

Chapter Three
LAND USE

General Plan for the City of Bishop
Chapter Three - Land Use Element

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Chapter Three

LAND USE ELEMENT

I. INTRODUCTION

A. Background

The Land Use Element of the General Plan is considered to be the driving force behind the entire document. It is the broadest in scope and correlates to all other elements of the General Plan integrating land use issues into a set of comprehensive development strategies and actions. The goals, strategies and actions relate directly to the other elements. For the Bishop General Plan Update, the Land Use Element and the Economic Development Element are the focus. Land use areas and intensities will not significantly change from the existing plan. However, creating a means to implement land use and economic policy will take place through the use of strategic programs and implementing actions presented herein. Many of the policies from the existing Plan are still relevant and are incorporated into the Update.

B. Purpose

The Land Use Element establishes the framework to direct the physical development of the City and to form the organization of the City's environment. The Land Use Plan identifies the locations and land use categories within the City of Bishop. The Land Use Element establishes the function and form of the City because it is a composite statement of the goals, strategies and actions of the other elements of the General Plan. It serves as the primary vehicle for ensuring the logical organization of residential, commercial, industrial, and public facilities and services, and encourages the timely provision of needed public services to meet the needs of the community.

The Land Use Element also provides the public decision makers and residents a guide in understanding of the long range intentions of the City. As a result, both public and private land use decisions made on a daily basis can be substantiated within the framework of the General Plan.

C. Authorization

California Planning law requires that each City and County set forth goals, objectives, and policies for the long term physical development of the community. Government Code Section 56302(a) requires the preparation of a Land Use Element which designates the proposed general distribution and general location of the uses of land for housing, business, industry, open space, education, public buildings and grounds, and other categories of public and private uses of land.

II. SUMMARY OF ISSUES, OPPORTUNITIES & CONSTRAINTS

A. Issues

- How can the City of Bishop maintain a positive balance of residential, commercial, and industrial land uses to assure a stable economic climate?
- How can the City entice the LADWP to release land to provide an availability of developable land within the existing City limits for commercial, residential and industrial land uses?
- What actions are necessary by the City to assure a positive ratio of residential and business land uses?
- Is it necessary to increase densities within existing residential neighborhoods to stimulate growth within the City, or possibly re-designate other land uses for residential development?

B. Opportunities

- There are approximately 400 acres of developable land within the existing City limits which are already designated for a variety of needed land use types and intensities, which, if developed could provide a positive balance of new land uses.
- The Bishop planning area is located in a very attractive setting, making it very marketable for new residential and commercial development.
- The City's existing infrastructure and public facilities are capable of being expanded to meet the demands that may be generated by new development.

C. Constraints

- The majority of vacant land that exists within the planning area is controlled by the Los Angeles Department of Water and Power, whose very slow growth policies limit the ability for new growth and development.
- Increased congestion on Highway 395 will result in the need to significantly modify the circulation system within the City of Bishop to accommodate future traffic levels.
- Limited residential growth potential will limit the amount of commercial, business and industrial development, as well as the labor force.

III. EXISTING CONDITIONS

A. Setting

The City of Bishop encompasses approximately 2 square miles in the northern portion of the Owens Valley. It is located in Inyo County on the eastern side of the Sierra Nevada range,

with Highway 395 bisecting the City. Highway 395 provides a major source of tourist and recreation traffic for Bishop. Bishop is not only the principal urban community of Inyo County, but is generally considered the major urban center of eastern California. Carson City to the north and Ridgecrest to the south are the nearest urban centers to Bishop. Consequently, Bishop is affected by a much larger area than that of the immediate City limits or the surrounding unincorporated Inyo County.

The population of the City of Bishop is 3,475 residents, with an additional 6,877 residents located in the Bishop vicinity. The City's population represents 20% of Inyo County's total population. The Bishop Reservation of the Paiute-Shoshone Indian Tribe accounts for 1,408 residents, and is located immediately to the west of the City. The average age of the residents of Bishop is over 35 years, indicating that the majority of the population is between 15 and 59. In fact, older retirement or near retirement individuals comprise a significant portion of not only the existing population but also of the in-migrating population.

Bishop is Inyo County's principal employment center, accounting for over 50% of primary wage earner employment. The wholesale trades, service and government sectors alone account for almost 70% of all employment. Bishop is also the regional retail and commercial service center with the City accounting for over 50% of total county retail sales. Most of the county and regional wholesale and distributing businesses are located within the City or in the immediate area.

