

**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<br><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<br><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 <del>in size</del> . Agriculture and animal keeping is <del>not</del> allowed.   | 1 du/2 - 5 acres<br><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 <del>in size</del> . Agriculture and animal keeping is <del>not</del> allowed.  | 1 du/1 - 2 acres<br><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 <del>in size</del> . Agriculture and animal keeping is <del>not</del> allowed.  | 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, including townhouses, stacked flats, courtyard homes, patio homes, <del>townhouses</del> , and zero lot line homes with a density range of 5 to 14 dwelling units per acre.   | 5-14 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 <del>and multi-family</del> attached <del>and detached</del> 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.   | 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 <del>attached residences</del> , including townhouses, condominiums, apartments, and stacked flats. Multi-storied (3+) structures are allowed.   | 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 <del>commercial</del> /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  |