

partially developed with light agricultural uses and single-family homes on large lots. Other portions are largely undeveloped and generally not served by existing infrastructure, include environmental resources such as Hillside Management Areas, and are subject to safety hazards, such as Very High Fire Hazard Severity Zones.

The community does not have a rural town center area but is served by commercial centers in the adjacent City of Palmdale. A few parcels at the intersection of the State Route 14 and Avenue S, and two parcels along Sierra Highway between Pearblossom Highway and Barrel Springs Road, have been designated as Rural Commercial (CR). In addition, several parcels at the intersection of Pearblossom Highway and Sierra Highway, and a parcel on Avenue S west of State Route 14 have been designated as Light Industrial (IL). These designations recognize existing uses and opportunities for additional local services and employments. No other portions of the community have been designated for commercial or industrial use, and new commercial or industrial uses outside of these CR and IL designations are strongly discouraged, as they are not compatible with the community character.

The community includes a rural town area that is generally bounded by the City of Palmdale boundary to the north, the City of Palmdale boundary, Farnborough Avenue and Tovey Avenue to the west, a line approximately 1,300 feet south of Lakeview Drive and Barrel Springs Road to the south, and the City of Palmdale boundary to the east. North of Avenue S, this area has been designated as Rural Land 2 (RL2), with a maximum density of 1 residential unit for each 2 gross acres of land. South of Avenue S, this area has been designated as Rural Land 1 (RL1), with a maximum density of 1 residential unit for each 1 gross acre of land, with the following exceptions:

- West of Tovey Avenue – RL2; and
- South of Lakeview Drive and west of El Camino Drive – RL2.

The RL1 and RL2 designations are intended to reflect this area's existing densities. New land divisions in this area shall maintain large lot sizes that are compatible with the community character.

The majority of new residential development in Lakeview should be directed to the rural town area instead of the surrounding rural preserve area, 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 businesses may also be permitted in this area, provided that they meet Zoning Code requirements.

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 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. This very low density reflects the underlying infrastructure constraints, environmental resources, and safety hazards. 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.

Leona Valley

The community of Leona Valley is located in the southwestern portion of the Antelope Valley, adjacent to the National Forest, and is bounded by the City of Palmdale to the north and east. Community residents are concerned about urbanization of the area and wish to remain in 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. Other portions are largely undeveloped, are generally not served by existing infrastructure, contain environmental resources, such as Significant Ecological Areas and Hillside Management Areas, and are subject to safety constraints, such as the San Andreas Fault and Very High Fire Hazard Severity Zones.

The community has a rural town center located at the intersection of Elizabeth Lake Road and 90th Street West. 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 be designed at a pedestrian-oriented scale, with primary building entries facing Elizabeth Lake Road or 90th Street West. No other portions of the community have been designated for commercial or industrial use, and new commercial uses outside of this CR designation and new industrial uses are strongly discouraged, as they are incompatible with community character.

The rural town center area should continue to be the focal point of the 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 community bulletin boards, are encouraged in this area.

The community includes a rural town area that surrounds the rural town center. North of Elizabeth Lake Road, the rural town area is generally bounded by North Side Drive, Babia Street, and Penhaven Lane to the north, 100th Street West to the west, Elizabeth Lake Road to the south, and 86th Street West to the east. South of Elizabeth Lake Road, the rural town area is generally bounded by Leona Avenue and Elizabeth Lake Road to the north, 107th Street West, 98th Street West, and 92nd Street West to the west, hillsides and Odd Road to the south, and 86th Street West to the east. The rural town area has been designated as Rural Land 2 (RL2), with a maximum density of 1 residential unit for each 2 gross acres of land. This designation is intended to reflect the existing density of the rural town area and is not intended to promote further land divisions.

The majority of new residential development in Leona Valley should be directed to the rural town area instead of the surrounding rural preserve area, provided that such development is consistent with existing community character. New land divisions shall maintain a large minimum lot size to ensure compatibility with the community character. Each new home should have a unique architectural design. Light agriculture, equestrian, and animal-keeping uses should be allowed throughout the rural town area, provided that lots meet Zoning Code requirements for those uses. Heavy agriculture should be prohibited throughout the rural town area because of potential impacts on existing residents. Home-based businesses may also be permitted throughout the rural town area, provided that they meet Zoning Code requirements.

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, environmental resources, and safety constraints. Development in the rural preserve area should be limited to single-family homes on very large lots (2.5 net acres or greater), light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.