

ATTACHMENT #3

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDIAN WELLS, CALIFORNIA, ADDING, PURSUANT TO AN ADOPTED ADDENDUM TO THE CITY'S GENERAL PLAN ENVIRONMENTAL IMPACT REPORT IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CHAPTER 21.37 AND AMENDING SECTIONS 21.12.20 AND 21.12.030 OF THE CITY'S ZONING CODE AND APPROVING ZONE MAP AMENDMENT 2024-01 TO ADD A PUBLIC BENEFIT LAND USE AND ZONING DESIGNATION; AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION

WHEREAS, the City of Indian Wells, California (the "City") is a municipal corporation and charter city, duly organized under the constitution and laws of the State of California; and

WHEREAS, California Government Code section 65800 et seq. authorizes the adoption and administration of zoning laws, ordinances, rules, and regulations by cities as a means of implementing the General Plan; and

WHEREAS, the City has the authority under Article 11, Section 5 of the California Constitution and the City Charter to make, amend, and enforce all ordinances and regulations with respect to municipal affairs; and

WHEREAS, the City desires and intends to add Chapter 21.37 and Amend sections 21.12.20 and 21.12.030 of the City's Zoning Ordinance to implement Program 3 (Production of New Housing Units) of the City's adopted 6th Cycle Housing Element to change the existing Residential Medium Density Zone at the 34-acre vacant property on the northeast corner of Miles Avenue and Warner Trail (APN: 633-360-002) to establish a new Public Benefit Zone, which will accommodate the City's lower income RHNA shortfall; and

WHEREAS, by Resolution, the City Council adopted an Addendum to the Programmatic General Plan Environmental Impact Report (SCH No. 94092037) ("PEIR") pursuant to Public Resources Code Section 21166 and California Environmental Quality Act ("CEQA") Guidelines Sections 15162 and 15164; and

WHEREAS, the City has independently reviewed and considered the previously certified PEIR and adopted Addenda and other documents in the record before it and has determined that the Zone Text and Zone Map Amendments would not result in any new significant environmental impacts or a substantial increase in the severity of previously identified significant environmental impacts and has therefore; and

WHEREAS, notice of a public hearing of the City Council of the City of Indian Wells to consider this Ordinance was given in accordance with applicable law; and

WHEREAS, on May 16, 2024, a public hearing on this Ordinance was held by the City Council; and

WHEREAS, after careful consideration of the staff report and all the information, evidence, and testimony presented at its public hearing, the City Council finds that this Ordinance is consistent with General Plan goals and policies pertaining to land development, city image, orderly growth, and economic development.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDIAN WELLS, CALIFORNIA DOES ORDAIN AS FOLLOWS:

SECTION 1. The Recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

SECTION 2. The City Council has reviewed and considered the information contained in the certified PEIR and adopted Addenda and all supporting documentation, copies of which are on file at the City's office and are incorporated by reference as though set forth fully herein. Based on this review, the City finds that any comments received regarding the Zone Text and Zone Map Amendments have been examined and determined to not modify the significant conclusions of the PEIR and adopted Addenda. The City further finds that no additional feasible mitigation measures within the City's authority are necessary to reduce the environmental impacts of the Zone Text and Zone Map Amendments , because all impacts of the Zone Text and Zone Map Amendments are either less than significant, will be mitigated to a level of less than significant through compliance with the existing mitigation, or remain significant and unavoidable even with the imposition all of feasible mitigation. Finally, based on the substantial evidence set forth in the record, including but not limited to the certified PEIR and adopted Addenda, the City finds that none of the conditions triggering the need for subsequent environmental review have occurred. Specifically, the City finds that no subsequent environmental review is required pursuant to State CEQA Guidelines section 15162 because:

- a. No substantial changes are proposed by the Zone Text and Zone Map Amendments which will require major revisions of the PEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. No substantial changes have occurred with respect to the circumstances under which the Zone Text and Zone Map Amendments is being undertaken which will require major revisions of the PEIR due to the involvement of new significant, environmental effects or a substantial increase in the severity of previously identified significant effects; and
- c. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the PEIR was certified, shows that:
 - (i) either the Zone Text and Zone Map Amendments will have one or more new significant effects;
 - (ii) significant effects of modifications to the Project examined in the PEIR will be substantially more severe; (iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Zone Text and Zone Map Amendments , but the City declined to adopt the measure or alternative; or (iv) mitigation measures or alternatives which are considerably different from those analyzed in the PEIR and adopted Addenda would substantially reduce one or more significant effects on the environment of the Zone Text and Zone Map Amendments, but the City declines to adopt the measure or alternative.

