

**DRAFT SUMMARY DESCRIPTION OF OVERLAY DISTRICTS  
CONCEPTS FOR CONSIDERATION AS PART OF FUTURE DEVELOPMENT CODE UPDATE**

*The Overlay Districts described below are being considered for inclusion in future amendments (in advance or as part of a comprehensive update) to the Development Code. While potential amendments are anticipated in 2018, public input on these overlays is welcome at any time.*

## **Gateway Mixed Use Overlay**

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**Communities:** Joshua Tree

**Location:** Entrance to National Park and High Desert Medical Center

(Along Twentynine Palms Highway from Outpost Rd. to Sunburst St.)

**Main Focus:** Encouraging tourists to stay longer, enjoy the “desert funk” atmosphere and support the local businesses.

**Description:**

The mixed-use overlay will be designed to encourage small business development by allowing flexibility and modified development standards such as shared parking and save pedestrian connections between businesses to draw in visitors and encourage them to stay longer. It can provide additional opportunities for tourists by expanding the types of tourist related businesses such as lodging (i.e., youth hostels, bed and breakfasts, and hotels), restaurants/bars and shops. Keeping with the spirit of the community, the overlay district will also consider opportunities and incentives for artist gallery’s, studios and live/work units and outdoor spaces for festivals, farmers markets, and other outdoor events.

## **Mountain Village Overlay**

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**Communities:** Hilltop, Lake Arrowhead, Crest Forest

**Location:** Crest Forest - Near Lake Gregory and long Strip along Lake Drive and small section near Crest Forest Drive. Other communities, small pockets.

**Main Focus:**

- Modified Development standards
- Modified Parking requirements
- Use of pre-existing Buildings
- Encourage Live/Work Units

**Description:**

The focus of this overlay district is to recognize the unique constraints that the mountain communities face. This overlay will provide alternatives for development based off of the unique lot sizes and shapes that are common place in the mountains. It will also provide special

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standards for parking in these areas. Finally, the overlay will incentivize the use of pre-existing buildings and encourage mixed use live work units.

## **Community Mixed Use Overlay**

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**Communities:** Helendale

**Location:** Small spot along Lakeview Drive and Chaparral Ln. (connecting two commercial sectors)

**Main Focus:** Connect the Commercial Land use of either side of this overlay while keeping the multi-residential uses that already exists in the area.

**Description:** The Community Mixed Use Overlay will encourage mixed use development where commercial land uses are on the ground level and dwelling units above them of other forms of mixed use development. This will help to link the two commercial zones on either side.

## **Community Core Overlay**

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**Communities:** Mentone and Bear Valley

**Location:** Mentone - Along Mentone Blvd from Wabash Ave to Crafton Ave. Bear Valley - Includes Big Bear Airport, Division Drive to North Shore Drive

**Main Focus:**

- Encourage reinvestment in properties by adding flexibility.
- Encourage development of community amenity land uses.

**Description:** The Community Core Overlay will modify some development standards to encourage development in pre-existing buildings. It will allow for community amenities like gathering spaces and parks. Finally, it will ensure mobility and pedestrian safety.

## **Eco-Tourism Overlay**

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**Communities:** Bear Valley

**Location:** Certain pockets of Bear Valley, especially the lake areas

**Main Focus:** Eco-tourism, outdoor education, job growth and conservation

**Description:** This overlay will encourage development of eco-tourism and conservation related businesses and activities by adding flexibility in some standards and incentives for these types of businesses. It will also encourage use of the natural world by providing amenities for tourists such as non-motorized trails and the use of alternative energy.