

III.8 DEVELOPMENT STANDARDS

3.8 PLANNING AREA DEVELOPMENT STANDARDS

Provisions for flexibility are built into this Specific Plan to allow for future transfer of residential dwelling units within individual planning areas (as referenced in Section 3.1). However, the total count of single-family detached units within the project will not exceed the total number of residential units planned.

When development standards are not addressed herein, the City of Perris Municipal Code shall apply, except as noted or modified by the May Ranch Development Agreement (see Section 6 of Development Agreement).

3.8.1 R-20.000 RESIDENTIAL STANDARDS

Purpose and Intent. The R-20 Residential Zone is intended primarily for one family detached dwellings on rural sized residential lots. All lots are maintained without the creation of a homeowner's association. However, a volunteer Architectural Board will be formed to review proposed plans for front yard development.

- a. **Uses Permitted:** The following general uses shall be permitted in the R-20 Residential Zone:
 - 1) Single-family detached dwellings
- b. **Accessory Uses.** The following accessory buildings and uses customarily incidental to any of the above use shall be permitted in the R-20 Residential Zone:
 - 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
 - 2) Fences and Walls as shown by the May Farms design guidelines.
 - 3) Garages
 - 4) Patio Covers
 - 5) Swimming pools and spas
 - 6) Home occupations
 - 7) Pedestrian and bicycle trails
 - 8) Tennis and racquet courts
 - 9) Guest and/or maid quarters
 - 10) Secondary structures as permitted by the City of Perris zoning code

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- c. Temporary Uses Permitted
 - 1) Christmas tree and Halloween pumpkin sales with approval of temporary use permit by the City of Perris Planning Department
 - 2) Temporary construction facility during construction
 - 3) Temporary real estate offices and model homes located within a subdivision
- d. Development Standards
 - 1) Maximum Structure Height: 35 feet or two stories, whichever is less.
 - 2) Minimum Lot Size: Lot area shall not be less than 19,000 square feet.
 - 3) Maximum Building Coverage: Site coverage of all structures (first floor building square footage - including garage), including accessory structures, shall not exceed 50%.
 - 4) Street Frontage: The minimum frontage of a lot shall be 100 Ft. Cul-de-sac and knuckle lots may have 35 ft. frontages.
 - 5) Minimum Lot Width: The minimum average lot width shall be 100 feet, excluding easements and other non-buildable areas.
 - 6) Setbacks:
 - (a) Front: 25 Ft.
 - (b) Side: S Ft. Corner Lot — 10 ft.
 - (c) Rear: 25 Ft.
 - (d) Garages: Front Entry — 30 Ft.; Side Entry — 20ft.
 - 7) Livable Space: The minimum habitable space for each dwelling unit shall be 2,000 SF.

3.8.2 R-7.200 RESIDENTIAL STANDARDS

Purpose and Intent. The R-7,200 Residential Zone is intended primarily for one-family detached dwellings on conventional residential subdivision lots. All lots are to be privately owned and maintained without the creation of a homeowners association.

- a. Uses Permitted. The following general uses shall be permitted in the R-7,200 Residential Zone:
 - 1) Single-family detached dwellings.
- b. Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the R-7,200 Residential Zone:
 - 1) Arbors, trellises, gazebos, and similar shade structures of open construction.

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- 2) Fences and walls.
 - 3) Garages.
 - 4) Patio covers.
 - 5) Swimming pools and spas.
 - 6) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (a) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (b) All operations are carried on within the dwelling;
 - (c) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
 - (d) No motor other than electrically drive motors shall be used in connection therewith and that the total horsepower of such motors shall not exceed three horsepower, or one horsepower for any single motor;
 - (e) No merchandise or articles shall be displayed for advertising purposes;
 - (f) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
 - (g) No assistants shall be employed in connection therewith;
 - (h) The premises shall not be used as a place of business or point of sale of the products of such home occupation, except for professional/consultation offices of music teachers, art teachers, state licensed physicians, and lawyers;
 - (i) All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties;
 - 7) Pedestrian and bicycle trails.
- c. Temporary Uses Permitted. The following temporary uses are permitted in the R- 7,200 Residential Zone:
- 1) Christmas Tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department.
 - 2) Temporary construction facility during construction.

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- 3) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.
- d. Development Standards.
- 1) Maximum Structure Height: 35 feet or two stories, whichever is less.
 - 2) Minimum Lot Size: Minimum lot size shall be 7,200 square feet, except for cul-de-sacs and knuckle lots, which shall not be less than 6,840 square feet.
 - 3) Maximum Building Coverage: Site coverage (first floor building square footage - including garage), including accessory structures, shall not exceed 60 percent.
 - 4) Street Frontage: The minimum frontage of a lot shall be 60 feet, measured at the front setback line, parallel to the front street. However, at knuckles and cul-de-sacs, the street frontage may be a minimum of 30 feet.
 - 5) Minimum Lot Width: The minimum average lot width shall be 60 feet, excluding easements and other non-buildable areas.
 - 6) Setbacks:
 - (a) Front Yard Setback: The front yard setback shall not be less than 20 feet, measured from the back of sidewalk.
 - (b) Side Yard Setback(s): Side yard setbacks on interior and through lots shall be not less than five (5) feet from the nearest property line. Side yard setbacks on corner and reverse corner lots shall not be less than 10 feet, excluding architectural projections of 2 feet maximum (such as bay windows, roof overhangs, awnings, etc.), from the existing street right-of-way line or future street right-of-way as shown per any approved tract map.
 - (c) Rear Yard Setback: The rear yard setback shall not be less than 15 feet minimum. Patio covers may extend to within 10 feet of the rear property line.
 - (d) Garages with direct access shall be set back 20 feet minimum from the garage door to the back of sidewalks.

Garages or carports with turn-in access shall provide a minimum of 10 feet from the garage door to the nearest point on the driveway that contacts the back of the sidewalk (provided that such garages or carports shall be set back a minimum of 10 feet). Turn-in garages must have a residential architectural accent facing the front street.
 - (e) Fireplaces may encroach two (2) feet into the side yard setback, provided the width of the fireplace encroachment does not exceed four (4) feet, as measured parallel to the setback.