SECTION 3. Findings. In accordance with Section 21.06.015 of the City of Indian Wells Zoning Code, the following findings for approving General Plan Amendment No. 2024-02 are made:

1. The proposed General Plan Amendment is internally consistent with the General Plan:

FACT: The amendment will replace the current Residential Medium Density (“RMD”) land use designation for the site with a new Public Benefit land use designation. The amendment is internally consistent with the goals and objectives, and policies of the General Plan, including the Land Use Element and the adopted Housing Element. The adopted Housing Element identifies the availability of adequate sites to accommodate the City’s share of the Regional Housing Need on sites that have been previously identified for residential development, consistent with the City’s Land Use Element. A candidate site (APN 633-360-002) has been identified in Program 3 of the adopted Housing for a future General Plan Amendment and Development Code Amendment to establish residential densities consistent with those identified in the Housing Element Update for the subject property. The City’s formal adoption of General Plan Amendment 2024-02 will result in implementation of this Housing Element program to help satisfy the City’s lower income RHNA.

2. The proposed General Plan Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City:

FACT: Designating the new Public Benefit land use at the site will facilitate lower income housing opportunities within the City which will directly benefit citizens with a wide range of economic backgrounds, including workforce housing, disadvantaged groups, and those with special housing needs. The allowable park, recreation, and open space amenities will promote health, safety, convenience and the general welfare for residents and visitors.

3. The proposed General Plan Amendment will maintain the appropriate balance of land uses within the City:

FACT: The affordable housing, park, recreation and opens space uses allowed within the Public Benefit zone will provide a greater diversity of housing types, such as multifamily, condominiums, and townhomes, while allowing for greater recreational opportunities at the site as compared to the existing RMD land use designation. This will allow both younger and older generations of Indian Wells’ residents to remain in the community while attracting a broader economic base of residents to the City. The amendment will protect and enhance established neighborhoods while helping the City evolve into a more integrated, walkable, and cohesive community.

4. In case of an amendment to the General Plan Land Use Plan (i.e., Map), the subject parcel(s) is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation(s) and the anticipated land use developments(s).

FACT: The Project does not propose site-specific development; rather, it involves amendments to the General Plan Land Use Element, Zoning Code, and General Plan Land Use/Zoning Map to implement the required rezoning program to accommodate the City’s RHNA. The parcel proposed for amendments under the Project (APN 633-360-002) is designated Medium Density Residential, allowing for the development of up to 238 residential dwelling units. Similarly, the Project’s proposed PB-1 designation would

allow for the development of up to 238 units. The parcel is bounded by Warner Trail, followed by single-family residential uses to the west; institutional uses (Gerald R. Ford Elementary School) to the north; the Indian Wells Tennis Garden to the east; and Miles Avenue, followed by the Whitewater River flood control channel to the south. The area surrounding the site is generally developed and served by existing roadways and utilities. Future residential development of the site would be consistent with the land use and zoning of adjacent properties and would be a continuation of existing uses within the surrounding area. Implementation of the Project would not physically divide an established community, as residential development has been anticipated within this area and would be evaluated at the project level for consistency with the City's General Plan goals and policies.

SECTION 4. Code Amendments and Additions. The Indian Wells Zoning Code is hereby amended as set forth in Attachment "A" hereto and incorporated herein by reference.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk's office located at 44950 Eldorado Drive, Indian Wells, CA 92210. The custodian of these records is the City Clerk.

SECTION 6. Severability. If any section, sentence, clause, or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance and each section, sentence, clause, or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 7. Effective Date. This Ordinance takes effect 30 days following its adoption.

SECTION 8. Notice of Determination. The City Council hereby directs staff to prepare, execute and file with the County Clerk and Office of Planning and Research a Notice of Determination within five working days of first reading of this Ordinance.

SECTION 9. Publication. The City Clerk shall certify to the adoption of this Ordinance. Not later than 15 days following the passage of this Ordinance, the Ordinance, or a summary thereof, along with the names of the City Council members voting for and against the Ordinance, shall be published in a newspaper of general circulation in the City of Indian Wells.

(Signatures on following page)

PASSED, APPROVED AND ADOPTED by the City Council of the City of Indian Wells, California, at a regular meeting held on the 16th day of May, 2024.

