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P E R R I S G R E E N V A L L E Y A S S O C I A T E S

# **GREEN VALLEY**

## **SPECIFIC PLAN**

**SPECIFIC PLAN  
89-25**

**"GREEN VALLEY"**

**ADOPTED BY THE PERRIS**

**CITY COUNCIL**

**MARCH 5, 1990**

**RESOLUTION NO. 1781**

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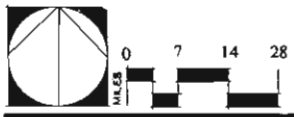
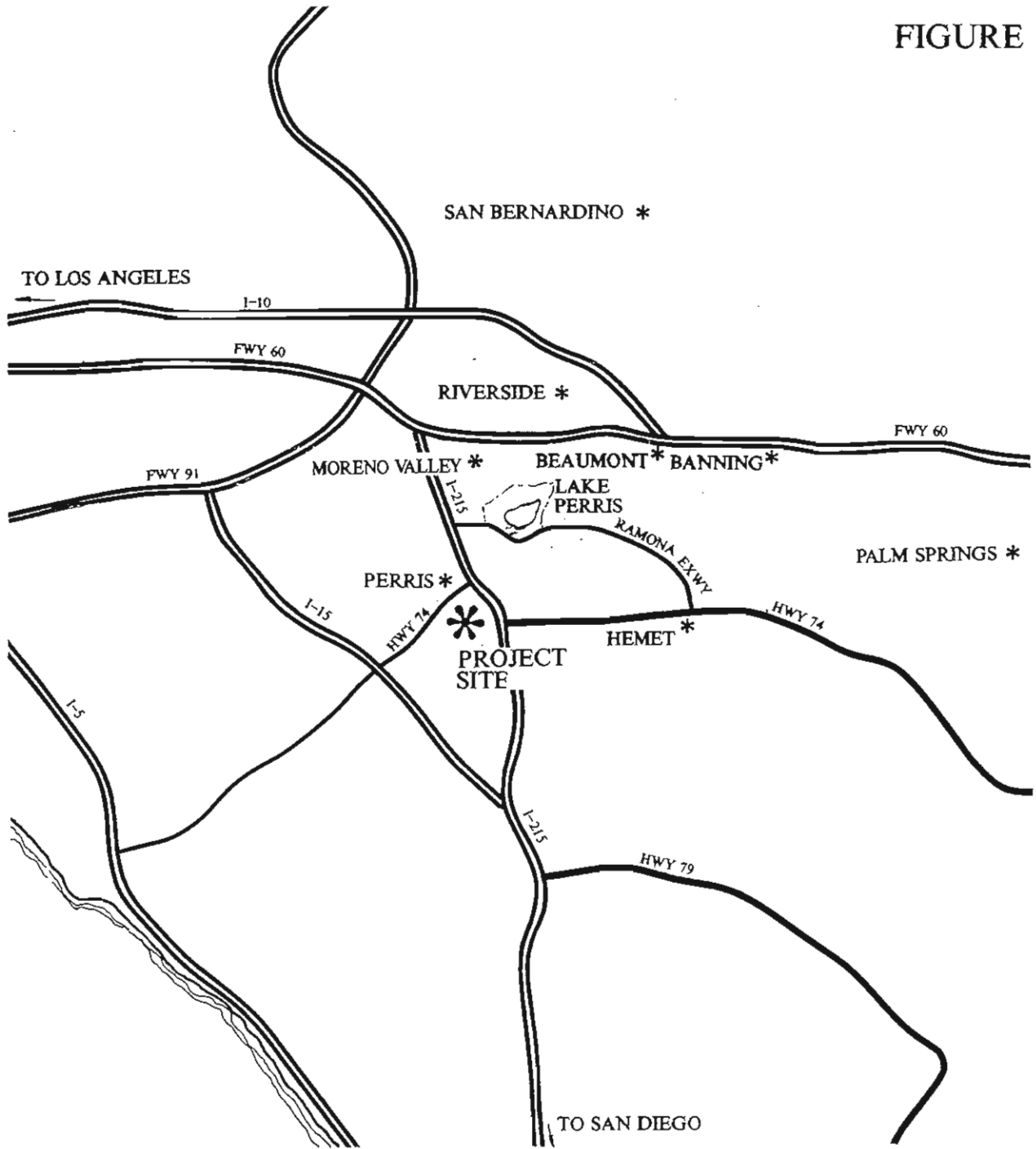


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FIGURE 1



## 1.0

### SPECIFIC PLAN SUMMARY

#### 1.1 PROJECT SUMMARY

The Green Valley Specific Plan is a proposal for a planned community situated on approximately 1,269.2 acres within the City of Perris. The San Jacinto River crosses the northwest corner of the property. Interstate 215 is immediately adjacent to the property on its eastern boundary. The northeast boundary is formed by Case Road and the A.T. & S.F. Railroad, while the south and west boundaries are common to Ethanac Road and Goetz Road, respectfully.

The proposed community plan includes 3,460 single-family detached homes and 750 multi-family units, for a total of 4,210 dwelling units with an overall project density of 3.3 dwelling units per gross acre and a residential net density of 5.4. The residential component will occupy 782 net acres of the 1,269.2 acre community. Other land uses proposed for the property include open space, business, commercial, industrial, schools, and recreational. Table 1-1 summarizes the planned land uses and distributions.

#### 1.2 COMMUNITY LOCATION

The Green Valley site is situated south of Case Road and north of Ethanac Road, between Goetz Road and Interstate 215. It is located approximately four miles southeast of the Perris City Hall. The property is illustrated on Figure 1, Regional Setting, and Figure 2, Local Setting.

#### 1.3 MARKET CHARACTERISTICS

The Green Valley planned community will be completed in four phases over an estimated ten year buildout period, with multiple residential products and related uses comprising each phase. The diversity of product types is intended to stimulate the creation of a planned community for singles and families, both first-time home owners and, more predominantly, move-up buyers. There is also a local demand for a smaller increment of attached and rental units.

The inclusion of schools, parks and open space within the planned community is considered desirable within the Perris area market. Such common areas, along with streetscapes and drainage swales, are proposed to be dedicated to the City of Perris, but maintained through Community Service Agencies (CSAs), for the use by Green Valley and other City of Perris residents, alike.

The development of residential units on the site will generate a need for community level commercial shopping centers. In addition, the exposure of the site to the Interstate 215 freeway corridor will generate demand for sub-regional commercial and business park land uses. The portion of the site located adjacent to the San Jacinto River and the Perris Valley Airport offers an opportunity for industrial development, which will benefit from the availability of a local labor force.

It is anticipated that residential buildout will be achieved within approximately ten years. Population growth generated by the project is expected to be sufficient to support commercial and industrial buildout within ten to twelve years.

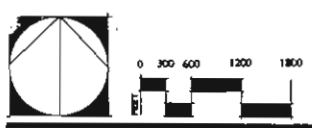
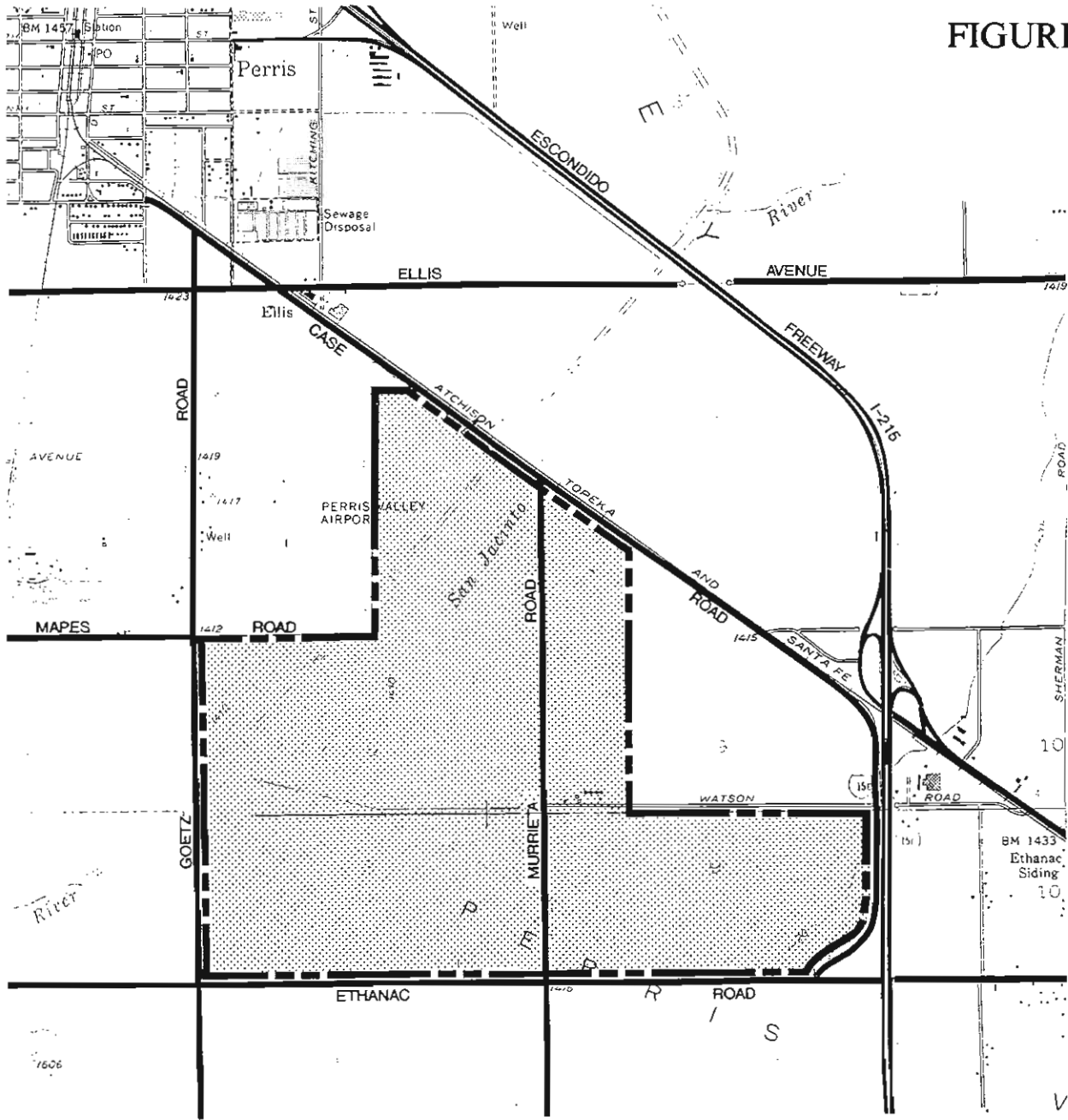
**TABLE 1-1  
GREEN VALLEY LAND USE SUMMARY**

<u>Land Use</u>	<u>Planning Area</u>	<u>Acres</u>	<u>DU/AC</u>	<u>Dwellings</u>	<u>% of Total</u>
<b>Single Family Residential</b>					
R-7200 - 8000	6, 8	80.0	3.4	270	6.6%
R-6000 - 7200	19, 26, 48	85.4	4.6	395	6.8%
R-5500 - 7200	22, 24, 25	110.3	4.6	512	8.8%
R-5500 - 6000	4, 5, 10, 11, 12, 17, 20, 21, 27, 28, 31, 34, 35, 36, 46, 47	456.9	5.1	2,283	36.0%
Multi-family Residential	14, 30, 39, 45	49.4	15.1	750	3.9
Subtotal		782.0 Acres	5.4 DU/AC (Net)	4,210 DUs	62.1
Public Parks	7, 15, 18, 33, 37	51.1			4.0
Open Space					
River	50, 51	62.6			4.6
Greenbelt Swale	23, 49	35.2			2.9
Public Schools	16, 32, 38	24.0			1.9
Commercial Centers	3, 13, 29, 42, 43, 44	72.7			5.7
Business & Professional Center	40, 41	42.3			3.3
Industrial	1, 2, 9	108.7			8.6
<b>Circulation</b>					
Murrieta Road		17.2			1.3
External R.O.W.		35.0			2.6
Project Circulation		38.4			3.0
<b>TOTAL</b>		1,269.2 Acres	3.3 DU/AC (Gross) (Net 5.4)	4,210 DUs	100%





FIGURE 2



## 1.4 DESIGN OBJECTIVES

The Green Valley Specific Plan has been designed to respond to the demand for a mixed residential, commercial and research and development/industrial theme oriented planned community. The objectives of design include the exclusive use of public streets, public parks of size, area and development consistent with the State of California Quimby Act (three acres per 1,000 population), a diverse but fiscally responsive distribution of land uses, and the provision of public school sites consistent with local public school planning standards. (For a discussion of school requirements, please refer to Section 3.8.) Other design features of note include:

- \* The creation of a regional park on thirty acres.
- \* The use of thematic entryways and streetscapes for community image along the backbone roadway and loop roads in addition to giving identity at neighborhood and secondary entries.
- \* The placement of a local public park adjacent to each elementary school site.
- \* The use of wide grassy swales for seasonal drainage during wet periods and landscape swales during dry seasons.
- \* The creation of a Community Service Agency (CSA) to finance the maintenance of public parks and improvements without using general fund tax sources.
- \* The creation of a curvilinear collector circulation system to assist in reducing through-traffic speeds, create a hierarchy of function and design, and to create a continually varying streetscape.

The residential component is designed to establish small enclaves, or planning areas, each serving as a separate neighborhood unit. Each planning area is intended to be built around cohesive design treatments giving identity and providing for architectural unity.

## 1.5 PLAN PROCESSING

The Green Valley site, located within the City of Perris, is largely comprised of agricultural and open space land uses. The current zoning of the property is agriculture. The Land Use Element of the General Plan is in policy form, similar to that of the County of Riverside, and provides for a continuation of agriculture, open space and floodplain uses, unless amended. The instrument to institute such a change is the subject Specific Plan prepared in form, format, and technical detail consistent with the State of California Government Code and Guidelines of the City of Perris.

The Green Valley Specific Plan is intended to achieve a General Plan Amendment and establish zoning powers for the subject property. The Specific Plan must be reviewed and acted upon in advertised public hearings before both the City of Perris Planning Commission and City Council. The Specific Plan complies with the provisions of the California Environmental Quality Act (CEQA). A Draft Environmental Impact Report (DEIR) for this plan is being prepared under the direction of the City of Perris Planning Department.

## 2.0

### SPECIFIC PLAN

#### 2.1 COMPREHENSIVE LAND USE PLAN

##### 2.1.1 Planned Community Synopsis

The Green Valley Specific Plan provides for development of the 1,269.2 acre site in residential, commercial, business and professional, industrial, public parks, public schools and open space land uses. The mix of land uses proposed in the Green Valley community will serve to create a dynamic full-service community with residents, employment opportunities, shopping and recreation areas closely linked together, thereby reducing the need to commute out of the area, with all the inherent environmental and safety implications. The planned community approach to development assures the project will function properly in respect to land use, circulation, drainage, and water and sewer issues. A comprehensive master plan, such as proposed in the Green Valley Specific Plan, provides the opportunity to create unifying design themes in the land use distribution through implementation of common streetscape and landscape elements, fencing and wall designs, colors and textures, cohesive signage, common architectural objectives and appropriately scaled street furnishings.

The community has been designed to comply with local and state plans, policies and programs. Public parks and schools are proposed in quantity, location, and configuration required by the respective agencies. Similarly, all streets are proposed to be publicly dedicated and maintained by the City of Perris. CSAs will be responsible for maintenance of the public parks, the parkways and medians, the greenbelt swales, and the special entry landscape features.

The Green Valley Specific Plan proposed distribution of land uses. These are summarized by use and planning area on Table 2-1, Green Valley Statistical Summary.

It is the intent of this Specific Plan that all areas designated for residential use may be developed at a lower number of dwelling units without necessitating a change in the Specific Plan zoning. The tabulations on Table 2-1 and on the Conceptual Land Use Plan, Figure 3, reflect the total average density of each product type by zone. Actual densities in each planning area may vary above or below the average and are transferable between like land use planning areas, provided the total allowable dwelling unit tabulation is not exceeded. Residential densities shall not exceed 15.3 dwelling units per acre.

Residential lots in the Green Valley community will range from 5,500 to 28,300 square feet with the average net lot size being 6,676 square feet. Within the Perris Valley Airport approach zone, all lot sizes have been increased to at least 7,200. Rather than having standard minimum size lots placed uniformly throughout planning areas, the lotting concept for Green Valley requires that lots within planning areas vary in area, width and depth. This will promote more interesting neighborhood street scenes by discouraging repetitious space and architectural elements.

**TABLE 2-1  
GREEN VALLEY STATISTICAL SUMMARY**

<u>LAND USE</u>	<u>PLANNING AREA NO.</u>	<u>ACRES</u>	<u>DUs</u>	<u>DU/AC</u>	<u>% OF TOTAL</u>
Residential					
7,200-8,000 S.F.	6	46.9	166	3.6	3.9
	8	33.1	104	3.1	2.7
<b>Subtotal</b>		<b>80.0</b>	<b>270</b>		<b>6.6</b>
6,000-7,200 S.F.	19	31.5	140	4.4	2.5
	26	28.0	136	4.9	2.2
	48	25.9	119	4.6	2.1
<b>Subtotal</b>		<b>85.4</b>	<b>395</b>		<b>6.8</b>
5,500-7,200 S.F.	22	38.8	191	4.9	3.1
	24	39.5	177	4.5	3.1
	25	32.0	144	4.5	2.6
<b>Subtotal</b>		<b>110.3</b>	<b>512</b>		<b>8.8</b>
5,500-6,000 S.F.	4	25.7	145	5.7	2.1
	5	26.9	150	5.6	2.1
	10	22.1	96	4.3	1.8
	11	20.8	108	5.2	1.5
	12	36.6	163	4.5	3.1
	17	22.9	106	4.6	1.8
	20	29.2	148	5.1	2.3
	21	39.0	197	5.1	3.1
	27	16.2	80	4.9	1.4
	28	21.5	108	5.1	1.7
	31	34.6	168	4.9	2.7
	34	46.9	225	4.8	3.7
	35	27.6	146	5.2	2.1
	36	27.6	140	5.2	2.1
	46	32.1	166	5.2	2.4
	47	27.2	137	5.1	2.1
<b>Subtotal</b>		<b>456.9</b>	<b>2,283</b>		<b>36.0</b>



TABLE 2-1 (continued)

<u>LAND USE</u>	<u>PLANNING AREA NO.</u>	<u>ACRES</u>	<u>DUs</u>	<u>DU/ AC</u>	<u>% OF TOTAL</u>
Multi-family	14	10.5	161	15.3	0.9
	30	12.5	192	15.3	1.0
	39	13.2	198	15.0	1.0
	45	13.2	199	15.0	1.0
<b>Subtotal</b>		<u>49.4</u>	<u>750</u>		<u>3.9</u>
<b>Residential Subtotal</b>		<u>782.0</u>	<u>4,210</u>		<u>62.1</u>
Parks	7	30.6			2.3
	15	5.0			0.4
	18	5.0			0.4
	33	5.0			0.4
	37	5.5			0.5
<b>Subtotal</b>		<u>51.1</u>			<u>4.0</u>
Open Space	23	11.7			.9
	49	23.5			1.8
	50	31.6			2.5
	51	31.0			2.3
<b>Subtotal</b>		<u>97.8</u>			<u>7.5</u>
Schools	16	7.5			0.6
	32	9.5			0.7
	38	7.0			0.6
<b>Subtotal</b>		<u>24.0</u>			<u>1.9</u>
Business and Professional	40	21.8			1.7
	41	20.5			1.6
<b>Subtotal</b>		<u>42.3</u>			<u>3.3</u>

**TABLE 2-1 (continued)**

<u>LAND USE</u>	<u>PLANNING AREA NO.</u>	<u>ACRES</u>	<u>DU<sub>s</sub></u>	<u>DU/AC</u>	<u>% OF TOTAL</u>
Commercial	3	15.2			0.1
	13	1.1			1.2
	29	17.4			1.4
	42	9.9			0.7
	43	12.7			1.0
	44	16.4			1.3
<b>Subtotal</b>		<u>72.7</u>			<u>5.7</u>
Industrial	1	34.0			2.7
	2	34.2			2.7
	9	40.5			3.2
<b>Subtotal</b>		<u>108.7</u>			<u>8.6</u>
Circulation		90.6			6.9
<b>PROJECT TOTAL</b>		1,269.2 AC	4,210 DU <sub>s</sub>		100%







