



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)

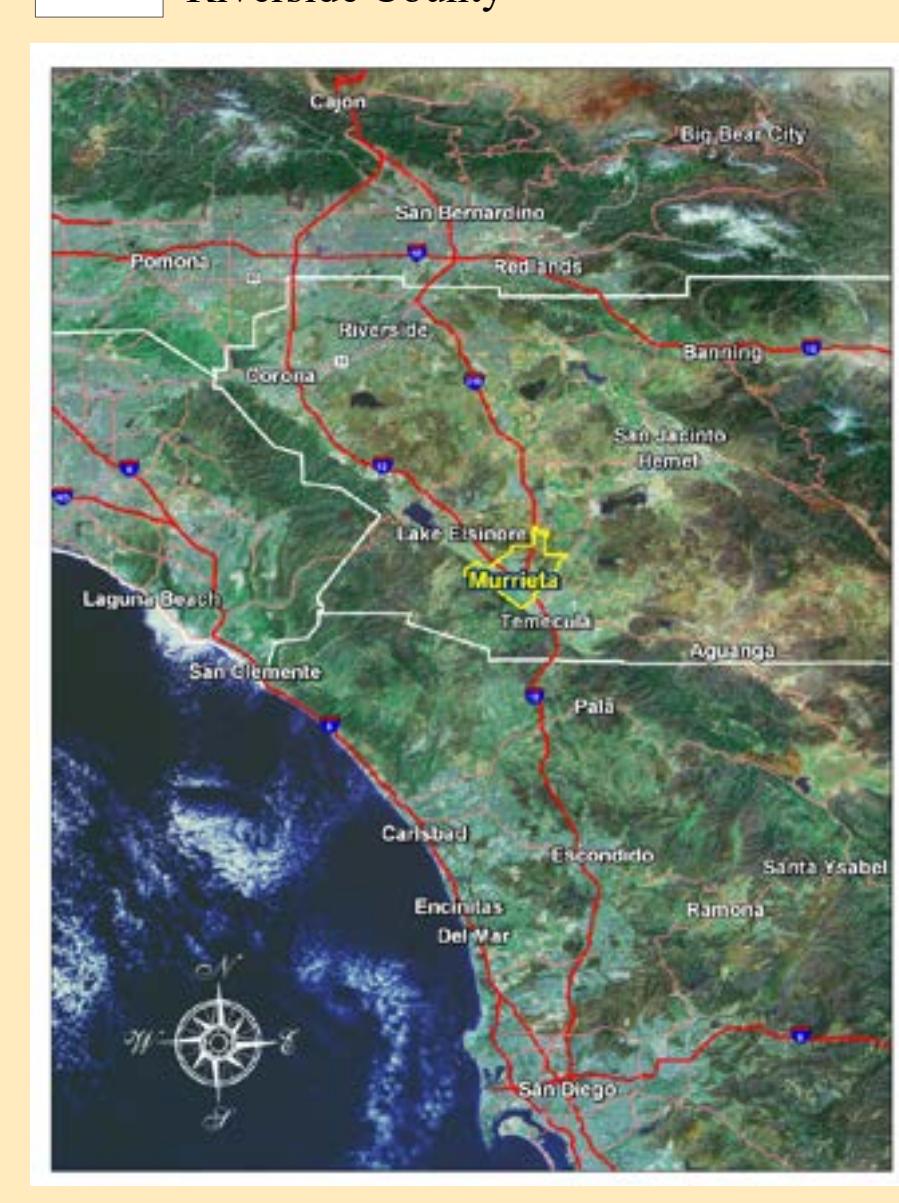
ADDITIONAL FEATURES LEGEND

Specific Plan Boundary
City Limits
Sphere of Influence Boundary
Creeks

TRANSIT ORIENTED DEVELOPMENT OVERLAY

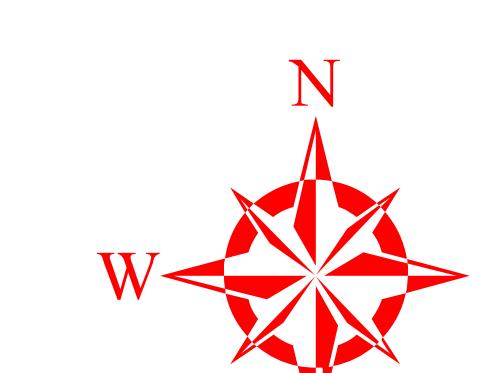
SURROUNDING MUNICIPALITIES

CITY/NAME
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 planning information available at the time of its creation. In the event of a conflict between the zoning information on this map and an adopted City Resolution or ordinance, the Resolution or ordinance makes no warranty, representation or guarantee as to the content, accuracy, or completeness of any information provided herein. City of Murrieta shall assume no liability for any errors or omissions in the zoning and planning information provided and is not responsible for any claims, losses or damages resulting from the use of map.

Amendments
Effective Date 7/7/20 12/7/21 7/7/23 Ordinance No. 560-20 569-21 591-23



1 0.5 0 1 Miles

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
Greer Ranch Specific Plan-SP 2	Open Space - NR
	Open Space - SU
	Professional Office Park
	Residential Single Family-1
	Residential Single Family-2
Copper Canyon Specific Plan-SP 9	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 2, Residential
	Civic/Institutional
Murrieta Oaks Specific Plan-SP 10	Multi-Family 2
	Open Space
	Single-Family 2, Residential
	Civic/Institutional
Murrieta Springs Specific Plan-SP 309	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
	Civic/Institutional
Murrieta Hills Specific Plan-SP 4	Mixed Use
	Multi-Family Residential
	Executive Single-Family Residential
	Community Commercial
	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
	Single-Family 1, Residential
Santa Rosa Highlands Specific Plan-SP 20	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