



November 25, 2019

RE: Zoning Verification Letter Request – 7 properties located on Eliseo Road

Mr. Krygier,

The Planning Department has received the request of the Zoning information for the properties located on the West side of Eliseo Road (APN's # 642-111-021, 642-111-020, 642-111-022, 642-121-022, 642-121-021, 642-121-020). Research has been conducted on the subject property and we present the following:

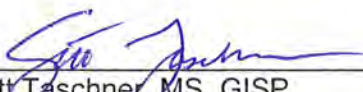
1. Current Zoning Designation. The properties referenced above are located within the Visitor Serving Commercial zoning district (V-S-C), The parcels are subject to the use restrictions generally applicable to those classifications which are contained in the Desert Hot Springs Zoning Code Section 17.12. The permitted uses are outlined in Section 17.12.020. The development standards are outlined in Sections 17.12.020-.030, & 17.12.240.
2. Current General Plan Designation. The properties referenced above are located within the Visitor Serving Commercial (V-S-C) General Plan land use district. This district is assigned to a small portion of Hacienda Drive and meant to include numerous small to medium sized spas/resorts. The intent of this land use district is to encourage the development with small to medium sized spas/resorts including motel-type or boutique-type of spas, day visit spas, or similar limited uses/facilities with unique streetscape, landscaping and small mini-parks forming an open space belt through the district. This designation is intended to accommodate boutique-type restaurants, art galleries, gift shops, coffee shops and similar small scale specialized visitor serving uses intermixed within the district and along Hacienda Drive. Strip-commercial development along Hacienda Drive is not permitted.
3. A table of permitted uses, uses permitted through the development review process, uses permitted through the conditional use permit process, and prohibited uses can be found in Section 17.12.020, Table 17.12.01 of the Desert Hot Springs Zoning Code.
4. Overlay Districts. The property is not in any overlay districts.
5. PD, Variances, or Special/Conditional Use Permits. Apparently, there are no existing Planned Development District, Variances, or Conditional Use Permits for the property.
6. Outstanding Violations. The City's Office of Code Compliance does not have any open violations for the property



7. Certificate of Occupancy. For information regarding a certificate of occupancy, please contact the Building Department at (760) 323-8242.
8. Development of the site with one continuous boutique style resort & spa with an ancillary restaurant would require a Conditional Use Permit application which has a required fee of \$5,275 and takes approximately 4-6 months to prepare for Planning Commission.
9. The project will need to comply with the Environmental Quality Act (CEQA) and may require preparation of an Initial Study.
10. The project will most likely require a lot merger application (required fee of \$960) so that development can occur across the site (six properties).
11. Information on the types and capacity of the utilities can be determined by contacting the Mission Springs Water District along with other utility companies that service the area (i.e. the Gas Co, SCE, Frontier Cable, etc.)
12. Information on transferring the business license can be provided by calling our Finance Department at 760-329-6411 x249. Be advised that the Planning Department may not be able to sign off on the business license until the Conditional Use Permit has been issued.
13. Staff highly recommends that you set up a pre-application conference once you have prepared a conceptual site plan.

All the applicable codes can be accessed through <http://www.qcode.us/codes/deserthotspings/>. If you have any further questions, please feel free to contact me at 760.329.6411 x 256

Sincerely,



Scott Taschner, MS, GISP
Senior City Planner

Attachments:

- Section 17.12.020 "Development permitted and conditionally permitted uses."
- Section 17.12.030 "Land Use District Development Standards"
- Section 17.12.220 "Visitor Serving Commercial (VSC) Development Standards"
- Zoning Map of property and surroundings

Desert Hot Springs Municipal Code

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17.12.020 Development permitted and conditionally permitted uses.

A. Table 17.12.01 represents those uses in the commercial/industrial land use districts which are subject to permit review and approvals. They include: “Permitted Uses” (P) requiring zoning review; “Allowed Uses” (D) requiring a Development Plan Permit; “Conditional Uses Permit” (C) requiring a Conditional Use Permit; and “Temporary Use” (T) requiring a Temporary Use Permit. Development standards and other regulations pertaining to industrial districts are included under Chapter 17.16.

B. The organization and numerical ordering of Table 17.12.01 is based on the Standard Industrial Classification System as defined in Section 17.04.050 of this Zoning Ordinance. It is not expected that the range of uses set forth below is all inclusive. Cases of uncertainty regarding whether a particular land use is permitted and by what process, shall be determined by the Director.