FIGURE 4

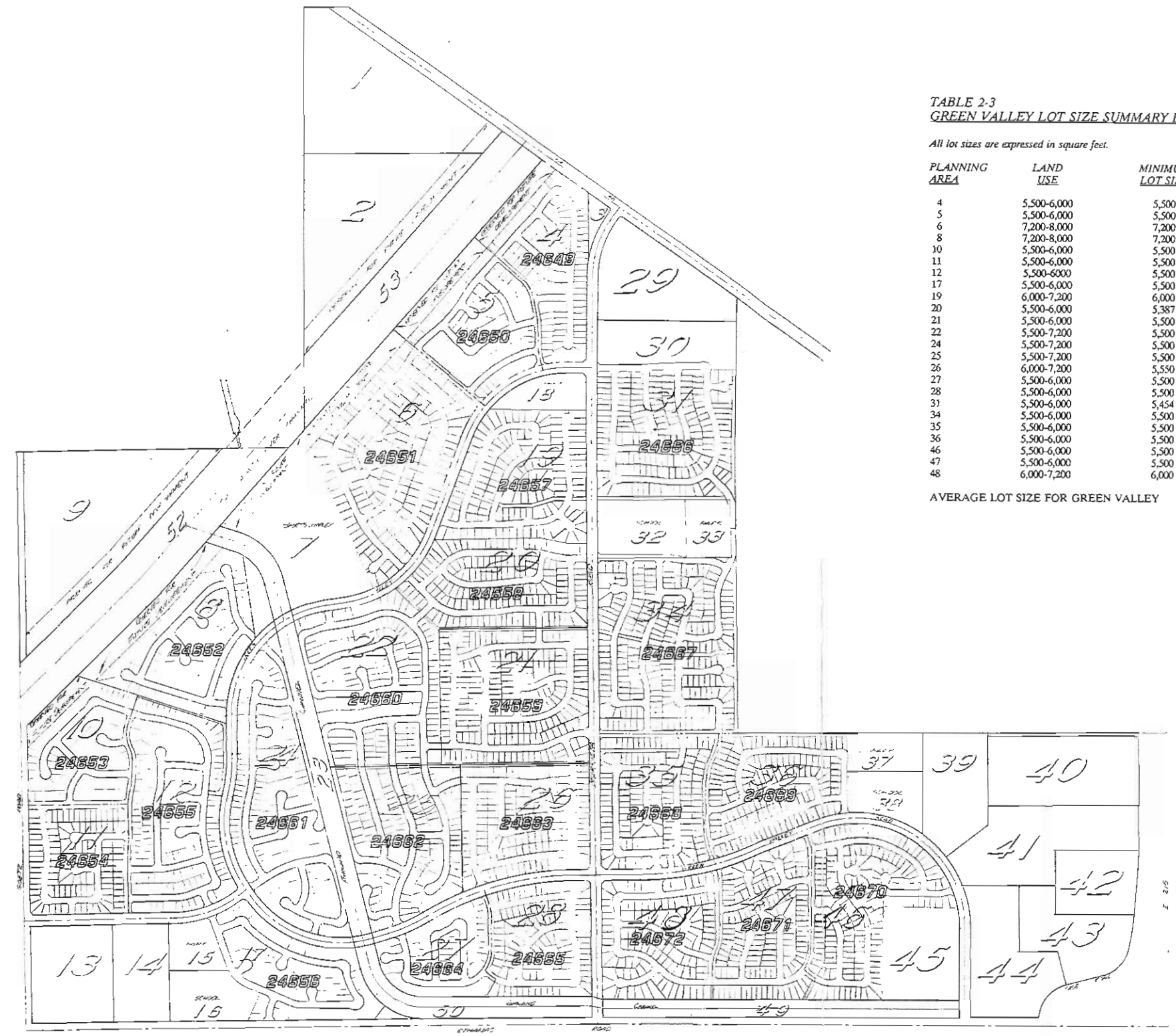


TABLE 2-3  
GREEN VALLEY LOT SIZE SUMMARY BY PLANNING AREA

All lot sizes are expressed in square feet.

PLANNING AREA	LAND USE	MINIMUM LOT SIZE	MAXIMUM LOT SIZE	AVERAGE LOT SIZE
4	5,500-6,000	5,500	12,912	6,437
5	5,500-6,000	5,500	12,030	6,160
6	7,200-8,000	7,200	20,550	8,183
8	7,200-8,000	7,200	15,438	8,502
10	5,500-6,000	5,500	12,000	6,369
11	5,500-6,000	5,500	10,900	6,363
12	5,500-6,000	5,500	15,220	6,330
17	5,500-6,000	5,500	14,269	6,831
19	6,000-7,200	6,000	12,328	7,240
20	5,500-6,000	5,387	12,903	6,200
21	5,500-6,000	5,500	12,919	6,273
22	5,500-7,200	5,500	12,296	6,431
24	5,500-7,200	5,500	14,745	7,233
25	5,500-7,200	5,500	15,546	7,244
26	6,000-7,200	5,500	13,000	6,689
27	5,500-6,000	5,500	11,257	6,285
28	5,500-6,000	5,500	12,815	6,455
31	5,500-6,000	5,454	11,958	6,373
34	5,500-6,000	5,500	12,420	6,366
35	5,500-6,000	5,500	11,080	6,088
36	5,500-6,000	5,500	11,420	6,269
46	5,500-6,000	5,500	10,580	6,277
47	5,500-6,000	5,500	13,925	6,382
48	6,000-7,200	6,000	13,185	7,237

AVERAGE LOT SIZE FOR GREEN VALLEY 6,676

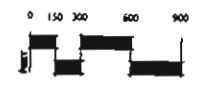
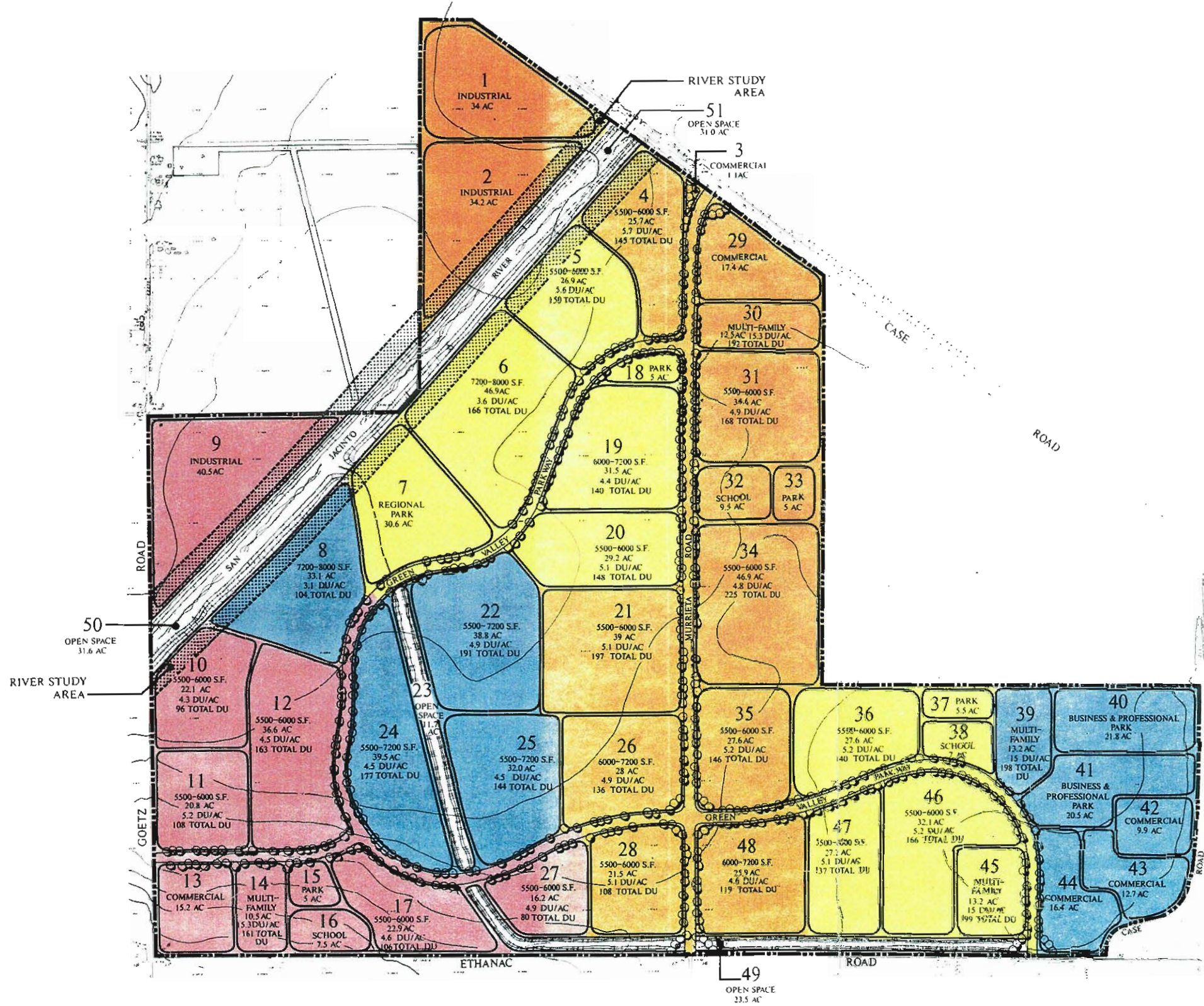




FIGURE 5

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4





- \* Standards will be used in the detailed engineering design of the Green Valley storm drain system so that proposed facilities will protect the homes, schools, commercial, and industrial areas of the community while meeting the requirements of the City of Perris and the Riverside County Flood Control and Water Conservation District.
- \* No improvements to any drainage facility will be made by the project proponent which serve to alter or restrict the drainage functions of drainage facilities.
- \* Maintenance of all drainage facilities, except the San Jacinto River channel, will be the responsibility of the City of Perris Maintenance District.
- \* All drainage swales will be bordered by appropriate walls or fences. In areas where views are to be accentuated, view fencing will be used. In areas where views are to be screened, theme walls will be used.

## 2.5 WATER AND SEWER PLAN

### 2.5.1 Approach

Green Valley is within the Eastern Municipal Water District (EMWD) which is the public agency responsible for the provision of both water and sewer service to the site.

**Water:** Figure 9 illustrates the water plan for Green Valley. The project site is within the 1627 service zone of EMWD. Waterlines exist in the vicinity of the property as follows:

* Murrieta Road	33-inch diameter line
* Ethanac Road	18-inch diameter line
	27-inch diameter line
* Goetz Road(southern portion)	16-inch diameter line
* Goetz Road(northern portion)	12-inch diameter line
* Watson Road	12-inch diameter line

In addition, a booster station currently exists just west of Murrieta Road in the southern portion of the project.

**Sewer:** Figure 10 illustrates the sewer plan for Green Valley. EMWD's Perris Valley Treatment Plan is located northeast of the project site between the project boundary and Case Road. A 24-inch diameter sewerline is located in Case Road adjacent to the northern boundary of the project site, and an 18-inch diameter sewerline runs through the site in Evans Road.

**Reclaimed Wastewater:** Figure 11 illustrates the reclaimed wastewater plan for Green Valley. The sources of supply shall be obtained from Eastern Municipal Water District's Perris Valley Treatment Plant, which is located northeast of the project site.

## 2.5.2 Plan Description

**Water:** Table 2-8 summarizes the average day and peak day water demands for proposed land uses of the Green Valley development. A fire flow of 5,000 gallons per minute (gpm) with a residual pressure of 30 pounds was used in the calculations. The average day water demand is estimated to be approximately 5,554,400 gallons. Peak day demand is estimated to be approximately 11,108,800 gallons. Based on the expected water need, the conceptual water distribution facilities were determined.

The Green Valley community will connect with the existing waterlines at the project site. An internal loop system of 16-inch waterlines is proposed for the majority of the site. The industrial area in the northern portion of the site will be served via an 18-inch diameter line. At ultimate development, a 10 million gallon reservoir will be required to meet the needs of the project.

Eastern Municipal Water District is currently in the process of preparing a master water plan. It is expected that this plan will take approximately one year from the date of this specific plan to prepare. When the master plan is completed, modifications to the improvements proposed within the specific plan may be necessary.

**Sewer:** The quantity of wastewater expected from the proposed project was estimated based on the proposed land uses for the area. (See Table 2-9.) A total of approximately 2,506,000 gallons per day of wastewater is expected to be generated by development within the project area. Facilities to serve the project include:

- \* A lift station and a force main which will serve the industrial area (Planning Area Number 9) northwest of the San Jacinto Channel;
- \* A lift station to a force main for areas in the southwest portion of Green Valley; and,
- \* A system of 8-inch, 10-inch, 12-inch, 15-inch, 21-inch and 24-inch diameter sewerlines throughout the Green Valley project.

The proposed sewerlines will connect to the existing sewerlines at the project site. The wastewater collected on the project site will be discharged into the Perris Valley Treatment Plant. Eastern Municipal Water District is currently in the process of preparing a master sewer plan.

Table 2-2 summarizes the numbers and percentages of residential lot sizes proposed throughout the Green Valley project. It is worthy to note that nearly 62% of the total lots in Green Valley will exceed 6,000 square feet. For further detail regarding the 417 lots greater than 8,000 square foot refer to Table 5-1 of the Appendix.

**TABLE 2-2  
GREEN VALLEY LOT SIZE SUMMARY**

LOT AREA (in S.F.)	TOTAL NO. OF LOTS		% OF PROJECT	
5,500-5,599	636		19	
5,600-5,699	183		5	
5,700-5,799	248	1,305	7	38%
5,800-5,899	127		4	
5,900-5,999	111		3	
6,000-6,099	305		9	
6,100-6,199	123		3	
6,200-6,299	96		3	
6,300-6,399	146		4	
6,400-6,499	107		3	
6,500-6,599	88	1,203	3	35%
6,600-6,699	92		2	
6,700-6,799	50		2	
6,800-6,899	53		2	
6,900-6,999	59		2	
7,000-7,099	42		1	
7,100-7,199	42		1	
7,200-7,299	163		5	
7,300-7,399	79		2	
7,400-7,499	51		2	
7,500-7,599	46	499	1	15%
7,600-7,699	40		1	
7,700-7,799	57		2	
7,800-7,899	41		1	
7,900-7,999	22		1	
8,000 +		417		12%
<b>TOTAL</b>	<u>3,424</u>	<u>3,424</u>	<u>100%</u>	<u>100%</u>

\* Single Family Residential lot totals on this table reflect the tentative tract maps filed under separate cover. Any discrepancy between totals is a result of the San Jacinto River Study Mitigation Area.



Planning area boundaries shown on the Conceptual Land Use Plan may be modified with the approval of the City of Perris, Director of Community Development. Such approval may be granted administratively upon review of a written request accompanying a tentative tract map submittal. The total number of dwelling units allowed within each planning area can exceed that allowed by the Specific Plan Statistical Summary up to ten percent (10%) provided the cumulative total of 4,210 dwellings is not exceeded. This policy allows the transfer of dwelling units among planning areas while maintaining control of the maximum dwellings permitted in the planned community. Area modifications and density transfers are contingent upon the master developer providing data to verify, prior to tentative tract map approval, that the infrastructure capacity will be adequate to support the development proposal.

Table 2-3 indicates the average lot size per planning area. The minimum and maximum lot sizes per planning area is also given with the total average lot size shown as 6,676. The Master Tract Map (Figure 4) is the source for the numbers in this table.

**TABLE 2-3**  
**GREEN VALLEY LOT SIZE SUMMARY BY PLANNING AREA**

*All lot sizes are expressed in square feet.*

<u>PLANNING AREA</u>	<u>LAND USE</u>	<u>MINIMUM LOT SIZE</u>	<u>MAXIMUM LOT SIZE</u>	<u>AVERAGE LOT SIZE</u>
4	5,500-6,000	5,500	12,912	6,437
5	5,500-6,000	5,500	12,030	6,160
6	7,200-8,000	7,200	20,550	8,183
8	7,200-8,000	7,200	15,438	8,502
10	5,500-6,000	5,500	12,000	6,369
11	5,500-6,000	5,500	10,900	6,363
12	5,500-6,000	5,500	15,220	6,330
17	5,500-6,000	5,500	14,269	6,831
19	6,000-7,200	6,000	12,328	7,240
20	5,500-6,000	5,387	12,903	6,200
21	5,500-6,000	5,500	12,919	6,273
22	5,500-7,200	5,500	12,296	6,431
24	5,500-7,200	5,500	14,745	7,233
25	5,500-7,200	5,500	15,546	7,244
26	6,000-7,200	5,550	13,000	6,689
27	5,500-6,000	5,500	11,257	6,285
28	5,500-6,000	5,500	12,815	6,455
31	5,500-6,000	5,454	11,958	6,373
34	5,500-6,000	5,500	12,420	6,366
35	5,500-6,000	5,500	11,080	6,088
36	5,500-6,000	5,500	11,420	6,269
46	5,500-6,000	5,500	10,580	6,277
47	5,500-6,000	5,500	13,925	6,382
48	6,000-7,200	6,000	13,185	7,237
<b>AVERAGE LOT SIZE FOR GREEN VALLEY</b>				<b>6,676</b>

The project lies within the boundaries of two school districts, Romoland and the Perris School District. Three schools have been planned for the Green Valley Specific Plan based on the student generation factors of the two school districts. After discussion with the Romoland School District, school site acreage has been reduced to a minimum of seven acres. These new site sizes are acceptable by the District as the schools are each adjacent to a five-acre active park. Each of the three school sites in the Green Valley project are in compliance with this requirement. A more in-depth discussion is contained within the Environmental Impact Report. The fifty-one point one (51.1) acres of public parks range in size from five acres, where located adjacent to landscape swales and schools, to thirty (30) acres for the proposed Regional Park. The smaller local parks are intended for improvement as general-purpose park and playground facilities for the broad community interest and use. The Regional Park is intended to contain, as a minimum, four soccer fields, three ball fields, a concession facility, and off-street parking. The regional park is also adjacent to the proposed San Jacinto River trail system linking it to more distant portions of the community.

The active park component of the plan has been designed to exceed the State standard (Quimby Act) of three (3) acres per 1,000 population. Given an average population of 3.0 persons per household, the Quimby Act would require a dedication of thirty-eight (38) acres; the Green Valley plan provides for a total dedication of fifty-one point one (51.1) acres, or 4.1 acres per 1,000 population. Only improved parkland is included in the above calculations. Other recreational areas, such as drainage swales and the San Jacinto River basin, are not included in the 51.1 acres of dedicated parks.

A total of thirty-five point two (35.2) acres of landscape swales, grass lined and open for public use and enjoyment, are provided as depicted in Figure 8. The swales are intended to be designed in widths ranging from 164 to 190 feet with 4:1 side slopes. The swales will have a concrete ribbon through the center to act as open drainage swales for nuisance water during peak storm flows, but, otherwise, are open and manicured for public use. View fencing will be constructed along both sides of the landscaped swales to create a visual amenity. The landscaped swales will also serve as hiking and biking trails to link planning areas together. Again, maintenance is provided by a local CSA administered by the City of Perris.

In addition, the San Jacinto River right-of-way will be utilized similarly. The right-of-way will be used as a Class I trail for hiking and biking, as well as for equestrian uses. The river right-of-way may be utilized as a future connection to the trail system as indicated in the Riverside County General Plan.

Commercial uses are proposed at the intersection of Ethanac Road and Interstate-215 and at the northeasterly intersection of Murrieta Road at Case Road. The commercially designated parcels in these locations account for sixty (60) acres of mixed commercial shopping and take advantage of their arterial roadway locations, accessibility to the freeway, and high visibility settings. A fifteen (15) acre local commercial enclave is also proposed at the intersection of Ethanac and Goetz Roads to serve neighborhood shopping needs.