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- 1) No lot shall be occupied by more than one dwelling unit.
 - 2) Each dwelling unit shall have a minimum living floor area of 1,280 square feet, including walls and excluding the garage.
- f. Special Regulations
No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. This provision excludes chimneys and similar architectural elements, which are specifically permitted.
- g. Automobile Storage Space.
- 1) A minimum of two spaces shall be provided per dwelling unit in an enclosed garage.
- h. A thematic architectural style is required in order to provide a unique focal point for the community. Architectural style is subject to the May Ranch Community Architectural Guidelines and/or City approval, as applicable.

3.83 R-6,000 RESIDENTIAL STANDARDS

Purpose and Intent. The R-6,000 Residential Zone is intended single-family detached dwellings on conventional residential subdivision lots. All lots are to be privately owned and maintained without the creation of a homeowners association.

- a. Uses Permitted. The following general uses shall be permitted in the R-6.000 Residential Zone:
- 1) Single-family detached dwellings.
- b. Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the R-6,000 Residential Zone:
- 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
 - 2) Fences and walls.
 - 3) Garages.
 - 4) Patio covers.
 - 5) Swimming pools and spas.
 - 6) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:

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- (a) There is no alteration in the residential character of the premises in connection with such vocation or trade;
- (b) All operations are carried on within the dwelling;
- (c) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
- (d) No motor other than electrically drive motors shall be used in connection therewith and that the total horsepower of such motors shall not exceed three horsepower, or one horsepower for any single motor;
- (e) No merchandise or articles shall be displayed for advertising purposes;
- (f) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
- (g) No assistants shall be employed in connection therewith;
- (h) The premises shall not be used as a place of business or point of sale of the products of such home occupation, except for professional/consultation offices of music teachers, state licensed physicians, and lawyers;

All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties;

1) Pedestrian and bicycle trails.

c. Temporary Uses Permitted. The following temporary uses are permitted in the R- 6,000 Residential Zone:

- 1) Christmas Tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department.
- 2) Temporary construction facility during construction.
- 3) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.

d. Development Standards.

- 1) Maximum Structure Height: 35 feet or two stories, whichever is less.
- 2) Minimum Lot Size: Minimum lot size shall be 6,000 square feet, except for cul-de-sac and knuckle lots, which shall not be less than 5,700 square feet.

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- 3) **Maximum Building Coverage:** Site coverage (first floor building square footage - including garage), of all structures, including accessory structures, shall not exceed 60 percent.
- 4) **Street Frontage:** The minimum frontage of a lot shall be 60 feet, measured at the front setback line, parallel to the front street. However, at knuckles and cul-de-sacs, the street frontage may be a minimum of 30 feet.
- 5) **Minimum Lot Width:** The minimum average lot width shall be 60 feet, excluding easements and other non-buildable areas.
- 6) **Setbacks:**
 - (a) **Front Yard Setback:** The front yard setback shall not be less than 15 feet, measured from the back of sidewalk.
 - (b) **Side Yard Setback(s):** Side yard setbacks on interior and through lots shall be not less than five (5) feet from the nearest property line. Side yard setbacks on corner and reverse corner lots shall not be less than 10 feet, excluding architectural projections of 2 feet maximum (such as bay windows, roof overhangs, awnings, etc.) from the existing street right-of-way line or future street right-of-way as shown per any approved tract map.
 - (c) **Rear Yard Setback:** The rear yard setbacks shall not be less than 15 feet minimum. Patio covers may extend to within ten feet of the rear property line.
 - (d) **Exemption:** Two adjoining lots which have a common side lot line and which are developed with a "zero" side yard setback on said common side lot line, provided that the minimum separation between structures on adjacent lots is 10 feet minimum, excluding architectural projections such as fireplace boxes and bay windows.
 - (e) **Garages with direct access** shall be set back 20 feet minimum from the garage door to the back of sidewalks.

Garages or carports with turn-in access shall provide a minimum of 10 feet from the garage door to the nearest point on the driveway that contacts the back of the sidewalk (provided that such garages or carports shall be set back a minimum of 10 feet). Turn-in garages must have a residential architectural accent facing the front street.

Fireplaces may encroach two (2) feet into the side yard setback, provided the width of the fireplace encroachment

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setback.

e. Density Regulations.

- 1) No lot shall be occupied by more than one dwelling unit.
- 2) Each dwelling unit shall have a minimum living floor area of 1,070 square feet, including walls and excluding the garage.

f. Special Regulations.

No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. This provision excludes chimneys and similar architectural elements, which are specifically permitted.

g. Automobile Storage Space.

- 1) A minimum of two spaces shall be provided per dwelling unit in an enclosed garage.
- 2) No vehicle shall be stored in a required front setback area of a residential lot. Additionally, stored vehicles must be reasonably screened from view.

h. A thematic architectural style is required in order to provide a unique focal point for the community. Architectural style is subject to the May Ranch Community Architectural Guidelines and/or City approval, as applicable.

3.8.4 R-5.400 RESIDENTIAL STANDARDS

Purpose and Intent. The R-5,400 Residential Zone is intended for single-family detached dwellings on conventional residential subdivision lots. All lots are to be privately owned and maintained without the creation of a homeowners association.

a. Uses Permitted. The following general uses shall be permitted in the R-5,400 Residential Zone:

- 1) Single-family detached dwellings.

b. Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the R-5,400 Residential Zone:

- 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
- 2) Fences and walls.

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- 4) Patio covers.
- 5) Swimming pools and spas.
- 6) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (a) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (b) All operations are carried on within the dwelling;
 - (c) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
 - (d) No motor other than electrically drive motors shall be used in connection therewith and that the total horsepower of such motors shall not exceed three horsepower, or one horsepower for any single motor;
 - (e) No merchandise or articles shall be displayed for advertising purposes;
 - (f) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
 - (g) No assistants shall be employed in connection therewith;
 - (h) The premises shall not be used as a place of business or point of sale of the products of such home occupation, except for professional/consultation offices of music teachers, art teachers, state licensed physicians, and lawyers;

All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties;
- 7) Pedestrian and bicycle trails.
- (c) Temporary Uses Permitted. The following temporary uses are permitted in the R- 5,400 Residential Zone:
 - 1) Christmas Tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department.
 - 2) Temporary construction facility during construction.
 - 3) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the

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(d) Development Standards.