B. Land Use Inventory

The proposed General Plan does not significantly affect the existing land use patterns of the City of Bishop. Rather, it focuses on how to maximize the potential of each land use category. Policies, programs, and actions of the Plan are intended to stimulate positive development activities which will create economic growth for the City. The land use categories of the previous General Plan have been directly incorporated into this document. All amendments to the General Plan that have taken place over the past several years are incorporated into the new land use policy map. The following descriptions outline the intent of each land use category of the General Plan.

1. Residential

Residential land uses comprise approximately 40% of the City's land area and are located primarily away from the busy Highway 395 (Main Street) corridor. Present residential development patterns are primarily influenced by the amount and location of private land within the City, as described in the above opportunities and constraints. As a result, residential development is concentrated in areas that are already developed. This involves the densification of existing residential land uses, as well as infill of undeveloped parcels. There is a moderate amount of conversion of single family residences into higher density uses taking place as well. More typical residential development is taking place outside the current City limits in areas such as Rocking K, McLaren, Bishop Reservation, West Bishop, Dixon Lane/Meadow Farms, and other areas in unincorporated Inyo County. This trend is anticipated to continue until vacant land within the City of Bishop is allowed to develop by private interests and the LADWP.

According to the current General Plan, residential densities range from Low Density Residential R-1 (10,000 s.f. min. per dwelling unit) to High Density Residential R-3 (up

to 35 dwelling units per acre), with various categories in between. This variation in density allows for a wide range of development opportunities to take place, as well as provides many income level housing options. Product types include single family residences, multiple family residences, apartments, and mobilehomes.

2. Commercial

Commercially designated land uses within the City of Bishop constitute approximately 30% of the City's land area. Most of the commercial activity is centered around Highway 395, Highway 6, and Line Street. The relatively high proportion of commercial land use within the City indicates that commercial activities are being driven by significant regional and transient clientele, which indicates that Bishop is the economic hub of Inyo County, providing retail services to residents and tourists.

The City of Los Angeles Department of Water and Power maintains a significant role in the provision of land for commercial, as well as residential purposes. Thus, the DWP's land ownership and leasing policies have and will continue to be extremely important to land use and economic development. Short term policies indicate the continued use of developed parcels and limited development of undeveloped parcels. The City of Bishop has an ongoing relationship with the DWP and will encourage the expansion of commercial opportunities whenever possible.

Commercial land uses are separated into three broad categories, including General Commercial, Heavy Commercial, and Office/Professional. Unlike the residential land use designations that reflect land use based on density, commercial designations reflect common locational and user characteristics. For example, the General Commercial category will include many uses with retail or direct consumer contact requiring visible locations which tend to locate collectively. Heavy commercial uses tend to be extensive users of land which require good access but need not be as accessible or visible since they rarely deal with the ultimate consumer. Office/Professional uses are often located between more intensive commercial activities and residential areas, sometimes serving as a transition or buffer between the two.

3. Industrial/Manufacturing

The Industrial/Manufacturing land use category comprises approximately 65 acres within the City of Bishop, located in the northeast corner of the City. Much of this land is controlled by the DWP. The location of the industrial land use category in this location was deemed necessary to assure compatibility of land use with the Bishop Airport, situated to the east of this area.

Unfortunately, due to the extreme distance to major market areas, high land costs, and a small labor force, the industrial potential has been limited in its growth. However, due to innovation and the desire of many small industries to locate outside major metropolitan areas, there is a slight increase in the demand for industrial land. Recreation oriented industries and transportation activity forms the region's dominant economic base.

4. Parks and Recreation

The Bishop area is blessed with an abundance of high quality recreational opportunities, which form the primary economic base for the City and surrounding area. As the gateway to outstanding recreational opportunities of the region, Bishop caters to visitors who are drawn annually to the exceptional assets of the eastern Sierra Nevada region. Except for the Owens River and community events such as Mule Days, the basic recreational attractions are located outside the City. However, the City of Bishop provides accommodations and services for visitors as a part of the community's commercial land use. Consequently, this portion of the Land Use Element involves an analysis of land use needs associated with park and recreation needs of the residents of the City.

Bishop's current parks provide a wide range of active recreation facilities, most of which are centered around Bishop City Park. This park, which is classified as a community/regional park, is located in the east central portion of the City and is comprised of approximately 53 acres. In addition to Bishop City Park, there are three neighborhood parks, including Southeast Bishop, Southwest Bishop, and Northwest Bishop Neighborhood Parks. These parks are needed to accommodate smaller scale activities for residents of those areas. These parks are intended to be approximately two to two and one-half acres each, with various amenities desired by the local residents.

