

Example Imagery

Envision Wildomar 2040

RM Rural Mountains 1 du/10 ac

Description

Provides for single-family detached residential uses within mountainous areas of the City, with a minimum lot size of 10 acres. Clustering of residential uses on smaller lots is allowed to minimize grading and alteration of natural landforms, including visually significant ridgelines, but the total number of units cannot exceed the 1 unit per 10-acre ratio. Clustering is also encouraged to avoid sensitive natural habitat areas and hazardous conditions such as landslides. Also provides for animal keeping and limited agriculture.

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

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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



Example Imagery

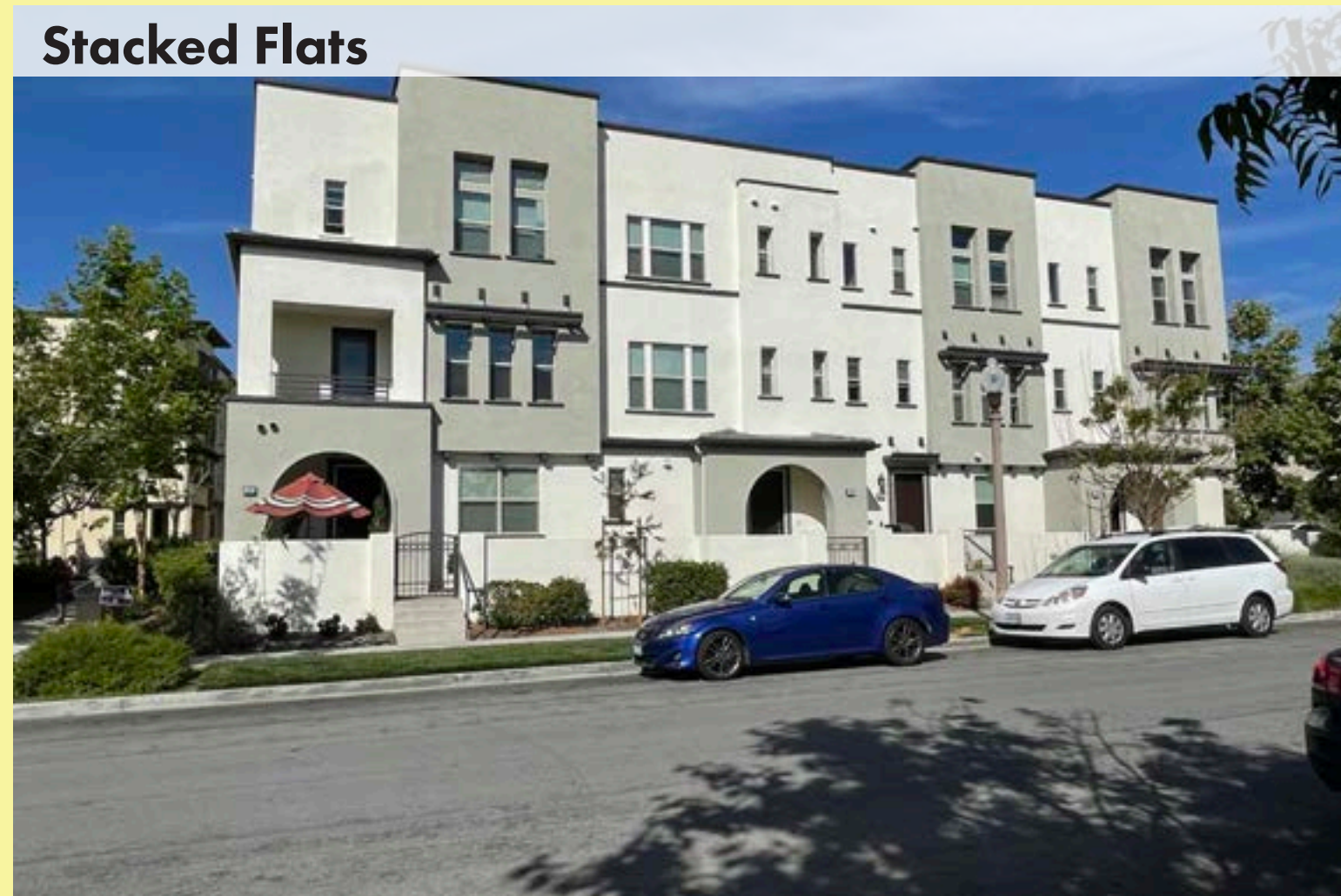
Envision Wildomar 2040

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.