- 1) Maximum Structure Height: 35 feet or two stories, whichever is less.
- 2) Minimum Lot Size: Minimum lot size shall be 5,400 square feet, except for cul-de-sac and knuckle lots, which shall not be less than 5,130 square feet.
- 3) Maximum Building Coverage: Site coverage (first floor building square footage - including garage), of all structures, including accessory structures, shall not exceed 60 percent.
- 4) Street Frontage: The minimum frontage of a lot shall be 55 feet, measured at the front setback line, parallel to the front street. However, at knuckles and cul-de-sacs, the street frontage may be a minimum of 30 feet.
- 5) Minimum Lot Width: The minimum average lot width shall be 65 feet, excluding easements and other non-buildable areas.
- 6) Setbacks:
 - (a) Front Yard Setback: The front yard setback shall not be less than 15 feet, measured from the back of sidewalk.
 - (b) Side and Setbacks): Side yards setbacks on interior and through lots shall be not less than five feet from the nearest property line. Side yard setbacks on corner and reverse corner lots shall not be less than 10, excluding architectural projections of 2 feet maximum (such as bay windows, roof overhangs, awnings, etc.), feet from the existing street right-of-way line or any future street right-of-way as shown per approved tract map.
 - (c) Rear Yard Setback: The rear yard setback shall not be less than 15 feet minimum. Patio covers may extend to within ten feet of the rear property line.
 - (d) Exertion: Two adjoining lots which have a common side lot line and which are developed with a "zero" side yard setback on said common side lot line, provided that the minimum separation between structures on adjacent lots is 10 feet minimum, excluding architectural projections such as fireplace boxes and bay windows.
 - (e) Garages with direct access shall be set back 20 feet minimum from the garage door to the back of sidewalks.

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Garages or carports with turn-in access shall provide a minimum of 10 feet from the garage door to the nearest point on the driveway that contacts the back of the sidewalk (provided that such garages or carports shall be set back a minimum of 10 feet). Turn-in garages must have a residential architectural accent facing the front street.

Fireplaces may encroach two (2) feet into the side yard setback, provided the width of the fireplace encroachment does not exceed four (4) feet, as measured parallel to the setback.

e. Density Regulations.

- 1) No lot shall be occupied by more than one dwelling unit.
- 2) Each dwelling unit shall have a minimum living floor area of 1,000 square feet, including walls and excluding the garage.

f. Special Regulations.

No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. This provision excludes chimneys and similar architectural elements, which are specifically permitted.

g. Automobile Storage Space.

- 1) A minimum of two spaces shall be provided per dwelling unit in an enclosed garage.
- 2) No vehicle shall be stored in a required front setback area of a residential lot. Additionally, stored vehicles must be reasonably screened from view.

h. A thematic architectural style is required in order to provide a unique focal point for the community. Architectural style is subject to the May Ranch Community Architectural Guidelines and/or City approval, as applicable.

3.8.5 R-5.000 RESIDENTIAL STANDARDS

Purpose and Intent. The R-5,000 Residential Zone is intended for single-family detached dwellings on conventional residential subdivision lots. All lots are to be privately owned and maintained without the creation of a homeowners association.

a. Uses Permitted. The following general uses shall be permitted in the R-5,000 Residential Zone:

- 1) Single-family detached dwellings.

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- b. Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the R-5,000 Residential Zone:
- 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
 - 2) Fences and walls.
 - 3) Garages.
 - 4) Patio covers.
 - 5) Swimming pools and spas.
 - 6) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (a) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (b) All operations are carried on within the dwelling;
 - (c) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
 - (d) No motor other than electrically drive motors shall be used in connection therewith and that the total horsepower of such motors shall not exceed three horsepower, or one horsepower for any single motor;
 - (e) No merchandise or articles shall be displayed for advertising purposes;
 - (f) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
 - (g) No assistants shall be employed in connection therewith;
 - (h) The premises shall not be used as a place of business or point of sale of the products of such home occupation, except for professional/consultation offices of music teachers, art teachers, state licensed physicians, and lawyers;

Professional offices of a physician, chiropractor, surgeon, dentist, optometrist, lawyer, music teacher, or art teacher, when situated within a dwelling provided that not more than twenty-five percent of the ground floor area of such dwelling shall be so occupied.
 - 7) Pedestrian and bicycle trails.
- c. Temporary Uses Permitted. The following temporary uses are permitted in the R- 5,000 Residential Zone:

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- 1) Christmas Tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department.
 - 2) Temporary construction facility during construction.
 - 3) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.
- d. Development Standards.
- 1) Maximum Structure Height: 35 feet or two-store, which ever is less.
 - 2) Minimum Lot Size: Minimum lot size shall be 5,000 square feet, except for cul-de-sacs and knuckle lots, which shall not be less than 4,750 square feet.
 - 3) Maximum Building Coverage: Site coverage (first floor building square footage - including garage), of all structures, including accessory structures, shall not exceed 60 percent.
 - 4) Street Frontage: The minimum frontage of a lot shall be 50 feet, measured at the front setback line, parallel to the front street. However, at knuckles and cu1-de-sacs, the street frontage may be a minimum of 35 feet.
 - 5) Minimum Lot Width: The minimum average lot width shall be 50 feet, excluding easements and other non-buildable areas.
 - 6) Setbacks:
 - (a) Front Yard Setback: The front yard setback shall not be less than 15 feet, measured from the back of sidewalk.
 - (b) Side Yard Setback(s): Side yard setbacks on interior and through lots shall be not less than five feet from the nearest property line. Side yard setbacks on corner and reverse corner lots shall not be less than 10 feet, excluding architectural projections of 2 feet maximum (such as bay windows, roof overhangs, awnings, etc.), from the existing street right-of-way line or future street right-of-way as shown per any approved tract map.
 - (c) Rear Yard Setback: The rear yard setback shall not be less than 15 feet minimum. Patio covers may extend to within ten feet of the rear property line.
 - (d) Exemption: Two adjoining lots which have a common side lot line and which are developed with a "zero" side yard setback on said common side lot line, provided that the minimum separation between structures on adjacent lots is 10 feet minimum, excluding architectural projections such as fireplace boxes and bay windows.
 - (e) Garages with direct access shall be set back 20 feet minimum from the

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garage door to the back of sidewalks.

Garages or carports with turn-in access shall provide a minimum of 10 feet from the garage door to the nearest point on the driveway that contacts the back of the sidewalk (provided that such garages or carports shall be set back a minimum of 10 feet).). Turn-in garages must have a residential architectural accent facing the front street.

