## Planning Area Land Use Policies

### Antelope Valley

**GOAL: Provide for orderly growth in the Antelope Valley in a manner that retains the rural environment, and protects the area's scenic, recreational, agricultural, and natural resources.**

**Objective A**

Guide future development to occur in and adjacent to Walker, Coleville, and Topaz.

Policy 1: Discourage subdivisions into six parcels or more outside of community areas.

*Action 1.1*: Designate land outside of community areas and the US 395 corridor[[1]](#footnote-1) for Agriculture or Resource Management.

*Action 1.2*: Maintain large minimum parcel sizes outside of community areas and the US 395 corridor.

*Action 1.3*: Limit the type and intensity of development in flood plain areas.

*Action 1.4*: Prior to accepting a development application in potential wetland areas, require that the applicant obtain necessary permits from the U.S. Army Corps of Engineers.

Policy 2: Provide for a mix of residential, commercial, recreational, institutional, and light industrial land uses within defined community areas, in a manner consistent with the overall goal for the Antelope Valley.

*Action 2.1*: Designate a sufficient amount of land to accommodate tourist and community commercial needs within existing community areas.

*Action 2.2*: Designate a sufficient amount of land to meet the housing and lodging needs of Antelope Valley's residents and visitors.

*Action 2.3*: Designate suitable lands for light industrial uses within community areas. Designated light industrial use areas should be limited to community serving industrial uses that will have no adverse environmental impacts. All industrial development must be compatible with surrounding land uses.

*Action 2.4*: Designate suitable lands for community recreational and institutional uses within community areas.

1. The US 395 corridor is defined as the area in the Antelope Valley, outside of communities, along both sides of US 395, between the West Walker River to the east of US 395 and the sloping terrain to the west of US 395. [↑](#footnote-ref-1)