



APPENDIX E. BRIDGE POLICIES

BRIDGE POLICIES

The following policies are intended to cover development standards dropped or not carried forward from the 1993 plan and are intended to be incorporated as text revisions to the Palm Springs Zoning Ordinance.

Upon adoption of the zoning ordinance text revisions by City Council, the General Plan bridge policies shall be deemed repealed and no longer in effect. Where land use designations have been superseded by new designations, the Director of Planning shall make a determination as to which bridge policy applies based on the new designation which most closely applies to the existing bridge policy land use designation

RURAL AND VERY LOW RESIDENTIAL

- 3.4.1 Single-family residences shall be the primary land use and shall be restricted to one residence per lot; attached dwellings may be permitted in cluster development.
- 3.4.2 Limited commercial uses and services, and facilities for the keeping of horses, may be permitted for resident and guest use.
- 3.4.3 Limit new building heights to a maximum of 26 feet with minimum setbacks from property lines equal to the height.
- 3.4.4 Residential structures on lots with a slope of 10% or greater may exceed the height limit if the following requirements are met:
 - a. the maximum height shall be 30 feet;
 - b. the windows of a second-story shall be oriented away from the living space, exterior and interior, of adjoining property;

- c. views from neighboring structures are protected to the greatest degree possible; and
 - d. the development site shall be designed so that the structure will fit into the natural landscape; site with uni-level pads shall not be eligible for the additional height.
- 3.4.5 A minimum of 75% of the lot area in Rural Residential areas, and 70% in Very-Low-Density Residential areas, shall be maintained as on-site open space/recreational area.
- 3.4.6 Special street and development standards are encouraged in Rural Residential areas to maintain a “relaxed” rural atmosphere.

LOW DENSITY RESIDENTIAL

- 3.5.1 Single-family detached units shall be the primary land use and shall be restricted to one unit per lot; attached dwellings may be permitted in cluster developments.
- 3.5.2 Limit new building heights to a maximum of 18 feet and one story. A limited number of units within a planned development may contain a second story if the following requirements are met:
- a. the maximum height shall be 25 feet;
 - b. the windows of the second story shall be oriented away from the living space, exterior and interior, of adjoining units;
 - c. the two-story elements shall be placed toward the south portion of any individual lot; and
 - d. the two-story units shall be located so that they are not visible at the boundaries of the planned development.
- 3.5.3 Residential structures on lots with a slope of 10% or greater may exceed the height limit if the following requirements are met:
- a. the maximum height shall be 30 feet;
 - c. the architectural character of the dwelling must be of a high quality;
 - d. views from neighboring structures are protected to the greatest degree possible; and
 - e. the development site shall be designed so that the structure will fit into the natural landscape; sites with uni-level pads shall not be eligible for the additional height.
- 3.5.4 A minimum of 65% of the lot area shall be maintained as on-site open space/recreational area.

MEDIUM DENSITY RESIDENTIAL

- 3.6.1 Require that the design of new residential and hotel development include the following:
- a. covering of at least one parking space per condominium unit;
 - b. design of common space so that it is easily accessible and of sufficient size to be usable by all residents.;
 - c. inclusion of entries which convey a sense of individual identity for each condominium unit at the lowest habitable level facing a public street or courtyard; and
 - d. incorporation of architectural design details and elements which provide visual character and interest, avoiding flat planar walls and “box-like” appearances.
- 3.6.2 Limit new development to one- and two-story structures; a maximum height of 24 feet may be achieved if a variety of building heights is achieved for design purposes. A minimum of 50% of the lot area shall be maintained as on-site open space/recreational area, not including parking and drive areas.

