

# Murrieta Zoning Map

Adopted: July 7, 2020  
Effective: August 7, 2020

## ZONING LEGEND

### RESIDENTIAL

- RURAL RESIDENTIAL (RR)  
BASE DENSITY MIN. LOT SIZE  
0-0.4 du/ac 2.5 ac
- ESTATE RESIDENTIAL 1 (ER-1)  
BASE DENSITY MIN. LOT SIZE  
0.5-1.0 du/ac 1 ac
- ESTATE RESIDENTIAL 2 (ER-2)  
BASE DENSITY MIN. LOT SIZE  
1.1-2.0 du/ac 5 ac
- ESTATE RESIDENTIAL 3 (ER-3)  
BASE DENSITY MIN. LOT SIZE  
2.0-3.0 du/ac 10,000 s.f.
- SINGLE-FAMILY 1, RESIDENTIAL (SF-1)  
BASE DENSITY MIN. LOT SIZE  
2.1-5.0 du/ac 3.5 du/ac - 7,200 s.f.
- SINGLE-FAMILY 2, RESIDENTIAL (SF-2)  
BASE DENSITY MIN. LOT SIZE  
5.1-10.0 du/ac 5,000 s.f.
- MULTI-FAMILY 1, RESIDENTIAL (MF-1)  
BASE DENSITY MIN. LOT SIZE  
10.1-15.0 du/ac 5 acres
- MULTI-FAMILY 2, RESIDENTIAL (MF-2)  
BASE DENSITY MIN. LOT SIZE  
15.1-18.0 du/ac 5 acres
- MULTI-FAMILY 3, RESIDENTIAL (MF-3)  
BASE DENSITY MIN. LOT SIZE  
30 du/ac 5 acres

### COMMERCIAL

- NEIGHBORHOOD COMMERCIAL (NC)
- COMMUNITY COMMERCIAL (CC)
- REGIONAL COMMERCIAL (RC)

### OFFICE

- OFFICE (O)
- OFFICE RESEARCH PARK (ORP)

### BUSINESS PARK

- BUSINESS PARK (BP)

### INNOVATION

- INNOVATION (INN)

### INDUSTRIAL

- GENERAL INDUSTRIAL (GI)
- GENERAL INDUSTRIAL - A (GIA)

### INSTITUTIONAL

- CIVIC/INSTITUTIONAL (CI)

### PARKS AND OPEN SPACE

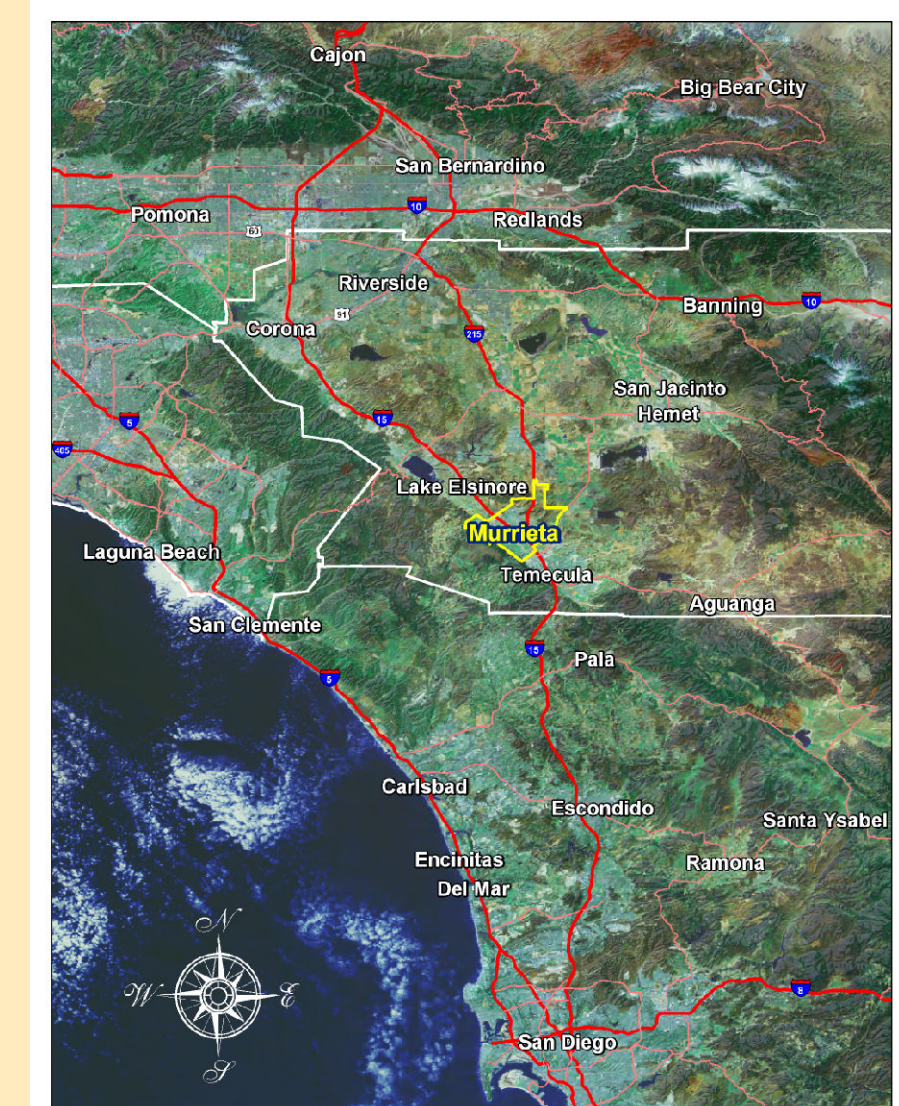
- PARKS & RECREATION (PR)
- OPEN SPACE (OS)