5. Public Facilities

The Public Facilities land use category identifies those facilities that are operated by the City for the benefit of the residents of Bishop. These facilities include schools, the administrative center (City Hall), fire/police, hospitals, maintenance centers, and the fairgrounds.

The existing public facilities are adequate to meet the needs of current and future residents, but many of these facilities are in need of substantial upgrade. The City is planning, as part of its economic development strategy, to design and construct a community center adjacent to Bishop City Park. This facility will serve local residents, as well as provide a conference center for visiting businesses and other private organizations.

Table 3-1 Land Use Statistical Summary			
Land Use	Acres	Potential DU's	Undeveloped Acreage
LDR (2-5 DU/AC)	50	56-140	28
MDR (5.1 -9.9 DU/AC)	211	117-227	23
MHDR (10-22 DU/AC)	52	30-66	3
HDR (22.1-35 DU/AC)	143	1922 -3045	
General Commercial	284	-	60.5
Office and Professional	23.5	-	6.5
Heavy Commercial	104.5	-	20.5
Industrial	87	-	60
Parks/Open Space	92	-	-
Public Land	67	-	11
Roads/Streets	186		98
TOTALS	1300± AC	2125-3478 DU'S	397.5 AC

C. Land Use Needs

1. Economic Viability

Land use strategies must consider the overall economic viability and stability in the City. Diversity of land use types, properly located and designed, can offer long term economic stability for the City. The primary concerns of the City of Bishop are:

- Improvement of retail sales performance
- Provision of a diverse and attractive housing stock that accomplishes state mandated housing programs, including affordable housing for low and moderate income families.
- Enhancement of the Highway 395 corridor to increase interest in the downtown urban district.
- Increase the diversity and number of employment opportunities in the City.
- Provision of opportunities for recreation related commercial development which could center on the wide array of natural features and close proximity of major recreational attributes of the Owens Valley and the eastern Sierra Nevada.

The Economic Development Element of the General Plan identifies the primary strategies that the City can employ to assist in creating a more positive economic climate by diversifying the existing economic base. A summary of these strategies is indicative of the overall commercial and industrial (institutional) land use needs in terms of desirability and feasibility.

- Expand and/or enhance the recreational opportunities that currently exist within the City and surrounding region.
- Upgrade the quality and quantity of lodging facilities within the City.
- Encourage the development of recreational facilities and programs in both the public and private sector.
- Coordinate tourist and recreational activities with various agencies, including Inyo County, the National Parks Service, and the State Department of Forestry.
- Provide additional facilities for business retreats, conventions, trade shows, and other small to moderate size organizations.
- Encourage development of vacant industrial land use areas of the City into jobs-rich light industrial facilities and capitalize on the existing labor force.
- Increase the role of the educational system to provide jobs by expanding the courses that are currently offered to students.
- Assist local industrial manufacturers in attracting new business opportunities through similar programs established for the tourist industry.
- Increase the role of Bishop Airport and the surrounding land to stimulate business development within the City and surrounding area.
- Assure that the downtown core remains a viable business center of the City, especially for residents of the immediate and surrounding community.
- Provide direct input on all transportation plans that may be presented for Highway 395, especially in regard to impacts that such activity may have on the economics of the core area.
- Initiate a downtown enhancement program which will increase the marketability of the downtown area and generate increased revenues.
- Encourage the development of a range of housing types, assuring that low and moderate income housing is made available to residents of the City.
- Promote the cooperation from the DWP to allow a phased, long term program for the release of developable land for various land use types.
- Encourage the diversification of existing land uses, including the conversion of lower density housing to increase the available housing stock of the City.

2. Land Use Compatibility

Compatibility between adjacent land uses in the City is of extreme importance to achieve a safe, efficient, and well balanced community. To minimize conflicts, sensitive land uses must not be allowed to develop adjacent to potentially annoying uses, namely

manufacturing or airport facilities. The existing land use plan has located the manufacturing/industrial district in an area which is impacted by overflight from Bishop Airport. This is an effective method, commonly utilized to buffer significant noise generators. In addition, commercial, business, and open space land uses surrounding the industrial district provide a buffer for other more sensitive land use types.

Many techniques are available to the community that can be utilized to reduce the impacts associated with sensitive land uses. Consolidation of industrial uses is the most effective, but additional measures can be utilized, such as the incorporation of landscape berms, noise buffering walls, and other features.

Increased noise on Highway 395 and the other major roadways of the City also poses some constraints on surrounding land uses. For example, as traffic increases throughout the planning period, additional impacts will be placed on both residential commercial uses.

IV. LAND USE GOALS, POLICIES & ACTIONS

In order to assure that a complementary mix of land uses is provided for the City of Bishop, there are some basic goals, policies and actions that are incorporated into the General Plan.