A forty-two acre business, professional, and office park is proposed on Case Road, north of Ethanac, with exposure to the I-215 freeway. As an employment center, the site has regional vehicular access from the proposed Ethanac/I-215 interchange and local access from Case Road and Green Valley Parkway, via Ethanac Road.

That portion of the Specific Plan sited to the northwest of the San Jacinto River, adjacent to the Perris Valley Airport is designated for industrial use. Low density, low profile, research and development/industrial and office uses are compatible with the air field use and the arterial circulation provided by existing Case Road and Goetz Road, both local arterials. The inclusion of commercial, industrial and business park uses will help in creating employment opportunities and balance for the Green Valley Project.

In an effort to provide for maximum lot sizes, a Master Tract Map (Figure 4) was developed concurrent with the Specific Plan. The Master Tract Map created the figures for the Lot Size Tables 2-2 and 2-3. Subsequent sections of the Green Valley Specific Plan describe the specific design approach and development standards required for implementation of the planned community. Development Plan Review will be required for the following Planning Areas: 1, 2, 3, 7, 9, 13, 14, 15, 16, 18, 23, 29, 30, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44, 45, 49, 50 and 51. All other planning areas are residential land uses and are subject to tentative tract approval.

## 2.2 PHASING PLAN

### 2.2.1 Approach

Due to the cost of constructing public improvements and the realities of land use absorption rates of the market plan, phasing of development is a practical necessity. The approach to phasing employed for the Green Valley Specific Plan is to create a distribution of land uses in each phase served by an appropriate infrastructure network and public improvements in reasonable balance to the population of the respective phase. The overall phasing program is illustrated on Figure 5.

### 2.2.2 Plan Description

The Green Valley Specific Plan is being built out with the backbone drainage component and all the Ethanac Road half-street improvements in the first phase. This phase also includes the full half-street improvements for Goetz Road from Ethanac Road to the San Jacinto River and for the full width and length of Murrieta Road. The first phase will include an elementary school site, a public park site, all of the backbone swales, a distribution of each residential type and commercial sites as detailed in Table 2-4. The improvements of the San Jacinto River right-of-way will coincide with the phasing plan of County Flood Control. Interim improvements will be made to Goetz Road northerly to Case Road, Murrieta to Case Road and Ethanac Road to the freeway. Final conditions for road improvements will be determined by the City Engineer and will be part of the Conditions of Approval.

**TABLE 2-4**  
**PHASE ONE DEVELOPMENT PLAN**

<u>Land Use</u>	<u>DUs</u>	<u>Acres</u>
R-7,200-8,000 Residential	-	-
R-6,000-7,200 Residential	255	53.9
R-5,500-7,200 Residential	-	-
R-5,500-6,000 Residential	989	195.3
Multifamily Residential	192	12.5
Schools (1 site)	-	9.5
Parks (1 site)	-	5.0
Commercial (2 sites)	-	18.5
Industrial	-	68.2
Openspace	-	97.8*
Circulation	-	40.0
<b>TOTAL</b>	<b>1,436 DUs</b>	<b>500.7 Acres</b>

\* Construction of the San Jacinto Storm Drain Channel will coincide with the Districts development schedule (anticipated to begin in 1990).

The second phase of development includes a distribution of residential and public and open space uses similar to that proposed in the first phase. The dominant difference between phase one and phase two is the development of the regional park. Phase Two requires less infrastructure and perimeter circulation improvements in support of development than installed in Phase One. Such improvements are limited to the half-street improvement of Case Road. The distribution of uses for Phase Two are summarized in Table 2-5. Included in the phase is the improvements of Case Road northwesterly to Goetz Road.

Final conditions for road improvements will be determined by the City Engineer and become part of the Conditions of Approval.

**TABLE 2-5**  
**PHASE TWO DEVELOPMENT PLAN**

<u>Land Use</u>	<u>DUs</u>	<u>Acres</u>
R-7,200-8,000 Residential	166	46.9
R-6,000-7,200 Residential	140	31.5
R-5,500-7,200 Residential	-	-
R-5,500-6,000 Residential	741	143.0
Multifamily Residential	199	13.2
Schools (1 site)	-	7.0
Parks (3 sites)	-	41.1
Commercial	-	-
Industrial	-	-
Open Space	-	-
Circulation	-	32.6
<b>TOTAL</b>	<b>1,246 DUs</b>	<b>315.3 Acres</b>

The third phase of development provides for the completion of the internal collector street system, both Green Valley Parkway and Murrieta Road, plus the half-street improvements to Case Road. Again, a distribution of varying land uses is provided. Also, industrial development on the northwest side of the San Jacinto River occurs in Phase Three. The improvements of the San Jacinto crossings will coincide with the phasing plan of the County Flood Control. The phase is summarized in Table 2-6.

Final conditions for road improvements will be determined by the City Engineer and become part of the Conditions of Approval.



**TABLE 2-6**  
**PHASE THREE DEVELOPMENT PLAN**

<u>Land Use</u>	<u>DUs</u>	<u>Acres</u>
R-7,200-8,000 Residential	-	-
R-6,000-7,200 Residential	-	-
R-5,500-7,200 Residential	-	-
R-5,500-6,000 Residential	553	118.6
MultiFamily Residential	161	10.5
Schools (1 site)	-	7.5
Parks (1 site)	-	5.0
Commercial	-	15.2
Industrial	-	40.5
Open Space	-	-
Circulation	-	18
<b>TOTAL</b>	<b>714 DUs</b>	<b>215.3 Acres</b>

The fourth phase is the conclusion of the Specific Plan. Implementation of the fourth phase occurs without the requirement of further off-site improvements or major infrastructure. Additional improvements will be made to Goetz Road in this phase. This phase is detailed in Table 2-7.

Final conditions for road improvement shall be determined by the City Engineer and part of the Specific Plan Conditions of Approval.

**TABLE 2-7**  
**PHASE FOUR DEVELOPMENT PLAN**

<u>Land Use</u>	<u>DUs</u>	<u>Acres</u>
R-7,200-8,000 Residential	104	33.1
R-6,000-7,200 Residential	-	-
R-5,500-7,200 Residential	512	110.3
R-5,500-6,000 Residential	-	-
Multifamily Residential	198	13.2
Schools	-	-
Parks	-	-
Commercial (5 sites)	-	81.3
Industrial	-	-
Open Space	-	-
Circulation	-	-
<b>TOTAL</b>	<b>814 DUs</b>	<b>237.9 Acres</b>

### 2.2.3 Development Standards

It is customary to establish development standards for phasing in concert with the review and conditions establishment for the master tentative tract maps.

Ensuing planning may dictate the need for alternative development phasing scenarios. This may result from changes in regional and local plans. Should this occur, an alternative phasing plan will be filed for administrative review and approval by the Director of Community Development.

## 2.3 COMPREHENSIVE GRADING PLAN

### 2.3.1 Grading Plan

Green Valley is located on a relatively flat area. Grading for the proposed site is designed to provide a balanced cut and fill situation to prevent the need for import or export of dirt while allowing adequate drainage of the site. Please refer to the Environmental Impact Report for cut/fill cubic yardage calculations.

### 2.3.2 Plan Description

Grading as proposed will result in a balanced earthwork situation, and is designed to facilitate drainage from the site into the planned storm facilities, refer to figure 6. Grading will be phased to coincide with each phase of development. It may be necessary, however, to "borrow" or "loan" dirt from one phase to another within the project as construction proceeds.

### 2.3.3 Development Standards

Grading will be performed in accordance with appropriate City of Perris policies and guidelines.

## 2.4 DRAINAGE PLAN

### 2.4.1 Approach

In the undeveloped state, the Green Valley site is subject to inundation by the 100-year storm runoff from two drainage areas: the San Jacinto River Basin and the Romoland Wash. The Riverside County Flood Control and Water Conservation District discusses plans for channeling storm flow for the San Jacinto River Basin in its *Master Drainage Plan for the San Jacinto River*<sup>1</sup>. These plans include the San Jacinto Storm Drain Channel, which transects the northwestern portion of the project site. Improvements to the San Jacinto River will be capable of containing the anticipated peak storm flow of approximately 11,000 cfs. Improvements necessary to protect lands within the Romoland Wash are discussed in the *Homeland/Romoland Area Drainage Plan*<sup>2</sup>. One of these improvements, Romoland Line "A", is located along the southerly boundary of the project site and is designed to contain anticipated peak flows of approximately 5,250 cfs.

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<sup>1</sup>Riverside County Flood Control and Water Conservation District, 1974.

<sup>2</sup>Riverside County Flood Control and Water Conservation District, 1988.

The Green Valley project also proposes the construction of several secondary open drainage swales which will carry storm surface water on-site both to the Romoland Line 'A' and the San Jacinto River channel.

It is important to note that the Romoland Line 'A' and all proposed secondary swales will be improved with appropriate landscape treatments which will allow limited recreational use during non-storm periods. Improvements such as turf, plants and concrete nuisance flow ribbons will be constructed in a manner which does not interfere with storm drainage functions, but which offers some aesthetic and recreational value.

Green Valley is within the San Jacinto River Improvement District 4-2, and has been assessed a fee by the County for the design and construction of the San Jacinto Storm Drain Channel. Construction of the channel by the District, anticipated to begin in 1990, will remove the project site from the 100-year floodplain of the San Jacinto River. At this time, the design of the San Jacinto River Channel anticipates that, of the total flood control right-of-way, approximately 100 feet will contain an enhanced riparian/wildlife corridor, which will run the length of the channel. The property owner is also a participant in the pending Assessment District No. 4-4, which will provide the funding necessary for the construction of Romoland Line "A".

During the review process, a study moratorium area was established temporarily prohibiting development within a 750-foot wide cross-section of the San Jacinto River. This 750-foot wide corridor has been respected during the design process. The specific plan designates the area of this zone outside the 450' R.C.F.C.D. R.O.W. as a study area. Tentative maps denote this area as reserved for future development, with the concurrence of the City of Perris.

#### 2.4.2 Plan Description

The drainage plan for Green Valley (Figure 7) presents the storm drain improvements necessary for flood control on the project site. Elements of the drainage system include:

- \* The project proponent is proposing to finance and construct the San Jacinto Channel and Romoland Line "A" by the Riverside County Flood Control and Water Conservation District. The Green Valley drainage plan proposes to relocate a portion of Line "A". This realignment would allow runoff water to be channelized along greenbelt swales rather than across proposed private lots. Cross sections of these swales are illustrated on Figure 8.
- \* Construction of approximately 17,900 lineal feet of secondary swales which will have a capacity of approximately 50 to 150 cubic feet per second (cfs) at a slope of 0.2 percent. These secondary swales are needed to channel runoff from the project site, due to the topography of the site.

#### 2.4.3 Development Standards

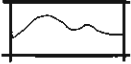
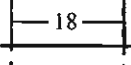
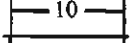
- \* The project proponent will cooperate with the Riverside County Flood Control District and the City of Perris to have Flood Insurance Maps amended to reflect the improved condition of channels.
- \* The Green Valley project will be consistent with all approved County Drainage Master plans.

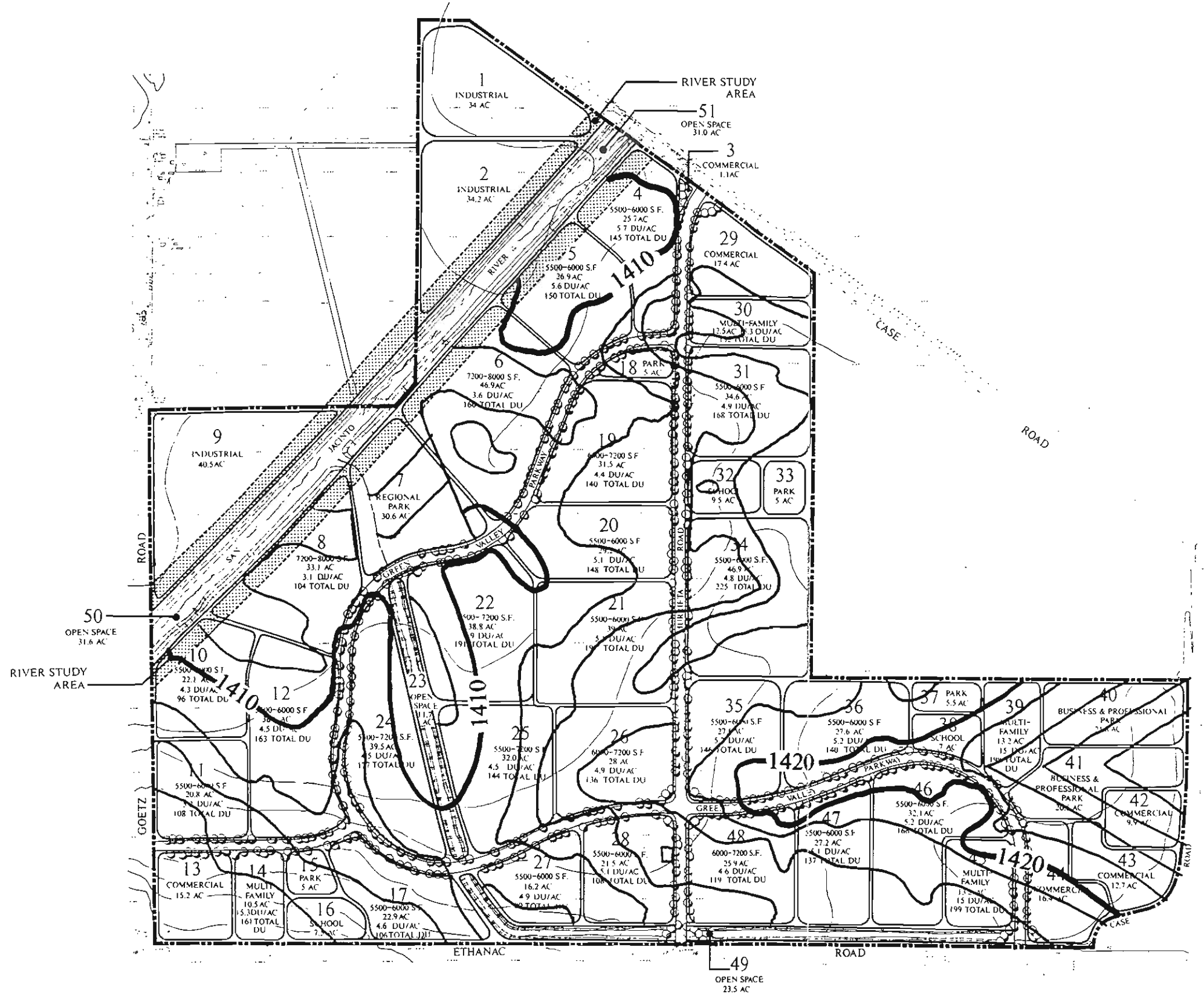




FIGURE 6

LEGEND

- EXISTING 
- PROPOSED 
- REFERENCE CONTOUR 

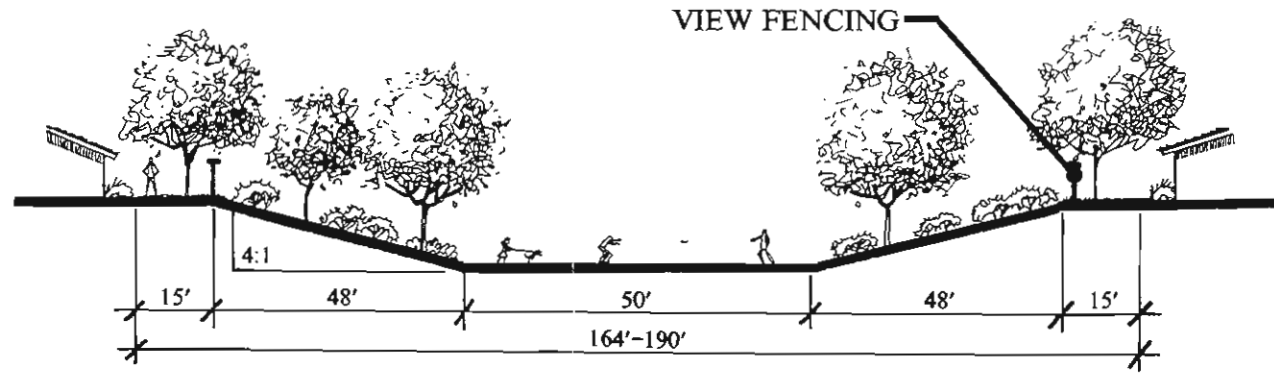
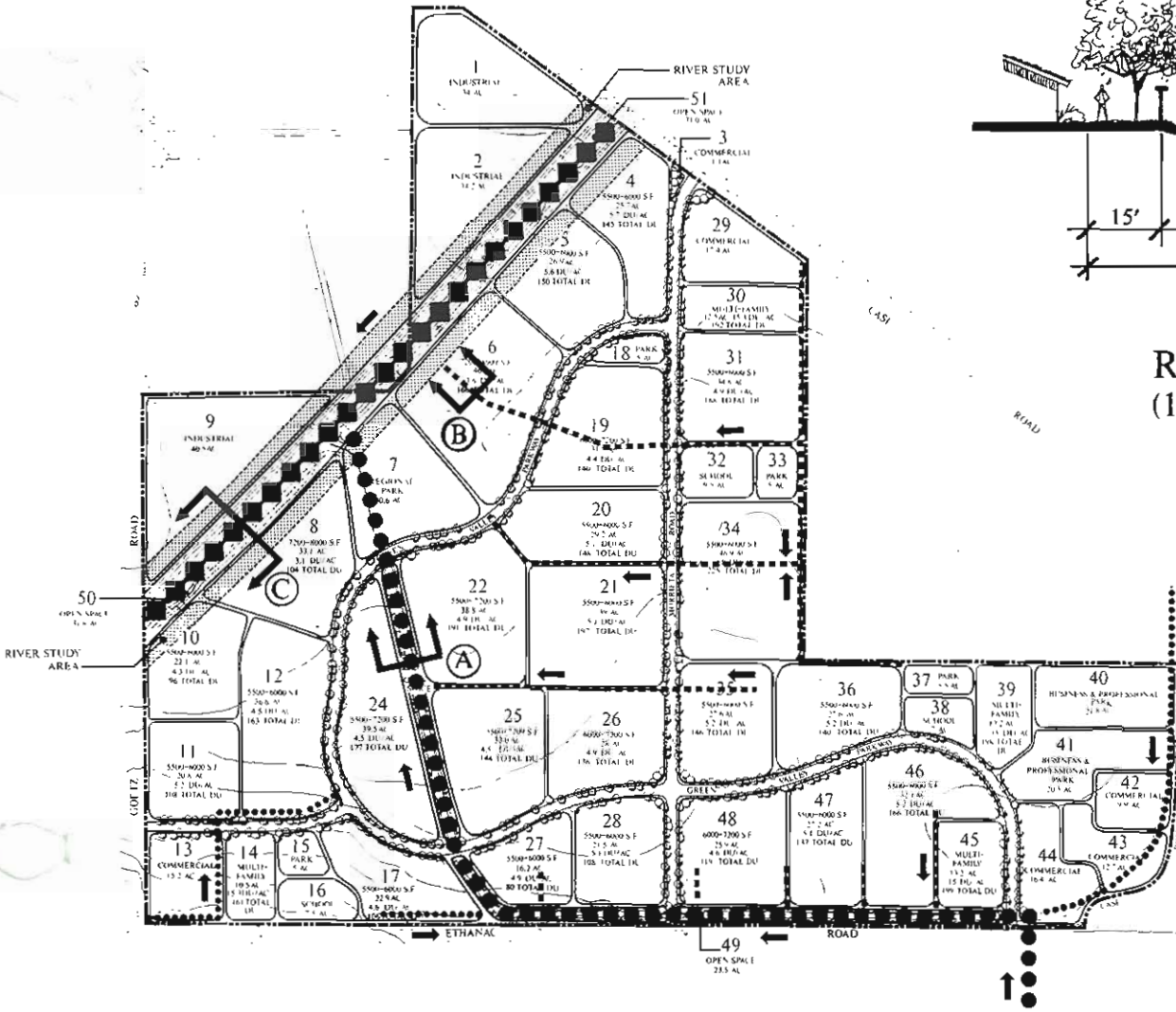


