walls, and Fences
- Off-Street Parking and Loading
- Signs (*reformatted only*)
- Animal Keeping

Figure 17.82.070-1. Visibility Area

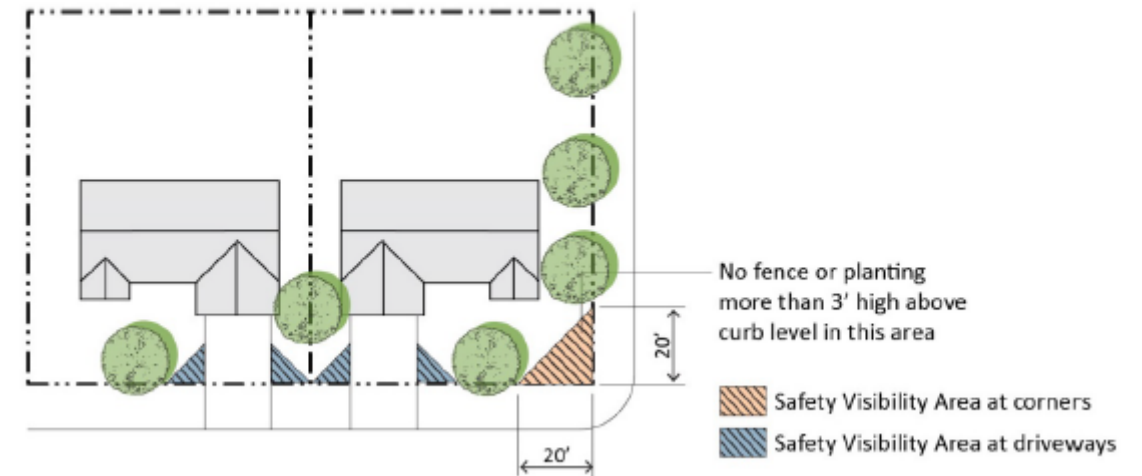
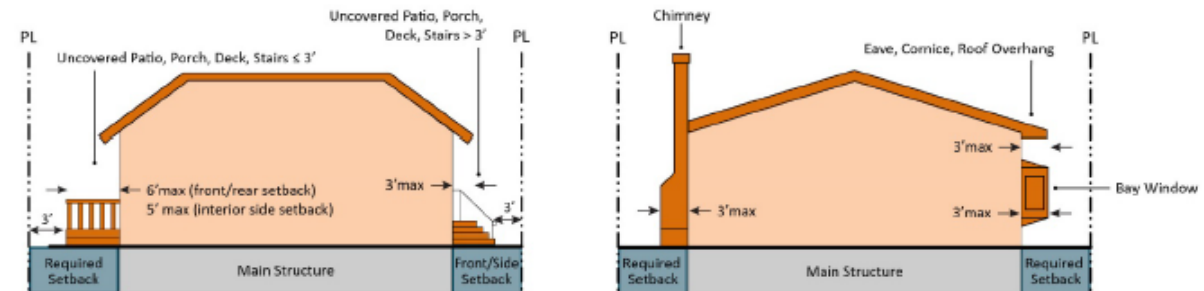


Figure 17.82.030-1 . Allowed Projections into Setbacks



# Division 9: Special Regulations

---

- Residential Uses
- Commercial Uses
- Industrial Uses
- Public and Civic Facilities
- Communications and Utilities
- Hazardous Materials Facilities
- Recycling Facilities
- Renewable Energy





**Questions/Comments?**

**Next Steps**

# Thank you!

---

**City of Palmdale**

Phone

661-267-5200

Email

[zoningupdate@cityofpalmdale.org](mailto:zoningupdate@cityofpalmdale.org)