A. General Land Use Policies

The City of Bishop's General Plan consists of a map and text that describe the goals, policies, and programs (or actions) necessary to guide future development in the City. The Land Use Map combines the general policies in a comprehensive graphic format. The Land Use Map has been digitized in a Geographic Information System (GIS) format, which is a computerized database that is easily adjustable and can be used for analysis of many relevant issues.

Since the Los Angeles Department of Water and Power's (DWP) ownership and present policy precludes the physical expansion and development of the City of Bishop, development will be forced to occur outside of the City limits. These developments are isolated from essential services and increases energy consumption, contributing to increased air pollution, congestion, and greater costs. Without additional land for development, the City will be forced to increase residential densities to accommodate state mandated housing allocations. There are many areas of the City which are "developable" that are controlled by the DWP and should be pursued for various forms of development.

Other policies that are inherent to all land use categories include:

- The City will assure that all land uses are developed in a manner which will not subject residents to potentially hazardous situations.
- The City will provide a means for the expansion of public facilities and services to meet the requirements of those land uses presented on the Land Use Map.

- The City will encourage the LADWP to coordinate a long term land development plan in the Bishop planning area that will allow needed commercial, residential, and industrial development to take place.
- Areas subject to flooding shall be reviewed by the Planning Department annually, according to the National Flood Insurance Program policies and programs as administered by the Federal Insurance Administration.

B. Residential Development

Residential land use goals and policies of the General Plan are intended to provide for a wide range of housing opportunities for residents. The following goals are representative of the attitude of residents and the City Council.

1. Residential Goals

- To maintain the quality and livability of residential areas within the City.
- To preserve single family areas through the encouragement of upkeep and investments to maintain residential values.
- To permit higher density residential development only when compatible with the surrounding area.
- To encourage the balance and diversity of housing types to more closely reflect the needs of various income groups in the City of Bishop.
- To encourage the development of higher density development within walking or bicycling distance to the City's business and commercial areas.
- To provide adequate housing opportunities for low and moderate income households as required by the state of California.

2. Residential Policies

- The City will encourage the Los Angeles Department of Water and Power to coordinate a phased release of residentially zoned areas of Bishop.
- The City of Bishop, in conjunction with the LADWP and Inyo County should identify all lands which are not directly related to the provision of water or power and to provide an appropriate means of conveying these lands to private citizens or the City for implementation in accord with the policies of this plan.
- As a high priority for residential development, the City will encourage in-fill and redevelopment of existing private land into residential densities specified on the land use map.
- Adequate buffering should be incorporated in order to protect residential areas from other non-residential incompatible land uses.

- Adequate private open space should be provided in all residential neighborhoods and developments.
- General Commercial uses and activities should be discouraged in areas designated for residential uses. Limited commercial activities may be allowed if it is shown that such uses do not adversely affect the basic residential character and purpose of the area.
- Adequate access should be provided to all neighborhoods and developments and should correspond to the intensity of residential development. Access should accommodate non-motorized transportation modes in addition to motorized vehicles.
- High capacity streets which could carry high speed, high volume through traffic should be discouraged from passing through residential neighborhoods. In those cases where such street is necessary, the street and adjoining residential development should be designed to mitigate the adverse effects on residential neighborhoods.
- Expansion areas should be developed in phases consistent with community needs, available service capacities, and appropriate access.
- The City should provide a diversity of housing types varying in size, density, and location.
- The City should encourage the preservation and enhancement of existing single family low density residential areas.
- The City will relate residential densities to intensity/compatibility of adjacent uses.

C. Commercial Development

Commercial uses of the City of Bishop are presently capturing between 50 and 60 percent of total Inyo County taxable retail sales. Much of this capture is the result of the tremendous volume of summer and winter tourists who pass through the City each year. The following goals and policies are intended to maintain and enhance the capability of the City to capitalize on this market, as well as the locally generated revenues.

1. Commercial Goals

- To provide sites and facilities to accommodate a variety of economic activities, including retail sales, lodging, and commercial recreational uses.
- To concentrate commercial development in existing and committed areas so as to prevent the intrusion of commercial activity into existing residential areas.
- To retain and enhance Bishop's role as the major commercial center serving the needs of Inyo County and the regional recreational economy.

- To encourage a greater diversity of goods and services consistent with local, regional, and various recreational needs.
- To promote conventions, trade shows, tourist activities, and recreational activities that will stimulate business for new and existing businesses in Bishop.
- To promote improvements in community commercial areas of the City to increase their attractiveness to consumers, both local and tourist.