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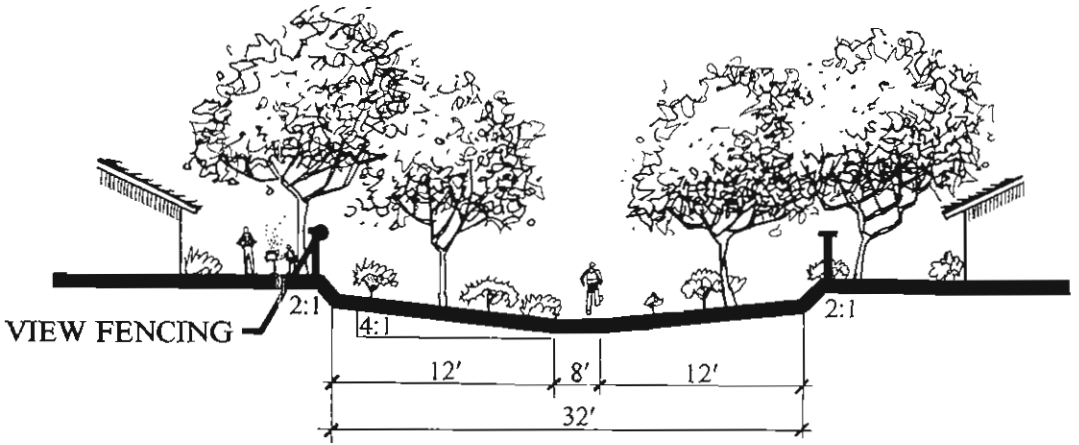




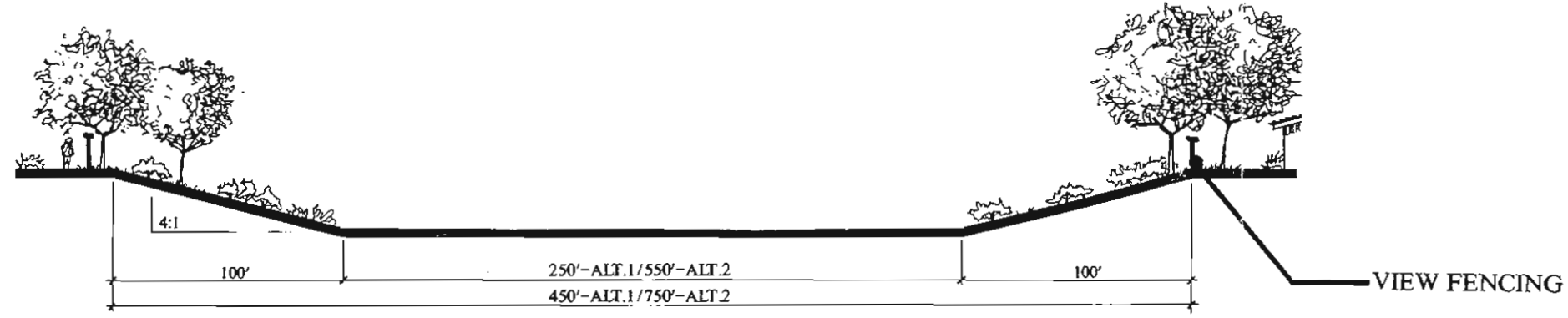
FIGURE 8



ROMOLAND CHANNEL "A"  
(176' R.O.W.)



SECONDARY SWALE CONDITION "B"  
(32' R.O.W.)



SAN JACINTO RIVER CONDITION "C"  
(450' R.O.W.-ALT. 1/750' R.O.W.-ALT.2)

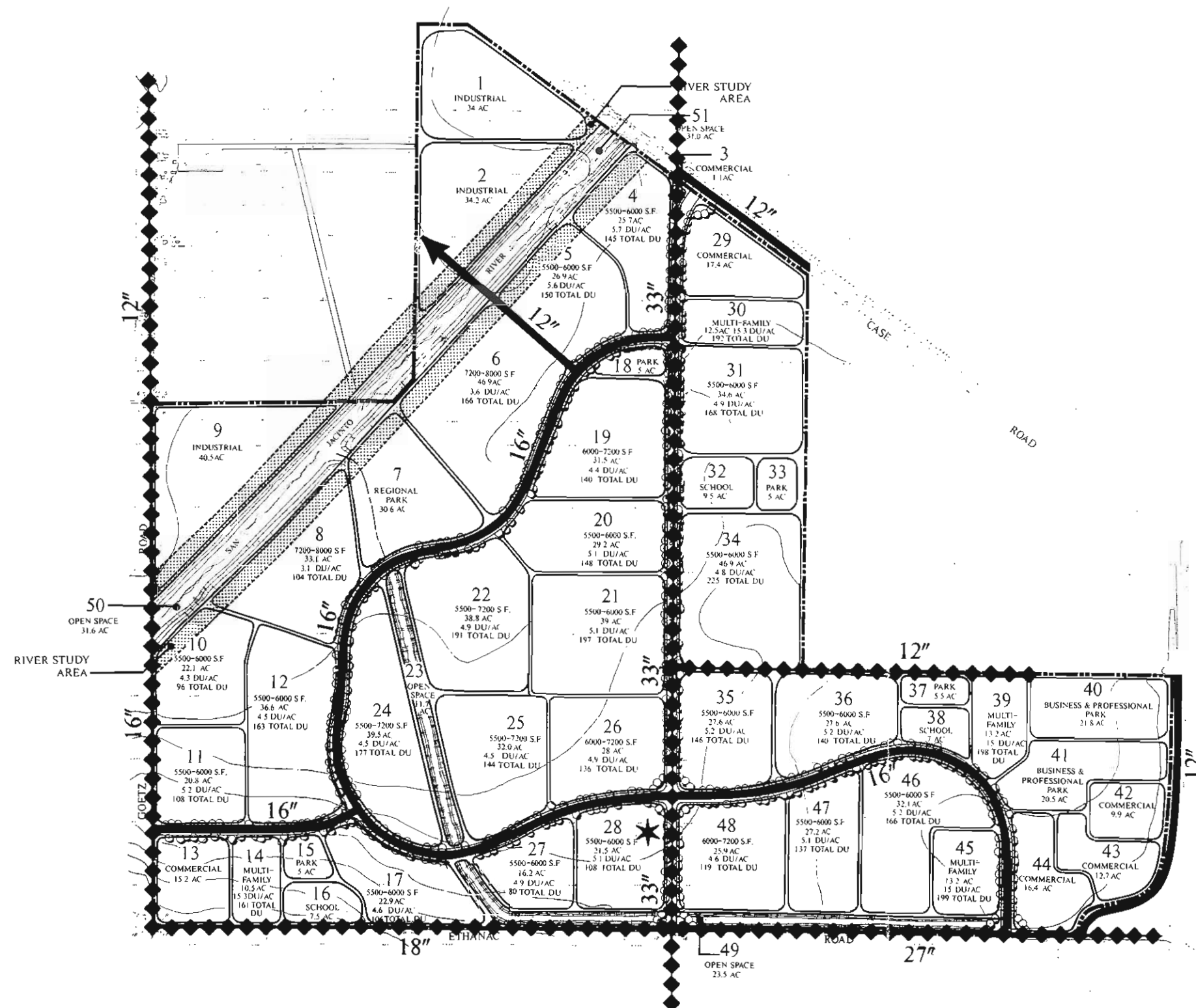




FIGURE 9

LEGEND

- PROPOSED WATERLINE
- EXISTING WATERLINE
- EXISTING BOOSTER
- PIPE SIZES



**TABLE 2-8  
GREEN VALLEY WATER DEMAND**

<u>Land Use</u>	<u>Acres</u>	<u>DUs</u>	<u>Average Day Demand (gallons)</u>	<u>Peak Day Demand (gallons)</u>
<b>Residential:</b>				
R-7,200	80.0	270	189,000	378,000
R-6,000	85.4	395	276,500	553,000
R-5,500-7,200	110.3	512	358,400	716,800
R-5,500-6,000	496.9	2,283	1,598,100	3,196,200
Multi-family	50	750	525,000	1,050,000
Parks	51.1	---	---	---
Schools	24.0	---	60,000	120,000
Commercial	115.0	---	414,000	828,000
Industrial	108.7	---	391,320	782,640
Open Space	97.8	---	---	---
Circulation	90.6	---	---	---
<b>Subtotal</b>			<b>3,812,320</b>	<b>7,624,640</b>
Fire Flow = 5,000 gpm x 240			1,200,000	1,200,000
<b>TOTAL</b>			<b>5,012,320</b>	<b>8,824,640</b>

**Notes**

1. Residential Average Day Demand = 200 gal/cap/day and 4 people/DU
2. Non-residential Average Day Demand = 3,600 gal/ac/day
3. Peak Factor = 2 (Residential and Non-residential)

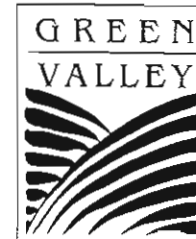
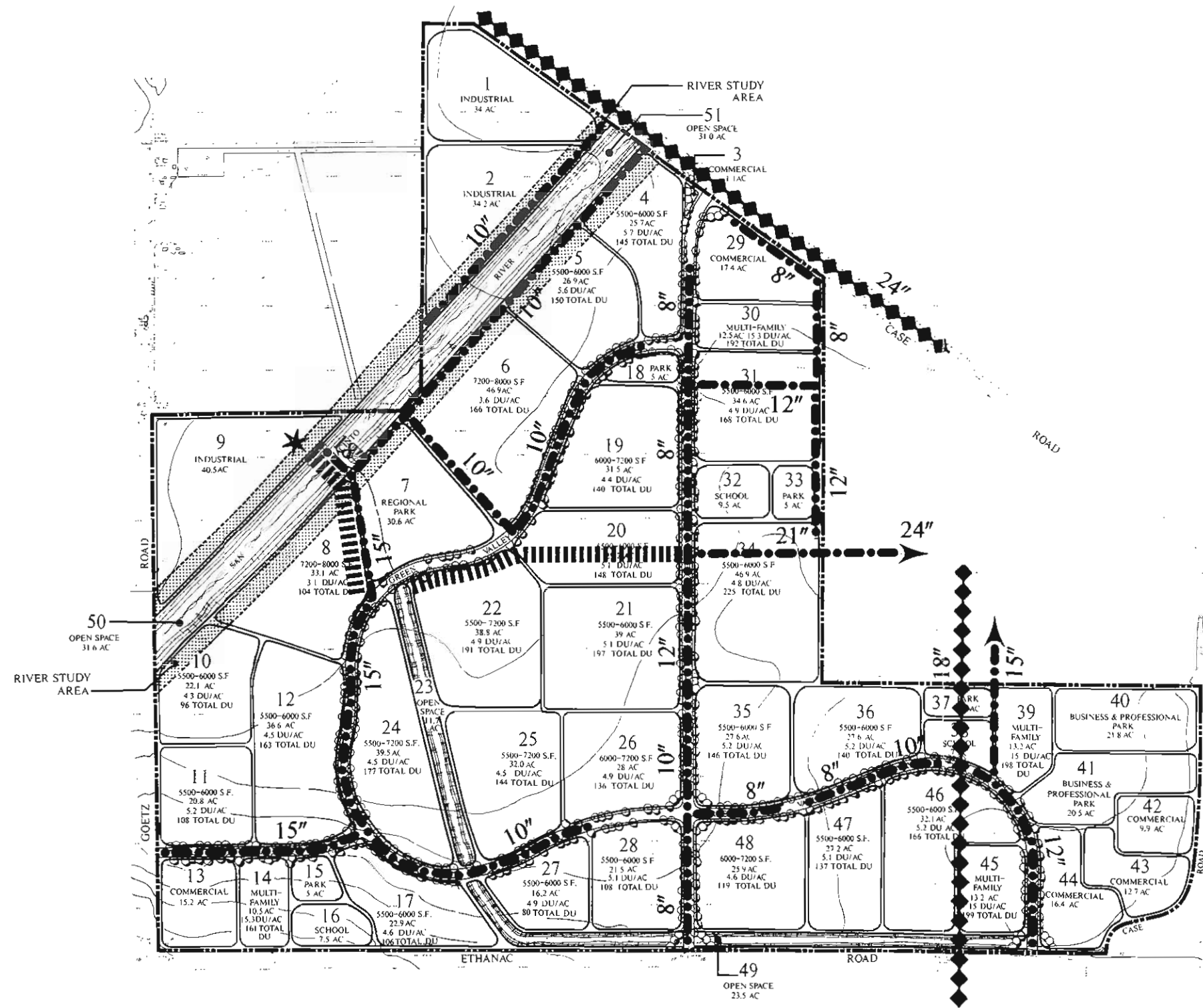
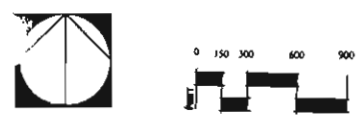


FIGURE 10



### LEGEND

PROPOSED SEWER	
EXISTING SEWER	
PROPOSED FORCE MAIN	
LIFT STATION	
PIPE SIZES	



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**TABLE 2-9**  
**GREEN VALLEY WASTEWATER GENERATION**

<u>Land Use</u>	<u>Acres</u>	<u>DUs</u>	<u>Average Day Generation (gallons)</u>
<b>Residential</b>			
R-7,200	80.0	270	94,500
R-6,000	85.4	395	138,250
R-5,500-7,200	110.3	512	179,200
R-5,500-6,000	496.9	2,283	799,050
Multi-family	50.0	750	262,500
Schools	24.0	---	30,000
Commercial	115	---	345,000
Industrial	108.7	---	326,100
Open Space	97.8	---	---
Circulation	90.6	---	---
Parks	51.1	---	---
<b>TOTAL</b>			<b>2,174,600</b>

**Note**

*Residential average wastewater generation = 100 gal/cap/day*

*Non-residential average wastewater generation = 3,000 gal/ac/day*

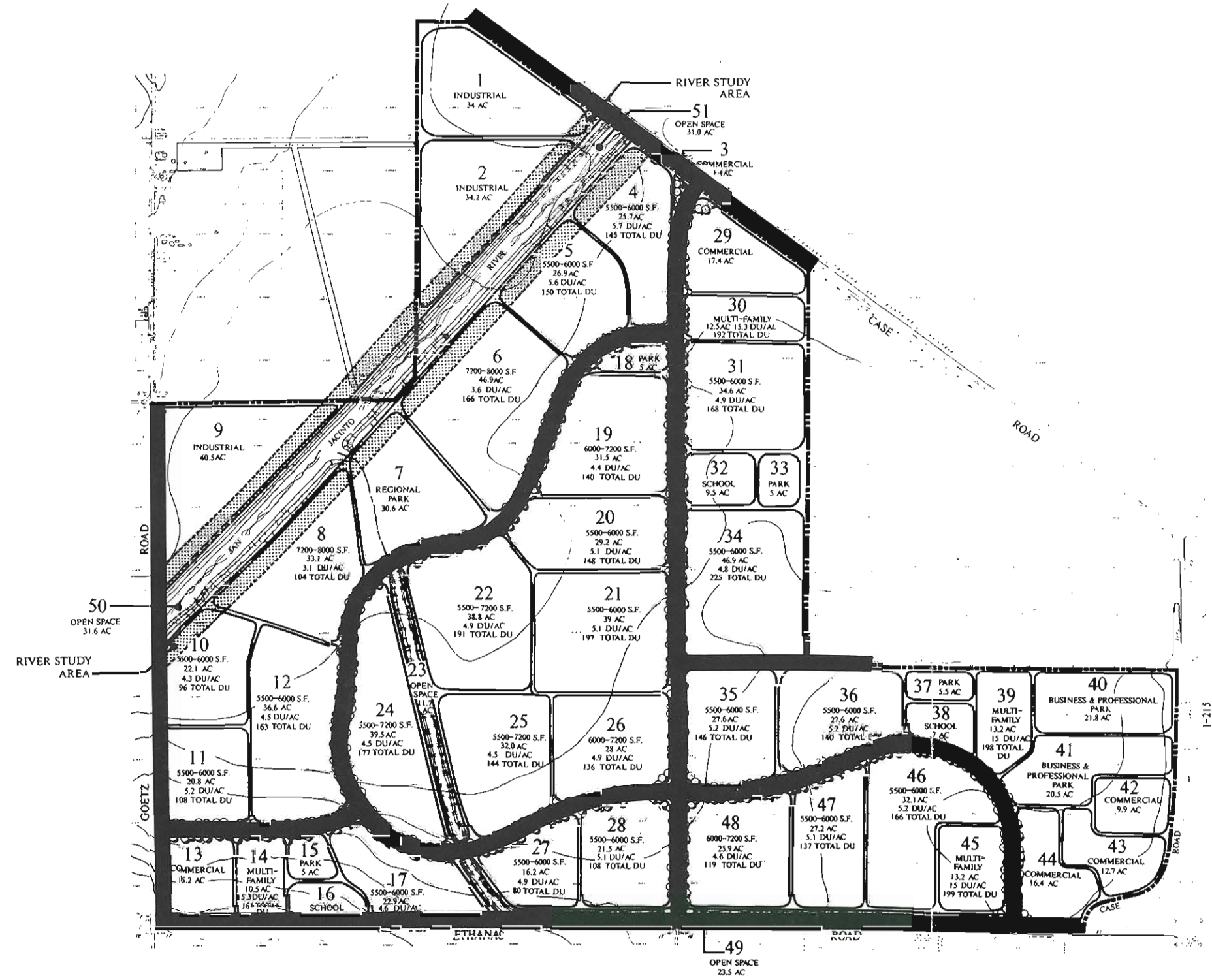
**Reclaimed Wastewater:** It is anticipated that reclaimed wastewater will be used for the maintenance of parks, medians, schools and open space areas within the project area. The quantity of wastewater to be used for irrigation purposes was estimated based upon the proposed land uses for the area (See Table 2-10). The quantity was determined on the basis of applying 2.25 inches per acre during the peak week. A total of approximately 1,636,000 gallons per day of wastewater will be required to irrigate the project site. Facilities to serve the project include the installation of approximately 46,000 linear feet of 12-inch and 16-inch pipeline. The source of supply will originate from a proposed 1,627 foot Eastern Municipal Water District wastewater service zone. This service zone has not been established by EMWD as of this date. Therefore, the installation of a ground storage reservoir and booster pump facilities may be required to provide the necessary operating pressure to irrigate the project site. (The Reclaimed Water Plan is illustrated on Figure 11.)



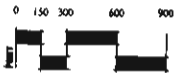
FIGURE 11

LEGEND

RECLAIMED WATERLINE ALL LINES 12" DIAMETER UNLESS NOTED



RECLAIMED WATERLINE PLAN



EVAN MARINE ASSOCIATES



**TABLE 2-10**  
**GREEN VALLEY IRRIGATION DEMAND**

<u>Land Use</u>	<u>Planning Area Acres</u>	<u>Irrigated Acres</u>	<u>Irrigated Sq. Ft.</u>	<u>Peak Day Application (gallons)</u>
Parks	51.1	34.5	1,500,000	199,808
Schools	24.0	12.0	522,720	69,629
Open Space	97.0	50.5	2,193,312	292,159
Parkways, Medians	-	56.0	2,439,876	325,003
<b>Total</b>	<b>172.1</b>	<b>153.0</b>	<b>6,655,908</b>	<b>886,599</b>

\* Based on 1.5 inches per week, 52 weeks/year (7 day cycle)

### 2.5.3 Development Standards

The water distribution, wastewater collection, and reclaimed wastewater distribution systems will be designed so that the proposed facilities will be adequately sized to meet the requirements of Green Valley development, while meeting the requirements of the Eastern Municipal Water District and the City of Perris. These facilities will be installed in accordance with the requirements and specifications of the Riverside County Health Department. Cost for the capital facilities will be financed through Mello-Roos assessment districts or through the private financing by the developer.



## 2.6 CIRCULATION PLAN

### 2.6.1 Approach

The approach to design of the circulation component has been to provide for safety and efficiency through the use of public streets arranged in a hierarchy of function. The design approach also recognizes that the circulation system also serves as visual corridors and creates the basis upon which the image of the community will be largely judged. Thus, medians and enhanced parkways have been encouraged.