**TABLE 17.12.01
 PERMITTED, DEVELOPMENT PERMITTED, AND CONDITIONALLY PERMITTED USES**

	C-N	C-C	C-G	I-L	I-M	I-E	VS	VSV	VSC
Agricultural, Resource and Open Space									
Commercial gardening	D	D	D	D	D	C	X	X	X
Crop production	D	D	D	D	D	C	X	X	X
Plant nurseries, with on-site sales	P	P	P	P	P	X	C	X	X
Plant nurseries, without on-site sales	X	X	X	P	P	D	X	X	X
Wind machines and wind farms	C	C	C	C	C	D	X	X	X
Manufacturing and Processing									
Auto wrecking/parts salvaging	X	X	X	X	C	X	X	X	X
Distribution	C	C	X	P	P	X	X	X	X
Food products	C	C	C	D	D	X	X	X	X
Furniture and fixtures	X	X	X	D	D	X	X	X	X
Laundries and dry cleaning plants	C	C	C	D	D	X	X	X	X
Light manufacturing facilities	X	X	X	P	P	X	X	X	X
Medium manufacturing facilities	X	X	X	C	D	X	X	X	X
Mixed use office/industrial	X	X	X	C	X	X	X	X	X
Printing/publishing	C	C	C	P	P	X	X	X	X
Recycling facilities	X	X	X	D	D	X	X	X	X
Recycling—reverse vending machines	D	D	D	P	P	X	X	X	X
Storage yard	X	X	X	D	D	C	X	X	X
Warehousing	X	X	X	D	D	X	X	X	X
Wholesaling	C	D	D	P	P	X	X	X	X
Recreation, Education and Public Assembly	C-N	C-C	C-G	I-L	I-M	I-E	VS	VSV	VSC

Adult entertainment	X	X	X	C	C	X	X	X	X
Adult day care facilities	X	X	C	X	X	X	X	X	X
Art galleries	P	P	P	X	X	X	C	C	C
Athletic facilities	P	P	P	D	X	C	X	X	X
Billiard parlors/pool halls	C	C	D	D	X	X	C	C	X
Child day care facilities	X	X	D	X	X	X	X	X	X
Child day care, large family day care homes	X	X	X	X	X	X	X	X	X
Child day care, small family day care homes	X	X	X	X	X	X	X	X	X
Community centers	D	D	D	C	X	X	C	C	X
Convention centers	D	D	D	D	X	X	C	C	X
Convention facilities	D	D	D	D	X	X	C	X	X
Entertainment facilities	D	D	D	D	X	X	C	C	X
Golf courses/driving ranges/country clubs	D	D	D	D	C	C	C	X	X
Health/fitness facilities	P	P	P	P	X	X	C	C	X
Indoor recreation centers	D	D	D	D	X	X	C	C	X
Libraries	P	P	P	P	X	X	X	X	X
Membership organization facilities	D	D	D	D	D	X	C	C	X
Museums	P	P	P	P	X	X	C	C	C
Organization offices	P	P	P	C	X	X	X	X	X
Outdoor commercial recreation	C	C	C	C	X	C	C	X	X
Public parks and playgrounds	P	P	P	P	X	P	C	C	C
Recreational vehicle (RV) parks	X	C	X	X	X	X	X	X	X
Recreational vehicle (RV) storage	X	X	X	C	D	X	X	X	X
Churches	C	C	C	C	C	X	C	C	C
Schools	X	X	X	C	X	X	X	X	X
Sport facilities and outdoor public assembly	D	D	D	C	X	C	C	X	X
Studios for dance, art, music, photography, etc.	P	P	P	P	C	X	C	C	C
Theatres and meeting halls	D	D	D	D	X	X	C	C	X
Residential									
Caretaker/watchperson's dwelling	X	X	X	D	D	D	X	X	X
Group homes	X	X	C	X	X	X	X	X	X
Guest house	X	X	X	X	X	X	X	X	X
Home occupations	X	X	X	X	X	X	X	X	X
Multifamily dwellings	X	C	C	X	X	X	X	X	X
Organizational and boarding houses	X	X	C	X	X	X	X	X	X
Parolee/probationer homes*	C	C	C	C	C	C	X	X	X
Residential accessory uses and structures	X	X	X	X	X	X	X	X	X
Senior citizen/congregate care housing	C	X	X	X	X	X	X	X	X
Single room occupancy facilities	X	X	C	X	X	X	X	X	X

