

CHAPTER 19.36

CN ZONE (Commercial Neighborhood)

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19.36.010 PURPOSE

The CN Zone is to provide for the development of limited scale commercial uses adjacent to residential areas, which will serve the day-to-day shopping needs of local residents, in accordance with the objectives and policies of the Perris General Plan. This Zone shall be applicable to and correlate with the General Plan Land Use designation of Commercial Neighborhood.

19.36.020 PERMITTED USES

The following uses are permitted:

A. *Retail, Convenience, and Specialty Uses*

- Antique stores
- Apparel stores
- Appliance stores
- Book stores
- Craft stores
- Department stores
- Discount stores
- Drug store/Pharmacies
- Florist
- Gift and card stores
- Hardware and paint stores
- Jewelry stores
- Nurseries
- Sporting goods

B. ***General Services***

Banking services
Beauty salons and barber shops
Business and professional offices
Day care centers
Laundromat, dry cleaners, and laundry services

C. ***Food Services***

Bakeries
Candy, ice cream, and yogurt shops
Coffee shops
Delicatessens
Liquor stores, consistent with Chapter 19.65
Restaurants, without drive-through services

D. ***Miscellaneous Uses***

Monopoles or similar wireless communications towers or facilities 55 feet or less in height.

E. ***Other Similar Uses***

As approved by the Director of Planning and Community Development, as provided by 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.36.030 USES SUBJECT TO A CONDITIONAL USE PERMIT

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

Any home or other facility for the aged or children that is licensed or required to have a permit by the State of California, excluding Child Care Facilities, as provided by Chapter 19.83.

Any public or private hospital, medical clinic or other facility licensed or required to have a permit by the State of California

Convenience stores with alcohol related sales, consistent with Chapter 19.65.

General automotive repair

Monopoles or other similar wireless communications towers or facilities more than 55 feet in height.

Restaurants with drive-through services

Service stations, with or without automobile repair

Other similar uses: Approved by the Director of Planning and Community Development, as provided by 19.54, AUTHORITY AND

REVIEW PROCEDURES.

19.36.040 PERMITTED ACCESSORY USES

Accessory uses incidental to the primary use are allowed consistent with the provisions of this Title.

19.36.050 ADMINISTRATIVE PERMIT

No uses require an Administrative Permit

19.36.060 PROHIBITED USES

The following uses shall be prohibited:

Residential uses
Industrial uses
Medical related uses
Outdoor swap meets

19.36.070 TEMPORARY USES

Temporary uses shall be allowed consistent with the provisions contained in Chapter 19.60, TEMPORARY OUTDOOR EVENTS.

19.36.080 DEVELOPMENT CRITERIA

A. **General Provisions**

1. All uses shall be conducted within a fully enclosed building, except:
 - a. Outdoor restaurants, cafes, or seating areas; and,
 - b. Outdoor recreational activities.
2. Refer to Chapter 19.02, GENERAL PROVISIONS, for those general criteria applicable to development, such as:

Encroachments/Architectural projections
Lighting
Operating restrictions
Utilities

B. **Lot Size**

Minimum lot size of 20,000 square feet

C. **Lot Dimensions**

1. Minimum Lot Width: 100 feet
2. Minimum Lot Depth: 100 feet

D. ***Structure Size***

No minimum size, however, the floor area ratio (FAR) can not exceed 0.5.

E. ***Accessory Structure Size***

No maximum size

F. ***Lot Coverage***

Maximum lot coverage of 50 percent.

G. ***Structure Height***

Maximum height of 35 feet

H. ***Setbacks***

1. Minimum Front Yard:
Adjoining the public right-of-way the setback shall be as follows for structures of 25 feet or less in height, based upon the criteria contained in the Perris General Plan Circulation Element:
 - a. Local and Collector Streets: 5 feet
 - b. Secondary and Primary Arterials: 10 feet
 - c. Expressway and Freeway: 15 feet
 Structures greater than 25 feet in height shall be setback an additional 5 feet for each 10 feet of additional structure height.
2. Maximum Front Yard: None
3. Minimum Side Yard: None. If adjoining a residential zone the setback shall not be less than 10 feet. If loading and unloading are provided the setback shall be not less than 25 feet.
4. Minimum Street Side Yard: See requirements for front yard.
5. Minimum Rear Yard: None. If adjoining a residential zone the setback shall be the same as the Side Yard requirements.

I. ***Structure Separation***

None required

J. ***Lot Frontage***

Minimum lot frontage of 100 feet.

K. **Projects with Multiple Parcels**

Commercial and mixed-use projects with multiple lots that are contiguous and tied together by a Development Agreement, Planned Development Overlay, cross-access and/or shared-parking agreements, or similar covenant approved by the City and formally recorded against Title may deviate from the lot size, lot width, lot depth, and street frontage criteria provided that such deviation is necessary to achieve superior site planning. Such developments are required to submit a sign program to ensure consistent signage throughout the project site and to address monumentation signage along street frontages. Also, projects that employ shared parking agreements may spread the required parking supply across multiple parcels, in compliance with Municipal Code §19.69.030.B.5 (Shared Parking Provisions). (Ord. 1192, 2006)

19.36.090 DESIGN CRITERIA

A. ***Access/Orientation***

1. Access:

- a. Vehicular access to a public right-of-way shall be located as far from an intersection as is reasonable. Where appropriate due to design constraints, exits shall be located on a local or collector street.
- b. Reciprocal ingress/egress access easements shall be provided for circulation and parking to facilitate ease of vehicular movement between properties and to limit the number of vehicular access points to adjoining streets.
- c. To the greatest extent possible, pedestrian walkways shall be provided and covered.
- d. Outdoor seating areas accessible to patrons shall be provided for retail and food service areas for developments which contain a minimum of 10,000 square feet of building area.

2. Orientation:

- a. Structures shall be located adjacent to the public right-of-way.
- b. Structures shall provide access from the public right-of-way or side of the building.
- c. Off-street parking is preferred in either the rear or side of the building or a combination of both.

- d. Service areas shall be completely screened from public rights-of-way and parking areas, through site orientation, screening materials (walls/landscaping) or a combination of both.

B. *Architecture*

1. Architecture shall be compatible with the adjacent neighborhood when appropriate. Development shall incorporate similar architectural components, including building design components, colors, and materials.
2. All structure elevations shall provide one or more appropriate design components, including but not limited to color variation, reveal lines, window treatment, variation in materials, columns, horizontal or vertical alterations, cornices, or other similar architectural treatment.
3. The development shall incorporate one or more appropriate design components, including but not limited to an arcade system, tower, trellis system, or other architectural component that provides an identity to the project.

C. *Landscaping*

Landscaping and irrigation shall be provided consistent with the provisions contained in Section 19.02.130, LANDSCAPING.

D. *Parking*

Parking shall be provided consistent with the provisions of 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*

Walls and fencing or other screening devices shall be provided consistent with the provisions contained in Chapter 19.02, GENERAL PROVISIONS.

19.36.100 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.