GREG SANDERS
MAYOR

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF INDIAN WELLS)

CERTIFICATION FOR ORDINANCE NO. _____

I, Angelica Avila, City Clerk of the City Council of the City of Indian Wells, California, **DO HEREBY CERTIFY** that Ordinance No. ____, having been regularly introduced at the meeting of May 16, 2024, was again introduced, the reading in full thereof unanimously waived, and duly passed and adopted at a regular meeting of the City Council held on the ___ of _____, 2024 said ordinance was passed and adopted by the following stated vote, to wit:

and was thereafter on said day signed by the Mayor of the City of Indian Wells.

ATTEST:

APPROVED AS TO FORM:

ANGELICA AVILA
CITY CLERK

TODD LEISHMAN FOR
BEST BEST & KRIEGER LLP
CITY ATTORNEY

ATTACHMENT "A"

ZONING CODE AMENDMENTS

CHAPTER 21.37 (Public Benefit Zone Development Standards) of Title 21 (Zoning Code) of the Indian Wells Municipal Code is hereby added in its entirety as follows:

21.37.010 General.

This Chapter contains the regulations for the Public Benefit Zone established by the City. The actual designation of each area will be PB followed by a corresponding number (e.g., PB-1).

21.37.020 Purpose.

The purpose of the Public Benefit Zone is to provide space for the provision of uses that are beneficial to the public, including affordable housing and supporting uses, such as public park, recreation, open space, and parking.

21.37.030 Permitted uses.

The following uses are permitted in the Public Benefit Zone:

- a) Accessory Structures
- b) Public Parking
- c) Recreational Facilities/Sports Complex Non-Commercial
- d) Residential/Attached
- e) Residential/Cluster Development
- f) Small Family Day Care
- g) Agriculture, subject to approval of a Conditional Use Permit
- h) Antennas, Residential, subject to approval of a Conditional Use Permit
- i) Antennas, Commercial, subject to approval of a Conditional Use Permit
- j) Day Care Center, subject to approval of a Conditional Use Permit
- k) Utility Buildings & Facilities, subject to approval of a Conditional Use Permit
- l) Other uses which benefit the public which the City Council may designate from time to time

21.37.040 General development requirements.

The following general development standards apply to PB-1:

- a) Up to a maximum of 29 percent, and less than 10 acres, may be developed with residential uses ("Residential Area").
- b) The maximum number of residential units that may be within the Residential Area is 238 units.

21.37.050 Residential development standards.

The following standards apply to residential development in PB-1:

a) Development Standards Table:

Item	Standard
Minimum density	20 du/gross acre
Maximum density	24 du/gross acre
Maximum building height	35 feet
Minimum setbacks	
• Front	15 feet
• Side	10 feet
• Rear	10 feet
Minimum distance between main buildings	10 feet

- b) Residential uses shall occupy at least 50 percent of the total gross floor area of a mixed-use development.
- c) For developments in which 20 percent or more of the units are affordable to lower income households (income and affordability levels set forth in Sections 50079.5, 50093, and 50105 of the Health and Safety Code shall apply), owner-occupied and rental multifamily uses are considered a use by right pursuant to subdivisions (h) and (i) of Government Code Section 65583.2 and shall be reviewed ministerially by the Director.
- d) An applicant for a project pursuant to this Section may apply for a density bonus, incentives or concessions, waivers or reductions in development standards, and reduced parking ratios in accordance with Government Code Section 65915 and Section 21.20.040.

21.37.060 Residential design standards.

Residential development within the Public Benefit Zone must implement the following design standards which are intended to provide developers, builders, and architects with a clear standard of the desired site design characteristics.

- a) Site design and parking
 1. Primary building entrances (individual or shared) must include at least two of the following building materials: stucco, brick, stone, or wood. Entrances that do not face a public street and sidewalk (such as within deep or large lots) must face an internal pedestrian path that connects to a public sidewalk.
 2. At least two different building types must be included in projects with multiple buildings. Building types must be differentiated through variations to building materials, color, rooflines, and the use of architectural features such as awnings and light fixtures.
 3. Lighting must be recessed or hooded and downward directed.