The Green Valley circulation plan took in consideration the importance of the existing roadway system to the regional circulation network. The site is bordered by major thoroughfares, Case Road, Ethanac Road and Goetz Road. The proposed Interstate 215 interchange at Ethanac will increase the importance of this road. Additionally, the site is bisected by Murrieta Road, which is a vital north-south corridor for the area. The Green Valley circulation plan incorporates these roadways in the design in order to preserve the critical transportation links they provide, while ensuring the safety and efficiency of the Green Valley community.

### 2.6.2 Plan Description

The Circulation Plan, Figure 12, illustrates the backbone circulation design for Green Valley. All roads within the development will be public streets and will conform with City standards while still providing aesthetic project statements. This system is designed to move traffic efficiently with little disturbance to the residential neighborhoods. Additionally, rapid ingress and egress into the various commercial, business/professional and industrial centers is provided. These goals are accomplished by restricting vehicular access onto arterial roadways to controlled points. No direct access to or between individual dwelling unit lots and arterial roadways will be permitted. Commercial and business developments will have their own internal circulation system, connected to the backbone roadways at restricted points. Conceptual access points to each individual planning area are illustrated on Figure 13. Final access locations to each planning area will be identified at the time of final tract submittal.

Non-vehicular circulation is an important component of the Circulation Plan. Green Valley will be linked with the regional trail system by a trailhead located in the regional park (Planning Area Number 7) along the San Jacinto River. Green Valley pedestrian and bicycle traffic will access this trailhead via local trails which will utilize the greenbelt swales and generous right-of-way along Green Valley Parkway. (See Figure 14.)

### 2.6.3 Development Standards

The proposed circulation plan will provide efficient traffic design that meets the needs of the project and is consistent with the demands of regional transportation. Through-traffic within residential neighborhoods is discouraged. Controlled access onto arterial roadways is to be restricted to specific and limited points. Vehicle access to land use areas shall be limited and subject to appropriate restrictions to be determined at the time of tentative tract map approval. Such access points will be determined in conjunction with the review of future final tract maps.

Major roadway improvements will be financed through an assessment district or similar financing mechanisms. All roads will be constructed to City of Perris standards, and will comply with the conditions and requirements set forth by the City Engineer. Upon completion of construction the roadway right-of-ways will be dedicated to the City of Perris and maintained by the City through the assessments of a Community Service Agency.

The proposed circulation plan shall provide for a bicycle and pedestrian circulation system that encourages non-vehicular movement and which connects with the County of Riverside regional trail system.

The backbone road system will consist of the following major roadways:

Green Valley Parkway	100 foot R.O.W.	Internal Collector
Murrieta Road	100 foot R.O.W.	Internal Collector
'A' Street	100 foot R.O.W.	Internal Collector
Case Road	110 foot R.O.W.	Perimeter Arterial
Ethanac Road	110 foot R.O.W.	Perimeter Arterial
Goetz Road	110 foot R.O.W.	Perimeter Arterial

Roadway cross-sections are shown on Figure 15.

The design of the 100-foot-wide internal collectors will allow for two travel lanes and one bicycle lane in each direction. A 12-foot wide median will allow for left-hand turn lanes and center landscaping. Additionally, there will be 12 feet of sidewalks and landscaping on both sides of the roadway. The full right-of-ways of Green Valley Parkway, Murrieta Road and 'A' Road will be developed. Case, Ethanac and Goetz Roads will be fully developed at from centerline toward the site as determined by the City Engineer. The north ends of Goetz and Case will be improved to provide a transition to the existing roads. The intersection of Murietta and Case will be designed to reflect a 90 degree configuration.

## 2.7 LANDSCAPE PLAN

### 2.7.1 Approach

As illustrated on Figure 16, Landscape Concept, project landscaping will play an important role in maintaining project design themes, while emphasizing community continuity. This concept will be realized by providing a generous parkway experience for motorists passing through the development, as well as residents of Green Valley.

### 2.7.2 Plan Description

The meandering of sidewalks and the use of a unified plant palette within the Green Valley development will help create a homogenous community. Entry monumentation will create instant community identity. Within the development, secondary monumentation at key intersections will continue to unify the community, while simultaneously creating distinct neighborhoods.

Landscaping will also be used to identify the hierarchy of roadways, from backbone streets to residential avenues. This will be accomplished by establishing specific relationships between the significance of a roadway and the size, form, texture and color of the landscape materials.

### 2.7.3 Development Standards

All detailed landscaping programs for planning areas and roadways will be prepared by a qualified landscape architect for approval by the City of Perris.

**Monumentation:** The Project Entry Monumentation (Figures 17 and 20) is proposed to enhance entry signage walls with low planter walls utilizing materials that reflect the colors, form and textures of the design theme described in Section 4.0. The landscaping will consist of turf, berms, flowering shrubs, groundcover, and canopy trees. The entry monumentation may be subject to modification as the commercial, business/professional and industrial centers are developed.

**Landscape Parkway:** The parkway design for Green Valley will be utilized to reinforce the proposed image of the community and to identify the backbone circulation system. This system of parkways will include the full right-of-ways of Green Valley Parkway, Murrieta Road and 'A' Street. In addition, Case, Ethanac, and Goetz Roads will receive similar treatment along the one-half right-of-ways for which the project developer is responsible. (See Figures 16 and 17.) This treatment will include generous setbacks featuring meandering sidewalks, enhanced bus stops, thematic lighting and signage, and a planting scheme which will feature deciduous plant trees for seasonal interest, flowering shrubs, and various groundcovers. If available, reclaimed water will be utilized for all public landscaping.

The areas designated for bus stops shall meet all requirements of the Riverside County Transit District.

**Walls and Fences:** In keeping with the desire to create a unified design for the Green Valley community, there shall be a wall and fence program. Each type of wall or fence will achieve its functional goal (security, view-framing, edge-defining) while accentuating the thematic design. Figure 18 illustrates the Wall and Fence Plan. Proposed wall and fence designs are detailed on Figure 19.

All wall and fence areas accessible to the public, shall be treated with "graffiti" resistive coating.

All drainage swales will be bordered by appropriate walls or fences. In areas where views are to be accentuated, view fencing will be used. In areas where views are to be screened, theme walls will be used.

At major entry points **Entry and Accent Walls** will establish the desired theme immediately upon arrival at Green Valley. These walls will be naturally-colored, stucco-finished masonry with rounded corners. Project signage will be integrated into the entry walls. Wall height will vary from six (6) to eight (8) feet.

The predominant wall treatment in Green Valley will be the **Theme Walls**. These stucco-finished masonry walls will feature pilaster corners and concrete caps. They will be located along most of the project arterials, near school sites and where appropriate. Wall height will be approximately six (6) feet. Along major streets, all walls shall have varying horizontal planes to provide aesthetic visual relief.

**View Fences** will be used along perimeters and along the major drainage swales where the goal is to define edges without restricting views. These fences will be constructed of tubular steel which will be painted in earth tones. Stone pilasters will be located at corners. These six foot high fences will be of an open design so as to not interfere with views. Along major streets all walls shall have varying horizontal planes to provide aesthetic visual relief.

**Buffer Zones** will be used between commercial and residential land use planning areas and between residential areas and the Eastern Municipal Water District Water Treatment Plant. The buffer zone will consist of a theme wall with a five (5) foot landscaped setback area from the wall.

**Signage:** To further enhance the overall image of Green Valley, a detailed signage program shall be developed as part of the overall development plans. The program shall promote the rural design theme. Figure 20 shows an example of the proposed signage design. Specific requirements for this program include the following:

- \* Monument signs shall be permitted at project and neighborhood entry points. Monument signs shall be a maximum of ten (10) feet tall, and shall be constructed of stucco-finished concrete, with insets of wood or metal. The insets will identify the Green Valley community and its components. The Green Valley logo will be incorporated into this signage.
- \* Business signs, where authorized per this Specific Plan or an approved Signage Plan, shall consist of monument signs of a style similar to the above signage. Wall signs are also permitted. The face of the sign shall be required to be limited to earthtone colors with key accent colors for lettering which shall follow a corporate design program.
- \* Public convenience signs are permitted under certain circumstances. Such signs include entry and exit directions, shipping and receiving signs, and other similar uses. Public convenience signs shall be required to be reviewed as part of the master sign program for the development and shall be required to be coordinated with the main business signs.
- \* Temporary signs such as "for sale", "for lease", or "future site" signs, shall be required to follow the specified design theme. Use of wood or wood-like materials is required and earthtone background colors shall be used.
- \* All signage shall conform to the City of Perris sign ordinance.

**Lighting:** All lighting intended for public safety purposes, such as in parks, in parking lots, along sidewalks, et al., shall conform to the City of Perris public safety standards.



**Secondary Road:**

Cinnamomum camphora/Camphor Tree  
Fraxinus velutina "Modesto"/Modesto Ash  
Koelreuteria paniculata/Goldenrain Tree  
Platanus acerifolia "Bloodgood"/London Plane Tree  
Quercus ilex/Holly Oak  
Schinus molle/California Pepper

**Local Collector:**

Koelreuteria paniculata/Goldenrain Tree  
Platanus acerifolia "Bloodgood"/London Plane Tree  
Pyrus kawakami/Evergreen Pear  
Schinus molle/California Pepper

**Residential Project Interior Street:**

Koelreuteria paniculata/Goldenrain Tree  
Pyrus calleryana "Aristocrat"/Aristocrat Pear  
Pyrus kawakami/Evergreen Pear  
Schinus molle/California Pepper

**Industrial and Commercial:**

Gleditsia t.i. "Shademaster"/Shademaster Honey locust  
Lagerstroemia indica/Crape Myrtle  
Nerium oleander/Oleander Standard  
Pyrus calleryana "Aristocrat"/Aristocrat Pear  
Pyrus calleryana "Bradford"/Bradford Pear  
Brachyciton populneum/Bottle tree

**Parking Lots within Commercial/Industrial:**

Albizia julibrissin/Silk Tree  
Cinnamomum camphora/Camphor Tree  
Koelreuteria paniculata/Goldenrain Tree  
Lagerstroemia indica/Crape Myrtle  
Pyrus kawakami/Evergreen Pear  
Pyrus calleryana "Aristocrat"/Aristocrat Pear

**Regional Park:** Planning Area Number 7, the Regional Park is a 30-acre facility which will provide the opportunity for a variety of recreational opportunities for both Green Valley residents and visitors from throughout Perris Valley. The site includes four softball fields, a competition-size baseball field, and four multi-purpose fields which can be used seasonally for football, soccer or softball. Volleyball courts and multi-purpose/basketball courts are also included in the design. Three optional tennis courts may also be added. The proposed plan includes a concession building, restroom facilities, covered picnic structures and informational kiosks, all incorporating the thematic architectural standards set forth in Section 4.0 of this document.

**Plant Palette:** It is the intent of the Green Valley landscape plan to allow flexibility and diversity in planting design while defining an acceptable palette in order to reinforce the thematic identity of the project. A limited selection of plant materials used in simple compositions is encouraged. Planting designs should be compatible with, and complement, adjacent plantings and should reinforce and enhance the individual architecture and design of each site.

The materials identified on Table 2-11 have been selected for their contribution to the project theme, their adaptability to climatic and soil conditions, and with a concern for long-term cost effective maintenance. Street trees shall have a minimum container size of 15 gallons, and have trunks of at least 2 inches in diameter.

**TABLE 2-11**  
**GREEN VALLEY PLANT LIST**

<u>Botanical Name</u>	<u>Common Name</u>
<b>Trees, Evergreen</b>	
Acacia baileyana	Bailey Acacia
Albizia julibrissin	Silk Tree
Arbutus menziessii	Madrone
Brachychiton acerifolius	Australian Flame Tree
Brachychiton populneus	Bottle Tree
Casuarina stricta	Mountain She-Oak
Cedrus deodora	Deodar Cedar
Cinnamomum camphora	Camphor Tree
Cupressocyparis leylandii	Leylandii Cypress
Eucalyptus camaldulensis	Redgum
Eucalyptus leucoxyton 'Rosea'	White Ironbark
Eucalyptus rudis	Desert Gum
Eucalyptus sideroxyton	Red Ironbark
Ficus rubiginosa	Rusty-leaf Fig
Fraxinus uhdei	Evergreen Ash
Maytenus boaria	Mayten Tree
Nerium oleander	Oleander (standard)
Olea europaea 'Fruitless'	Fruitless Olive
Pinus canariensis	Canary Island Pine
Pinus halepensis	Allepo Pine
Pinus pinea	Italian Stone Pine
Podocarpus gracilior	Fern Pine
Prunus lyonii	Catalina Cherry
Pyrus kawakamii	Evergreen Pear
Quercus agrifolia	Coast Live Oak
Quercus engelmannii	Mesa Oak
Quercus ilex	Holly Oak

**TABLE 2-11 (continued)**

<u>Botanical Name</u>	<u>Common Name</u>
Rhus lancea	African Sumac
Schinus molle	California Pepper
<b>Trees, Deciduous</b>	
Alnus rhombifolia	White Alder
Bauhinia variegata	Purple Orchid Tree
Fraxinus velutina 'Modesto'	Modesto Ash
Gleditsia triacanthos	Honey Locust
Jacaranda acutifolia	Jacaranda
Koelreuteria bipinnata	Chinese Flame Tree
Lagerstoemia indica	Crape Myrtle
Liquidambar styraciflua	Sweet Gum
Liriodendron tulipifera	Tulip Tree
Platanus acerifolia	London Plane Tree
Platanus occidentalis	American Sycamore
Platanus racemosa	California Sycamore
Populus canescens	Poplar
Populus nigra 'italica'	Lombardy Poplar
Prunus cerasifera 'Thundercloud'	Purple-leaf Plum
Pyrus calleryana 'Aristocrat'	Ornamental Pear
Pyrus calleryana 'Bradford'	Ornamental Pear
<b>Shrubs</b>	
Abelia 'Edward Goucher'	Edward Goucher Abelia
Acacia ongerup	No common name
Acacia redolens	No common name
Arctostaphylos species	Manzanita
Cassia artemisioides	Feathery Cassia
Ceanothus species	California Lilac
Cistus species	Rockrose
Cortaderia selloana	Pampas Grass
Cotoneaster species	Cotoneaster
Dendromecon harfordii	Island Bush Poppy
Dendromecon rigida	Bush Poppy
Eleagnus pungens	Silver Berry
Escallonia fradesii	No common name
Euonymus fortunei	No common name
Euonymus japonica	Evergreen Euonymus
Feijoa sellowiana	Pineapple Guava
Ilex species	Holly
Juniperus species	Juniper
Lantana species	Lantana
Leptospermum scoparium	New Zealand Tea Tree



*TABLE 2-11 (continued)*

<u>Botanical Name</u>	<u>Common Name</u>
<i>Pittosporum tobira</i> 'Wheeler's Dwarf'	Wheeler's Dwarf Tobira
<i>Plumbago capensis</i>	Cape Plumbago
<i>Podocarpus macrophyllus</i>	Yew Pine
<i>Prunus caroliniana</i>	Carolina Laurel Cherry
<i>Prunus ilicifolia</i>	Hollyleaf Cherry
<i>Pyracantha</i> species	Firethorn
<i>Raphiolepis indica</i> 'Springtime'	Pink Indian Hawthorn
<i>Rhus ovata</i>	Sugar Bush
<i>Ribes sanguinum</i>	Pink Winter Currant
<i>Ribes speciosum</i>	Fuchsia-flowering Gooseberry
<i>Romneya coulteri</i>	Matilaja Poppy
<i>Spiraea bumalda</i> 'Froebeli'	Froebeli Spirea
<i>Tecomaria capnse</i>	Cape Honeysuckle
<i>Ternstroemia gymnanthera</i>	Ternstroemia
<i>Viburnum tinus</i> 'Spring Bouquet'	Laurustinus
<i>Xylosma congestum</i>	Xylosma
<i>Xylosma congestum</i> 'Compacta'	Compact Xylosma
<b>Sub-shrubs</b>	
<i>Acanthus mollis</i>	Bear's Breech
<i>Agapanthus africanus</i>	Lily-of-the-Nile
<i>Arctostaphylos</i> species	Manzanita
<i>Ceanothus</i> species	California Lilac
<i>Clivia miniata</i>	Kaffir Lily
<i>Heleanthemum nummularium</i>	Sunrose
<i>Hemerocallis</i> species	Day Lily
<i>Iris douglasiana</i>	Beardless Iris
<i>Juniperus</i> species	Juniper
<i>Kniphofia uvaria</i>	Red Hot Poker
<i>Lavandula angustifolia</i>	English Lavender
<i>Liriope gigantea</i>	Liriope
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle
<i>Mimulus cardinalis</i>	Monkey Flower
<i>Moraea bicolor</i>	Fortnight Lily
<i>Penstemon</i> species	Beard Tongue
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Tulbagnia violancea</i>	Society Garlic
<b>Vines</b>	
<i>Bougainvillea spectabilis</i>	Bougainvillea
<i>Cissus antarctica</i>	Kangaroo Treevine
<i>Cissus hypoglauca</i>	No common name

**TABLE 2-11 (continued)**

<u>Botanical Name</u>	<u>Common Name</u>
Clytostoma callistegioides	Violet Trumpet Vine
Doxantha unguis-cati	Cat's Claw Vine
Ficus pumila	Creeping Fig
Gelsemium sempervirens	Carolina Jasmine
Jasminum mesnyi	Primrose Jasmine
Jasminum polyanthum	No common name
Lonicera japonica	Japanese Honeysuckle
Parthenocissus tricuspidata	Boston Ivy
Passiflora jamesonii	Star Jasmine
Trachelospermum jasminoides	Star Jasmine
Wisteria floribunda	Japanese Wisteria
<b>Groundcovers</b>	
Ajuga reptans	Carpet Bugle
Arctostaphylos 'Pacific Mist'	Manzanita
Baccharis pilularis 'Twin Peaks'	Coyote Bush
Campanula poscharskyana	Serbian Bellflower
Duchesnea indica	Indian Mock Strawberry
Gazania splendens 'Mitsuwa Yellow'	Gazania
Hedera helix	English Ivy
Hypericum calycinum	Aaron's Beard
Juniperus species	Juniper
Lantana camara hybrids	Lantana
Lonicera japonica 'Halliana'	Japanese Honeysuckle
Myoporum parvifolium	Myoporum
Nandina domestica 'Harbour Dwarf'	Dwarf Heavenly Bamboo
Pelargonium pelatum	Ivy Geranium
Potentilla species	Cinquefoil
Trachelospermum jasminoides	Star Jasmine
Santolina chamaecyparissus	Lavender Cotton
Vinca minor	Dwarf Periwinkle

In addition to the above palate, the following represents a heirarchy of street tree selections:

