

Fairmont

The community of Fairmont is located in the northwestern portion of the Antelope Valley, west of Antelope Acres and near the Antelope Valley California Poppy Reserve. The community is largely undeveloped and is generally not served by existing infrastructure and public facilities, but it does contain some single-family homes on large lots and some agricultural uses. The community includes environmental resources, such as Significant Ecological Areas, and is subject to safety hazards, such as fault zones.

The community does not have a rural town center area. No portion of the community has been designated for commercial or industrial use, except for a parcel along Avenue D to reflect an existing use. New commercial or industrial uses are strongly discouraged, as they are not compatible with the community character.

The entire 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 for each 10 gross acres of land, or Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 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 should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

Gorman

The community of Gorman is located in the far northwestern portion of Antelope Valley along the Golden State Freeway (Interstate 5). A portion of the community is partially developed with commercial uses that primarily serve travelers along the Freeway, along with some single-family homes and light agricultural uses. The remainder of the community is largely undeveloped, is generally not served by existing infrastructure, and contains environmental resources such as Hillside Management Areas and Significant Ecological Areas.

The community has a rural town center area surrounding the Golden State Freeway interchanges at Gorman School Road. The rural town center area has been designated as Major Commercial (CM) to serve the daily needs of residents and interstate travelers.

Some areas outside the rural town center area have also been designated Rural Commercial (CR) in recognition of existing commercial uses and future opportunities to serve interstate travelers. The existing Flying J Travel Plaza on Frazier Park Road and two parcels east of it also have been designated as Rural Commercial (CR). Several parcels surrounding Smokey Bear Road have been designated as Rural Commercial. No other portions of the community have been designated for commercial or industrial use, and new commercial uses outside these CR and CM designations and new industrial uses are strongly discouraged, as they are incompatible with the community character.

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