Single-family dwellings	X	X	X	X	X	X	X	X	X
Retail Trade									
Accessory retail uses	P	P	P	C	X	X	P	P	P
Auto, mobile home, motor vehicle/parts sales, new	C	C	C	C	X	X	X	X	X
Auto, mobile home, motor vehicle/parts sales, used	C	C	C	C	X	X	X	X	X
Bars and drinking establishments	C	C	C	X	X	X	C	C	C
Building material stores	P	P	P	D	X	X	X	X	X
Certified farmers' markets	D	D	D	C	X	X	X	X	X
Convenience stores	D	X	D	D	X	X	X	X	X
Department stores	P	P	P	X	X	X	X	X	X
Drive-in and drive-through sales	D	D	D	X	X	X	X	X	X
Drug stores	P	P	P	X	X	X	X	X	X
Factory outlet centers	D	D	D	C	X	X	X	X	X
Farm and ranch supply stores	P	P	P	D	X	X	X	X	X
Fuel and ice dealers	D	D	D	X	X	X	X	X	X
Furniture, furnishings, home equipment stores	D	D	D	D	X	X	X	X	X
Gift shops	P	P	P	X	X	X	C	C	C
Grocery stores	P	C	P	X	X	X	X	X	X
Hardware/lumber stores	D	D	D	D	X	X	X	X	X
Liquor stores (off-site consumption)	C	C	C	C	X	X	X	X	X
Outdoor retail merchandise display and activities	C	C	C	X	X	X	C	C	C
Outdoor retail sales, temporary	T	T	T	T	X	X	T	T	T
Restaurants, no beer, wine or liquor	D	D	D	D	X	X	C	C	C
Restaurants, with beer, wine or liquor	C	C	C	C	X	X	C	C	C
Restaurants, drive-in, takeout, fast food	C	C	C	C	X	X	X	X	X
Retail stores, general merchandise	P	P	P	X	X	X	X	X	X
Retail stores, tourist/traveler oriented	P	P	P	C	X	X	C	C	C
Secondhand/thrift stores	C	C	C	D	X	X	X	X	X
Shopping centers, 12,000 square feet or more	D	D	D	X	X	X	X	X	X
Video rental stores	P	P	P	X	X	X	X	X	X
Warehouse or club stores (i.e., "big box stores")	X	D	D	X	X	X	X	X	X
Services	C-N	C-C	C-G	I-L	I-M	I-E	VS	VSV	VSC
Automatic teller machine (ATM), not at a bank	P	P	P	X	X	X	P	P	P
Banks and financial establishments/services	P	P	P	X	X	X	X	X	X
Bed and breakfast establishments	X	X	C	X	X	X	C	C	C

Body piercing establishments	C	C	C	X	X	X	X	X	X
Business support/secretarial services	P	P	P	C	X	X	X	X	X
Car wash establishment	X	X	D***	X	X	X	X	X	X
Cemeteries, columbariums and mortuaries	C	C	C	D	D	X	X	X	X
Construction storage (indoor and/or outdoor)	X	X	X	D	D	C	X	X	X
Drive-in and drive-through services	X	X	X	D	D	X	X	X	X
Extreme body modification establishments	X	X	X	X	X	X	X	X	X
Hotels/motels, with or without spas	X	D	D	X	X	X	C**	C**	C**
Medical services, clinics and labs	C	C	C	C	X	X	X	X	X
Motor vehicle fueling/service stations	D	D	D	D	X	X	X	X	X
Offices, permanent	P	P	P	D	X	X	X	X	X
Offices, temporary	T	T	T	T	T	T	T	T	T
Personal services	D	D	D	X	X	X	C	C	X
Pet grooming (no boarding)	P	P	P	P	X	X	X	X	X
Public and quasi-public uses	D	D	D	D	D	D	C	C	C
Public utility and safety facilities	D	D	D	D	D	D	D	D	D
Repair and maintenance of consumer products	X	X	D	D	X	X	X	X	X
Repair and maintenance of motor vehicles	X	C	C	C	D	X	X	X	X
Research and development facilities	X	C	C	D	D	X	X	X	X
Storage, accessory, including self-storage	X	X	X	D	D	C	X	X	X
Tattoo establishments	C	C	C	X	X	X	X	X	X
Veterinary clinics, animal hospitals	C	C	C	C	X	X	X	X	X
Transportation and Communications									
Commercial parking and motor vehicle storage	X	X	X	C	D	X	X	X	X
Freight terminals	X	X	X	C	D	X	X	X	X
Pipelines and utility lines	C	C	C	C	C	C	C	C	C
Telecommunications facilities, including antenna	C	C	C	C	C	C	C	C	C
Transit stations and terminals	C	C	C	C	C	X	C	C	C
Transit stop shelters	D	D	D	D	D	X	D	D	D