MEDIUM-HIGH DENSITY RESIDENTIAL

- 3.7.1 Require that the design of new residential development include the following:
- a. use of site landscape to complement the architectural design of the structure;
 - b. limitation of front yard paving;
 - c. a minimum of 45% of the lot area shall be maintained as on-site open space/recreational area;
 - h. protection of privacy and view for adjacent single-family structures with increased setbacks to the second-story mass.
 - e. design of common open space so that it is easily accessible and of sufficient size to be usable by all residents;
 - f. inclusion of entries which convey a sense of individual identity for each condominium unit at the lowest habitable level facing a public street or courtyard;
 - g. incorporation of architectural design details and elements which provide visual character and interest, avoiding flat planar walls and “box-like” appearances; and
 - d. incorporation of a minimum area of the required common open space at grade or the level of the first habitable floor;

- 3.7.3 Limited commercial uses may be permitted for resident and guest use.
- 3.7.2 Limit new development to three-story structures; a maximum height of 30 feet may be achieved for hotels if a variety of building heights is achieved for design purposes. A maximum height of 60 feet may be achieved through the approval of a planned development which ensures that the effects of such height are compatible in scale and character with the existing natural and urban setting. Stricter development standards may be required by ordinance or by condition of the planned development.

HIGH DENSITY RESIDENTIAL

- 3.8.1 Require that the design of new residential and hotel development include the following:
- a. a minimum of 45% of the lot area shall be maintained as on-site open space/recreational area.
 - b. incorporation of a minimum area of the required common open space at grade or the level of the first habitable floor;
 - c. design of common open space so that it is easily accessible and of sufficient size to be usable by all residents;
 - d. incorporation of architectural design details and elements which provide visual character and interest, avoiding flat planar walls and “box-like” appearances; and
 - e. protection of privacy and view for adjacent single-family structures with increased setbacks to the second-story max.
- 3.8.2 Allow the consolidation of abutting residential and commercial parcels into unified mixed-use development projects containing an aggregate site area of at least two (2) acres, provided that:
- a. the total yield of development does not exceed that permitted by the underlying land use classifications;
 - b. at least 50% of the maximum allowable residential density is developed;
 - c. no residential uses are located along the ground floor of the commercial frontage;
 - d. only residential uses are developed along the residential street frontage;

- e. a planned development is prepared and approved that demonstrates that the project:
 - 1. is compatible with and complements adjacent uses;
 - 2. maintains or increases the existing number of residential units and those for low- and moderate-income households or seniors; and
 - 3. adequately mitigates traffic, noise, light and glare and other environmental impacts; and
- f. the project increases the supply of neighborhood-serving commercial uses.

3.8.3 Limit new development to two-and three-story structures; a maximum height of 60 feet may be achieved through the approval of a planned development which ensures that the effects of such height is compatible in scale and character with the existing natural and urban setting. Stricter development standards may be required by ordinance or by condition of the planned development. A maximum of 100 feet may be achieved on Indian Land.

LARGE SCALE RESORT

- 3.9.1 The site shall contain a minimum of 40 acres and have adequate infrastructure available.
- 3.9.2 The density allowed for a Large-Scale Resort shall be a threshold of ten (10) to a maximum of thirty (30) dwelling units per acre.
- 3.9.3 Site access shall be limited to secondary and major thoroughfares.
- 3.9.4 Building height should be limited to 30 feet. Building height in excess of those in the immediate area, with a maximum of 60 feet, may be allowed where it can be demonstrated that no significant impacts result from the increased height.
- 3.9.5 The site shall contain appropriate social/cultural amenities, such as golf courses, tennis facilities, conference rooms, water-related recreation facilities, and equestrian facilities.
- 3.9.6 A minimum of 75% of the lot area shall be maintained as on-site open space/recreational area.
- 3.9.7 A Planned Development District application shall be required for approval of a Large-Scale Resort.

- 3.9.8 Large-Scale Resorts shall be designated on the Land Use Map by a “floating dot” which does not fix the specific location but allows the Planning Commission and City Council to interact with market forces in determining precise location, timing, size and extent of such resorts. The location is fixed at the time development actually occurs, superseding the underlying land use designation without general plan amendment. The “floating dot” shall not, without general plan amendment, be relocated further than one-half mile from the location shown on the Land Use Map, nor shall it be relocated into dissimilar underlying land use categories from that originally intended.