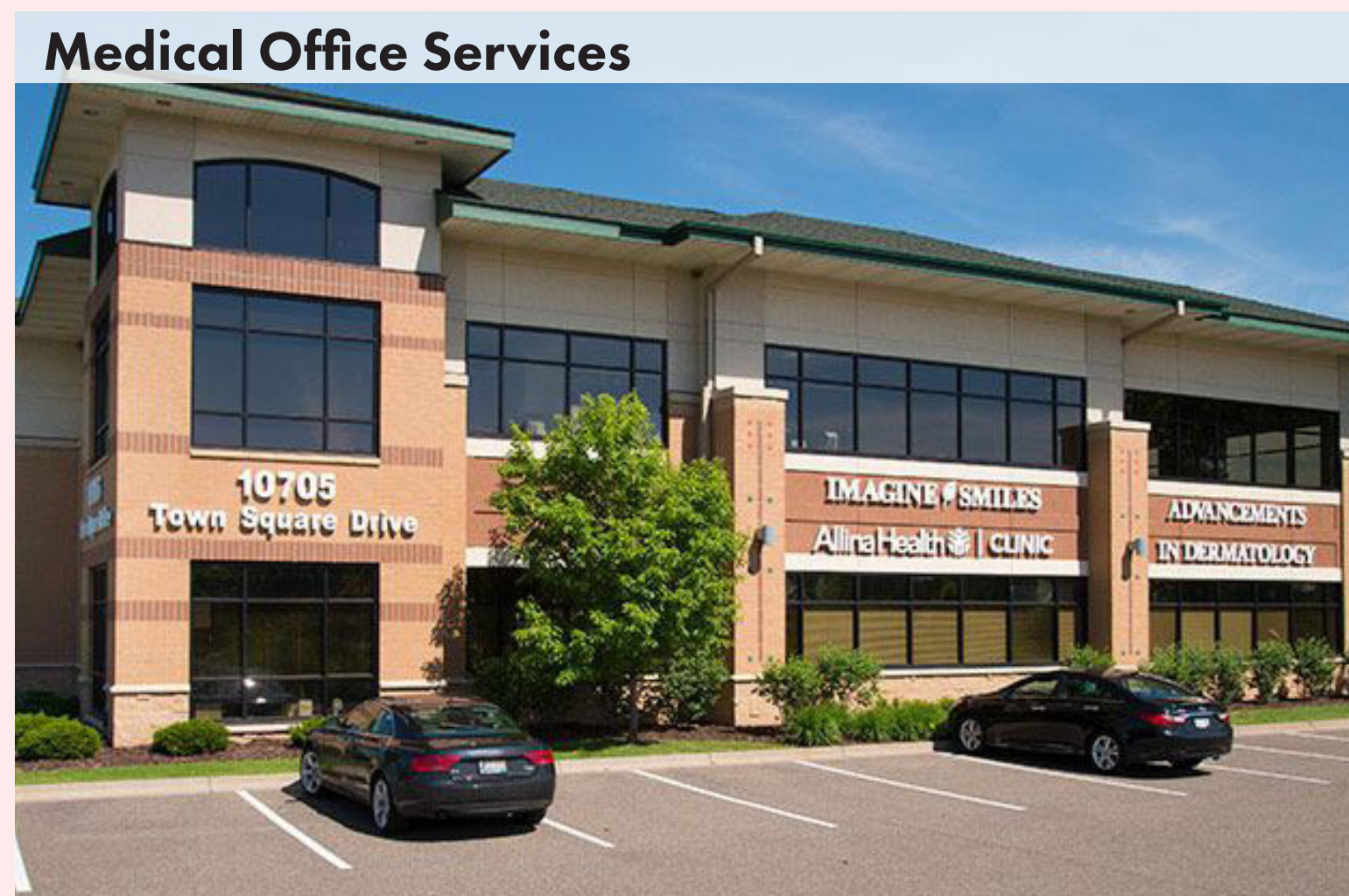
Insurance Services



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



Example Imagery

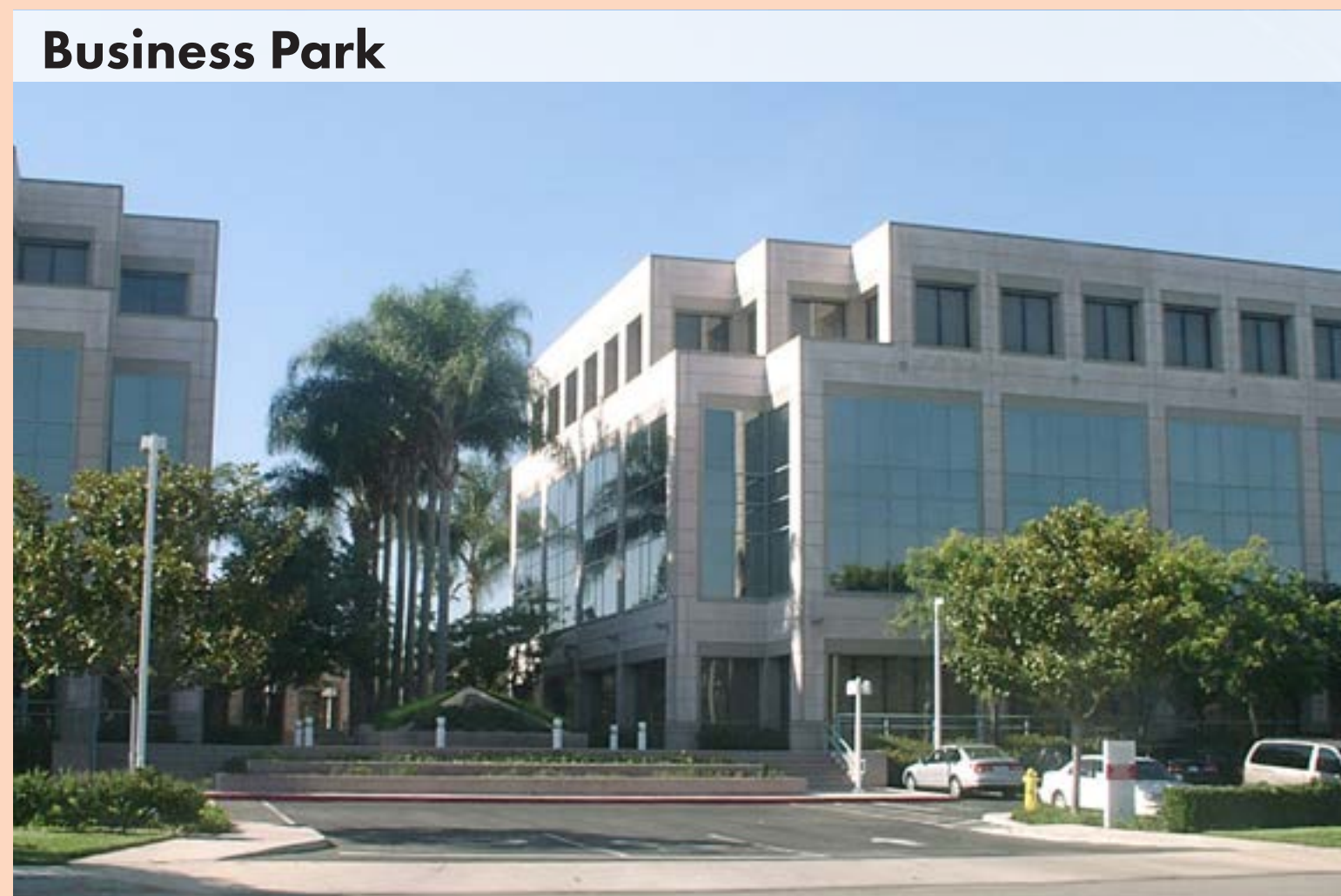
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BP Business Park 0.25 - 0.60 FAR

Description

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

Business Park



Business Park



Business Park



Business Park



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. Also provides a suitable location for start-up businesses and "maker" spaces for breweries, arts & crafts, clothing, food and similar small-scale industries.

Industrial Flex (Brewery)



Industrial Flex / Supporting Retail



Warehouse



Light Industrial



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.

Neighborhood Park



Public Park



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.

Conservation Area



Conservation Area



PF Public Facilities 0.60 FAR

Description

Civic uses such as City administrative buildings and schools.

Elsinore High School



Ronald Reagan Elementary School



Bundy Canyon Borrow Pit