2. Commercial Policies

- The City will encourage the Los Angeles Department of Water and Power to evaluate the potential release of developable land within the City in order to make sites available for new commercial development.
- The City will encourage the LADWP to sell developable properties within the City, rather than short term leases which has an adverse effect on the utilization and financing of commercial land.
- The City of Bishop will explore the possibility in preparing a downtown revitalization plan in conjunction with the Bishop Transportation Improvement Study, which is being sponsored by the Local Transportation Commission of Inyo County. The development and implementation of a Redevelopment Plan for Bishop's downtown area may be an ideal method for this process.
- Additional land for residential uses displaced by new and expanding commercial activities must be provided as needed according to the requirements and policies contained in the Housing Element.
- Design Guidelines for all new commercial development must be prepared that will focus on creating a positive visual impact to the City. Design review should take place, emphasizing building arrangement, facades, signage, and landscaping.
- Adequate access, parking and loading areas should be provided for all commercial development and should be considered in all new development.
- Commercial development should provide adequate buffering in order to protect residential areas from excessive noise and intrusion, incorporating acceptable landscaping and physical barriers.
- Single family residential development will generally be considered incompatible with commercial development and should be discouraged in those areas. Multiple family residential and mixed use developments are acceptable in commercial areas when developed in accord with the Medium-high and/or High Density residential standards as contained in the Zoning Standards.
- The City will regulate visibility, employment, advertising, parking, and traffic movement for businesses allowed adjacent to residential areas in order to maintain the integrity of the residential character.

D. Industrial Development

Industrial development will provide long term economic support to the City by creating jobs for residents of Bishop and the surrounding area. The following goals and policies represent the intentions of the City to enhance the employment and economic climate.

1. Industrial Goals

- To provide sites and facilities to accommodate a variety of economic activities.
- To promote clean, light industry, with an emphasis on taking advantage of the attributes of the environmental and natural setting of the Owens Valley.
- To expand the role of the community college to incorporate a broader range of courses that focus on natural resources, geology, recreation, and other studies which relate to the existing setting of Bishop, the Owens Valley, and the surrounding mountain ranges.
- To reserve land in the northeast corner of the City for light and general industrial uses.
- To assist in the diversification and stabilization of the local economy which is currently dependent on tourist and recreational activities.

2. Industrial Policies

- Industry must be located near major transportation facilities which can carry raw materials, finished products, and commuting workers.
- The City will encourage the grouping of clean light industrial uses into multi-tenant industrial parks.
- The protection of the environment must receive a high priority in the development of industrial areas. Stringent performance standards should be developed and enforced, along with appropriate preliminary environmental documentation.
- The City will discourage the location of industrial uses adjacent or in close proximity to residential development. Such uses are not compatible and could pose significant impacts to residents. Commercial, open space, or business uses should be incorporated as a buffer between industrial and residential uses.
- The City will encourage planned development techniques to be incorporated into the design and construction of general industrial uses.
- Adequate access, parking and loading areas should be provided for all industrial development projects. Non-motorized transit modes should be designed into the layout of such uses.

- Industrial development should blend in and enhance the natural and man-made setting of each site. Appropriate landscaping, signage, and architectural features should complement the local setting.

E. Parks and Recreational Amenities

The parks system in the City of Bishop exceeds state standards (Quimby Act) based on population levels. Bishop City Park, comprised of approximately 53 acres is a major recreational facility that is utilized by City residents, as well as residents of the surrounding community. The park is also heavily utilized in the summer months by tourists. Although the parks of the City are adequate to meet the state guidelines, the following goals and policies are intended to provide an ongoing commitment to those and potential new resources.

1. Parks and Recreation goals

- To increase the effective use of recreational and aesthetic open space in and around the City.
- To maintain and enhance recreational opportunities for residents of the City and the surrounding community.
- To promote tourism focused on utilizing the existing recreational opportunities that exist within the City and the surrounding area.
- To insure that recreation facilities are compatible with adjacent land uses, the maintenance of environmental quality, and the protection of property rights.
- To insure that those using recreation facilities contribute to the cost of providing and maintaining such facilities.
- To provide recreation programs which cater to local needs and desires.
- To encourage the use of a tourist bureau to organize local and regional events (such as Mule Days) that utilize the recreational amenities of the City and area.

2. Parks and Recreation Policies

- A comprehensive master plan for the development of the Bishop City Park, including overall layout and design, should be completed and implemented by the City Parks and Recreation Department.
- Since much of the designated parkland of the City of Bishop is owned and/or leased from the LADWP, a concerted effort should be undertaken to provide a program for the implementation of additional parks and recreational facilities.
- New parks facilities should be designed with direct input from citizens in the immediate service area and should incorporate multiple recreational amenities.