Fireplaces may encroach two (2) feet into the side yard setback, provided the width of the fireplace encroachment does not exceed four (4) feet, as measured parallel to the setback.

e. Density Regulations.

- 1) No lot shall be occupied by more than one dwelling unit.
- 2) Each dwelling unit shall have a minimum living floor area of 900 square feet, including walls and excluding the garage.

f. Special Regulations.

No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be elected, constructed, maintained, or altered on the premises unless all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. This provision excludes chimneys and similar architectural elements, which are specifically permitted.

g. Automobile Storage Space.

- 1) A minimum of two spaces shall be provided per dwelling unit in an enclosed garage.
- 2) No vehicle shall be stored in a required front setback area of a residential lot. Additionally, stored vehicles must be reasonably screened from view.

h. A thematic architectural style is required in order to provide a unique focal point for the community. Architectural style is subject to the May Ranch Community Architectural Guidelines and/or City approval, as applicable.

3.8.6 R-4.500 RESIDENTIAL STANDARDS

Purpose and Intent. The R-4,500 Residential Zone is intended for single-family detached dwellings on conventional residential subdivision lots. All lots are to be privately owned and maintained without the creation of a homeowners association.

a. Uses Permitted. The following general uses shall be permitted in the R-4,500 Residential Zone:

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- 1) Single-family detached dwellings.
- b. Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the R-4,500 Residential Zone:
 - 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
 - 2) Fences and walls.
 - 3) Garages.
 - 4) Patio covers.
 - 5) Swimming pools and spas.
 - 6) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (a) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (b) All operations are carried on within the dwelling;
 - (c) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
 - (d) No motor other than electrically drive motors shall be used in connection therewith and that the total horsepower of such motors shall not exceed three horsepower, or one horsepower for any single motor;
 - (e) No merchandise or articles shall be displayed for advertising purposes;
 - (f) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
 - (g) No assistants shall be employed in connection therewith;
 - (h) The premises shall not be used as a place of business or point of sale of the products of such home occupation, except for professional/consultation offices of music teachers, art teachers, state licensed physicians, and lawyers;

All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties;
 - 7) Pedestrian and bicycle trails.

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- c. Temporary Uses Permitted. The following temporary uses are permitted in the R- 4,500 Residential Zone:
- 1) Christmas Tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department.
 - 2) Temporary construction facility during construction.
 - 3) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.
- d. Development Standards.
- 1) Maximum Structure Height: 35 feet or two-storey, whichever is less.
 - 2) Minimum Lot Size: Minimum lot size shall be 4,500 square feet, except for cut-de-sac and knuckle lots, which shall not be less than 4,275 square feet.
 - 3) Maximum Building Coverage: Site coverage (first floor building square footage - including garage), of all structures, including accessory structures, shall not exceed 70 percent.
 - 4) Street Frontage: The minimum frontage of a lot shall be 45 feet measured at the front setback line, parallel to the front street. However, at knuckles and cul-de-sacs, the street frontage may be a minimum of 35 feet.
 - 5) Minimum Lot Width: The minimum average lot width shall be 45 feet, excluding easements and other non-buildable areas. At cul-de-sacs and knuckles the minimum lot width shall be 35 feet.
 - 6) Setbacks:
 - (a) Front Yard Setback: The front yard setback shall not be less than 10 feet, measured from the back of sidewalk.
 - (b) Sideyard Setback s): Side yard setbacks on interior and through lots shall be not less than five feet from the nearest property line. Side yard setbacks on corner and reverse corner lots shall not be less than 10 feet, excluding architectural projections of 2 feet maximum (such as bay windows, roof overhangs, awnings, etc.), from the existing street right-of-way line or arid future street right-of-way as shown per any approved tract map.
 - (c) Rear Yard Setback: The rear yard setback shall not be less than 15 feet minimum. Patio covers may extend to within ten feet of the rear property line.
 - (d) Exemption: Two adjoining lots which have a common side lot line and which are developed with a "zero" side yard setback on said common side lot line, provided that the minimum separation between structures on

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adjacent lots is 10 feet
as fireplaces and bay

minimum, excluding architectural projections such
windows.

- (e) Garages with direct access shall be set back 20 feet minimum from the garage door to the back of sidewalks.

Garages or carports with turn-in access shall provide a minimum of 10 feet from the garage door to the nearest point on the driveway that contacts the back of the sidewalk (provided that such garages or carports shall be set back a minimum of 10 feet). Turn-in garages must have a residential architectural accent facing the front street.

Fireplaces may encroach two (2) feet into the side yard setback, provided the width of the fireplace encroachment does not exceed four (4) feet, as measured parallel to the setback.

- (e). Density Regulations.

- 1) No lot shall be occupied by more than one dwelling unit.
- 2) Each dwelling unit shall have a minimum living floor area of 800 square feet, including walls and excluding the garage.

- (f). Special Regulations.

No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. This provision excludes chimneys and similar architectural elements, which are specifically permitted.

- g. Automobile Storage Space.

- 1) A minimum of two spaces shall be provided per dwelling unit in an enclosed garage.
- 2) No vehicle shall be stored in a required front setback area of a residential lot. Additionally, stored vehicles must be reasonably screened from view.

- h. A thematic architectural style is required in order to provide a unique focal point for the community. Architectural style is subject to the May Ranch Community Architectural Guidelines and/or City approval, as applicable.

3.8.7 R-4,000 RESIDENTIAL STANDARDS

Purpose and Intent. The R-4,000 Residential Zone is intended for single-family detached dwellings on conventional residential subdivision lots. All lots are to be privately owned and maintained without the creation of a homeowners association.

