

CHAPTER 19.28

MFR-22 Multi-Family Residential

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19.28.010 PURPOSE

The MFR-22 Zone is to provide for high density residential development at a maximum density of 22 dwellings per acre. This Zone shall be applicable to and correlate with the General Plan Land Use designation of MFR-22. (Ord. 1159, 2005) (Ord. 1240, 2008)

19.28.020 PERMITTED USES

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

- Detached single family homes
- Attached single-family dwellings
- Multiple-family development, including apartments and condominiums
- Residential care facilities (per Chapter 19.84)
- Supportive and Transitional Housing (in compliance with provisions of the MFR-22 Zone)
- Single Room Occupancy (SRO) facilities
- Small family day care

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

19.28.030 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
Mobile home parks
Public and semi-public institutions and facilities
Recreational vehicle parks
Schools and educational institutions
Multi-family projects over 3 stories in height

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

19.28.040 PERMITTED ACCESSORY USES

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

Animals: No more than 2 small domestic animals of each type of animal, per unit.
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 the Development Services Department, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.28.050 PROHIBITED USES

The following uses shall be prohibited:

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

19.28.060 TEMPORARY USES

Temporary uses are allowed consistent with the criteria contained in Chapter 19.02, GENERAL PROVISIONS.

19.28.070 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
Walls and fences
Encroachments/architectural projections
Screening
Lighting
Utilities

B. **Development Standards for Single Family Tract Homes**

Refer to Chapter 19.25, R-6,000 Single-Family Residential, for single family home development criteria in the MFR-22 Zone.

C. **Development Standards for Multi-Family Residential**

1. Minimum Lot Width: 100 feet
2. Minimum Lot Depth: 100 feet
3. Lot Coverage: Maximum 45%
4. Building Height: 3 stories/40 feet (as measured to midpoint of roof)
5. Setbacks:
 - Front yard: 20 feet/30 feet arterial for streets and highways
 - Minimum side and rear yards: Equal to wall height of proposed residential buildings, as measured to plate height. (See regulations for private open space).
6. Lot Frontage: 100 feet for corner and interior lots, 45 feet for cul de sacs and knuckle locations. (Ord. 1240, 2008).

D. **Building Separation**

10 feet between buildings on the same lot. An additional 5 feet shall be provided for each story of building height.

E. **Single Room Occupancy (SRO) Housing**

SROs, also known as efficiency units, are allowed in the Community Commercial Zone (and Residential Zones, subject to the underlying density of the subject zone) without a Conditional Use Permit or other discretionary permit, subject the following standards and regulations:

1. New construction of SRO housing requires units to have a minimum size of 150 square feet and a maximum of 400 square feet.

2. Conversion of an existing building to SRO housing requires a minimum unit size of 150 square feet, however there is no maximum unit square footage.
3. Each SRO unit shall accommodate a maximum of two persons.
4. Exterior lighting shall be provided for the entire outdoor and parking area of the property per the lighting standards of Chapter 19.02.110 of the Zoning Code.
5. Laundry facilities must be provided in a separate room at the ratio of one washer and one dryer for every twenty units or fractional number thereof, with at least one washer and dryer kept in good repair.
6. A cleaning supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor of the SRO unit facility.
7. New construction, conversion of non-residential space, or reconstruction of an existing building, requires each unit to contain both food preparation and sanitary facilities. Food preparation facilities shall consist of a kitchen sink, functioning cooking appliance and a refrigerator, each having a clear working space of not less than 30 inches in front. Sanitary facilities shall consist of a water closet, lavatory and bathtub or shower.
8. For acquisition or rehabilitation of an existing residential structure or hotel, neither food preparation nor sanitary facilities are required to be in the unit. However, if the units do not contain sanitary facilities, the building must contain sanitary facilities on the same floor with a water closet, lavatory, and bathtub or shower that are shared by tenants.
9. Each SRO unit shall have a separate closet.
10. SRO units shall comply with all requirements of the current California Building Code and the State Aeronautics Act. All units shall comply with all applicable accessibility and adaptability requirements. All common areas shall be fully accessible.
11. An SRO unit project shall not be located within five hundred (500) feet of any other SRO unit project, emergency shelter, or other similar program, unless such program is located within the same building or on the same lot.
12. An SRO unit project with 10 or more units shall provide on-site management. A project with less than 10 units may provide a management office off-site.