- The City of Bishop and Inyo County shall continue to develop their respective community/regional parks in response to community wide needs. Cooperation between the County and Bishop is essential and encouraged.
- In-lieu fees for the development of new parks facilities will be required for new development per the Subdivision Map Act. Greater use of state and federal funding should be pursued to develop and maintain parks facilities.
- Recreational needs shall be considered in the planning and development of the circulation system of the City, insuring that adequate access is available to parks for both motorized and non-motorized transit modes.

E. Public Facilities

Goals and policies relating to the provision of public facilities are focused on the needs of both City residents, as well as the needs of the surrounding community. Since many of the services involve residents outside the geographic scope of the General Plan, the goals and policies include those needs and interests.

1. Public Facilities Goals

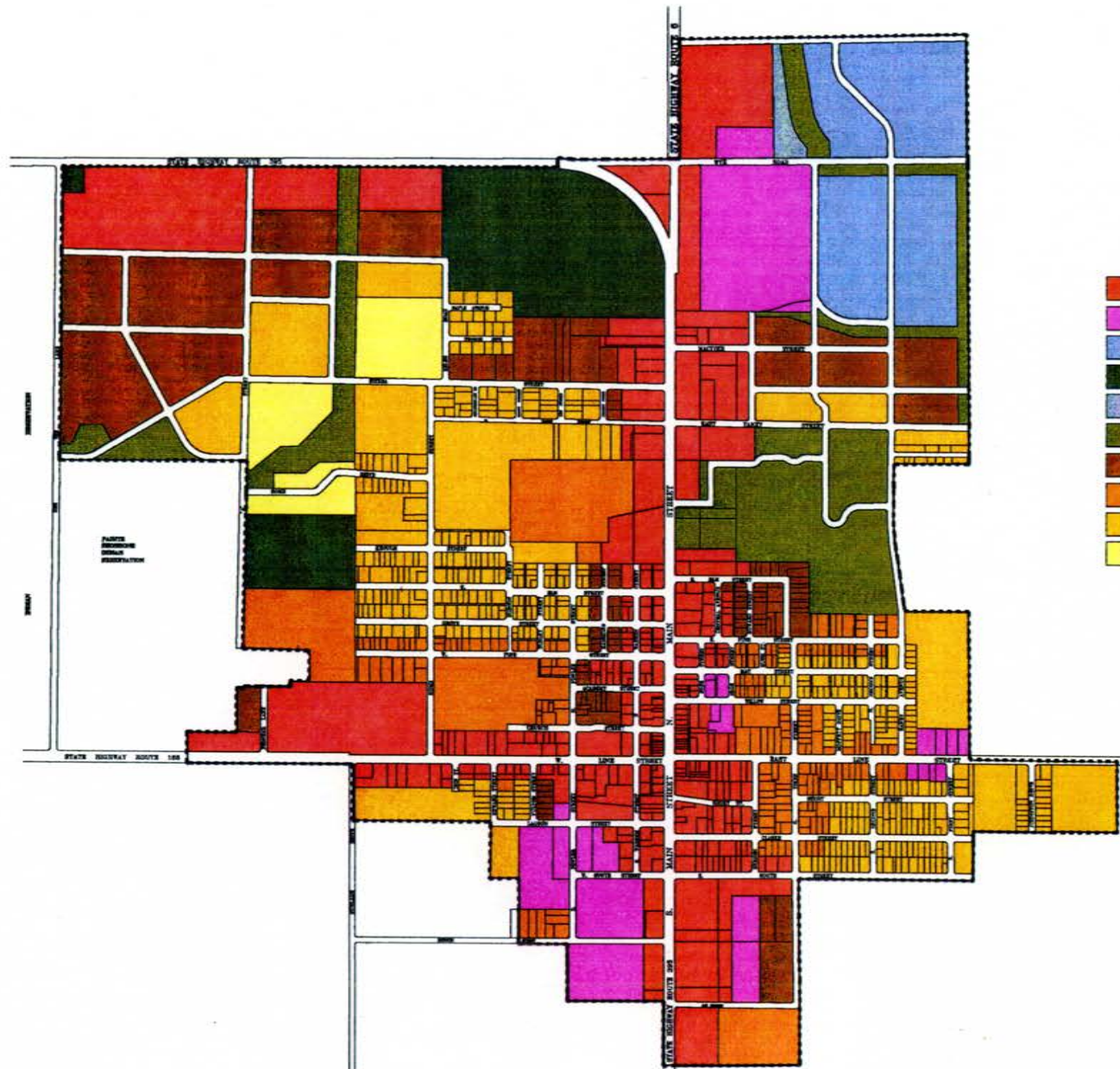
- To ensure that public facilities and uses have adequate land area in appropriate locations to serve the general public, both within and outside the City of Bishop.
- To ensure that public facilities and uses are compatible with surrounding land uses.

