

#### **E. R-H (RESIDENTIAL HIGH) DISTRICT**

The intent of this district is to promote the development of attached apartment and condominium units as part of planned residential developments, to gain efficiencies in design and land use, and to maximize landscaped open space opportunities. This district requires a minimum lot size of 20,000 square feet with a maximum density of 14 units per gross acre. It also permits the development of affordable housing and senior housing (apartments, SROs and senior congregate care) with a maximum density of 17.5 units per gross acre with a marketing feasibility study and a conversion plan, if determined appropriate. Existing lots as of October 3, 2000, which are less than 20,000 square feet shall be developed at R-M densities.

#### **G. R-VS (RESIDENTIAL-VISITOR SERVING) DISTRICT**

The intent of this district is to foster the compatible development of permanent and seasonal residences with hot water spa-oriented resorts, hotels and motels also permitted in this district. Residential densities are broadly represented and are set forth in the General Plan Land Use Element and in this ordinance. Each R-VS area includes a suffix, designating the lands as follows: R-VS-L, Low Density Residential; R-VS-M, Medium Density Residential; and R-VS-H, High Density Residential. Minimum lot size for spa development is one (1) acre and minimum residential parcels shall be a minimum of 9,000 square feet. Lots and/or units that legally existed in the R-VS district prior to October 3, 2000, may remain as a permitted continuing “Non-Conforming Uses”, as defined in this ordinance.

Compatibility and development standards and guidelines set forth in other residential districts are especially applicable here. Special effort must be made to optimize the commercial and residential enjoyment of the City’s hot water resources while assuring compatibility of differing land uses, site planning and building design.

#### **H. VS (Visitor Serving) District**

This district is meant to foster increased tourist and visitor-related activities; support the maintenance and enhancement of existing hot mineral water spas and encourage and development of similar new facilities in particular, “destination resort spas” and hotels that utilize the City’s sub-surface hot mineral waters. Accessory uses may include commercial uses operated as an integral part of a resort hotel/spa operation as long as it remains accessory to the primary use. Development within this district will be subject to approval of a Conditional Use Permit (CUP) and be in accordance with a Master Development Plan. Residential development is not a permitted use within this district. Structure height shall be limited to a maximum of three (3) stories or thirty-five (35’) feet, except as may be provided for under a Conditional Use Permit. Residential units that legally existed in the VS District prior to the adoption of this Ordinance may remain as a

permitted continuing “Non-conforming Uses”, as defined in this ordinance.

**I. V-S-V (Visitor Serving Village) District**

This district is meant to include numerous spa-type hotels and foster the development of the area in the concept of a pedestrian-friendly European village with small to medium sized spas/resorts intermix with limited (boutique) retail and restaurants, unique streetscape, parks and similar compatible uses. Accessory uses may include commercial uses operated as an integral part of a resort hotel/spa operation as long as it remains accessory to the primary use. Development within this district will be subject to approval of a Conditional Use Permit (CUP). Residential development is not a permitted use within this district and a Specific Plan. Structure height shall be limited to a maximum of two (2) stories or twenty-four (24') feet, except as may be provided for under a Conditional Use Permit. Residential units that legally existed in the V-S-V District prior to the adoption of this Ordinance may remain as a permitted continuing “Non-conforming Uses”, as defined in this ordinance.

**J. V-S-C (Visitor Serving Corridor) 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. Accessory uses may include commercial uses operated as an integral part of a resort hotel/spa operation as long as it remains accessory to the primary use. Development within this district will be subject to approval of a Conditional Use Permit (CUP) with a Specific Plan. Structure height shall be limited to a maximum of one (1) story or twenty (20) feet, except as may be provided for under a Conditional Use Permit. Residential development is not a permitted use within this district. Residential units that legally existed in the V-S-C District prior to the adoption of this Ordinance may remain as a permitted continuing “Non-conforming Uses”, as defined in this ordinance. Ord. 2004-10