* Subject to requirements and regulations of Section 17.08.310.

** Spa-type hotels/motels, day visit spas, or similar use/facilities that utilize the City's hot mineral water.

*** Review authority shall be done by the Director.

(Ord. 610 5-2-17; Ord. 524 § 5, 2010; prior code § 159.06.020)

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17.12.030 Land use district development standards.

- A. General Standards. The following standards are minimum unless stated as maximum. The following standards shall apply to development in all commercial districts, except as otherwise provided for in this Zoning Ordinance:
1. All indoor uses shall be conducted within a completely enclosed structure. Limited outside uses (e.g. patio dining areas and nursery sales limited to plants and trees) shall be approved with a Development Permit.
 2. There shall be no visible storage of motor vehicles (except display area for sale or rent of motor vehicles), trailers, airplanes, boats, recreational vehicles, or their composite parts; loose rubbish, garbage, junk, or their receptacles; tents; equipment; or building materials in any portion of a lot. No storage shall occur on any vacant parcel. Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction.
 3. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Department standards and be of sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on at least 3 sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures. Recycling facilities and programs shall be incorporated into refuse storage/disposal areas for all new development projects and all new construction in existing projects.
 4. All roof-mounted air conditioning or heating equipment, vents or ducts shall not be visible from any abutting lot, or any public street or right-of-way. This shall be accomplished through the extension of the main structure or roof or screened in a manner which is architecturally integrated with the main structure(s).
 5. Elevations of all structures shall be architecturally treated to ensure compatibility with or enhancing of neighboring structures.
 6. An intensity bonus of up to 12 square feet for each 1 square foot of permanent space for properly designed and administered day care facilities may be approved by the review authority.

B. Site Development Standards.

1. C-N (Neighborhood Commercial) District.

Gross lot area	8 to 10 acres (min. to max.)
Individual lot area	7,200 sq. ft. (min.)
Maximum building coverage	35%
Distance between buildings	20 feet
Maximum building height	35 feet
Front setbacks	25
Rear setback	Zero (except 10 feet adjacent to a street and 20 feet adjacent to residential)
Side setbacks	Zero (except 10 feet adjacent to a street and 20 feet adjacent to residential)

2. C-C (Community Commercial) District.

Gross lot area	10 to 20 acres (min. to max.)
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Individual lot area	10,000 sq. ft. (min.)
Maximum building coverage	35%
Distance between buildings	20 feet
Maximum building height	35 feet
Front setbacks	25
Rear setback	Zero (except 10 feet adjacent to a street and 20 feet adjacent to residential)
Side setbacks	Zero (except 10 feet adjacent to a street and 20 feet adjacent to residential)

3. C-G (General Commercial) District.

Gross lot area	2.5 to 5 acres (min. to max.)
Individual lot area	5,000 sq. ft. (min.)
Maximum building coverage	35%
Distance between buildings	20 feet
Maximum building height	35 feet
Front setbacks	10 feet
Rear setback	Zero (except 10 feet adjacent to a street and 20 feet adjacent to residential)
Side setbacks	Zero (except 10 feet adjacent to a street and 20 feet adjacent to residential)

4. VS (Visitor Serving) District.

Gross lot area	Varies
Individual lot area	Varies
Maximum building coverage	Varies
Distance between buildings	10 feet
Maximum stories	3
Maximum building height	35 feet
Front setback	20 feet
Street side setback	15 feet
Rear setback	10 feet and 20 feet if adjacent to residential
Side setbacks	10 feet and 20 feet if adjacent to residential

