



## PROPERTY FEATURES

- ±1,060,250 SF (24.34 AC) of Land
- APN: 0428-171-34-0000

## DIVERSE USE ZONE - ALLOWABLE USES (CITY OF BARSTOW)

- Barstow General Plan designates the Diverse Use (DU) land use as follows:

### DEVELOPMENT STANDARDS:

- Maximum residential density: 16 dwelling units per acre
- Maximum commercial lot coverage: 50%
- Maximum building height: 35 feet (45 feet when located along an arterial street, highway, interstate, or adjacent to multi-family residential)

### ALLOWABLE USES:

- The Diverse Use designation provides for a diversity of compatible and mutually beneficial commercial and residential uses on a given parcel or combination of parcels. This includes:

#### RESIDENTIAL:

- Housing/dwelling units up to 16 units per acre
- Multi-family residential

#### COMMERCIAL:

- Retail stores
- Offices
- Other commercial uses compatible with residential

*For More Information, Contact:*

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#### **GRANT LA BOUNTY**

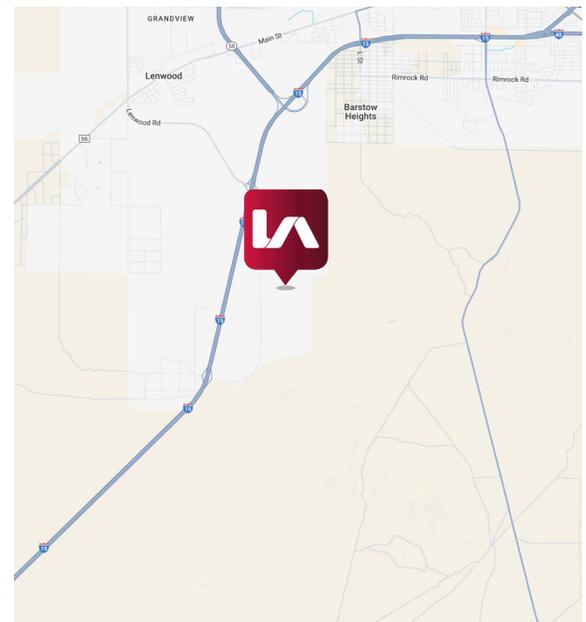
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## LAND USE MAP

