

CHAPTER 19.43

PO ZONE (Professional Office)

Sections:

- 19.43.010 PURPOSE
- 19.43.020 PERMITTED USES
- 19.43.030 USES SUBJECT TO A CONDITIONAL USE PERMIT
- 19.43.040 PERMITTED ACCESSORY USES
- 19.43.050 ADMINISTRATIVE PERMIT
- 19.43.060 PROHIBITED USES
- 19.43.070 TEMPORARY USES
- 19.43.080 DEVELOPMENT CRITERIA
- 19.43.090 DESIGN CRITERIA
- 19.43.100 PROCESSING/ADMINISTRATIVE PROCEDURES

19.43.010 PURPOSE

The PO Zone is to provide for uses associated with professional or administrative services generally located on arterial roadways for convenient automobile access and public transit service, including corporate offices, cultural and community facilities, financial institutions, legal and medical services, and other similar uses which represent major concentrations of community and employment activities. This Zone shall be applicable to and correlate with the General Plan Land Use designation of Professional Office.

19.43.020 PERMITTED USES

The following uses are permitted:

A. *Service Uses*

- Collection agencies
- Data processing agencies
- Employment agencies
- Insurance agencies
- Membership offices
- Property management services
- Secretarial or clerical services

B. *Financial Uses*

- Banks, loan offices, mortgage companies
- Credit services
- Financial consulting services

Public accounting, bookkeeping and audit services  
Securities and commodity brokers, dealers and exchanges

C. ***Medical Uses***

Chiropractors  
Dialysis centers  
Doctor, dentist, and orthodontist offices  
Medical clinics (*If a permit is required by the State of California, then a Conditional Use Permit is required. See Section 19.43.030.*)  
Pharmacies  
Physicians and surgeons  
Physical therapy centers  
Optometrist, eye care centers  
Weight loss centers

D. ***Administrative Uses***

Administrative and corporate offices  
Federal, state, and local government offices  
Research centers  
Utility administrative and payment offices

E. ***Professional Uses***

Advertising agencies  
Business and management consulting services  
Consulting services  
Development services office  
Engineering and architectural services  
Interior decorator studios  
Law offices  
Photography studio

F. ***Miscellaneous Uses***

Monopoles or similar wireless communications towers or facilities 65 feet or less in height

G. ***Other Similar Uses***

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

19.43.030 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:

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

Dance and art studios

Day care center and nursery school, consistent with Chapter 19.19

Dog kennels and animal services

Hospitals

Mini-storage/wholesale storage

Monopoles or other similar wireless communications towers or facilities more than 65 feet in height

Technical and trade schools

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

19.43.040 PERMITTED ACCESSORY USES

Accessory uses incidental to the primary use are allowed, including the following:

Food services or restaurant uses, directly associated with and incidental to the primary use.

Storage uses or facilities directly associated with and incidental to the primary use.

19.43.050 ADMINISTRATIVE PERMIT

No uses require an Administrative Permit

19.43.060 PROHIBITED USES

The following uses are prohibited:

Industrial uses

Residential uses

19.43.070 TEMPORARY USES

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

19.43.080 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. Permitted outdoor storage.
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: 75 feet
2. Minimum Lot Depth: 100 feet

D. **Structure Size**

No minimum size, however, the floor area ratio (FAR) can not exceed 1.0:1.

E. **Accessory Structure Size**

No maximum size

F. **Lot Coverage**

Maximum lot coverage of 50 percent.

G. **Structure Height**

Maximum height of 50 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 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 15 feet. The setback shall be increased one (1) foot for each one (1) foot of building height over 25 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 75 feet.

19.43.090 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.
- 2. Orientation:
  - a. Structures shall provide access from the parking areas.
  - b. Service areas shall be completely screened from public rights-of-way, through site orientation, screening materials (walls/landscaping) or a combination of both.
  - c. Off-street parking is preferred in either the rear or side of

the building 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 visible from the public right-of-way 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.

**C. *Landscaping***

Landscaping and irrigation shall be provided consistent with the provisions of 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/Fences***

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

**19.43.100 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.