5. V-S-V (Visitor Serving Village) District.

Gross lot area	Varies
Individual lot area	Varies
Maximum building coverage	Varies
Distance between buildings	10 feet

Maximum stories	2
Maximum building height	24 feet
Front setback	20 feet
Street side setback	15 feet
Rear setback	10 feet and 20 feet if adjacent to residential
Side setbacks	10 feet and 20 feet if adjacent to residential

6. V-S-C (Visitor Serving Corridor) District.

Gross lot area	Varies
Individual lot area	Varies
Maximum building coverage	Varies
Distance between buildings	10 feet
Maximum Stories	1
Maximum building height	20 feet
Front setback	20 feet
Street side setback	15 feet
Rear setback	10 feet and 20 feet if adjacent to residential
Side setbacks	10 feet and 20 feet if adjacent to residential

(Prior code § 159.06.030(1))

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1. This district is assigned to a small portion of Hacienda Drive and meant to include numerous small to medium sized spas/resorts. The intent of this land use district is to encourage the development with small to medium sized spas/resorts including motel-type or boutique-type of spas, day visit spas, or similar limited uses/facilities with unique streetscape, landscaping and small mini-parks forming an open space belt through the district.

This designation is intended to accommodate boutique-type restaurants, art galleries, gift shops, coffee shops and similar small scale specialized visitor serving uses intermixed within the district and along Hacienda Drive. Strip-commercial development along Hacienda Drive is not permitted.

2. Uses other than those specifically mentioned in this section may be permitted, including but not limited to recreational, educational and public assembly facilities including 301C nonprofit organizations, provided such uses can be shown, in the opinion of the Planning Commission, as evidenced by resolution, to make up the “hot water spa experience.”

3. Development within this district will be subject to approval of a Conditional Use Permit (CUP) and utilize those visitor serving development standards/regulations contained in Section 17.12.030(A), Table 17.12.01 of Section 17.12.020, Section 17.12.220, Sections 17.12.260 through 17.12.370 (where applicable); and

a. Shall be those which the City Council deems appropriate to:

i. Ensure the continued quality and image of the City as an international destination hot water spa/resort community;

ii. Ensure the continued integrity of the low density residential and resort character of the City;

iii. Ensure the internal integrity, over time, of the proposed spa/visitor serving facility;

iv. Ensure the development of the district in the concept of a pedestrian-friendly corridor with small to medium sized spas/resorts including motel-type or boutique-type of spas, day visit spas, or similar limited uses/facilities with unique streetscape, landscaping and small mini-parks forming an open space belt through the district.

b. Other standards and/or regulations that the Director may determine to be necessary.

4. All development in this zone shall be in accordance with a specific plan.

5. Residential development is not a permitted use within this district.

6. Structure height shall be limited to a maximum of 1 story or 20 feet, except as may be provided for under a Conditional Use Permit.

7. Accessory uses may include commercial uses operated as an integral part of a hot water spa-oriented resort, hotel, motel or other similar visitor serving industry use as long as it remains accessory to the primary use, subject to the following standards:

a. Street Entrances. There shall be no street entrances directly to such commercial uses.

b. Percentage of Commercial Uses Allowed. Such commercial uses shall occupy not more than 20% of the ground floor area of the resort, hotel, motel or other similar visitor use.

c. Signs. All signs shall be for the use of the resort, hotel, motel or other similar visitor use only; the signs may state that a restaurant or the commercial facility is available.

8. Review Required. New or proposed building, modification, expansions, repainting with a different color shall be subject to design review before the Planning Commission. This requirement shall also apply to proposed improvement to existing uses not otherwise listed in this chapter.

9. Building Materials/Colors. Unless otherwise approved by the Planning Commission color schemes sympathetic with desert surroundings (such as sands, grays, shades of brown) shall be utilized for all exterior finishes of a

residence including door and window trim colors, roof tile, and garden walls.

10. Lot Size. Existing lots of record within this district shall not be subdivided to less than 1 acre (net), but may be merged with adjacent properties for purposes of creating larger resort development sites.

11. Visual Impact. Building locations and height must demonstrate that their placement on the lot will minimally obstruct visibility of scenic vistas, impacting surrounding or proposed facilities, structures or improvements.