### ADDITIONAL FEATURES LEGEND

- Specific Plan Boundary
- City Limits
- Sphere of Influence Boundary
- Creeks
- Transit Oriented Development Overlay

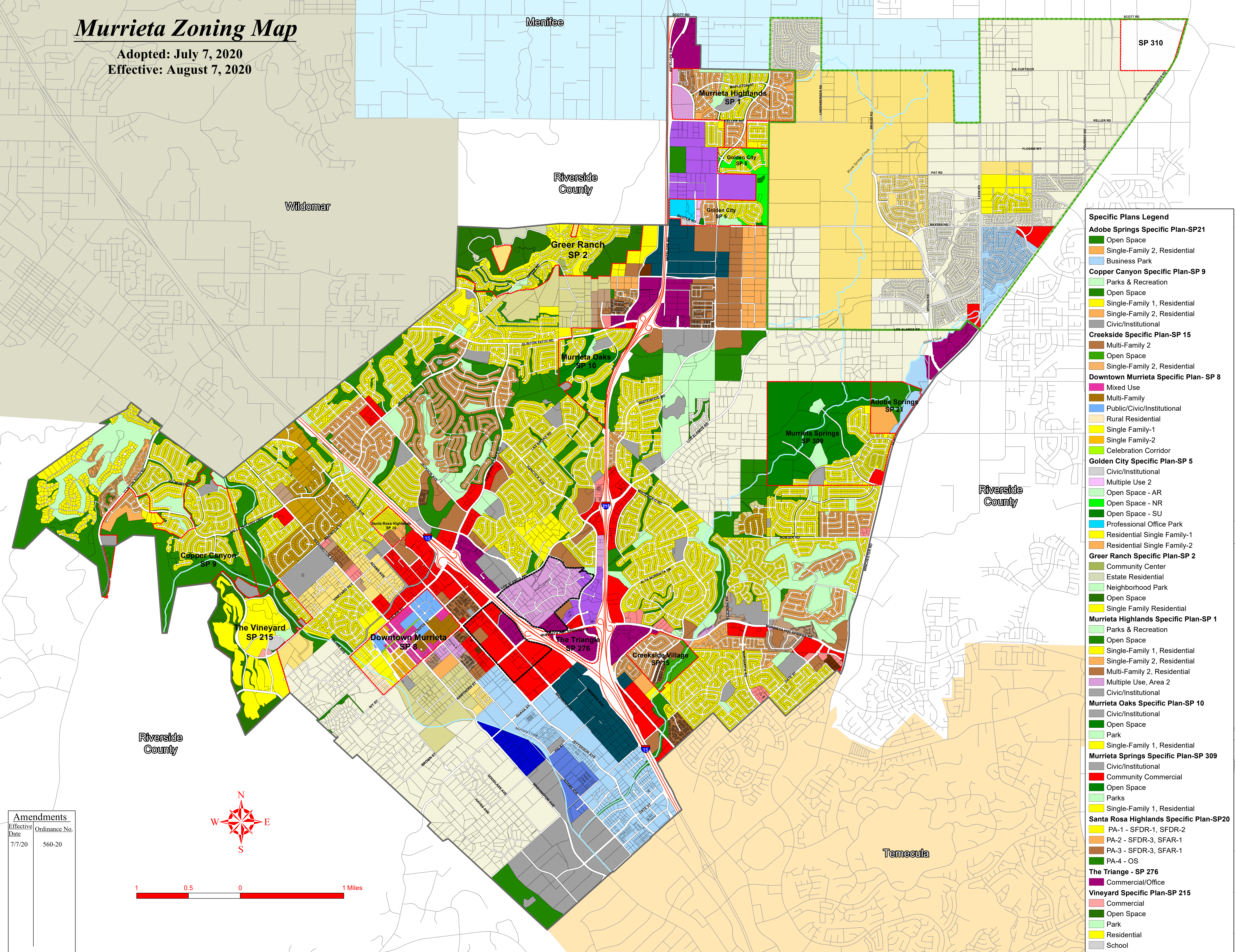
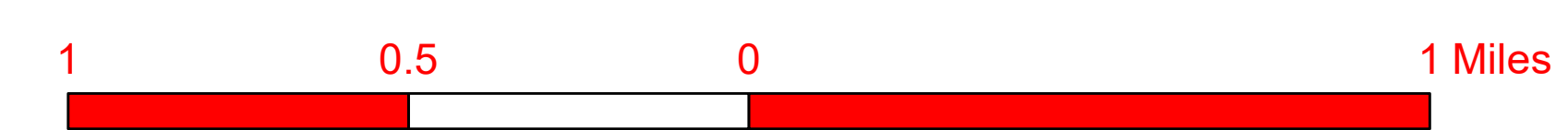
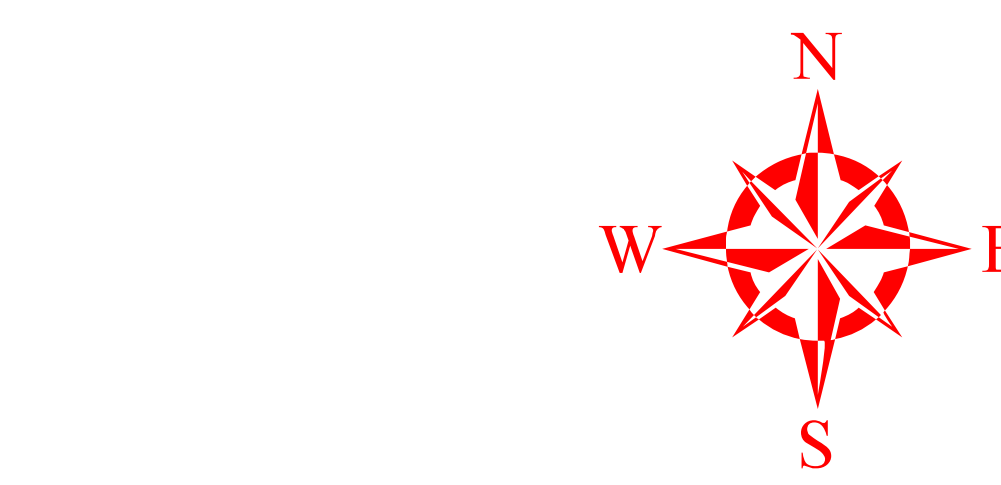
### SURROUNDING MUNICIPALITIES

