



Policies:

HVWAP 3.1 Encourage mixed land uses within the Winchester Policy area that promote the surrounding recreation, employment, and transit opportunities.

HVWAP 3.2 Recognize the community desire for future development projects within the Winchester Policy Area to reflect a western design theme.

HVWAP 3.3 Require a master plan, specific plan, or other device prior to new improvements, to guide the pattern and form of new development. The master plan or specific plan shall cover the development of the entire Community Center Overlay land use designation and address the Western design theme, development standards, street scene, access, the relationship to surrounding properties, signage, and parking.



HVWAP 3.4 Permit existing uses and development to conform to the underlying land use designations as specified on Figure 3, Land Use Plan, until such time as the master plan or specific plan is adopted.

Green Acres

Green Acres is a semi-rural community located at the junction of State Route 74 and 79, surrounded by low density residential, mountainous, and agricultural uses. The intent of this policy area is to preserve the historic rural and agricultural character of this community, and preserve the residents' ability to keep animals on appropriately sized lots.

Policies:



HVWAP 4.1 Allow for lot sizes within the residential land use designation that accommodate limited animal keeping per the Riverside County Zoning Ordinance.

Specific Plans

Specific plans are identified in this section because detailed study and development direction is provided in each plan. Please refer to Table 3, Adopted Specific Plans in the Harvest Valley/Winchester area, for specific plan names or numbers that are located in the Harvest Valley/Winchester Area Plan.

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.



The authority for preparation of specific plans is found in the California Government Code, Sections 65450 through 65457.