

Estate Rancho

Intent and Purpose

The Estate Rancho designation accommodates low intensity residential development in an estate or low-density suburban format. These areas are generally located on the outside edges of the City of Coachella and serve as a transition zone between more dense residential areas and the rural and agricultural landscape surrounding the city.

Intended Physical Character

Estate Rancho areas are predominantly single-family homes with large lots, landscaped yards, and large separation between homes, typical of estate development patterns. The homes can be designed as individual lots or as small subdivisions of single-family homes. These areas should be designed to be neighborhoods, rather than a series of disconnected houses or small subdivisions.

Allowed Land Uses

Residential primarily, except for home occupations, and uses accessory to agricultural cultivation.

Development Intensity

DU/AC = 1.0 - 2.2 DU/AC

FAR = n/a

Network and Connectivity

“Blocks” defined by public roads through this suburban environment are relatively large but still allow for connectivity and walkability. Curvilinear streets are acceptable so long as there is connectivity between blocks and subdivisions. While the standards are flexible, block lengths should be between 400 and 800 feet with a maximum block perimeter of approximately 3600 feet. All roads should be public and gated subdivisions are prohibited. Some dead-end roads may be warranted to preserve existing topography and/or natural environment or due to pre-existing parcel configurations or development patterns.

Street Design

Streets accessing these properties are semi-rural in character, with the following characteristics:

1. Residential streets should be as narrow as practical to encourage slow, safe driving speeds.
2. Sidewalks are not required but streets should be designed to ensure a safe and comfortable pedestrian environment. This can occur with sidewalks, gravel paths adjacent to streets or off-street trails.
3. Open drainage swales (ditches) are allowed in lieu of curb and gutter improvements.
4. Street trees are encouraged to enhance the naturalistic character of the area.
5. Streetlights are encouraged in areas at the higher range of the density allowed for the areas but are not required.

Parks and Open Space

1. Neighborhood Parks and Mini Parks, such as tot-lots, are required on-site as part of larger

development projects (greater than 20 units).

2. Parks should be located throughout the neighborhoods so that no resident is more than ½ mile from a park.
3. Community Parks may be located throughout these areas.
4. Areas should be connected to the urban parts of the community through multi-use trails and greenways.
5. Nature, as exemplified by agriculture and open space, is acceptable, as well, when resource conservation is a priority at a given site.

Rural Form Guidelines

1. Parcels are relatively large and vary between 20,000 square feet and 1 acre, resulting in relatively low building coverage (generally less than 25 percent) for more estate development patterns. Parcels may be smaller in rural cluster development (where parcels are smaller and clustered in order to preserve large open space areas for common use, public use and/or natural preservation).
2. Buildings are generally set back from roads with deep front, side and rear setbacks to maintain the estate character.
3. Buildings are limited to single family houses, accessory second units and sheds. Barns are allowed if agricultural uses are on the property.
4. Building heights are generally one to two stories and in some cases 2 ½ stories.