

CHAPTER 19.23

R-8,400 Single-Family Residential

8,400 Square Foot Minimum Lots

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19.23.010 PURPOSE

The R-8,400 Zone is to provide for the development of detached single-family residential development at a density of 3 to 5 dwellings per net acre. This Zone shall be applicable to and correlate with the General Plan Land Use designation of Residential 8,400.

19.23.020 PERMITTED USES

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

- One detached single-family dwelling
- Small family day care homes
- Residential care facilities (per Chapter 19.84)
- Supportive and Transitional Housing (in compliance with provisions of the R-8,400 Zone)
- Single Room Occupancy (SRO) facilities (per Chapter 19.28.070.E, MFR-22)

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

19.23.030 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:
Churches and religious institutions

Convalescent and senior home facilities, including home for the aged
Mobile home parks
Public and semi-public institutions and facilities
Schools and educational institutions

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

19.23.040 PERMITTED ACCESSORY USES

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

- Animals: No more than 4 small domestic animals of each type of 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.
- Second unit: Uses must be consistent with the criteria contained in Chapter 19.81, Second Unit Permit.
- Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.61, AUTHORITY AND EVALUATION PROCEURES.

19.23.050 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

19.23.060 PROHIBITED USES

The following uses shall be prohibited:

- Commercial uses
- Industrial uses
- Large animals
- Monopoles or similar wireless communications towers or facilities
- Storage facilities greater than 120 square feet in size

19.23.070 TEMPORARY USES

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

19.23.80 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. Lot Size: 8,400 square feet minimum

C. *Lot Dimensions*

1. Lot Width: 65 feet minimum
2. Lot Width (corner lots): 70 feet minimum
3. Lot Depth: 100 feet minimum
4. Lot Depth (cul-de-sacs and street knuckles): 90 feet minimum

D. *Building Size*

Minimum primary building size of 1200 square feet, excluding porches and garages.

E. *Accessory Structure Size*

Subject to Chapter 19.29 Accessory Buildings and Structure

F. *Lot Coverage*

1. One-Story Dwellings: 60 percent maximum
2. Two-Story Dwellings: 40 Percent maximum

G. *Building Height*

Maximum height of 35 feet (measured to top of roof pitch)

H. *Setbacks*

1. Front Yard, Primary Dwelling: 20 feet minimum

2. Front Yard, Garage: 20 feet minimum for side-entry garages
25 feet minimum for front-entry garage¹
3. Side Yard: 5 feet per story minimum
4. Street Side Yard: 10 feet for one-story dwellings
15 feet for two-story dwellings
5. Rear Yard: 25 feet minimum

I. *Building Separation*

Minimum of 10 feet between buildings on the same lot.

J. *Lot Frontage*

Lot frontage shall be a minimum of 70 feet for corner lots, 65 feet for interior lots, and 50 feet for lots on cul-de-sac and street knuckles.

19.23.90 DESIGN CRITERIA

A. *Access/Orientation*

1. Tracts with Fewer than 10 Lots: No requirements
2. Tracts with 10 or More Lots: 15 percent of the units shall have “side-entry” garages.

B. *Architecture*

1. Project site planning and dwelling unit architecture shall be consistent with the City of Perris RESIDENTIAL DESIGN GUIDELINES.
2. See also Section 19.02.090, DWELLINGS.

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.

¹ Front entry garages are defined as having garage doors parallel to the street.

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.

19.23. 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 Chapter 19.56, PUBLIC HEARING PROCEDURES.