

# Example Imagery

## Envision Wildomar 2040

### RM Rural Mountains 1 du/10 ac

#### Description

Single-family detached residences with a minimum lot size of at least 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.

Single Family Detached



Single Family Detached



Single Family Detached



Wildomar Aerial



### LLR Large Lot Residential 1 du/5 ac

#### Description

Single-family detached residences with a minimum lot size of at least 5 acres in size. Allows animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.

Single Family on Large Lot



Single Family on Large Lot



Single Family on Large Lot



Single Family on Large Lot



### EDR Estate Density Residential 1 du/2-5 ac

#### Description

Single-family detached residences on large parcels of 2 to 5 acres in size. Agriculture and animal keeping is allowed.

Street View



3 Acre Lot



2 Acre Lot



3 Acre Lot



### VLDR Very Low Density Residential 1 du/1-2 ac

#### Description

Single-family detached residences on large parcels of 1-2 acres in size. Agriculture and animal keeping is allowed.

1 Acre Lot in Wildomar



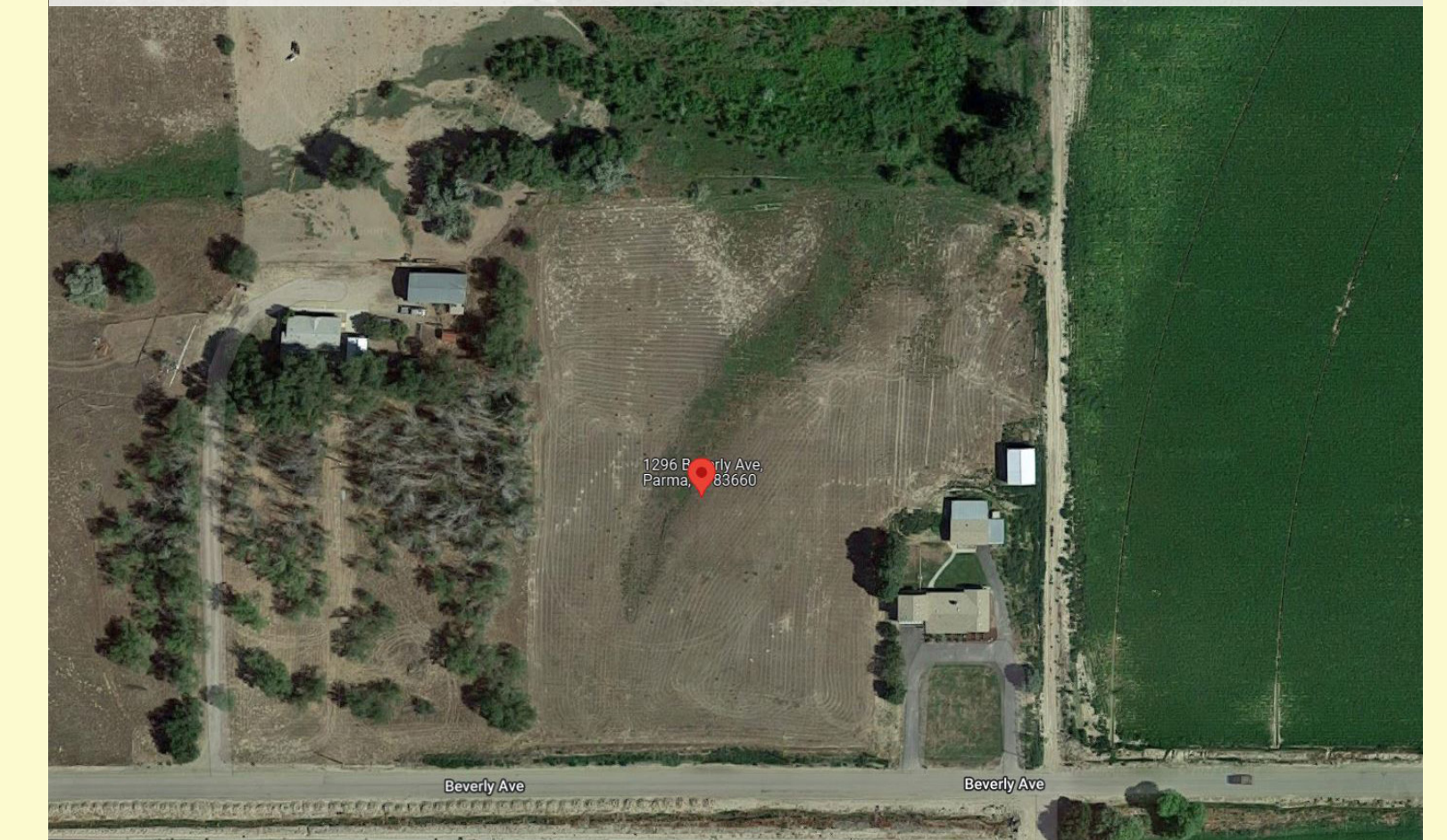
2 Acre Lot



1 Acre Lot



2 Acre Lot Aerial View



# Example Imagery

## Envision Wildomar 2040

### LDR **Low Density Residential** 1-2 du/ac

**Description**

Single-family detached residences on large parcels of 1/2 to 1 acre in size. Agriculture and animal keeping is allowed.

0.5 Acre Lot in Wildomar



0.5 Acre Lot in Wildomar



0.5 Acre Lot



0.6 Acre Lot



### MDR **Medium Density Residential** 2-5 du/ac

**Description**

Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.

Neighborhood View



7800 Sq.Ft. Lot



6500 Sq.Ft. Lot



8000 Sq.Ft. Lot with front yard



### MHDR **Medium High Density Residential** 5-14 du/ac

**Description**

Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes with a density range of 5 to 14 dwelling units per acre.

Single Family



Townhome



Stacked Flat Duplex



Courtyard Home



### VHDR **Very High Density Residential** 14-20 du/ac

**Description**

Single-family and multi-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, triplexes and zero lot line homes with a density range of 14 to 20 dwelling units per acre.