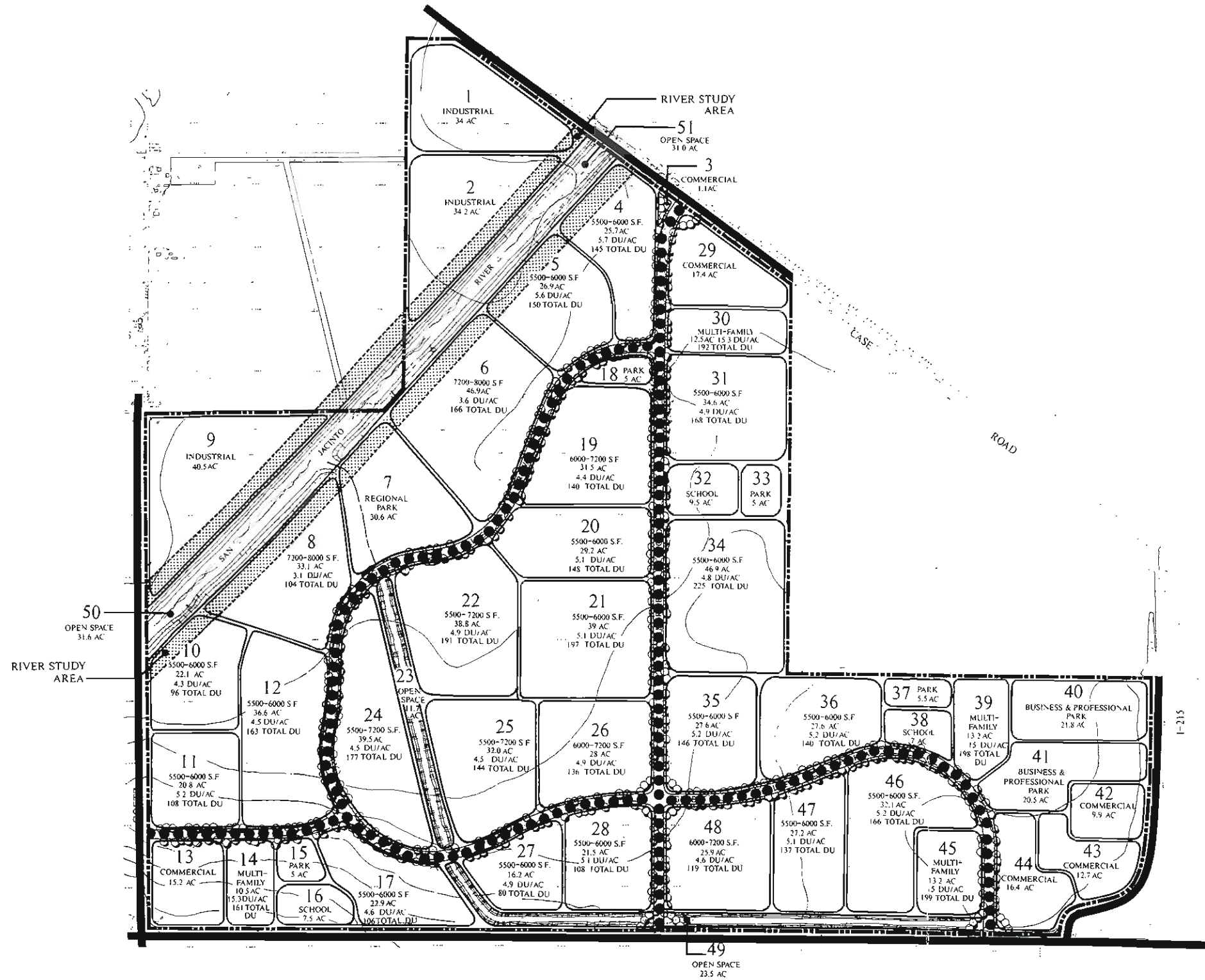
**Arterial Highway:**

Eucalyptus camaldulensis/Red Gum  
 Eucalyptus rudis/Desert Gum  
 Fraxinus uhdei/Evergreen Ash  
 Fraxinus velutina "Modesto"/Modesto Ash  
 Plantanus acerifolia "Bloodgood"/London Plane Tree  
 Quercus ilex/Holly Oak



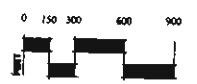
FIGURE 12

CIRCULATION PLAN



LEGEND

- MAJOR ARTERIALS 110' ROW  
ETHANAC/CASE/GOETZ
- INTERNAL COLLECTOR 100' ROW  
MURRIETA/GREEN VALLEY PARKWAY

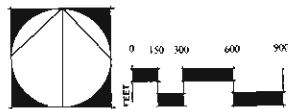
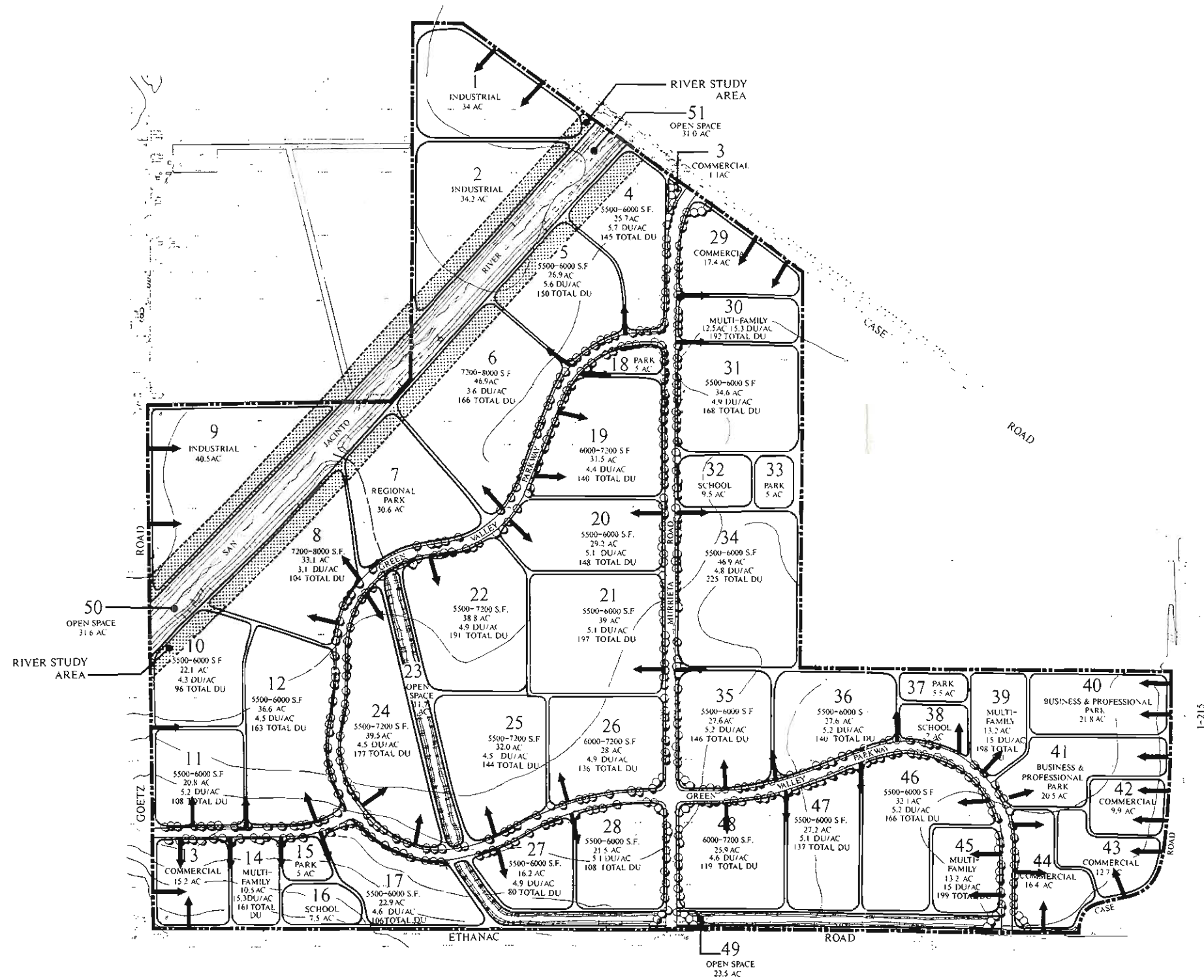


FLORES MARTINEZ ASSOCIATES



FIGURE 13

POTENTIAL ACCESS POINTS





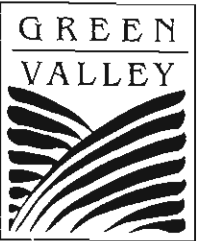
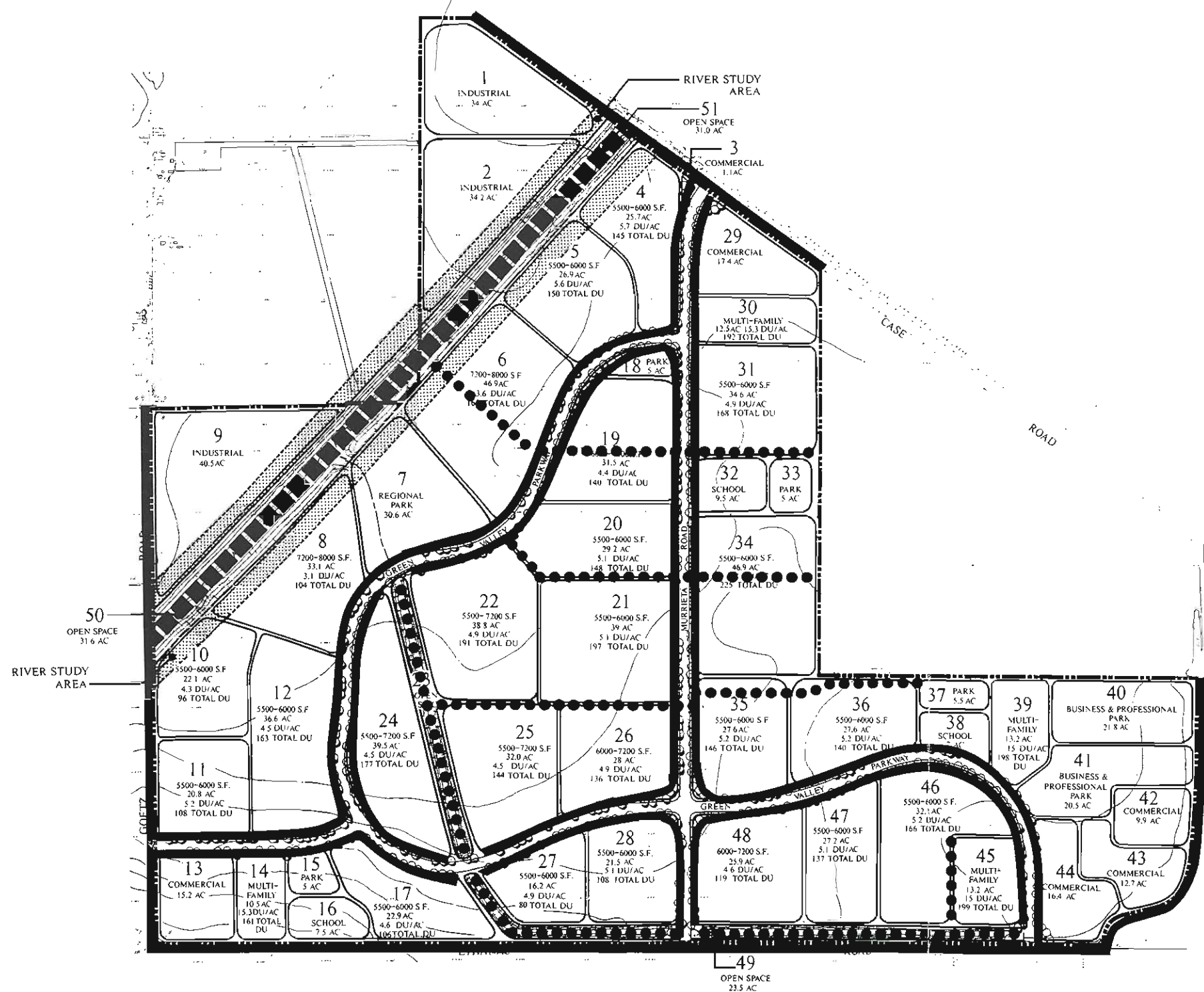
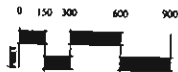


FIGURE 14



LEGEND

- 6' WIDE STREET ROW WALK
- 10' ROW TRAIL THROUGH SWALE SYSTEM
- PROPOSED COUNTY GENERAL PLAN TRAIL SYSTEM LINKAGE



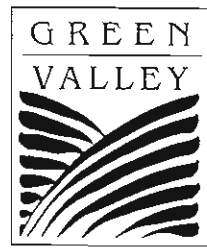
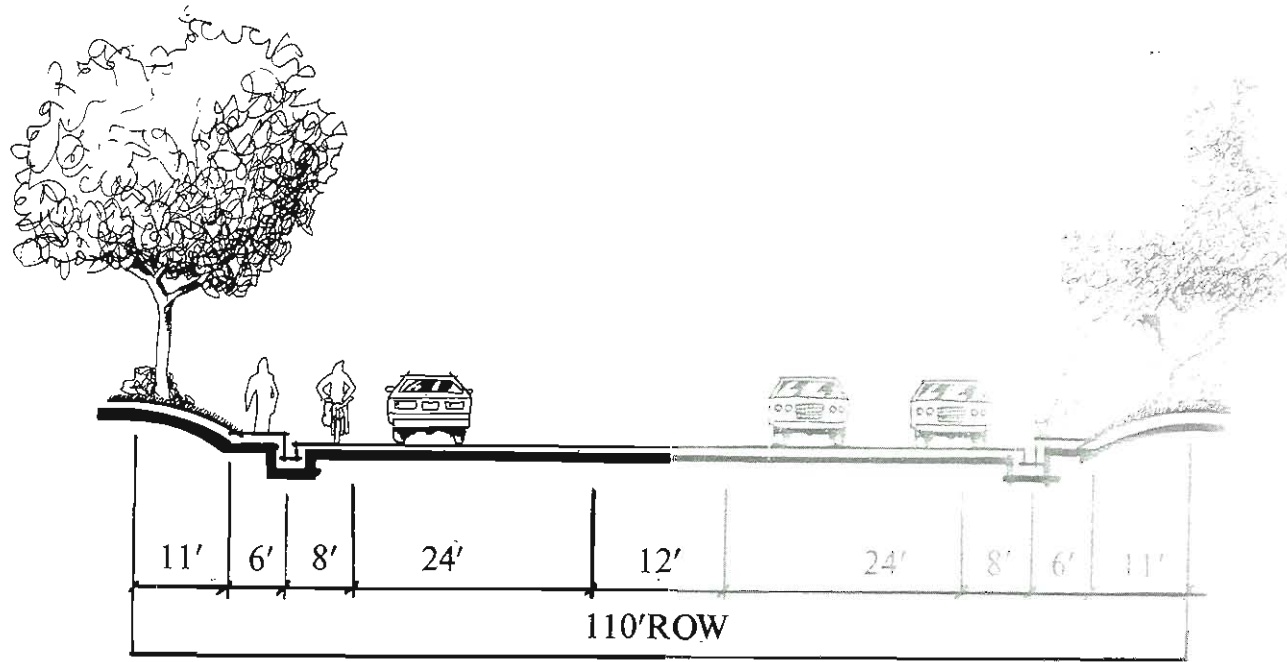
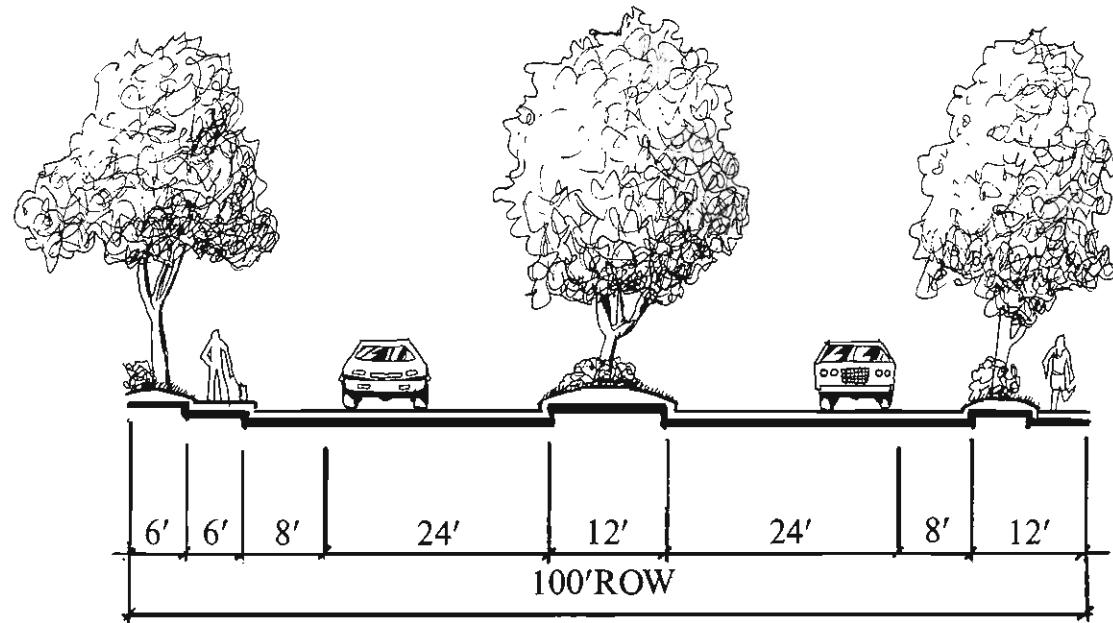


FIGURE 15



HALF WIDTH IMPROVEMENT  
BY PROJECT PROPONENT



ENHANCED 88' R.O.W.

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T	C	C	C	C	C	C	C	C	C	C	C
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N	N	N	N	N	N	N	N	N	N	N	N
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FIGURE 16

CONCEPTUAL LANDSCAPE PLAN

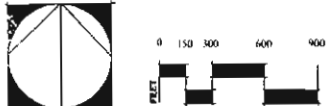
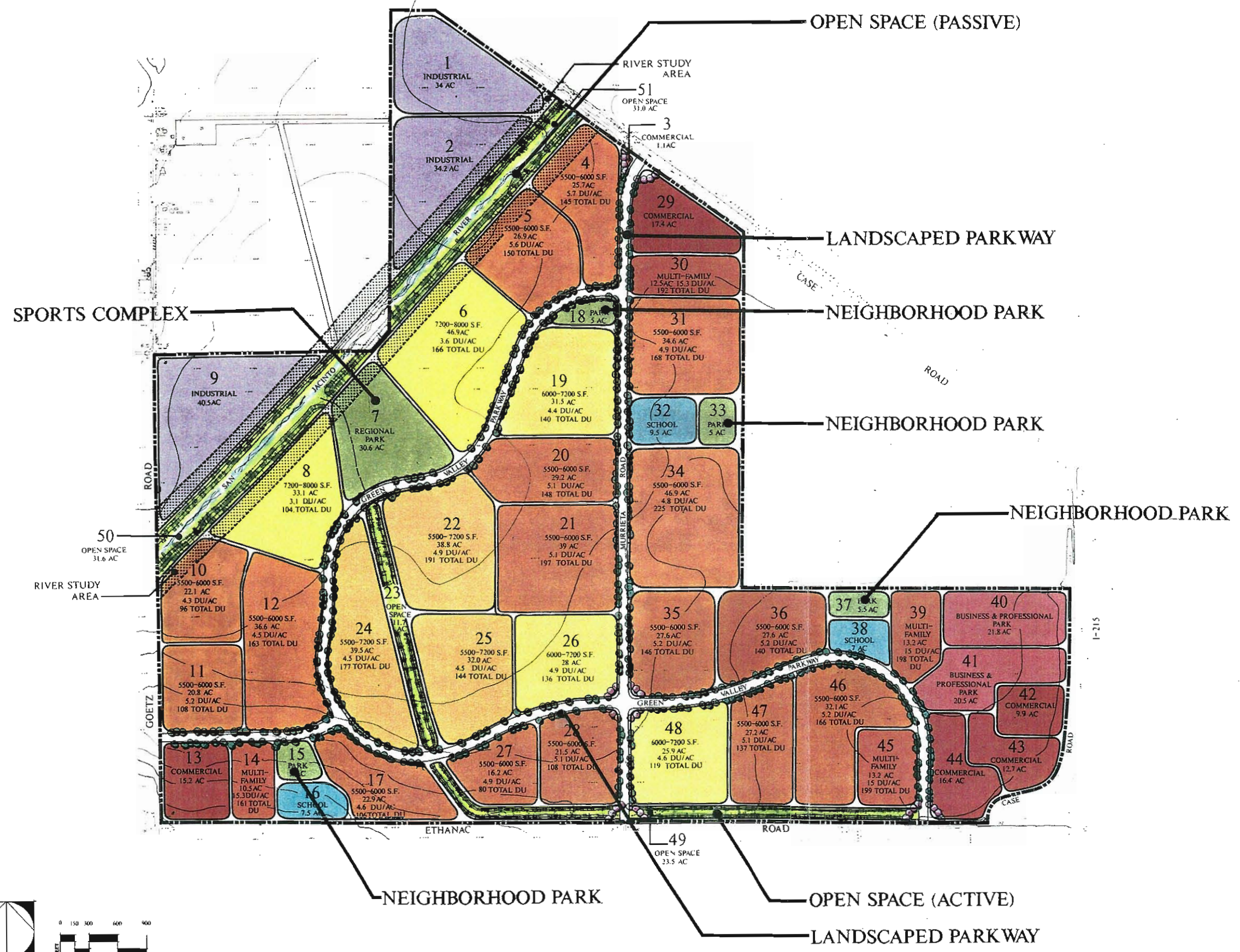
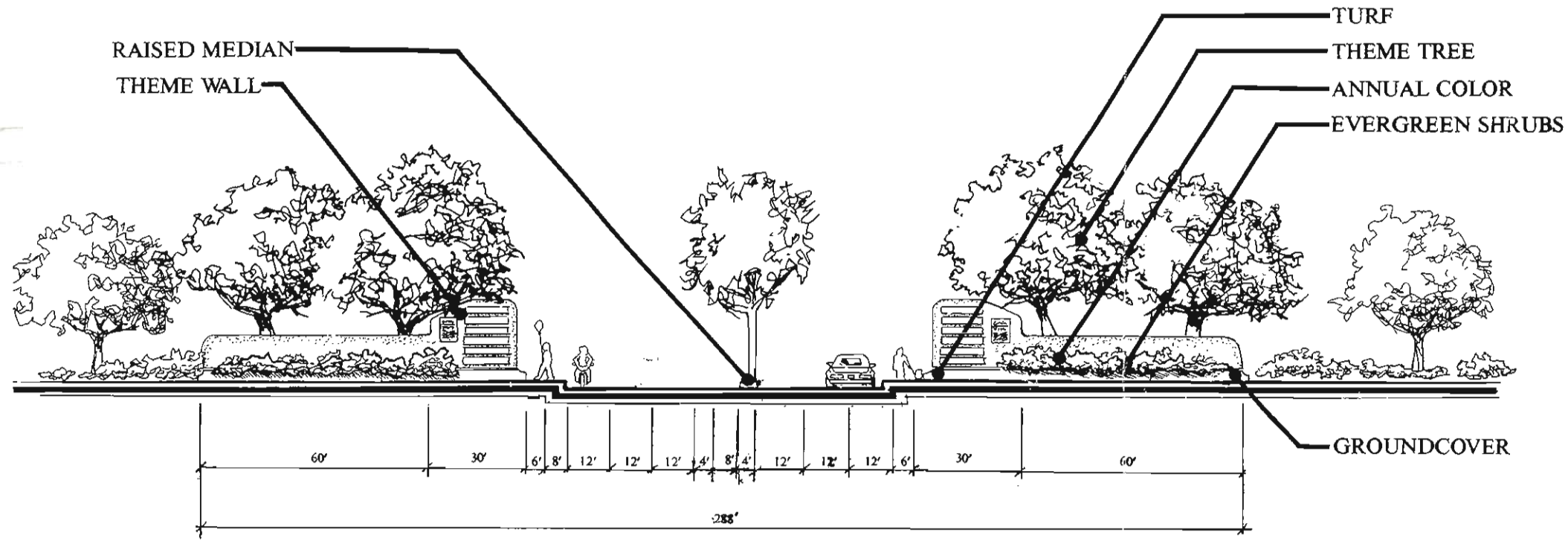


