

CHAPTER 19.47

OS ZONE (Open Space)

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19.47.010 PURPOSE

The OS Zone is to protect public health and safety; provide areas for recreational opportunities; conserve natural resources, scenic beauty, and agriculture; and, preserve areas of major historic or cultural interest in accordance with the goals and policies of the Open Space and Conservation Element of the Perris General Plan. This Zone shall be applicable to and correlate with the General Plan Land Use designation of Parks/Recreation/Natural Open Space.

19.47.020 PERMITTED USES

The following uses are permitted:

- Agricultural activities
 - Baseball and football fields, tennis courts, playgrounds, parks, swimming pools, and other recreational areas
 - Cemeteries
 - Equestrian centers
 - Golf courses and driving ranges
 - Museums, libraries, historical landmarks, galleries, and other areas of cultural interest
 - Natural preserves
 - Sewer treatment plants, reservoirs, and flood control channels
 - Trails and other suitable corridors, including off-road bicycle or horse trails
 - Other similar uses: Approved by the Director of Planning and Community Development, as provided by Chapter 19.54,
- AUTHORITY AND REVIEW PROCEDURES.**

19.47.030 USES SUBJECT TO A CONDITIONAL USE PERMIT

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

Private recreational uses

Zoos

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

19.47.040 PERMITTED ACCESSORY USES

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

Caretakers residences

Comfort stations

Commercial uses, incidental to the operation of public and private recreational uses

Concession stands

Parking areas

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

19.47.050 ADMINISTRATIVE PERMIT

No uses require an Administrative Permit

19.47.060 PROHIBITED USES

No uses are specifically prohibited

19.47.070 TEMPORARY USES

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

19.47.080 DEVELOPMENT CRITERIA

A. ***General Provisions***

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

Corner clearance

Property maintenance

B. ***Lot Size***

Minimum net lot area of 5 acres

C. ***Lot Dimensions***

1. Minimum Lot Width: 250 feet
2. Minimum Lot Depth: 250 feet

D. ***Structure Size***

No minimum or maximum structure size, however, the floor area ratio (FAR) can not exceed 0.25.

E. ***Accessory Structure Size***

No maximum size

F. ***Lot Coverage***

Maximum lot coverage of 40 percent

G. ***Structure Height***

Maximum height of 75 feet

H. ***Setbacks***

1. Minimum Front Yard: 25 feet
2. Maximum Front Yard: None
3. Minimum Side Yard: 10 feet
4. Minimum Street Yard: 10 feet
5. Minimum Rear Yard: 50 feet

I. ***Structure Separation***

No minimum

J. ***Lot Frontage***

Minimum of 200 feet

19.47.090 DESIGN CRITERIA

A. ***Access/Orientation***

No specific access or orientation required

B. ***Architecture***

No specific architectural criteria are required

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.

19.47.100 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.