12. Off-Street Parking. Spa-oriented facilities such as motel-type or boutique-type of spas, day visit spas, or similar limited uses/facilities with less than 15 guest suites shall be allowed the following exceptions:

- a. The restriction of locating required parking spaces in the front, side or rear setback area as specified by Section 17.48.060(H) (Location of Required Parking Spaces) may be adjusted on an individual project basis, subject to a parking study, as approved by Planning Commission.
- b. The minimum number of parking spaces as specified in Section 17.48.040 for accessory commercial areas, assembly rooms, and other such ancillary uses may be adjusted on an individual project basis, subject to a parking study, as approved by Planning Commission.
- c. The required parking lot landscaping requirements as specified by Section 17.48.060(F) (Landscaping) may be adjusted on an individual project basis, subject to a parking study, as approved by Planning Commission.

13. Minimum Dwelling Size Standards. Spa-oriented facilities such as motel-type or boutique-type of spas, day visit spas, or similar limited uses/facilities with less than 15 guest suites shall be allowed the following exceptions:

14. Minimum size of guest rooms in as specified by Section 17.08.110(C) (Minimum Dwelling Size Standards) may be adjusted on an individual project basis, as approved by Planning Commission.

15. Lighting. Lighting shall be deflected away from all adjacent properties and public streets and rights-of-way in conformance with the City's Lighting Ordinance.

- a. No lighting shall blink, flash, or be of unusually high intensity or brightness.
- b. All lighting fixtures shall be appropriate in scale, intensity, and height to the use it is serving.

16. Signage/Landscaping. Proposed signage and landscaping shall be an integral architectural feature which does not overwhelm or dominate the structure or property.

17. New lighted signage including neon signage within this district will be subject to Development Permit review before the Planning Commission in a manner consistent with the requirements contained in Chapter 17.44 (Development Permits).

18. Site Specific Design Guidelines.

- a. Provide 6-foot high decorative block walls with the option of integrated decorative wrought iron, stain glass, or glass block elements 10 feet inside of property lines (except within the traffic safety sight area (line of sight) at street intersections).
- b. Provide for exterior wall variation in design and setbacks to relieve monotony.
- c. Incorporate unique architectural elements fostering a sense of destination and celebration—i.e., cupolas, balconies, stain glass, glass block elements, etc.—consistent with the particular architectural theme.
- d. Utilize unique entry statements—i.e., raised roofs and forms, etc.—that are internally consistent with the particular architecture theme.
- e. Utilize unique and notable signage and address identification plaques that are consistent with the particular architectural theme.
- f. Provide unique exterior building lighting that is consistent with the particular architectural theme.
- g. Utilize contrasting colors, materials and textures for walkway and driveway areas; use of stamped, colored concrete at drive approaches.
- h. Provide unique and notable mailboxes.
- i. Limit the use of exposed wood.
- j. Conceal all mechanical equipment.

