



# Murrieta Zoning Map

Adopted: July 7, 2023

Effective: July 7, 2023

## ZONING LEGEND

### RESIDENTIAL

- RURAL RESIDENTIAL (RR)  
BASE DENSITY MIN. LOT SIZE  
0.1-0.4 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  
2.1-3.0 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 1 acres
- MULTI-FAMILY 2, RESIDENTIAL (MF-2)  
BASE DENSITY MIN. LOT SIZE  
15.1-18.0 du/ac 1 acres
- MULTI-FAMILY 3, RESIDENTIAL (MF-3)  
BASE DENSITY MIN. LOT SIZE  
18.1-29 du/ac 1 acres
- MULTI-FAMILY 4, RESIDENTIAL (MF-4)  
BASE DENSITY MIN. LOT SIZE  
30 du/ac 1 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

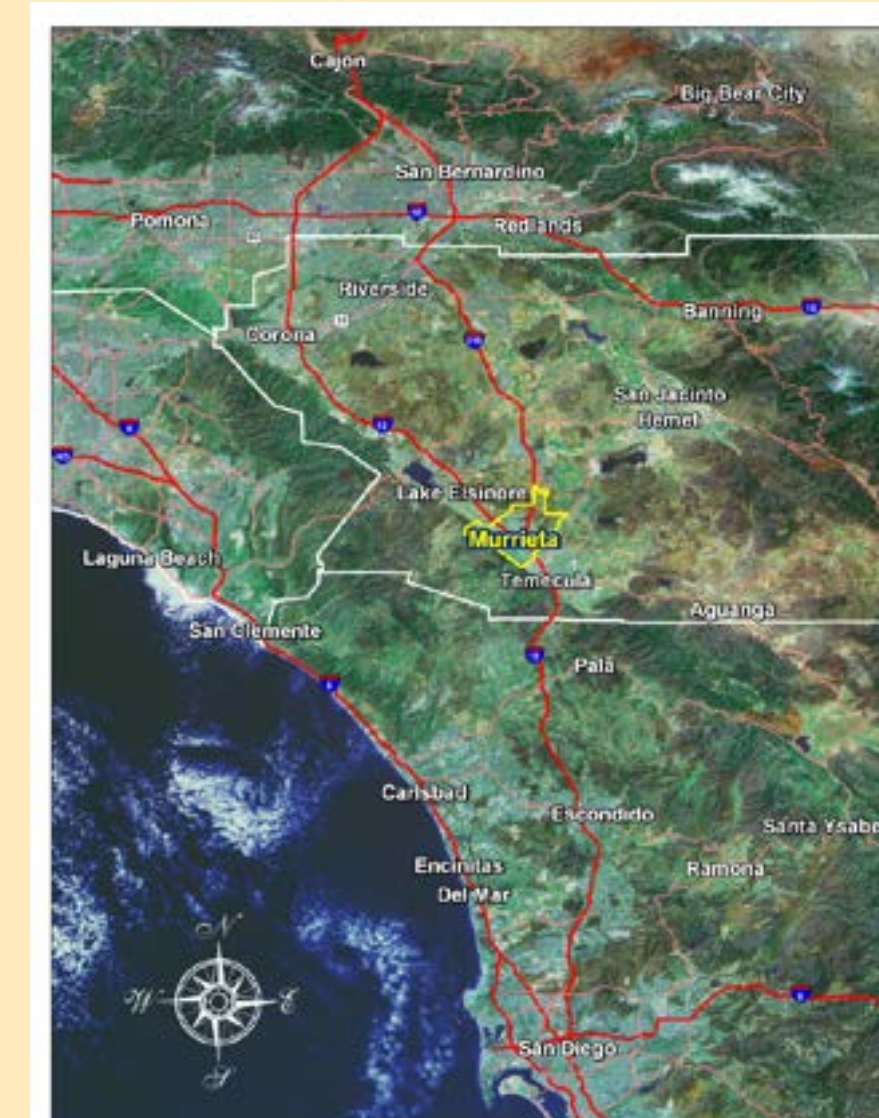
- PARKS & RECREATION (PR)
- OPEN SPACE (OS)

### 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

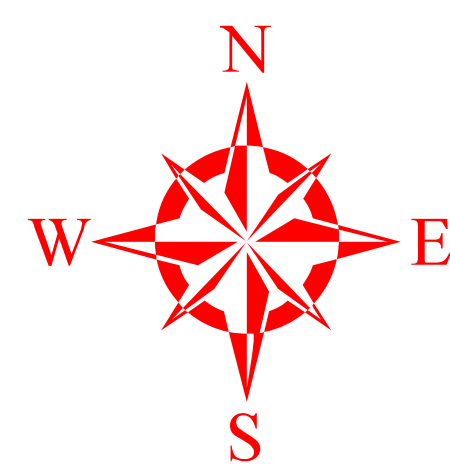


This map is a public resource of general information. The feature data provided on this map represents the most accurate zoning and parcel information available at the most recent date of revision. In the event of a conflict between the zoning information on this map and an adopted City Resolution or 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
12/7/21	569-21
7/7/23	591-23

Riverside County



1 0.5 0 1 Miles

Menifee

Riverside County

Wildomar

Greer Ranch  
SP 2

Murrieta Oaks  
SP 10

Murrieta Highlands  
SP 1

Golden City  
SP 5

Golden City  
SP 6

SP 310

Riverside County

Temecula

## Specific Plans Legend

### Adobe Springs Specific Plan-SP21

- Open Space
- Single-Family 2, Residential
- Business Park

### 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

### 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

### Greer Ranch Specific Plan-SP 2

- Community Center
- Estate Residential
- Neighborhood Park
- Open Space
- Single Family Residential

### Downtown Murrieta Specific Plan- SP 8

- Mixed Use
- Multi-Family
- Public/Civic/Institutional
- Rural Residential
- Single Family-1
- Single Family-2
- Celebration Corridor

### 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 Hills Specific Plan-SP 4

- Single-Family Residential
- Executive Single-Family Residential
- Community Commercial
- Mixed-Use
- Open Space 1
- Open Space 2
- Open Space 3
- Circulation
- Freeway Right of Way

### 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

### 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