

CHAPTER 19.48

P ZONE (PUBLIC/SEMI-PUBLIC FACILITIES/UTILITIES)

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19.48.010 PURPOSE

The P Zone is to provide for a wide range of public, quasi-public, and private uses, such as school sites, government administrative offices and facilities, public utilities, institutes of higher learning, religious institutions, libraries, hospitals, cultural recreational activities, and major transportation corridors. This Zone shall be applicable to and correlate with the General Plan Land Use designation of Public/Semi-Public Facilities/Utilities.

19.48.020 PERMITTED USES

The following uses are permitted:

- Municipal, county, state or federal governmental buildings, such as City Hall, library, court facilities or fire stations
- Public or quasi-public educational facilities, such as schools and administrative offices
- Flood control facilities, including, but not limited to spreading grounds, settling basins, and drainage facilities
- Public utilities
- Public recreational facilities
- Other similar uses: Approved by the Director of Planning and Community Development, as provided by Chapter 19.54, **AUTHORITY AND REVIEW PROCEDURES.**

19.48.030 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, church schools, and religious facilities, including residential quarters incidental to a church use or other religious facilities
Private recreation
Publicly owned facilities, such as warehouses and storage yards
Other similar uses: Approved by the Director of Planning and Community Development, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.48.040 PERMITTED ACCESSORY USES

Any use customarily incidental to a permitted use
Other similar uses approved by the Director of Planning and Community Development, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.48.050 ADMINISTRATIVE PERMIT

No uses require an Administrative Permit

19.48.060 PROHIBITED USES

No uses are specifically prohibited

19.48.070 TEMPORARY USES

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

19.48.080 DEVELOPMENT CRITERIA

A. *General Provisions*

No specific provisions required

B. *Lot Size*

No minimum required size

C. *Lot Dimensions*

No minimum dimensions required

D. *Building Size*

No minimum or maximum size required

E. ***Accessory Structure Size***

No minimum or maximum size required

F. ***Lot Coverage***

The lot coverage shall be the average lot coverage of all Zones which abut the property.

G. ***Structure Height***

Height limits may be increased up to 100 feet provided that:

1. For every one (1) foot increase in building height beyond the 50 foot maximum height, the building setbacks are increased by one (1) foot on the front and all street-facing yards, and for every two (2) feet increase beyond the maximum building height, the building setbacks are increased by one (1) foot on all interior yards, and
2. A Conditional Use Permit for increased building height is approved pursuant to Chapter 19.61 and such Permit includes a condition requiring additional perimeter landscaping provided to screen and mitigate visual impacts from the increased structure height. (Ord. 1119, 2003)

H. ***Setbacks***

The minimum front, side, and rear yard setbacks shall be the average of each of those particular setbacks for the zones which abut the property.

I. ***Building Separation***

No minimum or maximum separation required

J. ***Lot Frontage***

No minimum or maximum frontage required

19.48.090 DESIGN CRITERIA

A. ***Access/Orientation***

No specific requirements

B. ***Architecture***

No specific architecture requirements

C. ***Landscaping***

Landscaping and irrigation shall be consistent with the approved site plan or development plan and any associated conditions of approval.

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***

No specific requirements

G. ***Walls/Fencing***

Walls and fencing shall be consistent with the requirements of Section 19.02.050, CORNER CLEARANCE.

19.48.100 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.