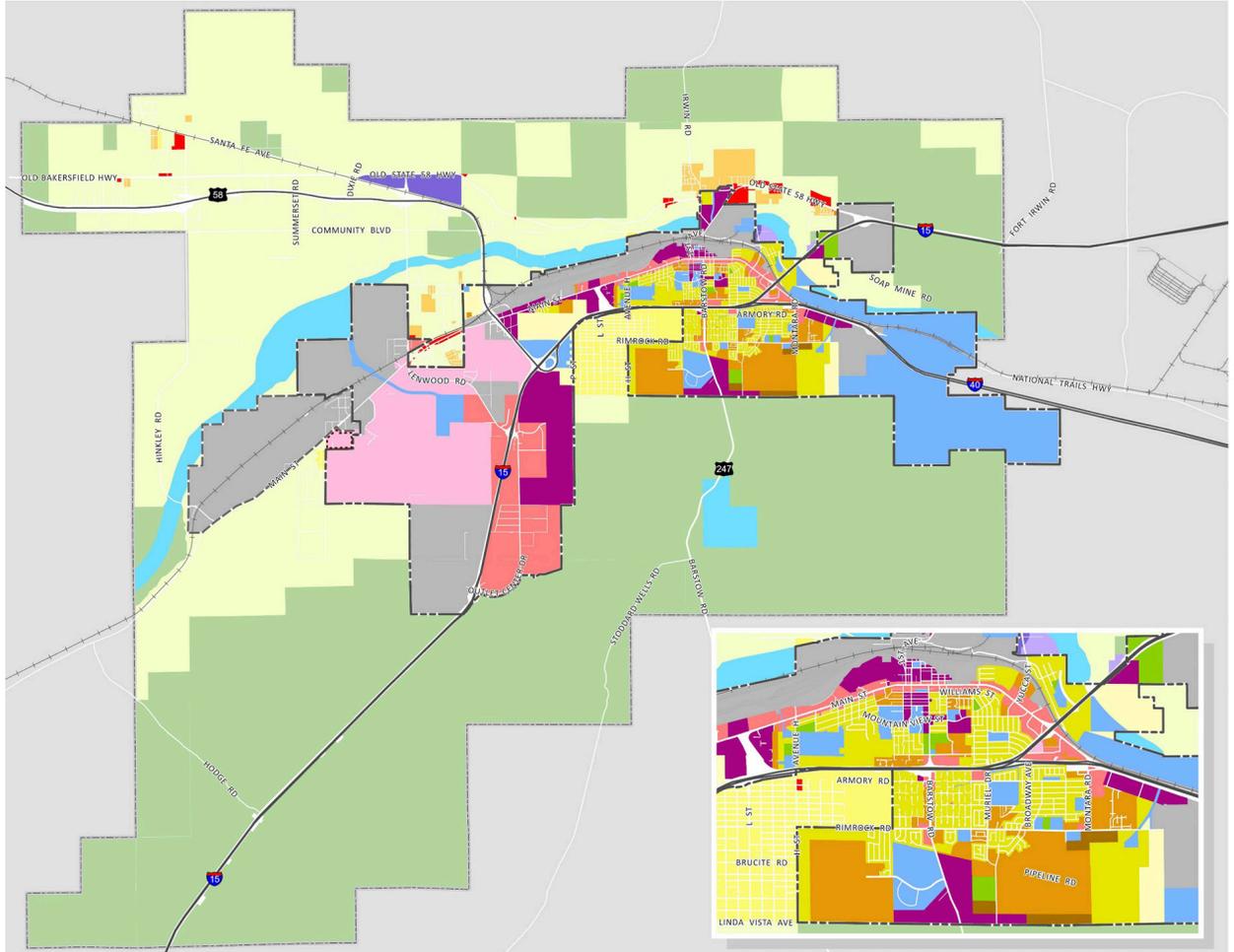


Figure LU-1  
Land Use Map

- City Boundary
- Sphere of Influence
- Annexation Area A
- Annexation Area B

**City Land Use Designations**

- Low Density Residential
- Single Family Residential
- Medium Density Residential
- High Density Residential
- Diverse Use
- Commercial
- Business Park
- Industrial
- Open Space
- Public

**County Land Use Categories (apply outside city boundary/annexation areas)**

- Rural Living
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Commercial
- General Industrial
- Limited Industrial
- Public Facility
- Resource/Land Management

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## The Update Process

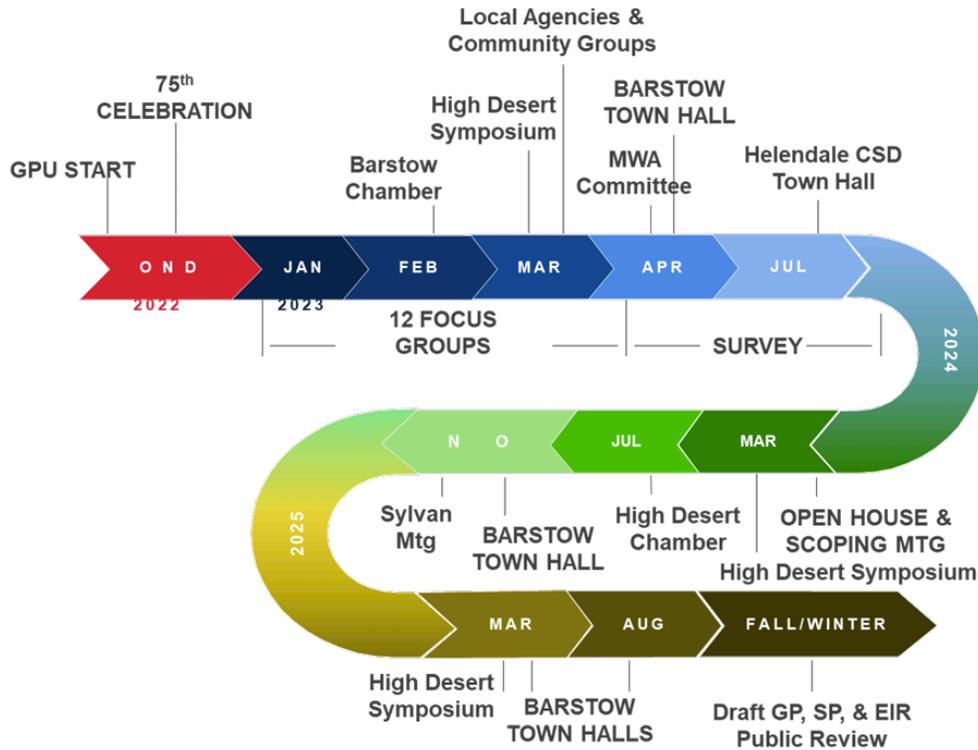
### Preceding the Update

The City of Barstow last updated its General Plan in 2015; however, the effort was a stopgap measure with a short planning horizon that only extended to 2020. In 2020, the City initiated incremental updates to General Plan to bring the City into compliance with State law and address the topics of safety, environmental justice, and housing.

Since 2020, forecasted changes in economic conditions and increased interest from both community stakeholders and local businesses, including BNSF and the BIG Specific Plan, created the potential to dramatically alter the Barstow landscape. After the City completed

updates to its Housing, Environmental Justice, and Safety Elements in 2021, the City opted to initiate a more comprehensive update. In late 2022, alongside the City's 75<sup>th</sup> anniversary, the City initiated a comprehensive update to develop and guide an updated vision for the future, enabling the City to plan in advance of individual projects, attract well-paid job opportunities, create new housing choices, and promote a healthy community.

The following graphic and narrative describe the update process, with a focus on major activities and events. Not shown or described are the hundreds of hours spent by City staff coordinating internally, with other public agencies, and with individual members of the community to discuss and improve the content and approach for the General Plan Update.



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