4. All surface level parking areas, covered and uncovered, must be screened from public streets. Screening must be accomplished through building placement, landscaping, a planted berm, decorative fencing with vines, topography, or some combination of the above. Landscaping used for screening purposes must be no less than two feet wide (from the back of the sidewalk or street curb to the parking lot paving, whichever is greater) and no less than forty-two inches in height.
5. Structured parking must be designed such that all lighting is fully shielded and automobile headlamps within the structure are not visible from adjacent buildings, parcels, or streets. The minimum height of screening for automobile headlights must be forty-two inches in height.
6. Parking areas must be separated from any building by a sidewalk or landscaping with a minimum width of five feet.

b) Building design

1. Blank walls (façades without doors, windows, landscaping treatments) must be less than thirty feet in length.
2. Buildings three stories and over must provide three distinctive materials, each a minimum of ten percent of the total street-facing building façade, and a minimum of two different building colors. Distinctive building materials must include a combination of stucco, brick, stone, and wood.
3. Trim surrounds or recessed windows with a minimum depth of three inches must be provided at all exterior windows and door openings.
4. Exterior front doors must be recessed a minimum of three feet or have a covered porch with a minimum depth of six feet.
5. Exterior walls must include two or more of the following: windows, trellises, arcades, roof overhangs, recessed or projected massing, columns, balconies, wainscots, or awnings.
6. Exterior stairwells must not be directly visible from the street. For safety and security, exterior stairwells must be oriented to interior spaces, such as plazas and gathering areas, parking areas, and pedestrian pathways and must not be separated from these areas by landscaping, fences, or walls taller than three feet.

c) Massing and articulation

1. All building walls must have at least one minor massing break every fifty (50) lineal feet. A "minor massing break" means a variation in setback or a building entry, recess, or structural bay or other projection. A minor massing break that is a setback, recess, or projection must be at least twelve inches deep and four feet wide.
2. Buildings over three stories tall must have at least one major massing break every one hundred lineal feet along all street frontages, adjacent public park, publicly accessible outdoor space, or open space area. A "major massing break" means a variation in setback or a building entry that is at least seventy-two inches deep and sixty inches wide and that extends the full height of the building.
3. Rooflines, whether pitched or flat, must be vertically articulated at least every fifty feet along the street frontage. "Vertically articulated" means one or more of the following: a parapet, a variation in cornice, a reveal, a clerestory window or windows, or a variation in roof height or form.

21.37.070 Nonresidential development.

All nonresidential improvements within the Public Benefit Zone must be consistent with accepted public use and/or park and recreation development standards and consistent with the objective to provide uses that are beneficial to the public.

21.37.080 Parking.

See Section 21.100.010.

21.37.090 Structure appendages and projections.

See Section 21.27.110.

21.37.100 Landscaping.

See Section 21.60 Architecture and Landscape Review

21.37.110 Roof mounted equipment.

See Section 21.27.140.

21.37.120 Utilities.

- a) All utilities services must be installed underground to the buildings.
- b) All utilities such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface-mounted electrical transformers, fire hydrants or any other potential obstructions must not be located within the required parking or turning area or driveway.
- c) All utility meters must be screened by architectural means from view from public or private streets.

21.37.130 Antennas.

See Section 21.90.060.

SECTION 21.12.020 (Land use categories) of Chapter 21.12 (Establishment of Land Use Categories, Planning Areas and Overlay Zones) of Title 21 (Zoning Code) of the Indian Wells Municipal Code is hereby amended as follows:

“The chart on the following page shows a listing of the land use categories established by this division. The land use categories established by this division are defined and labeled in the chart. The label is used for identification and reference.

LAND USE CATEGORIES - CHART

CATEGORY	LABEL	DESIGNATION	DEVELOPMENT STANDARD	DEVELOPMENT CHARACTERISTICS
Residential	NPR	Natural Preserve	1 du/40 gross acres	Privately owned lands in the Santa Rosa Mountain range along the southern half of City. Limited residential development is permitted subject to restrictions of a Hillside Management Ordinance.
Residential	RVLD	Very Low Density	1 – 3 du/gross acre	Single family detached homes on large lots, often custom designed.
Residential	RLD	Low Density	3.1—4.5 du/gross acre	Single family detached subdivisions.
Residential	RMD	Medium Density	4.6—7.0 du/gross acre	Small lot, detached and/or attached single-family dwellings.
Residential	RMHD	Medium High Density	7.1—12.0 du/gross acre	Lower density town homes, condominiums and apartments. Would accommodate congregate housing facilities for seniors.
Residential	RVLD/ GOLF/ CELL	Wireless Facility Overlay		Commercial Antenna per Section 21.48.080 that allows consideration of wireless facilities in conjunction with a clubhouse facility that has a land use designation of Residential Very Low Density Zone with Golf Course Overlay.
Commercial	CC	Community Commercial	0.75 FAR*	A wide range of facilities, including grocery stores, retail shops and restaurants, resorts, and services, such as dry cleaners and shoe repair.
Commercial	RC	Resort Commercial	0.25 FAR*	Resort hotels, resort complexes, and ancillary tourist commercial uses and condo-hotels.

