

CITY OF MORENO VALLEY
ZONING ATLAS
05/16/2012

COMMERCIAL	
CC	COMMUNITY COMMERCIAL
NC	NEIGHBORHOOD COMMERCIAL
O	OFFICE
OC	OFFICE COMMERCIAL
VC	VILLAGE COMMERCIAL
INDUSTRIAL	
BP	BUSINESS PARK
BPX	BUSINESS PARK MIXED USE
I	INDUSTRIAL
OPEN SPACE	
OS	OPEN SPACE
RESIDENTIAL	
HR	HILLSIDE RESIDENTIAL (DU/AC* Based on Slope Analysis)
R1	RESIDENTIAL - UP TO 1 DU/AC
RA2	RESIDENTIAL AGRICULTURE - UP TO 2 DU/AC
R2	RESIDENTIAL - UP TO 2 DU/AC
R3	RESIDENTIAL - UP TO 3 DU/AC
R5	RESIDENTIAL - UP TO 5 DU/AC
RS10	RESIDENTIAL UP TO 10 SINGLE FAM DU/AC
R10	RESIDENTIAL UP TO 10 DU/AC
R15	RESIDENTIAL UP TO 15 DU/AC
R20	RESIDENTIAL UP TO 20 DU/AC
R30	RESIDENTIAL UP TO 30DU/AC
SPECIAL DISTRICTS	
AICUZ	AIR INSTALLATION COMPATIBILITY USE OVERLAY
MUO	MEDICAL USE OVERLAY
P	PUBLIC
PAKO	PRIMARY ANIMAL KEEPING OVERLAY
MUD1	MIXED USE DISTRICT 1
MUD2	MIXED USE DISTRICT 2

SPECIFIC PLANS

SP 168 SUNNYMEAD RANCH	
CPS	SCENIC HIGHWAY CORRIDOR
P	PARK
R1	RESIDENTIAL- SINGLE FAMILY DWELLING
R1-10000	RESIDENTIAL -1DU ON MIN 10K SQFT LOT
R1-12000	RESIDENTIAL -1DU ON MIN 12K SQFT LOT
R4	PLANNED RESIDENTIAL UNITS
R5	OPEN AREA COMBINED WITH RESIDENTIAL DEVELOPMENTS

SP 193 MORENO VALLEY RANCH	
C	COMMERCIAL
CF	COMMUNITY FACILITY
CR	COMMUNITY RECREATIONAL
C or H	COMMERCIAL OR HIGH DENSITY RESIDENTIAL
C or M	COMMERCIAL OR MEDIUM DENSITY RESIDENTIAL
EQ/R	EQUESTRIAN/RECREATIONAL
GC	GOLF COURSE
H	HIGH DENSITY RESIDENTIAL
L	LOW DENSITY RESIDENTIAL
L or P	SUBURBAN RESIDENTIAL or PARK
M	MEDIUM DENSITY RESIDENTIAL
MH	MEDIUM HIGH DENSITY RESIDENTIAL
ML	MEDIUM LOW DENSITY RESIDENTIAL
NOS-A	NATURAL OPEN SPACE - A
NOS-B	NATURAL OPEN SPACE - B
P	PARK

SP 195 HIDDEN SPRINGS	
EST	VERY LOW DENSITY RESIDENTIAL
NOS	UNDISTURBED NATURAL OPEN SPACE
OS	NATURAL GREENBELT PASEOS
P	PARK
PRD	MEDIUM LOW DENSITY RESIDENTIAL
S	SCHOOL
SFD	LOW DENSITY RESIDENTIAL

SP 200 TOWNGATE	
C	COMMUNITY COMMERCIAL
H	HIGH DENSITY RESIDENTIAL
HC	HIGHWAY COMMERCIAL
L	LOW DENSITY RESIDENTIAL
M	SUBURBAN RESIDENTIAL
MH	MEDIUM HIGH RESIDENTIAL
MUC	MIXED USE COMMERCIAL
O	OFFICE
OC	OFFICE COMMERCIAL
P	PUBLIC/QUASI-PUBLIC
R4500	MEDIUM DENSITY RESIDENTIAL
R4500A	MEDIUM DENSITY RESIDENTIAL
RDB	PUBLIC FACILITIES
Regional/	
MUC	REGIONAL/MIXED-USE COMMERCIAL
S	SCHOOL

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SP 204 THE VILLAGE	
CC	COMMUNITY COMMERCIAL
P	PUBLIC
VCR	VILLAGE COMMERCIAL/RESIDENTIAL
VOR	VILLAGE OFFICE RESIDENTIAL
VR	VILLAGE RESIDENTIAL
SP 205 THE FESTIVAL	
C/OP	OFFICE PARK
OS	OPEN SPACE
R1	RESIDENTIAL
RC	RETAIL COMMERCIAL
SP 208 MORENO VALLEY INDUSTRIAL AREA	
CZ	CLEAR ZONE
I	INDUSTRIAL
ISA	INDUSTRIAL SUPPORT AREA
P	MORENO VALLEY REGIONAL WASTEWATER RECLAMATION FACILITY
SP 209 AUTO MALL	
C	COMMERCIAL
OS	OPEN SPACE
PH3 CC	COMMERCIAL
PH3 OS	OPEN SPACE
PH3 R15	RESIDENTIAL UP TO 15 DU/AC THRESHOLD 12 DU/AC

SP 212-1 MORENO HIGHLANDS	
BP	BUSINESS PARK
CC	COMMUNITY COMMERCIAL
CF	COMMUNITY FACILITY
CH	CHURCH
CM	CEMETERY
ES	ELEMENTARY SCHOOL
F	FIRE STATION
GC	GOLF COURSE
GM	GROUNDS MAINTENANCE FACILITY
HD	HIGH DENSITY RESIDENTIAL
HS	HIGH SCHOOL
LD	LOW DENSITY RESIDENTIAL
MD	MEDIUM DENSITY RESIDENTIAL
MS	MIDDLE SCHOOL
MU	MIXED USE
NC	NEIGHBORHOOD COMMERCIAL
NP	NEIGHBORHOOD PARK
OS	ENHANCED OPEN SPACE/NATURAL BUFFER
VLD	VERY LOW DENSITY RESIDENTIAL
SP 218 AQUABELLA (FORMERLY MORENO VALLEY FIELD STATION)	
C	COMMERCIAL
H	HIGH DENSITY RESIDENTIAL
HS	HIGH SCHOOL
L/M	LOW/MEDIUM DENSITY RESIDENTIAL