

CHAPTER 19.21

R-20,000 Single-Family Residential

20,000 Square Foot Minimum Lots

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19.21.010 PURPOSE

The R-20,000 Zone is to provide for the development of detached residential development and agricultural uses within a rural environment. This Zone shall be applicable to and correlate with the General Plan Land Use designation of R-20,000 Single Family Residential. (Ord 1159, 2005)

19.21.020 PERMITTED USES

The following uses are permitted (as revised August 2013, Ord. 1296):

Agricultural uses

One detached single-family dwelling

Supportive and Transitional Housing (in compliance with provisions of the R-20,000 Zone)

Single Room Occupancy (SRO) facilities (per Chapter 19.28.070.E, MFR-22)

Monopoles or similar wireless communications towers or facilities

Small family day care homes

Residential care facilities (per Chapter 19.84)

Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.21.030 USES SUBJECT TO A CONDITIONAL USE PERMIT

The following uses shall be allowed subject to obtaining a Conditional Use Permit, as provided by Chapter 19.61, CONDITIONAL USE PERMITS:

- Animal hospitals
- Bed and breakfasts, inclusive of dude ranches
- Churches and religious institutions
- Commercial raising, grazing, and /or breeding of large animals
- Commercial kennels
- Commercial raising of poultry and rabbits or other similar small animals
- Convalescent and senior home facilities
- Keeping of exotic, wild, or non-domestic animals
- Landscape nurseries
- Mobile home parks
- Public and semi-public institutions
- Riding arenas and/or stables
- Schools and educational institutions
- Zoos
- Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.21.40 PERMITTED ACCESSORY USES

The following uses are considered to be incidental to and compatible with permitted and conditionally permitted uses:

- Agriculture:
 1. Non-commercial farming
 2. 4-H or FFA farming and animal raising
- Animals:
 1. No more than 3 small animals per acre for non-commercial uses.
 2. Keeping of no more than 3 of each type of small domestic animal for non-commercial use.
 3. Keeping of large animals, such as horses, cows, sheep, pigs are permitted at the following maximum densities:
 - a. 2 animals on not less than 20,000 square feet.
 - b. 3 animals on not less than 30,000 square feet.
 - c. 4 animals on not less than 1 acre.
 - d. More than 4 animals are allowed on property greater than 1 acre provided there is at least 20,000 square feet for each additional animal.
- Child care facility: Uses must be consistent with the criteria contained in Chapter 19.83, Child Care Facilities

Residential care: Uses must be consistent with the criteria contained in Chapter 19.84, Residential Care Facilities.
Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.21.050 ADMINISTRATIVE PERMIT

The following uses shall be allowed subject to obtaining a permit, as provided by Chapter 19.83, Child Care Facilities:

Large family day care homes

19.21.060 PROHIBITED USES

No specific uses are prohibited

19.21.070 TEMPORARY USES

Temporary uses are allowed consistent with the criteria contained in Chapter 19.60, TEMPORARY OUTDOOR EVENTS.

19.21.80 DEVELOPMENT CRITERIA

A. ***General Provisions***

Refer to Chapter 19.02, GENERAL PROVISIONS for those general criteria applicable to development, such as:

Building criteria for structures
Encroachments/Architectural projections
Utilities

B. ***Lot Size***

1. Minimum Lot Size: 20,000 square feet
2. Maximum Lot Size: None

C. ***Lot Dimensions***

1. Minimum Lot Width: 80 feet
2. Minimum Lot Depth: 150 feet

D. ***Building Size***

Minimum primary building size of 1,500 square feet, excluding porches and garages.

E. ***Accessory Structure Size***

Subject to Chapter 19.29 Accessory Buildings and Structure

F. ***Lot Coverage***

Maximum lot coverage of 40 percent

G. ***Building Height***

Maximum height of 35 feet.

H. ***Setbacks***

1. Minimum Front Yard: 25 feet
 2. Maximum Front Yard: None
 3. Minimum Side Yard: 5 feet for each story
 4. Minimum Street Side Yard: 10 feet
 5. Minimum Rear Yard: 25 feet
- (Ord 1096, 2002)

I. ***Building Separation***

Minimum of 10 feet between buildings on the same lot.

J. ***Lot Frontage***

Lot frontage shall be a minimum of 80 feet, unless located on a cul-de-sac. All cul-de-sac lots shall have a minimum lot width of 55 feet.

19.21.90 DESIGN CRITERIA

A. ***Access/Orientation***

No specific requirements

B. ***Architecture***

Project site planning and dwelling unit architecture shall be consistent with the City of Perris RESIDENTIAL DESIGN GUIDELINES. (Ord 1159, § 5.b

2005)

C. ***Landscaping***

Landscaping and irrigation shall be provided consistent with Section 19.02.130, LANDSCAPING.

D. ***Parking***

Parking shall be provided consistent with Chapter 19.69, PARKING AND LOADING STANDARDS.

E. ***Signs***

Signs shall be allowed consistent with the provisions contained in Chapter 19.75, SIGNS.

F. ***Utilities***

Utilities shall be provided consistent with the provisions contained in Chapter 19.02, GENERAL PROVISIONS.

G. ***Walls/Fencing***

1. Walls and fencing shall be consistent with the City of Perris RESIDENTIAL DESIGN GUIDELINES.
2. See also the screening provisions contained in Chapter 19.02, GENERAL PROVISIONS. (Ord 1159, § 6.g 2005)

19.21.100 PROCESSING/ADMINISTRATIVE PROCEDURES

All development projects requiring a permit or approval from the City of Perris shall be consistent with the processing and review provisions contained in Chapters 19.54, AUTHORITY AND REVIEW PROCEDURES, and 19.56, PUBLIC HEARING PROCEDURES.