Townhomes



Courtyard Home



2-Story Townhome with a flat above or below



Townhome with Motorcourt



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### HHDR Highest Density Residential 20-30 du/ac

**Description**

Multi-family attached residences, including stacked flats.

Stacked Flats



Multi-Family Attached



Stacked Flat



Multi-Family Attached



### CO Commercial Office 0.35 - 1.0 FAR

**Description**

Variety of office related uses including financial, legal, insurance and other office services.

Insurance Services



Office Services



Medical Office Services



Medical Office Services



### CR Commercial Retail 0.20 - 0.35 FAR

**Description**

Local and regional serving commercial/retail and service uses.

Commercial/Retail Uses



Restaurant



Cafe and Retail



Grocery



### MU Mixed Use 30-40 du/acre for multi-family portion

**Description**

This designation is applied throughout the City. The intent of this designation is to require a mixture of land uses, including multi-family residential (30-50%), and commercial/office/entertainment/educational and/or recreational uses in a mixed-use format (i.e., master planned).

Mixed Use



Active Ground Floor Uses



3 Story Mixed-Use



2-3 Story Mixed Use



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### BP Business Park 0.25 - 0.60 FAR

#### Description

Employee intensive uses, including research & development, technology centers, corporate offices, "clean" industry and supporting retail uses.



### LI Light Industrial 0.25 - 0.60 FAR

#### Description

Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.



### OSR Open Space Recreation

#### Description

Recreational uses, including but not limited to, public/private parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.



### OCCH Open Space Conservation Habitat

#### Description

Applies to public and private lands conserved and managed in accordance with adopted Multiple Species Habitat and other Conservation Plans.



### PF Public Facilities 0.60 FAR

#### Description

Civic uses such as City administrative buildings and schools.