Commercial	PO	Professional Office	0.50 FAR*	Administrative and professional offices such as financial institutions, medical/dental offices, law offices, and related commercial facilities.
Public/Quasi Public	PB	Public Benefit	8.0-24.0 du/gross acre in "Residential Area"	A limited range of uses providing public benefits, including affordable housing and supporting uses, such as public park, recreation, open space, and parking.
Public/Quasi Public	PF	Public Facilities		Civic Center and other publicly-owned facilities.
Public/Quasi Public	PP	Public Parks/Recreation		Publicly-owned parks.
Open Space	GOLF	Golf Course Overlay		Overlay zone applied to public and private golf course facilities.
Open Space	WC	Watercourse		Areas subject to flood hazard (see definition, Section 21.08.477)
Open Space	POS	Public-Owned Open Space		Publicly-owned open space lands. Comprised predominantly of Federal, State, and City-owned lands in the Santa Rosa Mountains.
Open Space	COS	Country Club Open Space		Privately-owned deed-restricted open space land.
Senior Housing	SHO	Senior Housing Overlay		Overlay zone applied to sites proposed for Senior Housing projects.
Affordable Housing	AHO	Affordable Housing Overlay		Overlay zone applied to sites proposed for Affordable Housing projects.
Special Study Area	SSAO	Special Study Area Overlay		Overlay zone that allows alternative land use consideration on sites that offer unique planning and/or economic opportunities.
<p>*Floor Area Ratio: A ratio of the floor area of building permitted on a given building site. Example: 0.25 FAR would permit a maximum of 10,000 square feet of building floor area on a 40,000 square foot building site.</p>				

SECTION 21.12.030 (Land use matrix) of Chapter 21.12 (Establishment of Land Use Categories, Planning Areas and Overlay Zones) of Title 21 (Zoning Code) of the Indian Wells Municipal Code is hereby amended as follows:

“This section includes a matrix which lists the uses and indicates whether or not each use is permitted (P) or conditional (C) in each land use category. Prohibited uses are represented by an (X). Conditional uses listed in this section must be applied for in accordance with Section 21.06.040, Conditional Use Permits. In the event any of the prohibitions of uses set forth is held invalid or inapplicable for any reason whatsoever, then such use shall be categorized by the Community Development Director and declared subject to a Conditional Use Permit. See Land Use Matrix Table on the following pages.

LAND USE MATRIX TABLE														
TYPE	RESIDENTIAL					COMMERCIAL				PUBLIC				
	NPR	RVLD	RLD	RMD	RMHD	CC	RC	OP	SPX	PB	PF	PP	WC	POS
Accessory Structures	C	P	P	P	P	C	C	C	C	P	P	P	C	C
Agriculture	C	C	C	C	C	C	C	C	X	C	C	C	C	C
Amusement Arcades	X	X	X	X	X	X	C	X	X	X	X	X	X	X
Amusement Park	X	X	X	X	X	X	C	X	X	X	X	X	X	X
Antennas, Residential	X	C	C	C	C	C	C	C	X	C	C	C	X	X
Antennas, Commercial	X	X	X	X	X	C	C	C	C	C	C	C	X	X
Antennas, Commercial (RVLD w/Golf Course Overlay)	X	C	X	X	X	X	X	X	X	X	X	X	X	X
Auto Service Stations	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Bar, Tavern, Cocktail Lounge	X	X	X	X	X	X	C	X	X	X	X	X	X	X
Boarding House/Rooming House	X	X	X	X	X	C	X	X	X	X	X	X	X	X
Caretakers Quarters	C	C	C	C	C	C	C	C	C	X	C	X	X	C
Churches	X	X	X	X	X	C	X	X	X	X	X	X	X	X
Cigar Club, including with on-site alcohol sales	X	X	X	X	X	C	X	X	X	X	X	X	X	X
Clinics	X	X	X	X	X	C	X	C	X	X	X	X	X	X
Condominium Hotels	X	X	X	X	X	X	C	X	X	X	X	X	X	X
Hotel Conversion to Condominium	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Conference/Convention Facility	X	X	X	X	X	X	C	X	C	X	X	X	X	X
Convalescent Home	X	X	X	X	X	C	X	C	X	X	X	X	X	X
Country Clubs/Golf Courses	C	C	C	C	C	C	C	X	X	X	X	X	C	X
Day Care Center	X	X	X	C	C	C	C	C	X	C	C	X	X	X
Emergency Generator 15,000 Kilowatt or Less	X	P	P	P	P	X	X	X	X	P	X	X	X	X
Government Facilities	X	X	X	X	X	X	X	C	C	X	C	C	X	C
Fraternal and Service Clubs	X	X	X	X	X	C	X	X	X	X	X	X	X	X
Health Clubs	X	X	X	X	X	C	X	X	X	X	X	X	X	X
Hospitals	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Hotel/Resort Hotel	X	X	X	X	X	C	C	X	X	X	X	X	X	X
Large Family Day Care	X	C	C	C	C	C	X	X	X	C	X	X	X	X