- a. Uses Permitted. The following general uses shall be permitted in the R-4,000

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Residential Zone:

- 1) Single-family detached dwellings.
 - b. Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the R-4,000 Residential Zone:
 - 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
 - 2) Fences and walls.
 - 3) Garages.
 - 4) Patio covers.
 - 5) Swimming pools and spas.
 - 6) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (a) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (b) All operations are carried on within the dwelling;
 - (c) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
 - (d) No motor other than electrically drive motors shall be used in connection therewith and that the total horsepower of such motors shall not exceed three horsepower, or one horsepower for any single motor;
 - (e) No merchandise or articles shall be displayed for advertising purposes;
 - (f) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
 - (g) No assistants shall be employed in connection therewith;
 - (h) The premises shall not be used as a place of business or point of sale of the products of such home occupation, except for professional/consultation offices of music teachers, art teachers, state licensed physicians, and lawyers;

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All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties;

- 7) Pedestrian and bicycle trails.
- c. Temporary Uses Permitted. The following temporary uses are permitted in the R- 4,000 Residential Zone:
- 1) Christmas Tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department.
 - 2) Temporary construction facility during construction.
 - 3) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.
- d. Development Standards.
- 1) Maximum Structure Height: 35 feet or two-stories, whichever is less.
 - 2) Minimum Lot Size: Minimum lot size shall be 4,000 square feet, except for cul-de-sac and knuckle lots, which shall not be less than 3,800 square feet.
 - 3) Maximum Building Coverage: Site coverage (first floor building square footage - including garage), of all structures, including accessory structures, shall not exceed 70 percent.
 - 4) Street Frontage: The minimum frontage of a lot shall be 50 feet measured at the front setback line, parallel to the front street. However, at knuckles and cu1-de-sacs, the street frontage may be a minimum of 30 feet.
 - (5) Minimum Lot Width: The minimum average lot width shall be 50 feet, excluding easements and other non-buildable areas.
 - 6) Setbacks:
 - (a) Front Yard Setback: The front yard setback shall not be less than 10 feet, measured from the back of sidewalk.
 - (b) Side Yard Setback(s): Side yard setbacks on interior and

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through lots shall be not less than five feet from the nearest property line. Side yard setbacks on corner and reverse corner lots shall not be less than 10 feet, excluding architectural projections of 2 feet maximum (such as bay windows, roof overhangs, awnings, etc.), from the existing street right-of-way line or future street right-of-way as shown per any approved tract map.

- (c) Rear Yard Setback: The rear yard setback shall not be less than 15 feet minimum. Patio covers may extend to within ten feet of the rear property line.
- (d) Exemption: Two adjoining lots which have a common side lot line and which are developed with a “zero” side yard setback on said common side lot line, provided that the minimum separation between structures on adjacent lots is 10 feet minimum, excluding architectural projections such as fireplace boxes and bay windows.
- (e) Garages with direct access shall be set back 20 feet minimum from the garage door to the back of sidewalks.

Garages or carports with turn-in access shall provide a minimum of 10 feet from the garage door to the nearest point on the driveway that contacts the back of the sidewalk (provided that such garages or carports shall be set back a minimum of 10 feet). Turn-in garages must have a residential architectural accent facing the front street.

- (f) Fireplaces may encroach two (2) feet into the side yard setback, provided the width of the fireplace encroachment does not exceed four (4) feet, as measured parallel to the setback.

e. Density Regulations.

- 1) No lot shall be occupied by more than one dwelling unit.
- 2) Each dwelling unit shall have a minimum living floor area of 800 square feet, including walls and excluding the garage.

f. Special Regulations.

No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. This provision excludes chimneys and similar

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architectural elements, which are specifically permitted.

- g. Automobile Storage Space.
 - 1) A minimum of two spaces shall be provided per dwelling unit in an enclosed garage.
 - 2) No vehicle shall be stored in a required front setback area of a residential lot. Additionally, stored vehicles must be reasonably screened from view.
- h. A thematic architectural style is required in order to provide a unique focal point for the community. Architectural style is subject to the May Ranch Community Architectural Guidelines and/or City approval, as applicable.

3.8.8 MULTI-FAMILY DEVELOPMENT STANDARDS for PLANNING AREAS 8 AND 26

Purpose and Intent. The purpose of the Multi-Family Residential Zone is to provide areas for apartment and condominium developments. The actual development product for this land use category will be based on market trends at the time of processing.

- a. Uses Permitted. The following general uses shall be permitted in the Multi-Family Residential Zone:
 - 1) Multiple dwellings, including cooperative apartment houses, condominium dwellings and townhomes.
- b. Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the Multi-Family Zone:
 - 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
 - 2) Fences and walls.
 - 3) Private garages and carports.
 - 4) Swimming pools and spas, tennis and racquet courts, and other recreation facilities, provided that these facilities are enclosed with a non-climbable fence or wall of at least six (6) feet in height.
 - 5) Offices, laundry room facilities, maintenance buildings, and other uses customarily incidental and subordinated with the primary uses.
 - 6) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (a) There is no alteration in the residential character of the premises in connection with such vocation or trade;

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- (b) All operations are carried on within the dwelling;
 - (c) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
 - (d) No motor other than electrically drive motors shall be used in connection therewith and that the total horsepower of such motors shall not exceed three horsepower, or one horsepower for any single motor;
 - (e) No merchandise or articles shall be displayed for advertising purposes;
 - (f) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling.
 - (g) No assistants shall be employed in connection therewith;
 - (h) The premises shall not be used as a place of business or point of sale of the products of such home occupation;
 - (i) All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties;
 - (j) Professional offices of a physician, chiropractor, surgeon, dentist, optometrist, lawyer, music teacher, or art teacher, when situated within a dwelling provided that not more than twenty-five percent of the ground floor area of such dwelling shall be so occupied.
- 7) Patio covers.
- c. Parking Requirements. The Multi-family Residential Zone, the following shall apply:
- 1) Parking shall be screened from street view and adjacent developments by a berm and/or wall (minimum of three [3] foot in height), with landscaping.
 - 2) Lights illuminated a parking space shall be arranged and screened to reflect light away from adjoining residences and streets. Lights shall be a maximum height of sixteen (16) feet.
 - 3) Off-street parking area shall be surfaced with permanent pavement.
 - 4) Except where a wall is provided, a minimum six (6) inch high curb shall be constructed so that no part of a vehicle extends beyond the property line.
 - 5) Parking spaces are driveways shall be arranged to require ingress and egress from the lot to a street by forward motion of the vehicle.
 - 6) Off-street parking spaces shall be connected with a public street by a paved

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driveway which affords safe and convenient ingress and egress. A minimum width of driveways shall be twenty-four (24) feet if ingress and egress are the same. If ingress and egress are separate drives, then the minimum width shall be twelve (12) feet.

