

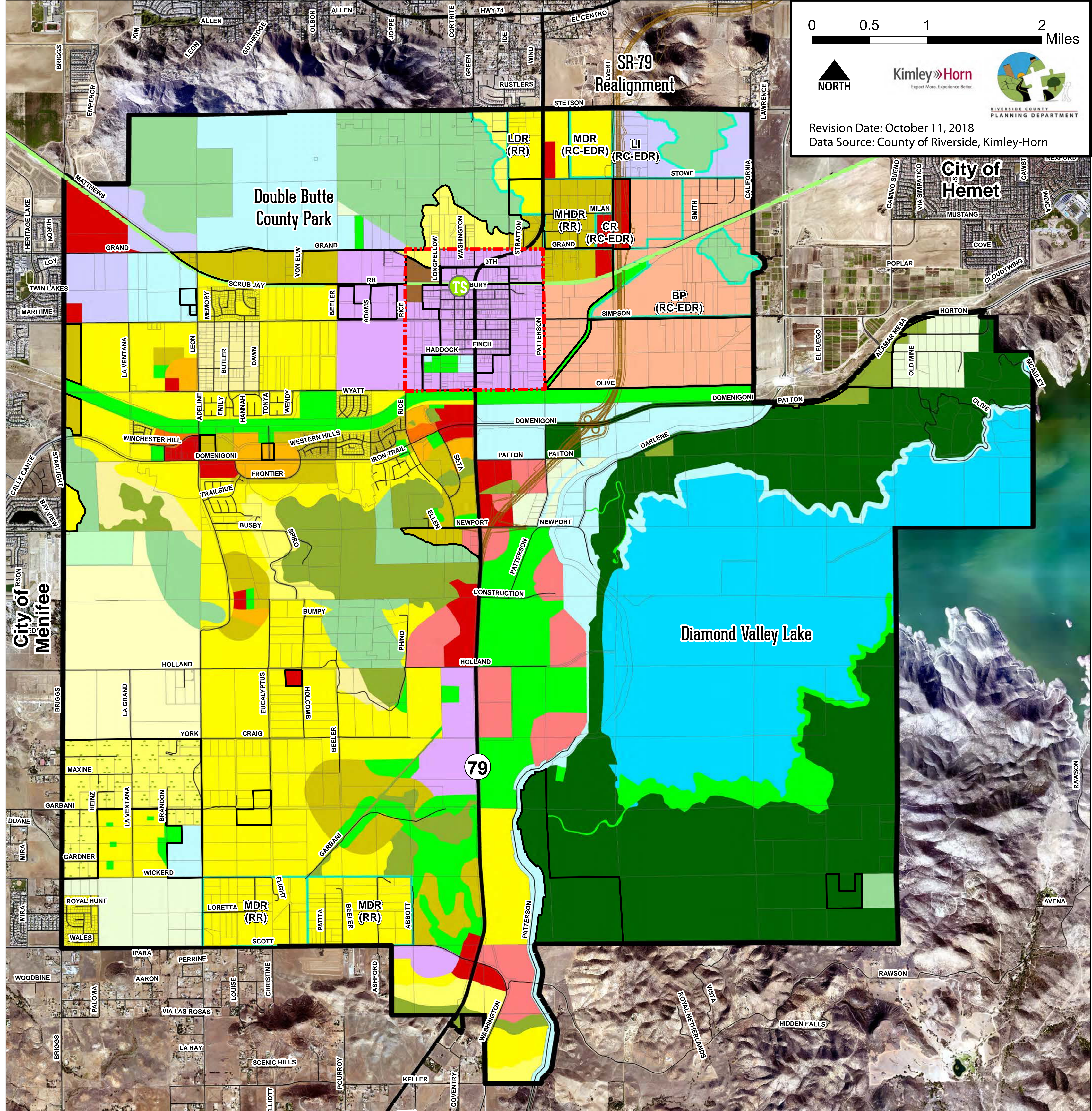
0 0.5 1 2 Miles

**NORTH**

**Kimley Horn**  
Expect More. Experience Better.

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Revision Date: October 11, 2018  
Data Source: County of Riverside, Kimley-Horn



## Winchester Community Plan (GPA No. 1207) Draft Land Use Plan with Updates

|   |   |  |  |
|---|---|--|--|
| Winchester Community Plan Boundary        | <b>Rural Foundation Component</b>           | <b>Open Space Foundation Component</b>               | High Density Residential (HDR) [8 - 14 DU/AC]        |
| Proposed Land Use Amendment               | Rural Residential (RR) [5 AC Min]           | Conservation (OS-C)                                  | Very High Density Residential (VHDR) [14 - 20 DU/AC] |
| Proposed Foundation Component Amendments  | Rural Mountainous (RM) [10 AC Min]          | Conservation Habitat (OS-CH)                         | Highest Density Residential (HHDR) [20+ DU/AC]       |
| Downtown Core Area*                       | <b>Rural Community Foundation Component</b> | Water (OS-W)   | Commercial Retail (CR) [0.20 - 0.35 FAR]             |
| Railroad Tracks                           | Rural Community - EDR (RC-EDR) [2 AC Min]   | Open Space Recreation (OS-R)                         | Commercial Tourist (CT) [0.20 - 0.35 FAR]            |
| Potential Future Transit Station Location | Rural Community - VLDR (RC-VLDR) [1 AC Min] | Rural (OS-RUR)                                       | Commercial Office (CO) [0.35 - 1.0 FAR]              |
|   | Rural Community - LDR (RC-LDR) [1/2 AC Min] | <b>Community Development Foundation Component</b>    | Light Industrial (LI) [0.25 - 0.60 FAR]              |
|   |   | Estate Density Residential (EDR) [2 AC Min]          | Heavy Industrial (HI) [0.15 - 0.50 FAR]              |
|   |   | Very Low Density Residential (VLDR) [1 AC Min]       | Business Park (BP) [0.25 - 0.60 FAR]                 |
|   |   | Low Density Residential (LDR) [1/2 AC Min]           | Public Facilities (PF) [≤ 0.60 FAR]                  |
|   |   | Medium Density Residential (MDR) [2 - 5 DU/AC]       | Community Center (CC) [5 - 40 DU/AC, 0.10-0.3 FAR]   |
|   |   | Medium High Density Residential (MHDR) [5 - 8 DU/AC] | Mixed Use Planning Area (MUA)                        |

\*Note: Potential overlay area for parks sites.