

**Envision Wildomar 2040: Land Use Conversion Table**

Draft: 4/3/23

Current GP		Density	Proposed GP		
Designation	Description		Designation	Description	Density
Residential			Residential		
RM: Rural Mountainous	Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited 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.	10 ac min	RM: Rural Mountainous	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.	1 du/10 acres <del>10 ac min</del>
RR: Rural Residential	Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.	5 ac min	LLR: Large Lot Residential	Single-family <del>detached</del> residences with a minimum lot size of at least 5 acres in size. Allows <del>limited</del> animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.	1 du/5 acres <del>5 ac min</del>
EDR: Estate Density Residential	Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.	0.2 - 0.5 du/ac	EDR: Estate Density Residential	Single-family detached residences on large parcels of 2 to 5 acres <b>in size. Agriculture and animal keeping is allowed.</b>	1 du/2 - 5 acres <del>0.2 - 0.5 du/ac</del>
EDR-RC: Estate Density Residential - Rural Community	Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.	0.2 - 0.5 du/ac			
VLDR: Very Low Density Residential	Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged	0.5 - 1 du/ac	VLDR: Very Low Density Residential	Single-family detached residences on large parcels of 1-2 acres <b>in size. Agriculture and animal keeping is allowed.</b>	1 du/1 - 2 acres <del>0.5 - 1 du/ac</del>
VLDR - RC: Very Low Density Residential - Rural Community	Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.	0.5 - 1 du/ac			
LDR: Low Density Residential	Single-family detached residences on large parcels of ½ to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.	1 - 2 du/ac	LDR: Low Density Residential	Single-family detached residences on large parcels of 1/2 to 1 acre <b>in size. Agriculture and animal keeping is allowed.</b>	1 - 2 du/ac
LDR - RC: Low Density Residential - Rural Community	Single-family detached residences on large parcels of ½ to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.	1 - 2 du/ac			
MDR: Medium Density Residential	Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.	2-5 du/ac	MDR: Medium Density Residential	Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.	2 - 5 du/ac
MHDR: Medium High Density Residential	Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.	5-8 du/ac	MHDR: Medium High Density Residential	Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.	5-8 du/ac
HDR: High Density Residential	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .	8-14 du/ac	HDR: High Density Residential	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .	8-14 du/ac
VHDR: Very High Density Residential	Single-family attached residences and multi-family dwellings.	14-20 du/ac	VHDR: Very High Density Residential	Single-family <b>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.</b>	14-20 du/ac
HHDR: Highest Density Residential	Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.	20+ du/ac	HHDR: Highest Density Residential	Multi-family <b>attached residences, including townhouses, condominiums apartments, and stacked flats. Multi-storied (3+) structures are allowed.</b>	20-30 du/ac
Commercial			Commercial		
CO: Commercial Office	Variety of office related uses including financial, legal, insurance and other office services.	0.35 - 1.0 FAR	CO: Commercial Office	Variety of office related uses including financial, legal, insurance and other office services.	0.35 - 1.0 FAR
CR: Commercial Retail	Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve the County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.	0.20 - 0.35 FAR	CR: Commercial Retail	Local and regional serving <b>commercial/</b> retail and service uses.	0.20 - 0.35 FAR

Mixed Use			Mixed Use		
MUPA: Mixed Use Planning Area	This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.	-	MUL: Mixed Use Low	This designation provides for neighborhood-serving goods and services and residential uses in a mixed-use format (vertical or horizontal).	5 du/acre to 30 u/acre for residential portion; 1.0 FAR
			MUH: Mixed Use High	This designation is applied <del>throughout the City with a minimum lot size of 2 acres. areas outside of Community Centers.</del> The intent of this designation is <del>not to require identify a particular mixture or intensity of land uses, but to designate areas,</del> including multi-family residential (30-50%), and commercial/office/entertainment/educational and/or recreational uses in a mixed-use format (i.e., master planned).	30 du/acre to 40 u/acre for multi-family portion; 2.0 FAR
Industrial			Industrial		
BP: Business Park	Employee intensive uses, including research & development, technology centers, corporate offices, “clean” industry and supporting retail uses.	0.25 - 0.60 FAR	BP: Business Park	Employee intensive uses, including research & development, technology centers, corporate offices, “clean” industry and supporting retail uses.	0.25 - 0.60 FAR
LI: Light Industrial	Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses .	0.25 - 0.60 FAR	LI: Light Industrial	Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. <b>Also provides a suitable location for start-up businesses and “maker” spaces for breweries, arts &amp; crafts, clothing, food and similar small-scale industries.</b>	0.25 - 0.60 FAR
Other			Other		
OS - R: Open Space Recreation	Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.	N/A	OS - R: Open Space Recreation	Recreational uses, including <b>but not limited to, public/private</b> parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.	N/A
OS - CH: Open Space Conservation Habitat	Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans.	N/A	OS - CH: Open Space Conservation Habitat	Applies to public and private lands conserved and managed in accordance with adopted Multiple Species Habitat and other Conservation Plans.	N/A
PF: Public Facilities	Civic uses such as County administrative buildings and schools.	0.60 FAR	PF: Public Facilities	Civic uses such as <del>County</del> <b>City</b> administrative buildings and schools.	0.60 FAR