- 7) All required parking spaces shall be located on a lot, or on a contiguous lot, upon which the use is located. Required parking spaces shall not be located on an adjacent lot in another zone.
 - 8) There shall be two (2) covered off-street spaces for each multi-family dwelling unit.
 - 9) Of the total required parking spaces, one (1) parking spaces for recreational vehicles for every ten (10) units shall be provided. Screening is required only from adjacent land uses.
 - 10) Additionally, off-street parking shall be provided at a rate of one (1) space for every three (3) units in the development.
- d. Temporary Uses: The following temporary uses are permitted in the Multi-family Residential Zone:
- 1) Christmas tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department.
 - 2) Temporary construction facility during construction.
 - 3) Temporary homefinders information center.
 - 4) Temporary real estate offices and model homes located within a subdivisions, to be used only for and during the original sale of the subdivision.
- e. Development Standards.
- 1) Maximum Structure Height: Maximum height for buildings in the Multi-family Residential Zone shall be two (2) stories or thirty-five (35) feet above grade for residential buildings and accessory buildings.
 - 2) Minimum Lot Size: Each lot shall have a minimum area of five (5) acres.
 - 3) Maximum Site Landscaping: Each lot shall have a minimum of 15 percent landscaping.
 - 4) Maximum Lot Coverage: 50 percent lot coverage shall include all buildings, carports, garages, etc., but not driveways, walkways, or uncovered parking areas.
 - 5) Standards for Outdoor Living Space: All multi-family dwelling units constructed in the city shall provide private and common open space for the enjoyment of their residents in accordance with the following requirements:

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(a) Private Open Space.

Each individual ground floor unit of a single-family dwelling shall be provided with a minimum of one hundred fifty square feet of contiguous and usable outdoor living space, exclusive of any front yard, which shall be enclosed by a solid fence, wall or other approved screening, six feet in height and the rectangle inscribed within such private open space shall not have a dimension less than ten feet. Not more than seventy-five square feet of private open space for ground floor balcony or patio roof. Patios and balconies may be included in the calculation of private open space.

Each individual dwelling unit, a multifamily dwelling having no ground floor living area shall be provided with a minimum of seventy-five square feet of above ground private open space and the rectangle inscribed therein shall have no dimension less than five feet. All above ground private open space shall have at least one exterior side open above the railing height.

Each square foot of private usable open space provided beyond the minimum requirements of this section shall be considered equivalent to one and one-half square feet of the required common open space provided in the multiple-family dwelling project other than in a common pooled area. In no case shall private open space constitute more than forty percent of the total required common open space of the project.

Private open space shall be adjacent to and not more than four feet above or below the floor level of the dwelling unit served.

(b) Common Open Space.

Each unit of a multi-family dwelling shall be provided with a minimum of one hundred fifty square feet of common open space, exclusive of driveways and sidewalks. Portions of yards (excluding the front yard and private open spaces) which are contiguous to all units in a multiple-family complex, pools, paved recreation areas and indoor recreational facilities may be included in the calculation of common open space. Not less than thirty percent of the required open space shall be in permanent landscaping. Such landscaping shall be comprised of live plant materials with permanent irrigation facilities and automatic timers installed.

6) Setbacks:

(a) Streetside: A minimum streetside setback shall be twenty-five (25) feet for each building.

(b) Side Building Setback: A minimum side building set back shall be ten (10) feet, except that where a lot is adjacent to a different zone there shall be a side building setback on the side adjacent to such zone having a width of not less than twenty (20) feet.

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- (1) Where a side building setback is adjacent to a public street (corner lot) the side building setback adjacent to said street shall be fifty (50) feet where off-street parking is provided in this side yard; fifteen (15) feet if off-street parking is provided elsewhere.
- (c) Rear Building Setback: A minimum rear building setback shall be ten (10) feet, except that:
 - (1) Where a lot is adjacent to a different zone there shall be a rear building setback on the side adjacent to such zone having a width of not less than twenty (20) feet.
 - (2) Where a rear building setback is adjacent to a public street (through lot), the rear building setback on the side adjacent to said street shall be fifty (50) feet where off-street parking is provided in the rear; fifteen (15) feet if off-street parking is provided elsewhere.
- 7) A thematic architectural style is required in order to provide a unique focal point for the community subject to the May Ranch Community Architectural Guidelines or City approval.
- 8) Vehicular access to multi-family sites shall conform to the requirements of the City Engineer.
- 9) Proposed multi-family uses shall be subject to site plan review by the City of Perris Planning Department.
- f. Density Regulations.
 - 1) The density in the Multi-Family Residential Zone shall not exceed fifteen (15) dwelling units per gross acre.
 - 2) Each dwelling unit shall have a minimum living floor area of six hundred (600) square feet, including walls and excluding garage.
- g. Special Regulations.

No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. All fences, walls, and structures shall be of similar and compatible construction and appearance to the main building. This provision excludes chimneys and similar architectural elements, which are specifically permitted. Violation of special regulations is a zoning code infraction and is subject to the issuance of a citation-

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3.8.9 COMMUNITY COMMERCIAL DEVELOPMENT STANDARDS

Purpose and Intent. The purpose of the Community Commercial Zone designation is to provide areas for service and retail commercial development. The actual uses to be developed on this land use category will be based on market trends at the time of processing.

a. Uses Permitted. The following general uses shall be permitted in the Community Commercial Zone:

- 1) Retail businesses or service establishments including, but not limited, to the following:
 - (a) Antique, art and art supplies stores;
 - (b) Automobile sales, new and used;
 - (c) Bakeries, not including the wholesale baking or bakery goods to be sold off the premises;
 - (d) Banks and other financial institutions;
 - (e) Barbers and/or beauty shops;
 - (f) Bookstores and newsstands;
 - (g) Confectionery stores;
 - (h) Conservatories for instruction in music and the arts;
 - (i) Day nurseries;
 - (j) Delicatessens, or meat, fish or poultry stores, provided no slaughter or dressing of meats on premises;
 - (k) Drugstores, dry goods or notion stores;
 - (l) Florist and gift shops;
 - (m) Fruit, vegetable and fruit juice store;
 - (n) Grocery stores;
 - (o) Hardware and electric appliance stores;
 - (p) Health food stores
 - (q) Jewelry stores and watch repair shops
 - (r) Photographic or camera stores;

