

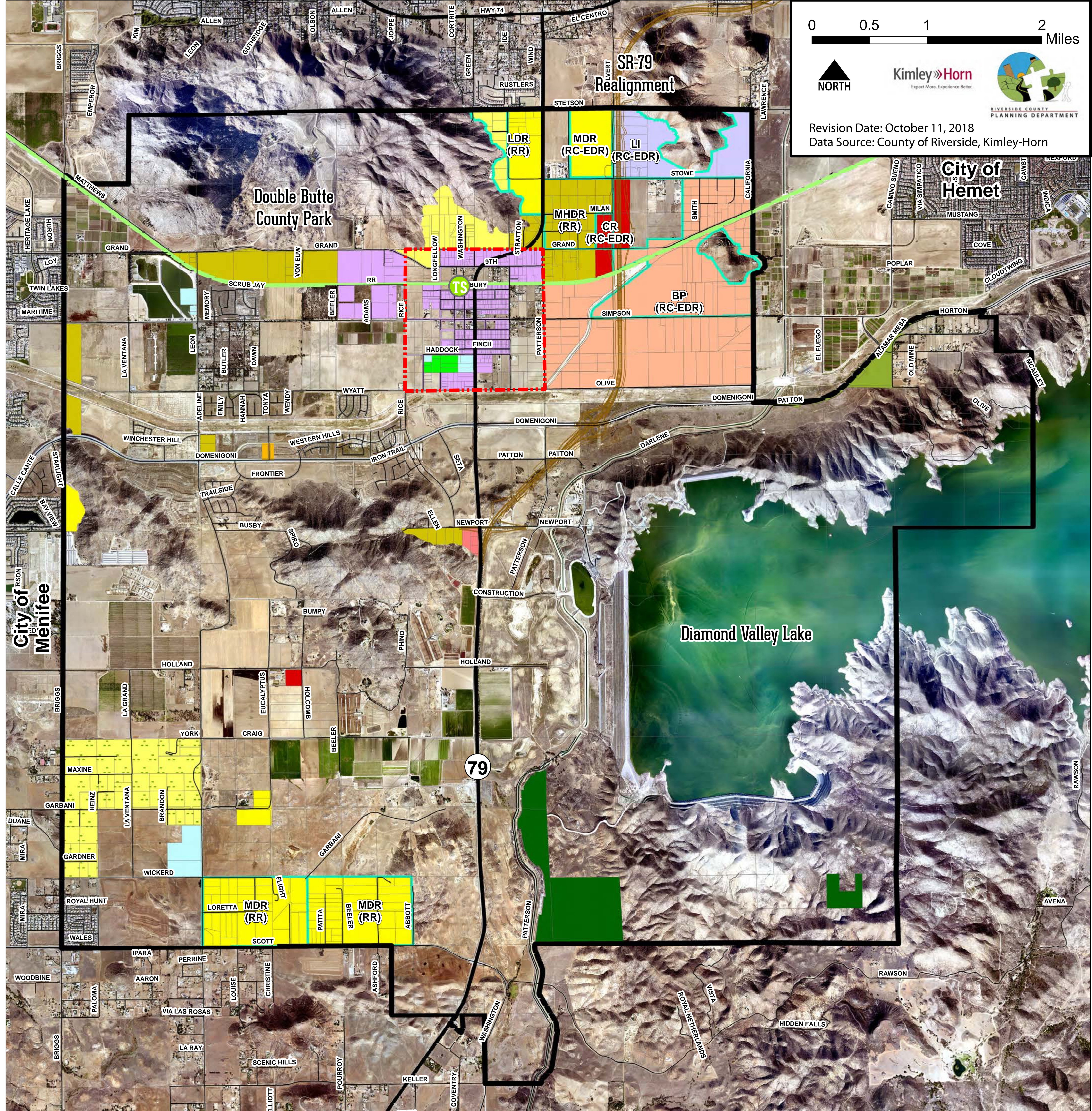
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NORTH

Kimley Horn
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RIVERSIDE COUNTY PLANNING DEPARTMENT

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



Winchester Community Plan (GPA No. 1207) Proposed Land Use Designation Changes

Winchester Community Plan Boundary	Rural Foundation Component	Open Space Foundation Component	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*	Rural Community Foundation Component	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]	Community Development Foundation Component	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.