2. Public Facilities Policies

- Public facilities development should provide adequate buffering to protect residential areas. Landscaping, attractive physical barriers, and other similar aesthetic devices are acceptable for this purpose.
- Beautification and aesthetic values should be considered in the development and operation of all public facilities and uses within the City.
- The City's Capital Improvement Plan shall be evaluated to determine if adequate facilities are provided to current residents. Impacts of new development must be considered regarding the impact on existing public facilities and services.
- Adequate parking and services should be provided for all public facilities and uses in accord with the nature and function of the facility. The needs of non-motorized transit modes (especially bicycles) should be addressed in public facility planning.
- The City shall coordinate public facility improvements with Inyo County in order to assure that the residents of the City are assured the highest degree of public facilities and services.
- The City shall investigate the incorporation of a public parking facility to accommodate increasing numbers of vehicles in the downtown area.

LAND USE

	GENERAL COMMERCIAL
	HEAVY COMMERCIAL
	INDUSTRIAL
	PUBLIC LAND
	OFFICE AND PROFESSIONAL
	PARKS/OPEN SPACE
	HIGH DENSITY RESIDENTIAL (22.1 - 35 DU/AC)
	MEDIUM HIGH DENSITY RESIDENTIAL (10 - 22 DU/AC)
	MEDIUM DENSITY RESIDENTIAL (5.1 - 9.9 DU/AC)
	LOW DENSITY RESIDENTIAL (2 - 5 DU/AC)



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V. LAND USE DESCRIPTIONS OF THE GENERAL PLAN

The Land Use Element Map designations are intended to graphically portray the policies of the City regarding the use of land in the planning area. The following descriptions explain the general nature and intensity of each land use category.

A. Residential Land Uses

1. Low Density Residential (2.0 to 5.0 DU/AC)

Low density residential areas provide housing for families in individual dwellings on separate lots or parcels. Suburban in character, densities in this category range from 2.0 to 5.0 dwelling units per acre (DU/AC) with lot sizes of 1/2 or 1/5 acre typical. Private open space provides each dwelling with outdoor living space and privacy. Development within this density range is dependent upon the availability of community water and sewer services, although access is an important secondary consideration. The General Plan designates approximately 50 acres of land for Low Density Residential development.

2. Medium Density Residential (5.1 to 9.9 DU/AC)

Medium density residential areas are typical of single family development in and adjacent to more urbanized portions of a community. Development within this density range span single family residential units on individual parcels to smaller specialized development such as mobilehome subdivisions and patio homes. Densities in this category range from 5.1 to 9.9 dwelling units per acre on lots ranging from 4,400 to 8,000 square feet. Private open space on each parcel provides privacy and outdoor living space. The provision of water, sewer, and adequate access are important locational considerations. The General Plan designates approximately 211 acres of land for Medium Density Residential development.

3. Medium-High Density Residential (10.0 to 22.0 DU/AC)

Structures in this category of residential land use include single family townhouses, patio homes, duplexes, triplexes, garden apartments and mobilehome parks. Housing provided by this category is oriented towards young couples, single individuals, and retired persons, rather than families. Although as housing costs have risen, families, especially those with lower incomes, have tended to make greater use of these forms of housing. Densities in this category range from 10.0 to 22.0 dwelling units per acre. In considering density in this land use category, it is necessary to think in terms of site area per dwelling, rather than lot size. Although the actual density is design dependent, gross site area per dwelling unit ranges between 2,000 and 3,500 square feet. The intensified character, reduced private open space, and increased traffic make the location of these areas and the design of such developments as important as the availability of sewer and water service. The General Plan designates approximately 52 acres of land for Medium-High Residential development.

4. High Density Residential (22.1 to 35.0 DU/AC)

Structures in this category are limited to multi-story apartments or apartment type buildings. Housing provided by this type of development is oriented toward single individuals, retired persons, and others whose lifestyles are not directed toward the use and maintenance of private open space. Densities in this category range from 21.1 to 35.0 dwelling units per acre, although lot sizes of 20,000 square feet or greater provide the practical lower limit of land ownership necessary for proper development. Gross site area per dwelling unit in this category fall into the 1,250 to 2,000 square foot range. The intensified character, reduced private open space, traffic, and height of such development make the location of these areas as important as the availability of water and sewer services. The General Plan designates approximately 143 acres of land for High Density Residential development.