13. Tenancy of SRO units shall not be less than 30 days.
14. Parking for SRO units shall comply with the provisions of Chapter 19.69, PARKING AND LOADING STANDARDS.
15. Applications for SRO units shall be processed in a manner consistent with procedures for multiple-family residential development projects per Chapter 19.54 of the Zoning Code.

19.28.080 DESIGN CRITERIA

A. Standards for Multiple-Family Buildings

1. The development of multi-family sites shall conform to the provisions of Table 1, Development Restrictions, as follows:

Table 1, Development Restrictions*
45% Lot Coverage (total building footprint, including clubhouse or interior recreational facility)
35% Landscape (including private open space, walkways and site amenities)
20% Impervious Hardscape (drive aisles and open parking)
*Transfer of Development Restrictions. To achieve superior site planning, up to 5% of the lot area may be transferred from the development criteria specified herein. As an example, in order to provide a larger recreation building, the lot coverage restriction may be increased to 50%, and the landscape reduced to 30%.

2. Multiple-family building shall be consistent with the following site development standards:
 - a. **Outdoor private open space:**
 - 1). Each individual ground floor unit of a single-family dwelling shall be provided with a minimum of 150 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, 6 feet in height and the rectangle inscribed within such private open space shall not have a dimension less than 10 feet. Not more than 75 square feet of private open space for ground floor dwelling units shall be covered by an overhanging balcony or patio roof. Patios and balconies may be included in the calculation or private open space.
 - 2). Each individual dwelling unit not having a ground floor living area shall be provided with a minimum of 75 square feet of above ground private open space and the rectangle inscribed therein shall have no

dimension less than 5 feet. All above ground private open space shall have at least one exterior side open above the railing height.

- 3). Private open space shall be adjacent to and not more than 4 feet above or below the floor level of the dwelling unit served.

b. Garages:

- 1) Multi-family dwelling unit shall comply with the provisions of Chapter 19.69, PARKING AND LOADING STANDARDS.
- 2) Zero setback from the rear property line is allowed when vehicular access to the garage is provided from a rear common drive aisle.
- 3) A zero side property lot line is allowed for one side of the garage adjoining another with vehicular access to the garage from a rear common drive aisle.

B. Architectural and Design Standards for Multiple Family Dwellings

1. **Recreational Amenities.** All multi-family housing developments shall provide recreational amenities within the site in accordance with the following:

a.	Site Amenity	Project Size
	Tot lot with play equipment	5 units
	Barbecue area with seating	10 units
	Swimming pool and spa	20 units
	Court game facilities such as tennis, basketball or racquetball	50 units
	Clubhouse	120 units

The above amenities are cumulative, so all of the required amenities for smaller projects shall also be required in addition to the specified amenity for the number of units.

- b. Security.** All multi-family housing developments shall be entirely fenced and gated around the perimeter of the site. Vehicular gates shall be designed and arranged to provide turn-around outside the gate for vehicles not obtaining entry to the development.

- c. Community Focal Points.** Projects containing more than 20 units require installation of at least one community focal point per project. The community focal point shall be designed to function as a central meeting place for use by project residents and shall consist of a plaza, courtyard, or other type of landmark feature. These areas should include shading, seating, and decorative features consistent with the style and

design of the units, or may be enclosed to function as a recreation room or cabana. If enclosed, the structure shall be architecturally embellished to signify a focal point. The focal point shall be centrally located and accessible to all residents.

- d. **Laundry Facilities.** Common laundry facilities of sufficient number and accessibility consistent with the Uniform Building Code shall be provided, or each dwelling unit shall be plumbed and wired for a washing machine and dryer.