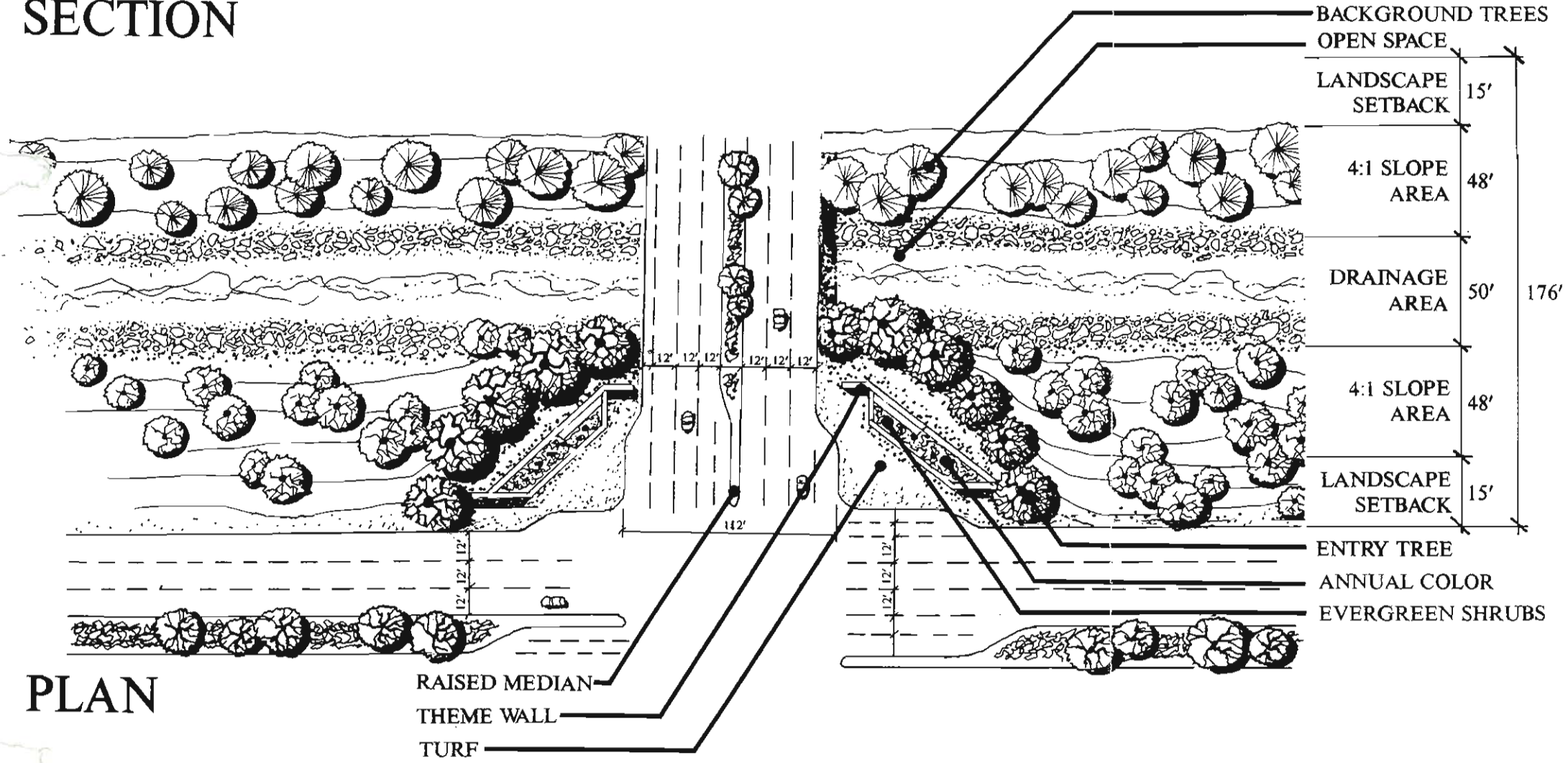




FIGURE 17



SECTION




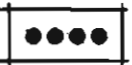

PLAN

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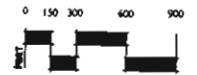
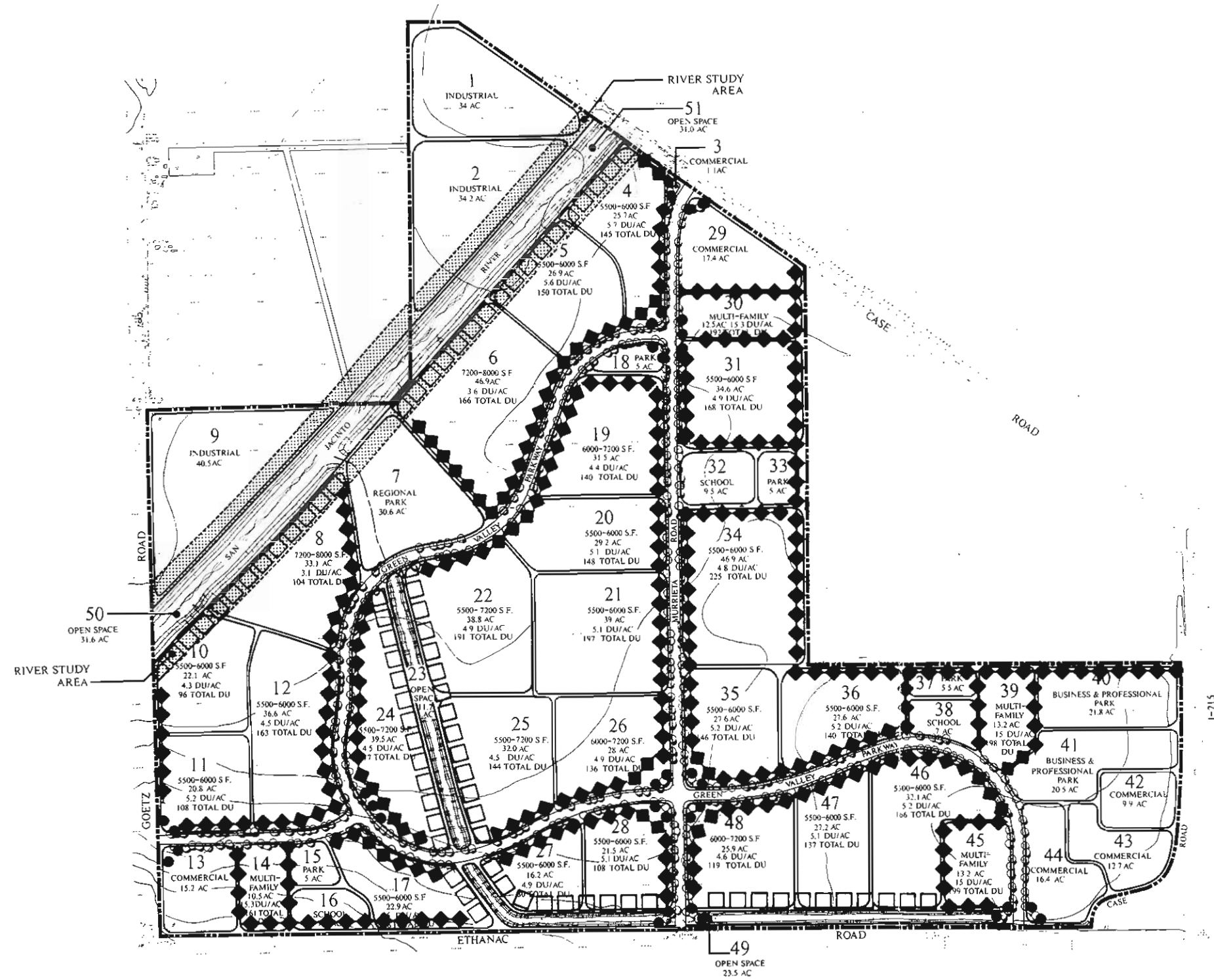


FIGURE 18

LEGEND

- THEME WALL 
- ENTRY & ACCENT WALL 
- VIEW FENCE 

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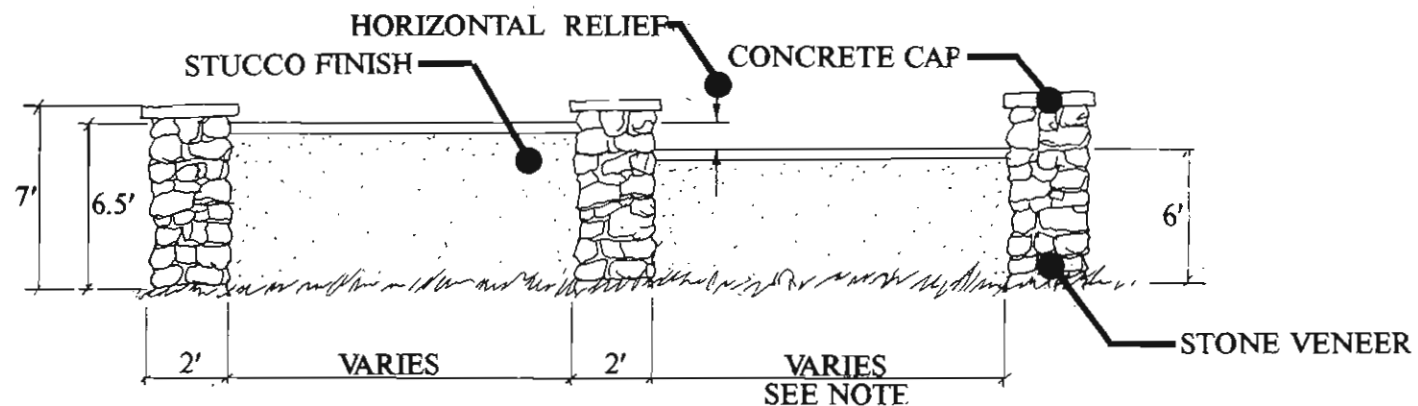


