

2 (H2), with a maximum density of 2 residential units for each 1 net acre of land or Residential 18 (H18), with a maximum density of 18 residential units for each 1 net acres of land. South of Avenue W and west of 128th Street East, these areas have been designated as Rural Land 5 (RL5), with a maximum density of 1 residential unit for each 5 gross acres of land. South of Avenue WE and east of 128th Street East, these areas have been designated as Rural Land 1 (RL1), with a maximum density of 1 residential unit for each 1 gross acre of land. These designations are intended to reflect existing densities of the area and are not intended to promote further land divisions.

The majority of new residential development in Pearblossom should be directed to the rural town areas 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. Heavy agriculture uses should be prohibited in these areas because of potential impacts on existing residents. Home-based businesses may also be permitted in these areas, 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. These very low densities reflect the underlying infrastructure and safety 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.

Quartz Hill

The community of Quartz Hill is located in the central portion of the Antelope Valley and is surrounded by the cities of Lancaster and Palmdale. The community is adjacent to urbanized areas and is largely developed with a wide range of uses, but it retains a semi-rural character and residents wish to keep it an unincorporated community with a unique identity.

The community has a rural town center area along 50th Street West between Avenue L-6 and Avenue M-2. The town center area has been designated as Mixed Use – Rural (MU-R) and Light Industrial (IL) to serve the daily needs of residents and provide local employment opportunities. No other portions of the community have been designated for industrial use, and new industrial uses outside of the rural town center area are strongly discouraged, as they are incompatible with the community character. New buildings in the rural town center area should be limited to two stories in height, include Old West or Southwestern design elements with earth tone colors, and should be designed at a pedestrian-oriented scale, with primary building entries facing 50th Street West. In the MU-R designation, a vertical mix of commercial and residential uses is encouraged – for example, a building with commercial uses on the first floor and residential or office uses on the second floor. A horizontal mix of commercial and residential uses may also be appropriate – for example, a commercial building facing 50th Street West, with a residential building located towards the rear of the same lot.

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. Streetscape improvements are recommended for 50th Street West, including native landscaping, “Western” street lights that meet dark sky objectives, and coordinated street furniture, such as benches,

bus shelters, and bicycle racks. Other public amenities, such as plazas and community bulletin boards, are also encouraged in this area.

Some areas outside the rural town center area have also been designated as MU-R to provide additional commercial services and housing opportunities. These areas include the northwest corner of Avenue N and 50th Street West and the Avenue L corridor between 42nd Street West and 50th Street West. New buildings in these areas should also be limited to two stories in height, include Old West or Southwestern design elements with earth tone colors, and should be designed at a pedestrian-oriented scale with transportation links to surrounding rural town areas. A vertical or horizontal mix of commercial and residential uses may be appropriate in these areas. No other portions of the community have been designated for commercial use, and new commercial uses outside these MU-R designations, or outside the MU-R within the rural town center area, are strongly discouraged, as they are incompatible with the community character.

As the Avenue L corridor between 42nd Street West and 50th Street West develops over time, it will become a secondary rural town center area 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. Streetscape improvements are recommended for the Avenue L corridor between 42nd Street West and 50th Street West, including native landscaping, “Western” street lights that meet dark sky, and coordinated street furniture, such as benches, bus shelters, and bicycle racks. Other public amenities, such as plazas and community bulletin boards, are also encouraged in this corridor.

The remainder of the community is considered to be a rural town area. Two properties along Avenue M have been designated as Residential 30 (H30), with a maximum density of 30 residential units for each 1 net acre of land, in recognition of existing multi-family uses. Several parcels adjoining the rural town center area between Avenue L-8 and Columbia Way have been designated as Residential 18 (H18), with a maximum density of 18 residential units for each 1 net acre of land, recognizing existing multi-family units and providing additional housing opportunities. In addition, a property at the northwest corner of Avenue M and 70th Street West, and several parcels on the south side of Avenue L near 40th Street West, has been designated as H18. New multi-family buildings in the H18 designation should be limited to two stories in height and should be designed in a manner that is compatible with nearby single-family homes.

South of Avenue L, the remaining rural town area has been designated as Residential 5 (H5), with a maximum density of 5 residential units for each 1 net acre of land, or Residential 2 (H2), with a maximum density of 2 residential units for each 1 net acre of land. These designations are intended to reflect the area’s existing density and are not intended to promote further land divisions, although properties along Columbia Way between 40th Street West and 45th Street West present some land division opportunities. Light agriculture, equestrian, and animal-keeping uses may be permitted in these areas, provided that lots meet Zoning Code requirements for those uses. Home-based businesses may also be permitted in these areas, provided that they meet Zoning Code requirements.

North of Avenue L, the remaining rural town area has been designated as Rural Land 1 (RL1), with a maximum density of 1 residential unit for each 1 gross acre of land. This designation is intended to reflect the area’s existing density and is not intended to promote further land divisions. Light agriculture, equestrian, and animal-keeping uses are appropriate in this area, but heavy agriculture uses

should be prohibited because of potential impacts to existing residents. Home-based businesses are also appropriate in this area, provided that they meet Zoning Code requirements.

Roosevelt

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

The community has a rural town center area located at the intersection of Avenue J and 90th Street East. The rural town center area has been designated as Rural Commercial (CR) to serve the daily needs of the 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 Avenue J or 90th Street East.

The rural town center area should continue to be the focal point of the communities and should be linked to the surrounding rural town area 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.

Two parcels on 90th Street East have been designated as CR and Light Industrial (IL) in recognition of existing commercial and industrial uses. No other portions of the community have been designated for commercial or industrial use, and new commercial uses outside of this IL designation are strongly discouraged, as they are not compatible with the community character.

The community includes rural town areas that are generally bounded by Lancaster Boulevard to the north, 85th Street East to the west, Avenue J-12 and Avenue J to the south, and 90th Street East on the east. These areas have been designated as Rural Land 5 (RL5), with a maximum density of 1 residential unit for each 5 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 Roosevelt should be directed to the rural town areas 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. Heavy agriculture uses should be prohibited in these areas because of potential impacts on existing residents. Home-based businesses may also be permitted in these areas, 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, and 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 and environmental resources.