DOWNTOWN COMMERCIAL

- 3.18.3 Provide regulations in the zoning Ordinance which provide for a maximum building area, excluding parking, with a Floor Area Ratio of 1.00 (the ratio of building area to lot size) and height of 35 feet above grade for parcels developed exclusively for commercial uses. Permit an additional increment of floor area ratio for the incorporation of open space, above that minimally required, and for the incorporation of residential units with the commercial units. Additional height may be permitted when public amenities, such as open space and recreation, housing and parking are provided and views of the mountains are reasonably protected.
- 3.18.4 Allow the construction of towers and other architectural projections to a maximum height of 15 feet above the height permitted by the underlying use classification where these contribute to and are integral with an extremely high level of architectural design performance, under the following conditions:
- a. the portion of structure exceeding the height limit shall be non-occupiable;
 - b. extensions shall be limited to 10–15% of the total roof area;
 - c. extensions shall not result in adverse shadows on adjacent properties; and
 - d. extensions shall be sympathetic to the preservation of the views of the natural mountain backdrop.

RESORT COMMERCIAL

- 3.22.5 Structures shall be a maximum of 35 feet in height. A minimum of 5% of any property or project shall be reserved for open space or recreation areas.

TAHQUITZ CANYON WAY CORRIDOR

- 3.23.8 Encourage that new structures be designed to create a “village-like” environment, by the siting and massing of buildings around common pedestrian areas and open spaces which are linked to Tahquitz Canyon Way and other circulation links to the focus area of downtown, inclusion of pedestrian-oriented uses at the ground level, and use of vertical setbacks of buildings in excess of 2 stories or 30 feet above grade.

COMMUNITY SHOPPING CENTER

- 3.25.2 A Community Shopping Center is intended to service 20,000–250,000 persons on a 15–60 acre site. Commercial structures shall be a maximum of 30 feet in height and hotel/residential structures shall be a maximum of 30–60 feet in height.
- 3.25.3 Allow the construction of architectural projections to a maximum height of 15 feet above that otherwise permitted where these contribute to and are integral with an extremely high level of architectural design performance, under the following conditions:
- a. the portion of structure exceeding the height limit shall be non-occupiable;
 - b. extensions shall be limited to 10–15% of the total roof area;
 - c. extensions shall not result in adverse shadows on adjacent properties; and
 - d. extensions shall be sympathetic to the preservation of the views of the natural mountain backdrop.

NEIGHBORHOOD SERVING COMMERCIAL

- 3.26.2 A Neighborhood Convenience Center is intended to provide a service radius of one-half to one mile, with a supermarket as a major tenant, on a 10–30 acre site. Structures shall be a maximum of 30 feet in height.

PROFESSIONAL

- 3.27.4 Structures shall be a maximum of 24 feet in height. A minimum of 40% of any property or project shall be reserved for open space or recreation areas. Permit additional height to a maximum of 60 feet when public amenities above minimum requirements are provided,

such as open space and recreation areas, housing opportunities and view protection; such structures shall be set back an appropriate distance so as not to overwhelm adjacent low-density developments.

GENERAL COMMERCIAL

- 3.28.3 Structures shall be a maximum of 30 feet in height. A minimum of 40% of any property or project shall be reserved for open space.
- 3.28.4 Provide for appropriate setbacks and buffering of general commercial uses from adjacent residential uses.

HIGHWAY COMMERCIAL

- 3.29.4 Structures shall be a maximum of 30 feet in height. A minimum of 40% of any property or project shall be reserved for open space.
- 3.29.5 Allow the construction of towers and other architectural projections to a maximum height of 15 feet above the height permitted by the underlying land use classification where these contribute to and are integral with an extremely high level of architectural design performance, under the following conditions:
- the portion of structure exceeding the height limit shall be non-occupiable;
 - extensions shall be limited to 10–15% of the total roof area; and
 - extensions shall be sympathetic to the preservation of the views of the natural desert surroundings.

