

The remainder of the community is considered to be a rural preserve area and has been designated as Rural Land 10 (RL10), with a maximum density of 1 residential unit per 10 gross acres of land, or Rural Land 20 (RL20), with a maximum density of 1 residential unit per 20 gross acres of land. These very low densities reflect the underlying infrastructure constraints, environmental resources, and safety constraints. Development in the rural preserve area shall be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

Antelope Acres

The community of Antelope Acres is located in the northwestern portion of Antelope Valley, west of the City of Lancaster. Community residents are concerned about urbanization of the area and wish to remain an unincorporated rural community with a unique identity. Some portions of the community are partially developed with light agricultural uses and single-family homes on large lots, while other portions are largely undeveloped and contain environmental resources, such as Significant Ecological Areas and Agricultural Resource Areas.

The community has a rural town center area located along 90th Street West between Avenue E-4 and Avenue E-12. The rural town center area has been designated as Rural Commercial (CR) to serve the daily needs of residents and provide local employment opportunities. New buildings in the rural town center area should be limited to one story in height and should include Old West design elements at a pedestrian-oriented scale, with primary building entries facing 90th Street West. No other portions of the community have been designated for commercial or industrial use, and new commercial and industrial uses outside the rural town center area are strongly discouraged, as they are incompatible with the community character.

Over time, the rural town center areas should become the focal point of the Antelope Acres community and should be linked to surrounding rural town areas through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. Public amenities, such as plazas and community bulletin boards, are encouraged in this area.

The community includes rural town areas that surround the rural town center area and are generally bounded by Avenue E and Avenue C to the north, 80th Street West to the east, Avenue F and Avenue F-8 to the south, and 95th Street West and 90th Street West to the west. These areas have been designated as Rural Land 2 (RL2), with a maximum density of 1 residential unit per 2 gross acres of land. This designation is intended to reflect the existing density of the rural town areas and is not intended to promote further land divisions. New land divisions in the rural town areas shall maintain a large minimum lot size to ensure consistency with the existing community character.

The majority of new residential development in Antelope Acres should be directed to the rural town areas instead of the surrounding rural preserve areas, provided that such development is consistent with the existing community character and allows for light agriculture, equestrian, and animal-keeping uses should be allowed through the rural town area, provided that lots meet Zoning Code requirements for those uses. Heavy agriculture uses should be discouraged in the rural town areas because of potential impacts on existing residents. Home-based occupations are also appropriate in the rural town areas, provided that they meet Zoning Code requirements.

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Crystalaire

The community of Crystalaire is located in the southeastern portion of the Antelope Valley, south of Llano, and includes a golf course and a small airport which are described in more detail below. Some portions of the community are developed with single-family homes on large lots. Other portions are largely undeveloped and contain environmental resources, such as Significant Ecological Areas, and are subject to safety hazards, such as Flood Zones, particularly along Big Rock Creek and Big Rock Wash..

The community currently does not have a rural town center area but a stretch of 165th Street East between East Avenue W-12 and East Avenue X, in front of Crystalaire Airport has been designated Mixed Use – Rural (MU-R) in anticipation of a future town center to develop in this area. New commercial uses outside of this MU-R designation are strongly discouraged, as they are not compatible with the community character.

The community includes a rural town area that includes the existing subdivision near the Crystalaire Country Club and adjacent lands that are generally bounded by 165th Street East to the east and Avenue Y-4 to the south. This area has been designated as Residential 2 (H2), with a maximum density of 2 residential units for each 1 net acre of land. This designation is intended to reflect the existing density of the rural town area. New land divisions in this area shall have large lot sizes that are consistent with the existing subdivision near the Crystalaire Country Club.

The majority of new residential development in Crystalaire should be directed to the rural town area instead of the surrounding rural preserve areas, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses, provided that lots meet Zoning Code requirements for those uses. Heavy agriculture uses should be prohibited because of potential impacts on existing residents. Home-based occupations may also be permitted in this area, provided that they meet Zoning Code requirements.

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Crystalaire Airport

The Crystalaire Airport is a privately owned and operated aviation facility that occupies several parcels. These parcels have been designated as Public and Semi-Public (P) to acknowledge the existing airport use and to allow for its continued operation. However, the Area Plan acknowledges that these parcels