

IV. DEVELOPMENT STANDARDS

5.3 MULTI-FAMILY DEVELOPMENT STANDARDS FOR PLANNING AREA 22

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, fitness rooms, Bar-be-ques, tot-lots, 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;
 - (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;

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- (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 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 the 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) (a) Number of parking spaces:

Studio/1 bedroom	1.5 spaces
Two bedroom	2 spaces
Three bedroom	2.5 spaces

Additionally, off-street parking shall be provided at a rate of one (1) space for every

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five (5) units in the development for guest, staff and additional parking for residents vehicles.

- 9) Parking for recreational vehicles, haul trailers, and/or semi-trucks shall be prohibited on site.
- 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 three (3) stories or forty-one (41) feet above grade for residential buildings and common area buildings. Accessory buildings shall be subject to the provisions of the Perris City Code.
 - 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:
 - (a) Private Open Space.

Each individual ground floor unit shall be provided with a minimum of ninety square feet of contiguous and usable outdoor living space for Plan 841 and 114 square feet for all other units, exclusive of any front yard, which shall be enclosed by a solid fence, wall or other approved screening, minimum forty-two (42) inches in height and the rectangle inscribed within such private open space shall not have a dimension less than six feet. 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 ninety square feet of above ground

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private open space for Plan 841 and 114 square feet for all other units and the rectangle inscribed therein shall have no dimension less than six 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, dog parks, 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.

(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

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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, that are not addressed in these Development Standards, 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 twenty-one (21) dwelling units per gross acre.
 - 2) Each dwelling unit shall have a minimum living floor area of eight hundred (800) 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.