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- (s) Radio and television sales and repair;
 - (t) Self-service laundries;
 - (u) Shoe stores and shoe repair shops;
 - (v) Sporting goods stores and sporting goods repair shops;
 - (w) Stationery stores;
 - (x) Tailors, dressmakers and wearing apparel stores; and
 - (y) Department Stores;
 - (z) Hotels or motels;
 - (aa) Restaurants, cafes with incidental on-site consumption of alcoholic beverages.
 - (bb) Family cinema or family movie theater.
 - (cc) Other uses deemed to be similar and compatible by the City of Perris Planning Director.
- 2) Office:
- (a) Administrative;
 - (b) Business professional;
 - (c) Design professional.

b. Conditional Uses. The following uses shall be permitted as conditional uses, subject to the public hearing requirements of the City of Perris:

- 1) Automobile service stations and automobile repair facilities.
- 2) Car washes.
- 3) Department stores.
- 4) Hospitals, rest homes, sanitariums, clinics, and related uses.
- 5) Hotels and motels.
- 6) Liquor and convenience stores.
- 7) Patio and garden supply sales

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- 8) Pet stores, small animal hospitals, clinics and grooming shops.
 - 9) Philanthropic and charitable institutions.
 - 10) Printing and copying establishments.
 - 11) Private postal and package delivery service facilities.
 - 12) Publicly owned museums, libraries, community centers, governmental offices and recreation areas; institutions of religious, educational or philanthropic nature; private clubs, lodges, or veterans organizations.
 - 13) Restaurants, cafes, cocktail lounges and bars, including fast-food establishments.
 - 14) Recycling centers.
 - 15) Retail dry cleaning establishments.
 - 16) Sporting facilities, including bowling alleys, golf training facilities, amusement parlors and related activities.
 - 17) Theatres.
 - 18) Recreational vehicle storage lots.
- c. Accessory Uses: The following accessory uses customarily incident to any of the above uses shall be permitted in the Community Commercial Zone:
- 1) Uses customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.
 - 2) Signs shall be permitted with the following restrictions:
 - (a) A Planned Sign Program shall be created and submitted for City of Perris approval concurrent with the Site Plan Review Process.
 - (b) Sign permits shall not be required for the following:
 - (1) Flags, pennants or insignia of a nation, state, county, city, political unit, church or religious organization;
 - (2) Works of fine arts not displayed in conjunction with a commercial enterprise deriving commercial gain from such display;
 - (3) Temporary signs (less than thirty [00] days) for events of a city-wide, civic or public benefit; temporary signs require temporary use permit;

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- (4) Erection or re-erection of official traffic, fire and police signs, signals, devices and markings of the City of Perris, County of Riverside, or State of California;
 - (5) Non-illuminated directional or informational signs of a public nature (not including direction to commercial establishments);
 - (6) Temporary construction signs showing the name of contractor, new building site, planners, architect and engineers;
 - (7) Temporary (less than thirty [30] days) non-illuminated signs under six (6) square feet in area, and under six (6) feet in height advertising the sale, lease or rental of property, to be located on that property;
 - (8) Signs mounted in the interior of buildings.
- (d) The following signs are prohibited in the Community Commercial Zone:
- (1) Portable signs;
 - (2) Outlining of a building with exposed neon tubing, exposed incandescent lighting, or other artificial lighting;
 - (3) Animated, audible and rotating signs or signs with flashing illumination;
 - (4) Signs that prevent free ingress and egress from a door, window or other exit way;
 - (5) Signs that obstruct the view of any traffic signal, sign or traffic control devices;
 - (6) Signs attached to a public utility pole, light pole, lamp post, trees, fire hydrant, bridge, curb or sidewalk;
 - (7) Roof signs erected on the tops of buildings, extending above the highest point of the roofline.
- (e) The following general provisions shall apply to all signs within the Community Commercial Zone:
- (1) Source of illumination shall be screened (not visible from any adjacent property or streets).
 - (2) Signs shall be located five (5) feet from property lines.
 - (3) Private signs shall not encroach on public property, public easements or public right-of-ways.

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- (4) Signs shall remain in reasonable repair and maintenance, and if damaged, must be restored within ninety (90) days from the date of damage, or it shall be removed at the owner's expense.
 - (5) One exterior sign of one of the variety hereunder described for each twenty-five feet of parcel width, not to exceed one hundred fifty square feet in area, and to be attached to the building:
 - (a) Lighted or electrical sign pertaining to product and establishment identification;
 - (b) Projecting sign; provided, that projection shall not exceed one inch projection per each inch of ground clearance above eight feet;
 - (c) Marquee/canopy signs shall be limited to identifying the use of the premises and address only;
 - (d) Painted or wall sign;
 - (e) Temporary banners not to exceed one hundred square feet in area and to be displayed only for ninety consecutive days within a twelve-month period;
 - (f) Signs shall be placed on the building in which the uses referred to take place, or placed on canopies attached to the building in which the uses referred to take place;
 - (g) Signs attached to the parallel with the walls of the building shall not extend above the roof of the building.
 - (6) One unlighted or lighted nonflashing on-site sign, no attached to the building, denoting the name and address of the commercial center and the occupants of each unit only. The sign shall not exceed one hundred and fifty square feet in area. Such signs shall be located no closer than five feet from any lot line.
 - (7) Temporary Future Facility Sign which identifies the future use of a site.
- 3) Off-street Parking and Loading Zones: To ensure adequate parking areas in conjunction with the uses permitted, the following general provisions are required:
- (a) No building permit shall be issued until the applicant has presented satisfactory evidence to the building inspector that he owns or has otherwise available for his use, sufficient property to provide required parking.
 - (b) No additions to or enlargement of an existing building or use shall be permitted unless parking requirements are met for the entire building or use.
 - (c) For new buildings, building expansion or conversions, plans must be submitted to the building inspector showing the arrangement and dimensions of required

