CURRENT

GRAPHIC SCALE
0 300 600 1200
(IN FEET)
1 inch = 600 ft.

Land Use Categories

RESIDENTIAL

CR	COMPACT RESIDENTIAL (12–32 dwelling units/acre)
HDR	HIGH DENSITY RESIDENTIAL (12–16 dwelling units/acre) (8–16 dwelling units/acre Station Area Plan)
MHR	MEDIUM–HIGH DENSITY RESIDENTIAL (8–12 dwelling units/acre)
MHP	MOBILE HOME PARK (8–12 dwelling units/acre)
VR	VILLAGE RESIDENTIAL/MEDIUM DENSITY RESIDENTIAL (5–8 dwelling units/acre)
SR	SURROUNDING RESIDENTIAL/LOW–MEDIUM DENSITY RESIDENTIAL (3–6 dwelling units/acre)
ER	ESTATE RESIDENTIAL/LOW DENSITY RESIDENTIAL (0.2–3 dwelling units/acre)
RR	RURAL RESIDENTIAL/VERY LOW DENSITY RESIDENTIAL (0–0.2 dwelling units/acre)

MIXED USE

BMU	BOULEVARD MIXED USE
RMU	REGIONAL MIXED USE
NC	NEIGHBORHOOD CENTER/MIXED USE
TC	TOWN CENTER/MIXED USE

COMMERCIAL/INDUSTRIAL

RC	RETAIL COMMERCIAL
SC	SERVICE COMMERCIAL
GC	GATEWAY COMMERCIAL
GB	GENERAL BUSINESS
LI	LIGHT INDUSTRIAL
HI	HEAVY INDUSTRIAL

PARKS/OPEN SPACE

OS	OPEN SPACE
P	PARKS

PUBLIC/QUASI–PUBLIC/INSTITUTIONAL

PQ	CEMETARY/SCHOOL/WASTEWATER TREATMENT PLANT

Map Legend

- Town Boundary
- Urban Growth Boundary
- Sphere of Influence
- Station Area Plan Boundary
- Agricultural Buffer Area
- Active Use Frontage Overlay
- Entertainment Overlay
- Office Overlay
- MHR — Medium High Density Overlay
- Activity Center
- Cemetery
- Hotel/Resort also Permitted
- Park
- School
- WWTP — Wastewater Treatment Plant

*NOTES:
1. High Intensity Areas and Special Planning Areas are shown on Figure 4–2 of the General Plan.
2. Airport Referral Area Boundary is shown on the Zoning Map.
3. Windsor Station Area/Downtown Specific Plan Adopted January 18, 2012.

DATE:	May 25, 2000
REVISIONS:	
	JANUARY 21, 2002
	APRIL 30, 2003
	NOVEMBER 1, 2005
	AUGUST 2, 2011
	MARCH 6, 2013

Water Reclamation Lands

Russian River Well Lands

Shiloh Ridge Water Facilities

Coastland Civil Engineering, Inc.
1400 Neotomas Avenue, Santa Rosa, CA 95405
707.571.8005 707.571.8037 Fax