19. Site Landscaping.

- a. All structures shall be landscaped to provide a mature appearance so as to blend with existing neighborhoods and enhance the overall appearance of the residential areas.
 - b. Landscaping shall be required within the front or side front building setback areas, undeveloped portion of a road right-of-way, and within any other portions of the lot visible from off-site views.
20. To assure a “mature” look within a reasonable amount of time, the following minimum plant sizes shall be used:
- a. Canopy trees (African Sumacs, Carobs, etc.) – 24-inch box; and palm trees (Mexican Fan Palm, Queen Palm, etc.) – 8-foot trunk height.
 - b. Shrubs (Natal Plum, Hibiscus, etc.) and vines (Carolina Jasmine, Bougainvillea, etc.) in front and rear yard areas visible from a street or golf course (public or private):
 - i. 30% or more of plants selected should be 15-gallon plants.
 - ii. 50% or more of plants selected should be 5-gallon plants.
 - iii. Up to 20% of plants selected should be 1-gallon plants.
 - c. Groundcovers (Star Jasmine, Verbena, Mock Strawberry, etc.) in front and rear yard areas visible from a street or golf course (public or private):
 - i. 25% or more of plants selected should be 1-gallon plants planted at 24 inches on center.
 - ii. 50% or more of plants selected should be flats planted at 12 inches on center.
 - iii. Up to 25% or more of plants selected should be flats planted at 6 inches on center.
21. Front yard landscaping shall include a minimum of two 24-inch box trees or one 36-inch box tree. Palm trees shall be counted toward this minimum if 8 feet or higher. Corner lots shall have this minimum number and size of trees on each frontage. Trees existing on the site at the time of construction shall not be counted toward the minimum tree installation.
22. Use of bare earth or decomposed granite in lieu of ground cover plantings or decorative rock may not exceed 20% of the total front yard landscaped area excluding driveways, decks, pools, or walkways. When walkways, pools, or deck areas exceed 60% of the total rear yard area, the preceding limitation shall not be in effect.
23. Construction Times. Construction activities within this district will be subject to the following restrictions:
- a. Summer months (June—November): 7:00 a.m. till 6:00 p.m. No construction on Sundays or national holidays.
 - b. Winter months (December—May): 8:00 a.m. till 5:00 p.m. No construction on Saturdays, Sundays or national holidays.
24. Noise. No loudspeaker, bells, gongs, buzzers, mechanical equipment or other sounds, attention-attracting, or communication device associated with any use shall be discernible beyond any boundary line of the parcel, except fire protection devices, burglar alarms.
25. Roof Design. Nearly vertical roofs and piecemeal mansard roofs (used on a portion of the structure perimeter only) are prohibited. Mansard roofs, if utilized, shall be as low as possible and shall not exceed a height of 3 feet above the roof deck. Roof pitch for any structure within a HWO District shall not exceed a 4 in 12 pitch.
26. Waste Disposal.
- a. Prior to the issuance of any building permits the applicant shall submit to the Desert Hot Springs Building Department, for review and approval, a plot plan showing the proposed water/sewage or waste disposal system location with respect to any subsurface hot mineral waters well within a radius of 500 feet from the water/sewage or waste disposal system.
 - b. Every water/sewage or waste disposal system shall be located an adequate distance from a subsurface hot mineral water well as follows:
 - i. Sewer: 50-foot minimum.
 - ii. Watertight septic tank: 100-foot minimum.
 - iii. Subsurface sewage leach line or leach field: 100-foot minimum.
 - iv. Cesspool or seepage pit: 150-foot minimum.

- v. Animal or fowl enclosures: 100-foot minimum.
- vi. Any surface sewage disposal system discharging 2,000 gallons per day or more: 200-foot minimum.
- c. Minimum distances from other sources of pollution or contamination shall be as determined by the Department upon investigation and analysis of the probable risks involved.

27. Exemptions. Parcels with residential land uses and/or structures which were established prior to the adoption of the ordinance codified in this section shall be exempt from the provisions of the V-S-C District and the abatement of nonconforming uses as specified in Section 17.124.040. (Prior code § 159.06.030(2)(S))

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Desert Hot Springs

General Plan Update

DESERT HOT SPRINGS GENERAL PLAN Land Use Designations

Legend

- City Boundaries
- - - Sphere of Influence
- - - DHS I-10 Community Annexation

DHS I-10 Community Annexation Land Use

- RD - Rural Desert
- RR - Rural Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- CR - Commercial Retail
- LI - Light Industrial
- OS-R - Open Space-Recreation
- OS-W - Open Space-Water

Existing General Plan Land Use Designations

Residential

- R-E Residential Estates
- R-E/SP
- R-E-2.5
- R-E-5
- R-E-10
- R-L Residential Low Density (0-5 du/ac)
- R-L/SP
- R-M Residential Medium Density (0-8 du/ac)
- R-M/SP
- R-MH Residential Mobile Home (0-10 du/ac)
- R-MH/SP
- R-H Residential High Density (0-14 du/ac)
- R-H/SP
- R/V-S-L Residential Visitor Serving (Low Density)
- R/V-S-M Residential Visitor Serving (Medium Density)
- V-S-M
- R/V-S-H Residential Visitor Serving (High Density)

Commercial

- C-N Neighborhood Commercial
- C-C Community Commercial
- C-C/SP
- C-G General Commercial
- C-G/SP
- V-S Visitor Serving
- V-S-V Visitor Serving Village
- V-S-C Visitor Serving Commercial