- CITYNAME
- Menifee
  - Temecula
  - Wildomar
  - Riverside County



This map is a public resource of general information. The feature data provided on this map represents the most accurate zoning and parcel information available at the most recent date of revision. In the event of a conflict between the zoning information on this map and an adopted City Resolution or ordinance, the Resolution or ordinance shall govern. The City of Murrieta and Riverside County makes no warranty, representation or guaranty as to the content, accuracy, or completeness of any information provided herein. City of Murrieta shall assume no liability for any errors, omissions, or inaccuracies in the information provided and is not responsible for any claims, losses or damages resulting from the use of map.

Amendments	
Effective Date	Ordinance No.
7/7/20	560-20



## Specific Plans Legend

- Adobe Springs Specific Plan-SP21
  - Open Space
  - Single-Family 2, Residential
  - Business Park
- Copper Canyon Specific Plan-SP 9
  - Parks & Recreation
  - Open Space
  - Single-Family 1, Residential
  - Single-Family 2, Residential
  - Civic/Institutional
- Creekside Specific Plan-SP 15
  - Multi-Family 2
  - Open Space
  - Single-Family 2, Residential
- Downtown Murrieta Specific Plan- SP 8
  - Mixed Use
  - Multi-Family
  - Public/Civic/Institutional
  - Rural Residential
  - Single Family-1
  - Single Family-2
  - Celebration Corridor
- Golden City Specific Plan-SP 5
  - Civic/Institutional
  - Multiple Use 2
  - Open Space - AR
  - Open Space - NR
  - Open Space - SU
  - Professional Office Park
  - Residential Single Family-1
  - Residential Single Family-2
- Greer Ranch Specific Plan-SP 2
  - Community Center
  - Estate Residential
  - Neighborhood Park
  - Open Space
  - Single Family Residential
- Murrieta Highlands Specific Plan-SP 1
  - Parks & Recreation
  - Open Space
  - Single-Family 1, Residential
  - Single-Family 2, Residential
  - Multi-Family 2, Residential
  - Multiple Use, Area 2
  - Civic/Institutional
- Murrieta Oaks Specific Plan-SP 10
  - Civic/Institutional
  - Open Space
  - Park
  - Single-Family 1, Residential
- Murrieta Springs Specific Plan-SP 309
  - Civic/Institutional
  - Community Commercial
  - Open Space
  - Parks
  - Single-Family 1, Residential
- Santa Rosa Highlands Specific Plan-SP20
  - PA-1 - SFDR-1, SFDR-2
  - PA-2 - SFDR-3, SFAR-1
  - PA-3 - SFDR-3, SFAR-1
  - PA-4 - OS
- The Triangle - SP 276
  - Commercial/Office
- Vineyard Specific Plan-SP 215
  - Commercial
  - Open Space
  - Park
  - Residential
  - School