- 2. **Entry Statement Standards.** Projects shall include vehicular and pedestrian entry statements which shall be consistent with the following:

- a. Provide one visually dominant entry to the development which conveys a sense of arrival;
- b. Entry statements shall provide an open view into the development with landscaping and project directories;
- c. Design the entry to provide a transition from the outside to an internal visual focus, such as landscaping, a water feature, sculpture or a building;
- d. Special attention shall be given to hardscape and landscape treatments at the entry to enhance the overall image of the development. An entry statement shall consist of at least two of the following items:
 - 1. Hardscape structure (trellis, decorative, low garden wall with berming, guardhouse, decorative gate);
 - 2. Specimen landscaping, i.e., large, distinctive vegetation or mature trees (minimum 24-inch box size), either flowering or native trees;
 - 3. Large boulder groupings;
 - 4. Water saving and easy maintenance fountains;
 - 5. Textured or stamped concrete;
 - 6. Monument signage with accompanying landscape and berming; or
 - 7. Other comparable installations.

- 3. **Pedestrian Circulation.** An interior walkway system with a minimum width of four (4) feet shall be incorporated into the project for the purpose of providing direct access to and from all individual dwelling units, trash storage areas, parking areas, recreational areas and other outdoor common spaces.

- 4. **Lighting.** Lighting shall be fully shielded and arranged and screened to reflect light away from adjoining residences and streets and to preclude lighting above the horizontal plane of the bottom of the lighting fixture.

5. Mitigating Mass and Scale of Building Planes. Building facades and walls shall be articulated to create depth and shadow for visual relief, as follows:

- a. Blank end walls are not allowed. Instead, end walls shall be given some form of articulation or architectural treatment or be substantially screened by densely planted trees or fast growing creeping vines and espaliers.
- b. Balconies, porches, patios and chimneys shall be integrated into multi-family structures to break up large wall masses, and to offset floor setbacks.
- c. Long barracks-like multi-family structures shall be avoided through the use of separations, changes in roof plane, horizontal offsets, and the inclusion of elements such as balconies, varied floor elevations, awnings, porches and patios. Extremely long structures, if properly articulated, may be acceptable; however, structures, including garage and carport structures exceeding one hundred fifty (150) feet in length, are discouraged.
- d. Design overhangs, reveals and architectural projections to create shadows on the building façade.
- e. Create points of interest on the exteriors of buildings.
- f. Structures containing three or more attached units in a row shall incorporate at least one of the following:
 - 1) At least one architectural projection not less than two feet from the primary wall plane and not less than four feet wide shall be provided for each residential unit. Such projections shall extend the full height of a single story building, at least one-half the height of a two story building, and at least two-thirds the height of a three story building.
 - 2) Provide a change in depth (stagger) of at least three feet for each twelve feet in length for each two units.

6. Dwelling Unit Access and Entries

- a. **Façade Articulation.** Entry areas shall be utilized to articulate building faces through recessed, covered porches, or other architectural treatments in such a manner as to increase the sense of arrival.
- b. **Sheltering Elements.** Entries shall provide shelter from natural elements such as sun, rain and wind.
- c. **Shared Entries.** Access points to residential units shall be clustered in groups of four or less. The use of long, monotonous balconies and corridors resulting in a "motel" type of appearance is discouraged.

- d. **Visibility.** Whenever possible, entrances to individual residential units shall be plainly visible from the parking areas that serve them.
- e. **Maximize Privacy.** Entries to individual units shall be spaced as far apart as possible to maximize privacy.

7. **Screening of Mechanical and Utility Equipment from Public View.** Any equipment or utility service areas, whether on the roof, side of the structure or ground, shall be screened from public view from adjacent property or from a public right-of-way. The method of screening shall be architecturally integrated and compatible with the structure on which it occurs in terms of materials, color, shape and size.

8. **Articulation of Walls and Fences.** Where any solid wall or fence exceeds forty (40) feet in length, the wall or fence shall be visibly articulated by pilasters or changes in the wall plane such as insets for plantings. Such articulation shall occur at a minimum of forty (40) foot intervals. All walls shall incorporate decorative caps. (Ord.1087, 2001)

C. *Landscaping*

Landscaping and irrigation shall be provided consistent with Section 19.02.130 and 19.70, LANDSCAPING, notwithstanding the information found in Sections above. Multiple-family buildings shall include a combination of trees, shrubs, and ground cover to provide an attractive streetscape and help preclude the occurrence of blank walls.

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.

19.28.100 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.