BUSINESS/INDUSTRIAL

- 3.30.1 In addition to the maximum 60-foot building height, an additional 15 feet of building height is allowed for mechanical equipment and elevators, the maximum height allowed on Indian land would be 100 feet, inclusive of all mechanical equipment and systems. Refer to Policy 3.30.14 for additional building height provisions for the Mid-Valley Center.

INSTITUTIONAL

3.31.6 Civic District. Allow for the development of governmental uses, facilities and services, especially for City and County administrative functions, and incidental uses necessary to support such uses, in the Civic District. The development of each facility shall be compatible with the adjacent land uses. Facilities to be encouraged in Civic Center are:

1. City Hall
2. Justice Court
3. County Offices
4. Social Security Office
5. Veterans Claims Office
6. Branch Post Office
7. Bureau of Indian Affairs
8. Other State, Federal or special district offices
9. Private offices, restaurants, day-care centers, and other similar support uses.

Structures shall be a maximum of 30 feet in height. A minimum of 40% of any property or project shall be reserved for open space or recreation area.

Land Use Density/Intensity

Land Use	Density (dwelling units/acre)	Population	Floor Area Ratio	Bldg. Height (feet)	Lot Coverage (%)
Residential					
R .2/.4 – Rural Residential	0.2–0.4	2.52 C	–	26 (30*)	25
L 1 / 2 Very Low Density	1–2	2.52 C	–	26 (30*)	30
L4 Low Density	3–4	2.52 C	–	18 (30*)	35
L6 Low Density	4–6	2.52 C	–	18 (30*)	35
M8 Medium Density	6–8	1.90 C	–	24	50
M15 Medium Density	12–15	1.91 C	–	24	50
H30 Medium High Density	21–30	1.99 C	–	30–60 100 I	55 (40 H)
H 43/21 High Density	30–43 (86 I) A 15–21 B	1.99 C	–	30–60 100 I	55 (40 H)
H 43/30 High Density	30–43 (86 I) A 21–30 B	1.78 C	–	30–60 100 I	55 (40 H)
CDL 6 Density Controlled	3–6	1.90 C	–	25	35
CDL 8 Density Controlled	3–8	1.90 C	–	25	35
LSR Large-Scale Resort	10–30	10-30 D	–	30–60	25
Commercial/Industrial					
CBD Central Business District	30–43 (86I) A 21–31 B	54D	1.00 (0.38 E)	30–60	–
NCC Neighborhood Convenience Center	–	38 D	– (0.28 E)	30	60
CSC Community Shopping Center (Commercial)	–	30 D	– (0.28 E)	30	60
CSC Community Shopping Center (Hotel/Multi-Family Residential)	43/21	1.99 C	–	30–60	55 (40 H)
RC Resort Commercial	30–43 (86I) A 15–21 B	49 D	– (0.28 E)	35	95
P Professional	12–21 B	73 D	– (0.28 E)	24–60	60
GC General Commercial	–	49 D	– (0.28 E)	30	60
HC Highway Commercial	30–43 B	44 D	– (0.28 E)	30	60
BI Business Industrial **	30–43 B	24 D	– (0.23 E)	30–60	60
Open Space					
C Conservation	1 / 20	2.52 C	–	30	10
D Desert	1 / 5–3½	1.90 C	–	15	10
PR Parks & Recreation	–	–	–	24	10
W Watercourse	–	–	–	–	–

APPENDIX E

Land Use Density/Intensity

Land Use	Density (dwelling units/acre)	Population	Floor Area Ratio	Bldg. Height (feet)	Lot Coverage (%)
Institutional & Public					
CD Civic District	-	78 D	- (0.28 E)	30	60
A Airport	-	1 D	-	60	10

Notes:

- A - Hotel Density
- B - Multifamily Dwelling Density
- C - Per Permanent Household (63% of Total)
- D - Employees/acre
- E - Estimated expectation only
- H - High-rise
- I - Indian Land

* Hillside

** See Policy 3.30.14.

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