LAND USE MATRIX TABLE														
TYPE	RESIDENTIAL					COMMERCIAL				PUBLIC				
	NPR	RVLD	RLD	RMD	RMHD	CC	RC	OP	SPX	PB	PF	PP	WC	POS
Library	X	X	X	X	X	X	X	X	X	X	C	X	X	X
Limited Deli	X	X	X	X	X	X	X	C	X	X	X	X	X	X
Non-Commercial Banks	X	X	X	X	X	C	X	C	X	X	X	X	X	X
Manufactured Structures	P	P	P	P	P	X	X	X	X	X	X	X	X	X
Theater (Motion Picture Theater)	X	X	X	X	X	C	C	X	X	X	X	X	X	X
Museums/Art Galleries	X	X	X	X	X	C	C	C	C	X	C	C	X	X
Offices— Admin./Business/Professional	X	X	X	X	X	C	C	C	X	X	X	X	X	X
Private Educational Facilities	X	X	X	X	X	C	X	X	X	X	X	X	X	X
Public Parking	X	X	X	X	X	P	P	P	P	P	P	X	X	X
Recreational Facilities/Non-Commercial	X	C	C	C	C	X	X	X	X	P	C	C	X	X
Residential/Attached	X	C	C	P	P	X	X	X	X	P	X	X	X	X
Residential/Single-Family Detached	C	P	P	P	P	X	X	X	X	X	X	X	X	X
Residential/Cluster Development	C	C	C	C	C	X	X	X	X	P	X	X	X	X
Residential/Second Units	P	P	P	P	P	X	X	X	X	X	X	X	X	X
Restaurants/Sit Down	X	X	X	X	X	C	C	X	X	X	X	X	X	X
Retail and Service Businesses	X	X	X	X	X	C	C	X	X	X	X	X	X	X
Small Family Day Care	X	P	P	P	P	X	X	X	X	P	X	X	X	X
Sports Complex	X	X	X	X	X	X	X	X	C	X	X	X	X	X
Utility Buildings & Facilities	C	C	C	C	C	C	C	C	C	C	C	C	X	X
Vehicle Sales/Service	X	X	X	X	X	C	X	X	X	X	X	X	X	X
Wind Turbines	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Uses defined in Chapter 5.24, Municipal Code, including bathhouses, escort services, introductory services, and massage parlors.	X	X	X	X	X	C	C	X	X	X	X	X	X	X
Uses defined in Chapter 5.30, Sexually Oriented Businesses, including adult arcade, adult Cabaret, adult bookstore, adult motel, adult motion picture theater, adult theater, nude model studio, sexual encounter establishment.	X	X	X	X	X	C	C	X	X	X	X	X	X	X

RESIDENTIAL	COMMERCIAL	PUBLIC/QUASI PUBLIC	
NPR - Natural Preserve	CC - Community Commercial	PB - Public Benefit	P = Permitted
RVLD - Very Low Density	RC - Resort Commercial	PF - Public Facilities	C = Conditional; Conditional Use Permit Required
RLD - Low Density	OP - Office Professional	PP - Public Parks/Recreation	
RMD - Medium Density	POS - Public Open Space	WC - Watercourse	X = Prohibited
RMHD - Medium High Density	SPX - Sports Complex		


INDIAN WELLS
CALIFORNIA
LAND USE/ZONING