TOWN OF WINDSOR
Sonoma County, California

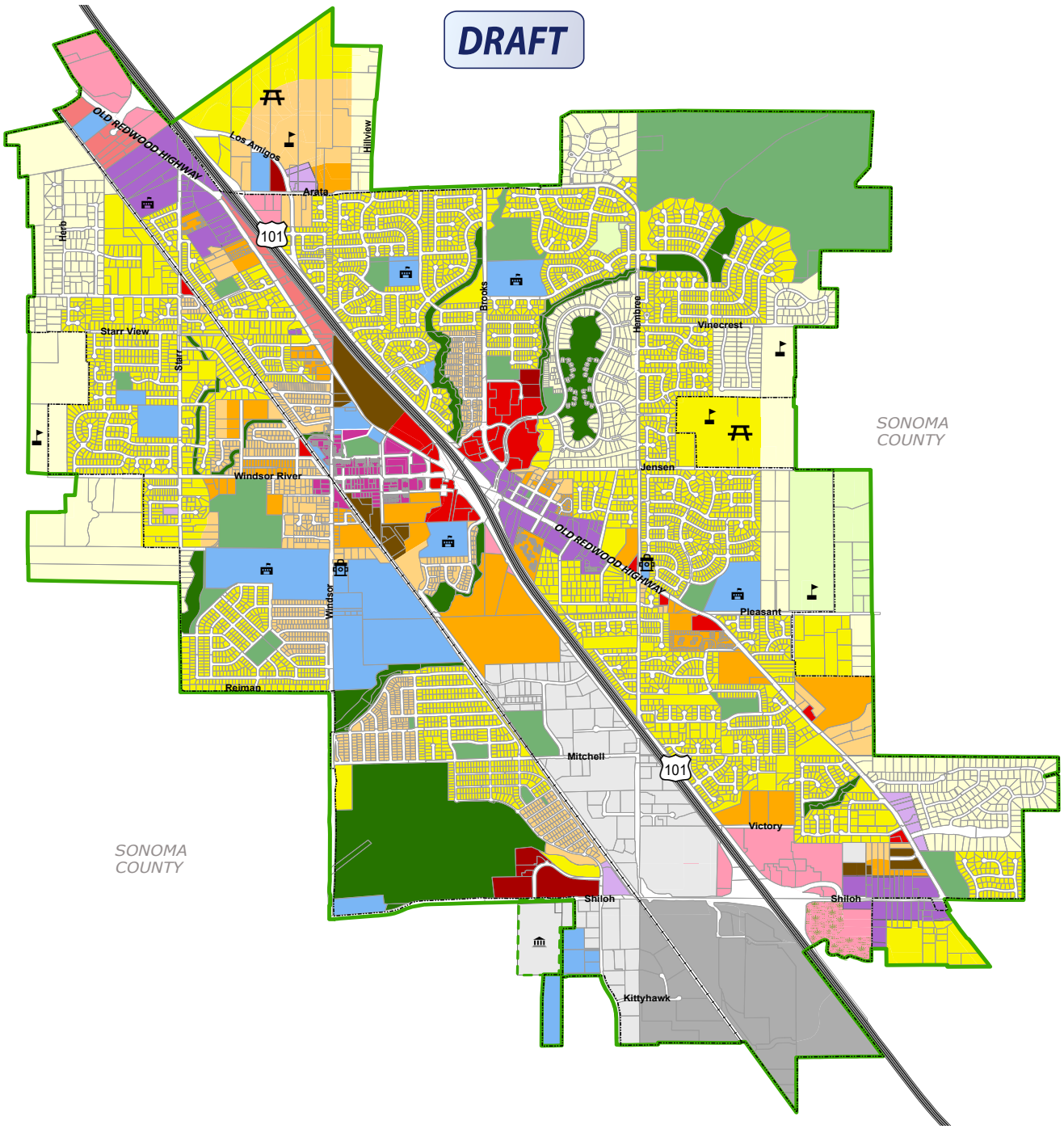
TOWN OF WINDSOR

GENERAL PLAN MAP

Images: Xrefs: win-base.dwg
Path: G:\2003 Town of Windsor\02083-8410900 Windsor Planning Maps\06-CAD\Figures\GENERAL PLAN 2013.dwg Layout Name: 36x48 Plot Date: Mar 15, 2013 at 09:48 am

PROPOSED

Figure LU-1: General Plan Land Use Diagram



- Urban Growth Boundary
- Potential Addition to the Urban Growth Boundary
- Town Limits
- Potential Wetland
- Potential Junior College Expansion Site
- Potential School Site (Approximately 10 acres)
- Existing School Sites
- Fire Station
- Proposed Park

Residential

- Rural Residential (RR) 0.0-0.2 DU/Ac
- Estate Residential (ER) 0.2-3.0 DU/Ac
- Very Low Density (VLDR) 3.0-6.0 DU/Ac
- Low Density (LDR) 5.0-8.0 DU/Ac
- Medium Density (MDR) 8.0-16.0 DU/Ac
- High Density (HDR) 16.0-32.0 DU/Ac

Commercial/Mixed-Use

- Retail Commercial (RC) 0.0-16.0 DU/Ac I 0.0-0.8 FAR (1.5 FAR for residential mixed use)
- Service Commercial (SC) 0.0-0.8 FAR
- Gateway Commercial (GC) 0.0-0.8 FAR
- General Business (GB) 0.0-12.0 DU/Ac I 0.0-1.0 FAR
- Town Center Mixed Use (TCMU) 16.0-32.0 DU/Ac I 0.75-2.5 FAR
- Boulevard Mixed Use (BMU) 16.0-32.0 DU/Ac I 0.50-2.0 FAR
- Neighborhood Commercial Mixed Use (NCMU) 8.0-16.0 DU/Ac I 0.25-1.5 FAR

Industrial

- Light Industrial (LI) 0.0-0.5 FAR
- Heavy Industrial (HI) 0.0-0.5 FAR

Public and Resource

- Parks and Recreation (PR) 0.0-0.1 FAR
- Open Space (OS) 0.0-0.05 FAR
- Public/Quasi-Public (PQP) 0.0-1.0 FAR

0 0.25 0.5 0.75 1 1.25 1.5 1.75 Miles

Data Source: Town of Windsor; 2016

Date: 10-03-2017

Note: Please see Figure LU-2, which shows Community Places within Windsor where specific policies apply.