B. Commercial Land Uses

1. General Commercial

Commercial activities in this broad category include those establishments offering a wide range of convenience consumer goods and a wide variety of personal services. Uses in this category depend upon a continuing relationship with a clientele on a day to day basis for the sale of retail goods and services. Uses in this category need to reinforce one another by being grouped together with other uses oriented to the same clientele, avoiding non-active retail uses, vacant areas and other "dead" locations. Examples include those retail service uses located in the downtown central business district, shopping centers, and other mutually supporting centers. In addition this land use designation is intended to encompass commercial activities dependent upon a transient, automobile oriented clientele. As a result, the uses within this designation tend to locate along the heavily traveled Highway 395, West Line Street, and Highway 6 frontages on large parcels. The General Plan designates approximately 284 acres of land General Commercial uses.

2. Office and Professional

This commercial land use category is somewhat specialized and oriented toward commercial or professional services which are provided in an office environment, rather than retail commercial activity. Professional offices, medical, dental, real estate, insurance and financial offices are examples of such uses. Many of these uses might also be located within other commercial areas, particularly General Commercial. However, this category is more exclusive, providing a buffer or transition between residential areas and other more intensive non-residential uses. Office and Professional uses can often utilize former residential structures on the fringe of the CBD. Higher density residential development is compatible with the purpose and intent of uses in this category, depending on scale and location. The General Plan designates approximately 23 acres for Office and Professional land uses within the City of Bishop.

3. Heavy Commercial

This land use category includes commercial activities which usually are conducted without direct contact with the consumer. These uses more often serve other commercial outlets rather than retail consumers. Uses in this category include building contractors yards, machine shops, auto body repair, petroleum products, open storage uses, distributors, and warehousing. These commercial service activities are often nuisance producing and such areas typically assume the characteristics of light industrial uses. Commercial service activities often require large amounts of space and thus large parcels, generally exceeding one half acre. Due to their nuisance producing character, physical segregation and substantial buffering is desirable. These commercial service activities are most compatible with highway commercial uses, often of a similar character. Access due to the reliance on truck service is an important consideration. The General Plan designates approximately 104 acres of land for Heavy Commercial uses located largely in the southern portion of the City of Bishop and in the Wye Road area.

C. Industrial Land Uses

1. Light Industrial

This land use category is best characterized by the lighter, less intense, small scale manufacturing activities which take place within structures. Potentially close proximity to residential and commercial areas generally preclude activities which would generate residual output capable of polluting the environment. While uses in this category often involve exterior storage of various materials, it is desirable to exclude industrial activities which involve large scale storage or processing of natural resource products such as those associated with a mining mill or cement batching plant. Activities in this category are similar in many ways to those contemplated in the Heavy Commercial category and should be generally compatible with those uses. The General Plan designates approximately 87 acres in the City for light industrial uses.

D. Public Facilities Land Use

1. Public Facilities

This land use category is characterized by activities that are intended to serve the general public in varying capacities. These uses include schools, police and fire stations, the Fairgrounds, public works facilities, etc. This land use category comprises approximately 67 acres of land within the General Plan planning area.

2. Parks and Open Space

This land use category identifies the active and passive recreational facilities in the City of Bishop. Existing City parks are included in this category, as well as the riparian corridors which LADWP utilizes for drainage maintenance, that meander through Bishop. These areas are intended for the preservation of the natural environment as well as the inclusion of usable parkland for recreational purposes. The Plan designates approximately 92 acres for parks and open space areas.

E. Correlation Between Land Use and Zoning Categories

Table 3-2 translates the land use policies of the General Plan into the associated Zoning Classifications for areas identified within the City of Bishop. Since the purpose of this General Plan Update is focused on economic development, the land use policies and subsequent zoning have not been changed. This Plan represents the combination of the 1981 General Plan and the 1984 General Plan Amendment, which was based on the annexation of 375.85 acres in the northern portion of the City of Bishop.

Table 3-2 Correlation Between Land Use and Zoning Categories	
Land Use Categories	Zoning Classifications
Low Density Residential (2-5 DU/AC)	R1 (10,000)
Medium Density Residential (5.1-9.9 DU/AC)	R1, R2
Medium-High Density Residential (10-22 DU/AC)	R-2,000/ R-2,000-P/RM
High Density Residential (22.1-35 DU/AC)	R3, R3-P
General Commercial	C-1, CH
Office and Professional	O-P
Heavy Commercial	C-2
Industrial	(M-1)