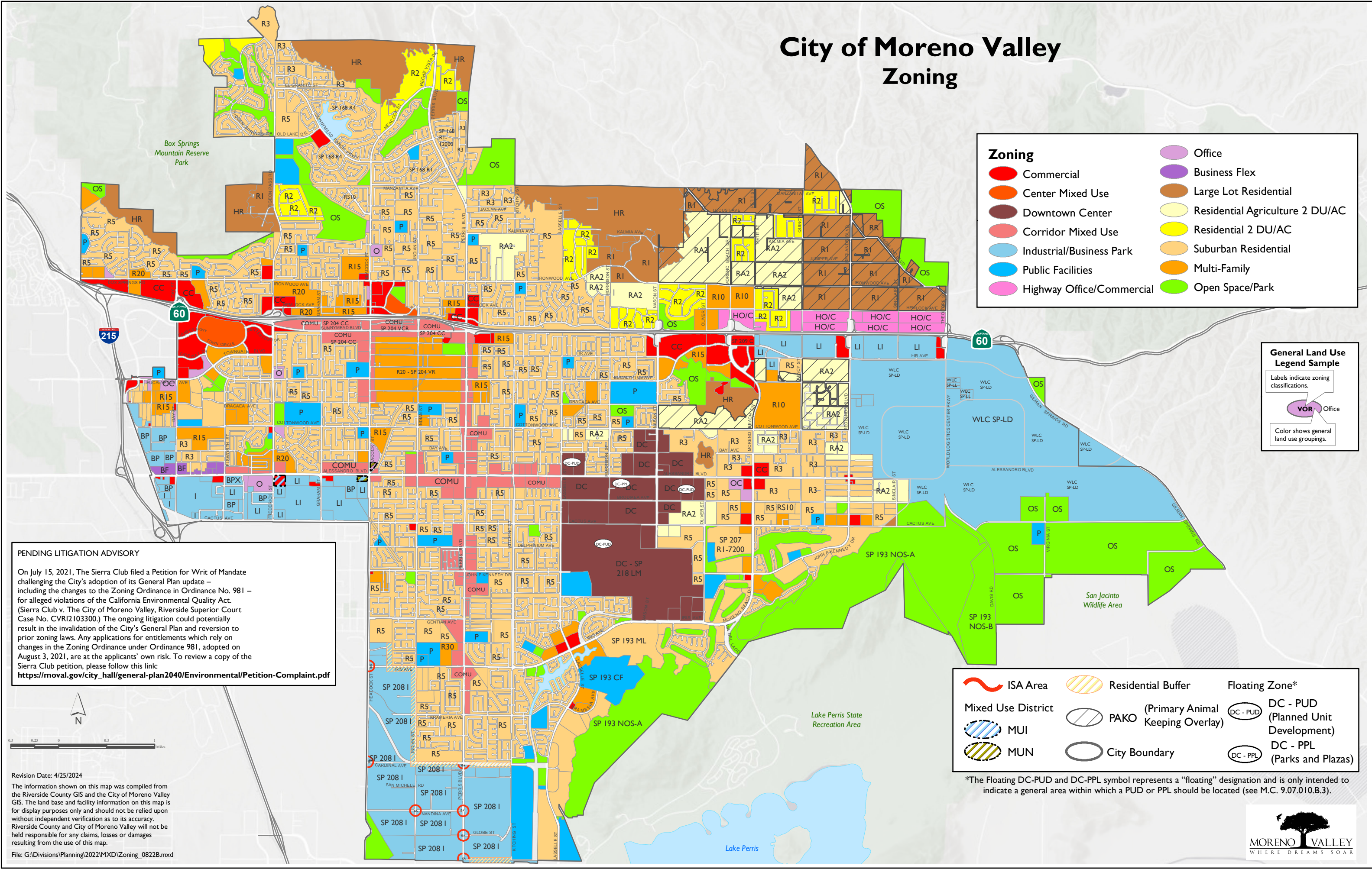


# City of Moreno Valley Zoning



**Zoning**

- Commercial
- Center Mixed Use
- Downtown Center
- Corridor Mixed Use
- Industrial/Business Park
- Public Facilities
- Highway Office/Commercial
- Office
- Business Flex
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-Family
- Open Space/Park

**General Land Use Legend Sample**

Labels indicate zoning classifications.

VOR Office

Color shows general land use groupings.

**PENDING LITIGATION ADVISORY**

On July 15, 2021, The Sierra Club filed a Petition for Writ of Mandate challenging the City's adoption of its General Plan update – including the changes to the Zoning Ordinance in Ordinance No. 981 – for alleged violations of the California Environmental Quality Act. (Sierra Club v. The City of Moreno Valley, Riverside Superior Court Case No. CVR12103300.) The ongoing litigation could potentially result in the invalidation of the City's General Plan and reversion to prior zoning laws. Any applications for entitlements which rely on changes in the Zoning Ordinance under Ordinance 981, adopted on August 3, 2021, are at the applicants' own risk. To review a copy of the Sierra Club petition, please follow this link: [https://moval.gov/city\\_hall/general-plan2040/Environmental/Petition-Complaint.pdf](https://moval.gov/city_hall/general-plan2040/Environmental/Petition-Complaint.pdf)



Revision Date: 4/25/2024

The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.

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**ISA Area**

**Mixed Use District**

- MUI
- MUN

**Residential Buffer**

**PAKO (Primary Animal Keeping Overlay)**

**City Boundary**

**Floating Zone\***

- DC - PUD (Planned Unit Development)
- DC - PPL (Parks and Plazas)

\*The Floating DC-PUD and DC-PPL symbol represents a "floating" designation and is only intended to indicate a general area within which a PUD or PPL should be located (see M.C. 9.07.010.B.3).