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- parking spaces, and indicate sufficient space for turning maneuvers and adequate ingress and egress to the parking area before a permit is granted.
- (d) Permanent use of off-street parking areas for other than said purpose shall not be permitted.
 - (e) In case of mixed uses, the total requirements for off-street parking space shall be the sum of the requirements of the various uses computed separately.
 - (f) Parking shall be screened from street view and residential development by a berm and/or wall (minimum of three [3] feet in height), with landscaping.
 - (g) Lights illuminating a parking space shall be arranged and screened to reflect light away from adjoining residences and streets. Lights shall be a maximum height of sixteen (16) feet.
 - (h) Except where a wall is provided, a minimum six (6) inch high curb or bumper guard shall be constructed so that no part of a vehicle extends beyond the property line.
 - (i) Parking spaces and driveways shall be arranged to require safe ingress and egress from the lot to a street by forward motion of the vehicle.
 - (j) All off-street parking spaces, and ingress and egress shall be paved.
 - (k) The minimum width of driveways shall be twenty-four (24) feet where ingress and egress are the same. If ingress and egress are separate drives, then the maximum width shall be twelve (12) feet
 - (l) All required parking spaces shall be located on a lot, or on a contiguous lot, upon which the use is located. Required parking shall not be provided on an adjacent lot in another zone.
 - (m) For any uses not specifically listed below, the Perris Planning Department shall determine the parking space required.
- 4) Landscaping: There shall be a minimum of fifteen percent (15%) parking lot landscaping, with one tree planted for every seven (7) parking stalls. The 15% landscaping requirement shall be calculated based upon the parking area only. The parking area is defined as the 9 foot by 20 foot parking stall and the access to the parking stall. The landscaping shall include live plant material, including but not limited to, trees, shrubs and groundcover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect.
- All front, side and rear yards required in the Community Commercial Zone shall be landscape with live plant material including, but not limited to, trees, shrubs and groundcover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape

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architect.

- 5) Off-street Parking Requirements: Minimum off-street parking requirements in the Community Commercial Zone area as follows:
- (a) General commercial and retail service: One (1) parking space for each two hundred fifty (250) square feet of gross floor area in the building.
 - (b) Public buildings, such as libraries, museums, community or recreation buildings, and similar uses: One (1) parking space for each two hundred (200) square feet of gross floor area in the building.
 - (c) Bowling alleys: Three (3) parking spaces for each alley, plus two (2) for each billiard table, plus one (1) for each five (5) seats in any visitors gallery.
 - (d) Adult schools: One (1) parking space for each two students which the facility is designed to accommodate.
 - (e) Auditoriums, theaters, night club, multi-purpose rooms, and other public assembly places: One (1) parking space for every three (3) seats in the main room exclusive of the seating capacity of other special rooms. Where fixed seating is not provided, there shall be one

(1) parking space for each thirty (30) square feet of gross floor area.
 - (f) Day nurseries: One (1) parking space for each two hundred (200) square feet of floor area in the building.
 - (g) Hotels and motels: One (1) parking space for every sixty-five (65) square feet of usable public floor area of restaurants, dining rooms, bars, and dancing areas and places where the public is served; plus one (1) parking space for every four hundred (400) square feet of usable floor area in commercial accessory uses; plus one (1) space for every five (5) seats, if seats are fixed or one (1) space for every one hundred (100) square feet of area if seats are not fixed, in any places of public assembly.
 - (h) Private postal and parcel delivery facilities: One (1) parking space for each two hundred (200) square feet of floor area.
 - (i) Hospitals, and other medical facilities with overnight accommodations: One (1) parking space for each bed.
 - (j) Clinics and other medical facilities without overnight accommodations: One (1) parking space for every one hundred fifty (150) square feet of office area.
 - (k) Restaurants, cafes, bars, cocktail lounges, and similar uses: One (1) parking space for each fifty (50) square feet of indoor public area, and one (1) parking space for each two hundred (200) square feet of outdoor patio area.

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- (l) Theaters, auditoriums, gymnasiums and similar places of public assembly: One (1) parking space for every four (4) persons for which seating is provided.
 - (m) Drive-in restaurants or fast food establishments: One (1) parking space for each 30 square feet of gross floor area in the building.
 - (n) Automobile, boat or trailer sales, retail nurseries, or other commercial uses not in a building or structure: One (1) parking space for each 2,000 square feet of display area.
 - (o) Office, administrative, business, or design professional: One (1) parking space for each 250 square feet of floor space excluding corridor and stairways.
- 6) Off-street Loading Requirements: One (1) loading space shall be provided on the lot for buildings having a floor area of twenty five thousand (25,000) square feet devoted to commercial uses. Building having in excess of twenty- five thousand (25,000) square feet devoted to commercial uses shall provide one (1) loading space for each twenty-five thousand (25,000) square feet of floor area or fraction thereof on the lot.
- d. Temporary Uses. The following temporary uses are permitted in the Community Commercial Zone:
- 1) Christmas tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department,
 - 2) Temporary construction facility during construction,
 - 3) Temporary homefinders information center.
- e. Development Standards.
- 1) Maximum Structure Height: Maximum height for buildings in the Community Commercial Zone shall be sixty (60) feet above grade.
 - 2) Minimum Lot Size: Each lot shall have a minimum area of five (5) acres.
 - 3) Maximum Building Coverage: The maximum permissible building coverage by any structure in the Community Commercial Zone shall be fifty (50) percent of the lot or lots.
 - 4) Landscaping: There shall be a minimum of fifteen percent (15%) parking lot landscaping, with one tree planted for every seven (7) parking stalls. The 15% landscaping requirements shall be calculated based upon the parking area only. The parking area is defined as the 9-foot by 20-foot parking stall and the access to the parking stall. The landscaping shall include live plant material, including but not limited to, trees, shrubs and groundcover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect.

All front, side and rear yards required in the Community Commercial Zone shall

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be landscape with live plant material including, but not limited to, trees, shrubs and groundcover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect.

- 5) Setbacks:
 - (a) Streetside: A minimum front streetside building setback shall be fifteen (15) feet exclusive of off-street parking in front of the building.
 - (b) Side Building Setback: There shall be no minimum requirement.
 - (c) Rear Building Setback: A minimum rear building setback shall be (10) feet except that:
 - (1) Where a lot is adjacent to a residential zone there shall be a rear building setback on the side adjacent to such residential zone having a width of not less than twenty (20) feet.
 - (2) Where a rear building setback is adjacent to a public street (through lot) the rear building setback shall be the same as the required front setback.
- 6) A thematic architectural style is required in order to provide a unique focal point for the community, subject to the May Ranch Community Architectural Guidelines or City approval.
- 7) Vehicular access to commercial sites shall conform to the requirements of the City Engineer.
- 8) Proposed commercial uses shall be subject to site plan review by the City of Perris Planning Department.