Industrial

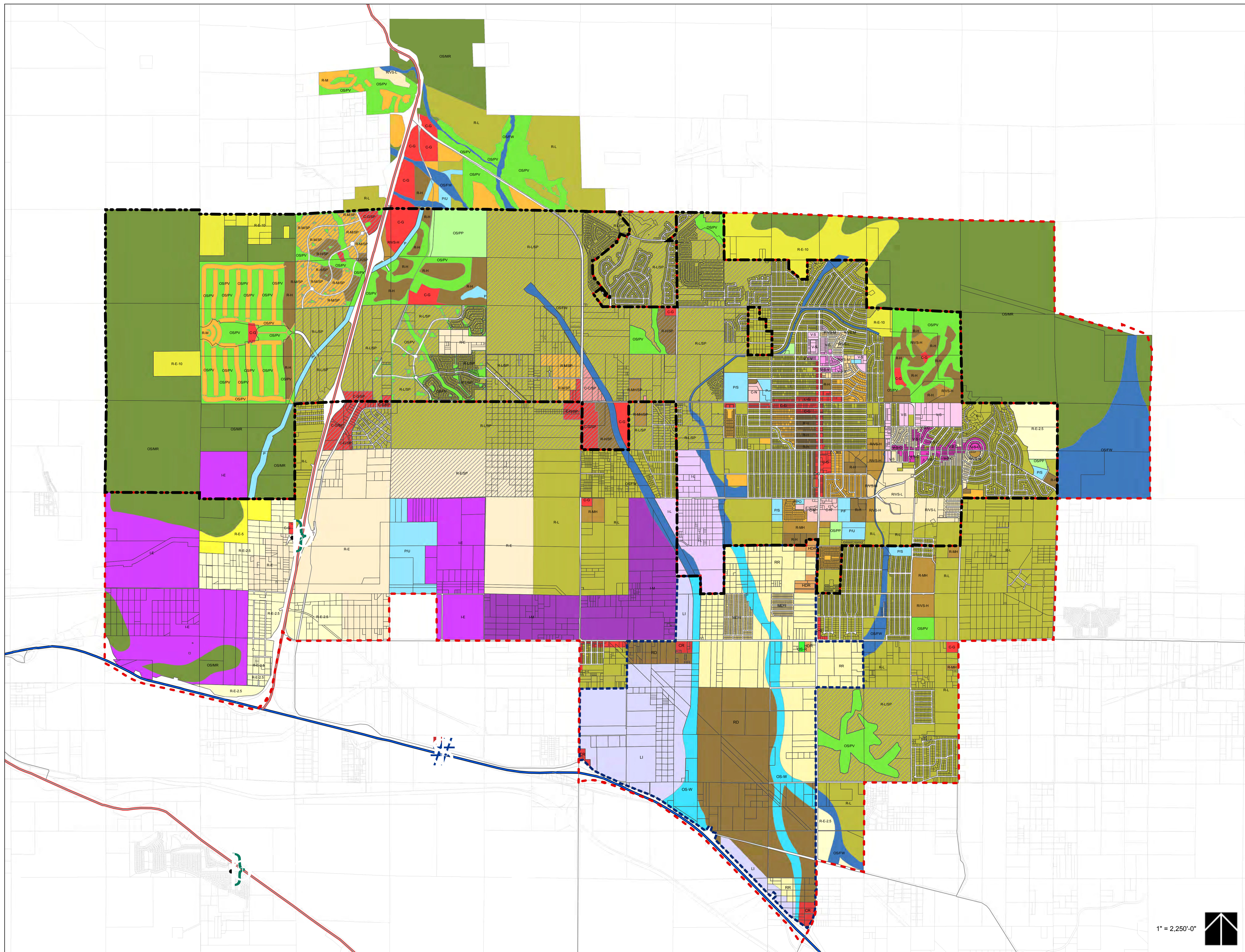
- I-L Light Industrial
- I-M Medium Industrial
- I-E Industrial Energy-Related

Public

- P Public Uses
- P/F (Fire Station)
- P/PO (Post Office)
- P/S (School)
- P/U (Utility)

Open Space

- OS/MR Mountain Reserve
- OS/PP Parks Open Space
- OS/PV Private Open Space
- OS/FW Floodways



1" = 2,250'-0"



DISCLAIMER:
This map is a public resource of general information. The feature data provided on this map represents the most accurate zoning and parcel information available at the most recent date of revision. In the event of a conflict between information on this map and adopted City Resolutions or Ordinances, the City's Resolutions or Ordinances shall govern.