ERIN WATKINS ASSOCIATES

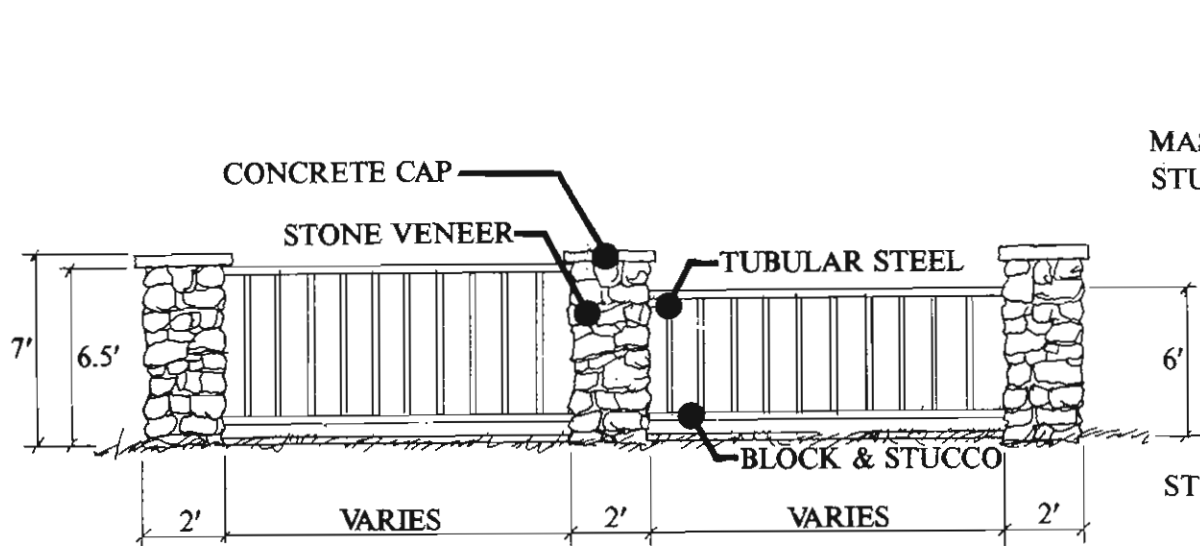




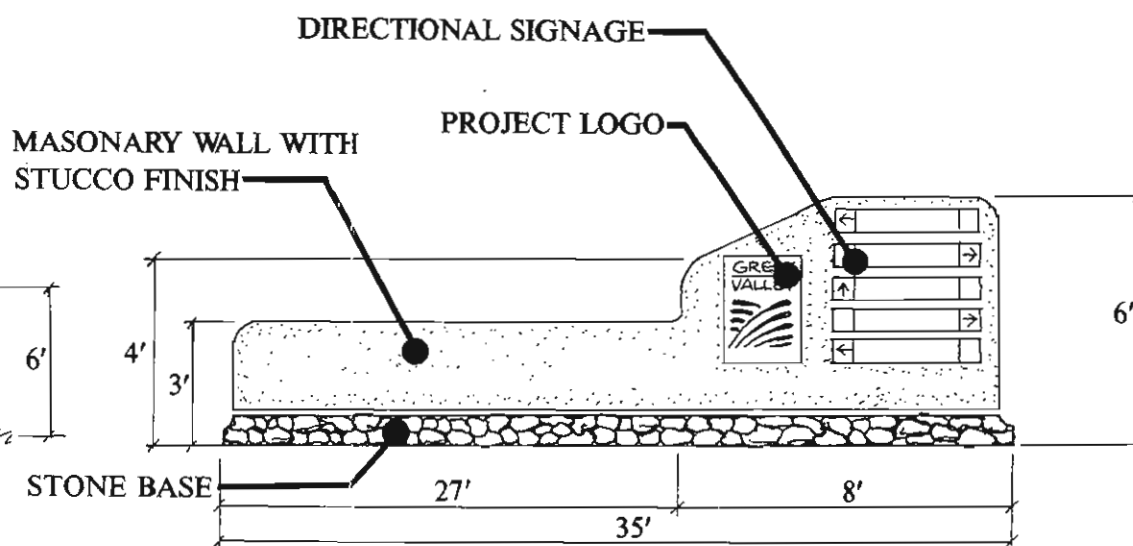
FIGURE 19



THEME WALL

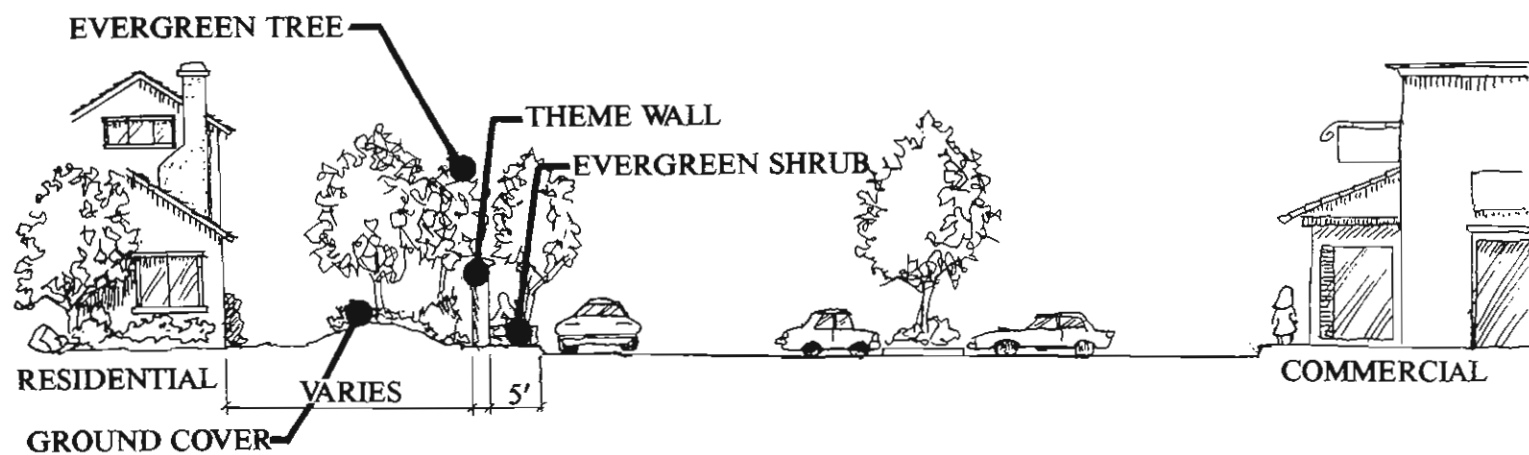


VIEW FENCING



ENTRY & ACCENT WALLS

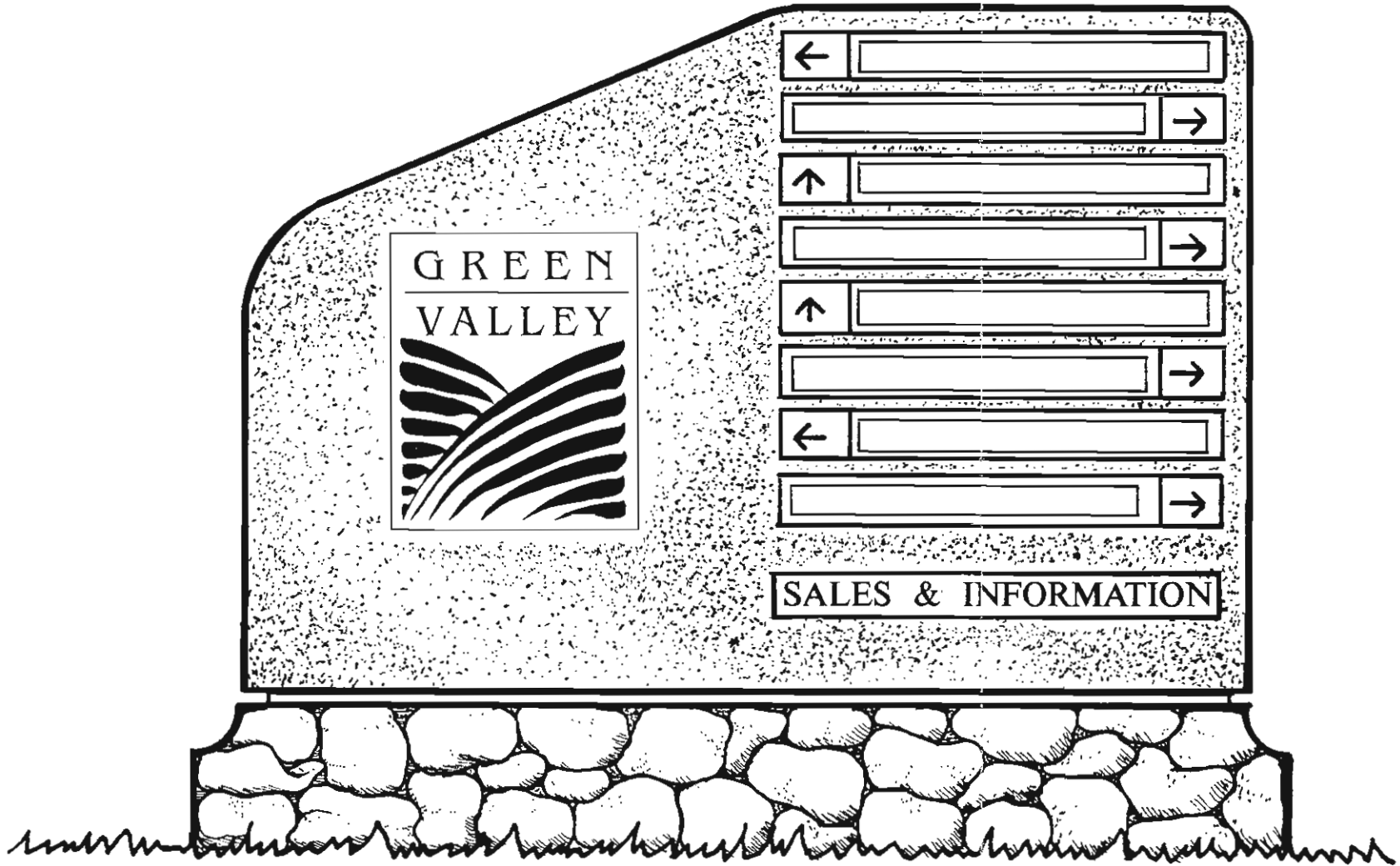
NOTE: PILASTERS TO MATCH ENTRY WALLS.  
LOCATE AT PARCEL CORNERS AND ENTRIES.  
EQUALLY SPACED EVERY 100' OR LESS.



LANDSCAPE BUFFER ZONE



FIGURE 20





Generous passive recreation/picnic areas are provided and a large tot lot and older childrens' play area is situated nearby. A loop drive circulation system will provide one hundred to one hundred and fifty (100-150) parking spaces with easy access to all these different recreational areas.

This regional park will also furnish access to the San Jacinto River and the regional trail system which runs along side it. The 450-foot wide river basin will accommodate a wide variety of unstructured recreational activities during all but the wettest seasons. The trailhead will link the Riverside County regional recreational trails with the internal Green Valley trail system. This system uses the generous landscaped swales and major arterial parkways within Green Valley as a recreational trail network. The landscaped swales and the San Jacinto River right-of-way will be utilized for recreation purposes. The uses of the landscaped swales includes hiking and biking trails connecting the recreational open space and the residential communities as depicted in Figures 8 and 14. The river right-of-way includes hiking and biking trails, as well as equestrian trails. Potentially, the right-of-way may be used as a future connection to the trail system as designated in the Riverside General Plan.

To allow for better design, the recreational park has been redesigned to place the clear zone for the Perris Valley Airport in the westerly corner of the park. Approximately 70% of the park is entirely outside the clear zone. An additional eleven acres of park/open space have been added to the south end of the regional park within the approach zone. This passive linkage between the residential community and regional park may also serve as an emergency touchdown zone for the Perris Valley Airport.

The Regional Park will be landscaped for year-round interest. Deciduous trees and flowering shrubs will form the backbone of the design. Earth berms and vegetative massing will screen parking areas and nearby roadways. In addition, the regional park will be utilized as a temporary retention basin for the 100-year flood.

All proposed recreation areas will require Development Plan Review.

**Neighborhood Park 1:** Planning Area 18 is proposed to be a five-acre neighborhood park which will also function as an entry statement at the intersection of Green Valley Parkway and Murrieta Road. This prime location will allow access from both roads. Approximately 40 parking spaces are to be provided. One softball field, one multi-purpose court, and two tennis courts have been located here. Both covered and uncovered picnic areas will take advantage of the generous landscaping, featuring berming and vegetative screening to shield parking and roadways.

**Neighborhood Park 2:** Planning Area 15 is another neighborhood park located adjacent to a school, which will allow for many complementary uses. Its location on five acres near a secondary project entry will lend to the development of an entry statement for the residential area while allowing space for unstructured play. The primary function of this park is to provide picnicking and play areas for children. With this in mind, large fantasy play structures have been incorporated into the design, along with traditional playground equipment and areas such as softball fields and multi-purpose courts. As with all the parks in Green Valley, sidewalks and jogging trails connect this area with other recreational areas, as well as the nearby residential areas. Approximately 20 parking spaces are provided.

**Neighborhood Park 3:** Planning Area 33 is a five-acre park strategically located within a higher density residential area. For this reason large areas of open space were made available for free play and visual enhancement. A soft ball field, a multi-purpose court, and two tennis courts will be provided, along with covered and open picnic areas. Generous landscaping and berming will offer visual relieve for those living in the more highly developed portion of Green Valley. Approximately 40 parking spaces will be provided.

**Neighborhood Park 4:** Planning Area 37 is planned as a day use park planned primary for the use of the local residents and also the employees in the business/professional park and commercial areas located nearby. This five-acre recreational area will offer lunchtime and after-work activities. Plenty of room has been provided for picnicking. Also included are tennis and volleyball courts, along with a multi-purpose sports field. A jogging trail, complete with par course, will connect with the trail system which leads to the employment areas.



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## 3.0

### SPECIFIC PLAN ZONING

#### 3.1 R-7200 Residential Standards Planning Areas 6, 8, 22\*, 24\* and 25\* (Figure 21)

\* Within these planning areas 287 lots are designated as R-5,500 and 223 lots as R-7,200 (see figure 32 Zoning Map)

**Permitted Uses:** The uses permitted in the R-7,200 Residential Zone shall be as follows:

1. One (1) family dwelling of a permanent character placed in a permanent location (including mobile homes), and used by only one (1) family.
2. The following accessory buildings and uses customarily incidental to each one (1) family dwelling and not used or operated commercially shall be permitted, including:
  - a. A private garage for the accommodation of not less than two automobiles;
  - b. Arbors, trellises, gazebos, and similar shade structures of open construction;
  - c. Fences and walls;
  - d. Patio covers;
  - e. Swimming pools and spas;
  - f. Pedestrian and bicycle trails;
  - g. Tennis and racquet courts.
3. Home occupations, including any vocation, trade, professions or child care operation as permitted in subsection 3 of this section carried on solely by the occupant of the premise shall be permitted, provided that:
  - a. There is no alteration in the residential character of the premises in connection with such vocation or trade;
  - b. All operations are carried on within the dwelling;
  - c. Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
  - d. No motor other than electrically driven motors shall be used in connection therewith;



- e. No merchandise or articles shall be displayed;
  - f. No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
  - g. No assistants shall be employed in connection therewith;
  - h. The premises shall not be used as a place of business or point of sale of the products of such home occupation; and,
  - i. All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the interests or welfare of the occupants of surrounding properties.
4. Professional offices of a physician, dentist, optometrist, lawyer, music teacher, art teacher, engineer, architect, or related profession, when situated within a dwelling; provided that not more than twenty-five percent (25%) of the ground floor area of such dwelling shall be so occupied.
5. Churches, synagogues and other places of worship.
6. The following temporary uses are permitted:
- a. Temporary construction facility during construction;
  - b. Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.

**Building Height Limit:** Building height limitations in the R-7,200 Residential Zone shall be thirty-five (35) feet or two (2) stories.

**Building Site Area Requirement:** The minimum building site area in the R-7,200 Residential Zone shall be a lot of seven thousand (7,000) square feet for each single family dwelling.

**Width of Lot:** The minimum width of that portion lot used as a building site in the R-7,200 Residential Zone shall be sixty (60) feet.

**Street Frontage Required:** The minimum frontage of a lot shall be sixty (60) feet. On cul-de-sacs and knuckles the minimum frontage at the right-of-way, shall be thirty-five (35) feet.

**Dwelling Area Required:** The minimum living floor area requirement in the R-7,200 Residential Zone shall be one thousand two hundred and fifty (1,250) square feet, including walls and excluding the garage and accessory uses.

**Front Yard Required:** The front yard requirement in the R-7,200 Residential Zone shall be not less than twenty-five (25) feet in depth.



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**Side Yard Required:** The side yard requirement in the R-7,200 Residential Zone shall be not less than five (5) feet from the nearest property line on interior and through lots; for side yards on corner and reverse corner lots side yards shall not be less than ten (10) feet, excluding architectural projections of two (2) feet maximum, from the existing street right-of-way line or any future street line as shown per any approved tract map.

**Rear Yard Required:** The rear yard requirement in the R-7,200 Residential Zone shall be not less than twenty (20) feet average. Patio covers may extend to within ten (10) feet of the rear property line.

**Distance Between Buildings:** The minimum distance between buildings on two adjoining lots with a common side lot line in the R-7,200 Residential Zone shall be no less than ten (10) feet, excluding architectural projections such as fireplace boxes and bay windows.

**Lot Coverage:** Maximum lot coverage in the R-7,200 Residential Zone shall be forty percent (40%), including accessory structures.

**Additional Dwellings on Lot or Parcel of Land:** Additional dwellings are not permitted on lots in the R-7,200 Residential Zone.

**Fences, Walls or Screening:** Fencing, walls or screening requirements in the R-7,200 Residential Zone shall be as follows:

1. Fences, walls or screening may be erected, constructed or positioned upon any lot parcel of land. Fences shall not exceed six (6) feet in height, measured from the highest adjacent elevation along the side and rear lot line, nor three (3) feet in height along the front yard lot line and that portion of the side yard lot line from the front lot line to the front setback distance;
2. Walls shall not exceed six (6) feet in height measured from the highest adjacent elevation along the side and rear yard lot lines nor three (3) feet in height along front yard lot lines and that portion of the side yard line from the front lot line to the front setback distance;
3. There shall be no height limitation upon screening through the use of natural vegetation, and all such screening shall be positioned as to ensure a minimum open visibility of fifty percent (50%) along the front yard line and the portion of the side yard line from the front yard line to the front setback distance as per City of Perris Zoning Ordinance Chapter 19-20. In no case shall natural vegetation employed provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare. Trees shall be planted a minimum of five (5) feet distant from any property line;
4. In no case shall fences, walls or screening employed provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare;

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5. Nothing contained herein shall preclude the owner of single family residential property from constructing internal fences which meet height and other requirements.

**Advertising Structures:** The advertising structures permitted in the R-7,200 Residential Zone shall be as follows:

1. One (1) temporary unlighted sign, not exceeding four (4) square feet in area, pertaining only to the sale, or lease of only the particular building, property or premises upon which displayed;
2. Name plates not exceeding two (2) square feet in area, containing the name and occupation of occupant of premises;
3. One (1) subdivision sign not exceeding one hundred (100) square feet in area, displayed upon the subdivision property;
4. One (1) temporary contractor sign not exceeding thirty-two (32) square feet in area, displayed upon the property on which construction is being performed;
5. One (1) temporary realty sign not to exceed four (4) square feet.

**Parking Requirements:** The parking requirements in the R-7,200 Residential Zone shall be as follows:

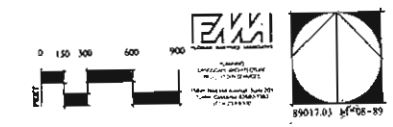
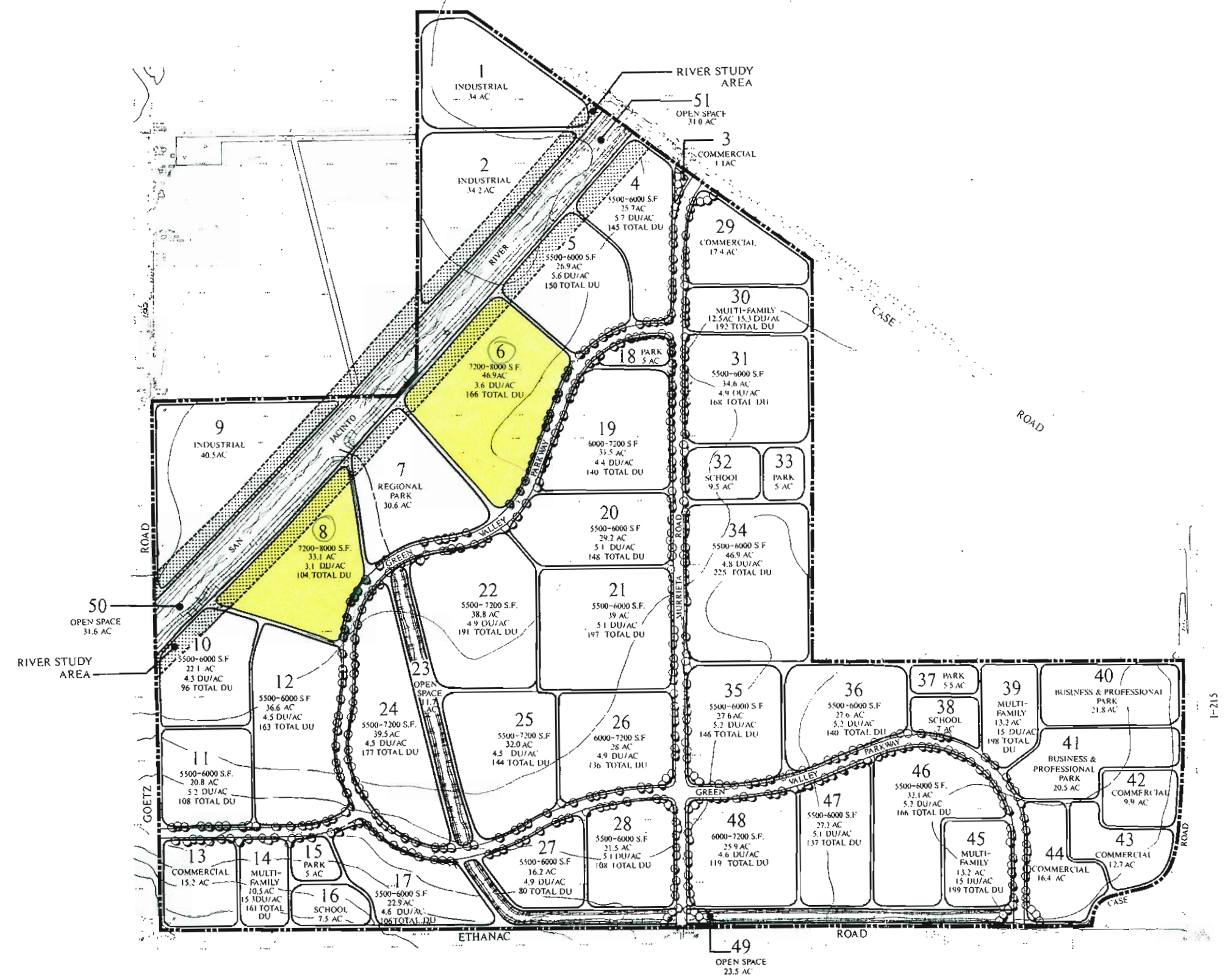
1. A minimum of two (2) parking spaces for each dwelling unit, in an enclosed garage;
2. No vehicle shall be parked for more than 72 hours in any required front setback area of a residential lot.
3. Vehicles parked at other locations of the lot shall be screened from adjacent property views without disruption to the view from those properties.

**Solid Waste Disposal:** Trash compactors shall be installed in all residential units in order to help mitigate the impacts on local landfills.



FIGURE 21

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**3.2 R-6,000 Residential Standards**  
**Planning Areas 19, 26, and 48**  
(Figure 22)

**Permitted Uses:** The uses permitted in the R-6,000 Residential Zone shall be as follows:

1. One (1) family dwelling of a permanent character placed in a permanent location (including mobile homes), and used by only one (1) family.
2. The following accessory buildings and uses customarily incidental to each one (1) family dwelling and not used or operated commercially shall be permitted, including:
  - a. A private garage for the accommodation of not less than two automobiles;
  - b. Arbors, trellises, gazebos, and similar shade structures of open construction;
  - c. Fences and walls;
  - d. Patio covers;
  - e. Swimming pools and spas;
  - f. Pedestrian and bicycle trails;
  - g. Tennis and racquet courts.
3. Home occupations, including any vocation, trade, or professions, or child care operations, as permitted in subsection 3 of this section carried on solely by the occupant of the premises shall be permitted, provided that:
  - a. There is no alteration in the residential character of the premises in connection with such vocation or trade;
  - b. All operations are carried on within the dwelling;
  - c. Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
  - d. No motor other than electrically driven motors shall be used in connection therewith;
  - e. No merchandise or articles shall be displayed;
  - f. No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
  - g. No assistants shall be employed in connection therewith;



- 
- h. The premises shall not be used as a place of business or point of sale of the products of such home occupation; and,
  - i. All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the interests or welfare of the occupants of surrounding properties.
- 4. Professional offices of a physician, dentist, optometrist, lawyer, music teacher, art teacher, engineer, architect, or related profession, when situated within a dwelling; provided that not more than twenty-five percent (25%) of the ground floor area of such dwelling shall be so occupied.
  - 5. The following temporary uses are permitted:
    - a. Temporary construction facility during construction;
    - b. Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.

**Building Height Limit:** Building height limitations in the R-6,000 Residential Zone shall be thirty-five (35) feet or two (2) stories.

**Building Site Area Requirement:** The minimum building site area in the R-6,000 Residential Zone shall be a lot of six thousand (6,000) square feet for each single family dwelling with a planning area average not less than six thousand (6,000) square feet.

**Width of Lot:** The minimum width of that portion lot used as a building site in the R-6,000 Residential Zone shall be sixty (60) feet.

**Dwelling Area Required:** The minimum living floor area requirement in the R-6,000 Residential Zone shall be one thousand (1,000) square feet, including walls and excluding the garage and accessory uses. Architecture and general appearance shall be in keeping with the character of the neighborhood and such as not to be detrimental to the general welfare of the community in which it is located.

**Street Frontage Required:** The minimum frontage of a lot shall be sixty (60) feet. On cul-de-sacs or knuckles, the minimum front shall be thirty-five (35) feet at the right-of-way line.

**Front Yard Required:** The front yard requirement in the R-6,000 Residential Zone shall be not less than twenty-five (25) feet in depth.

**Side Yard Required:** The side yard requirement in the R-6,000 Residential Zone shall be not less than five (5) feet from the nearest property line on interior and through lots; for side yards on corner and reverse corner lots side yards shall not be less than ten (10) feet, excluding architectural projections of two (2) feet maximum, from the existing street right-of-way line or any future street line as shown per any approved tract map.



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**Rear Yard Required:** The rear yard requirement in the R-6,000 Residential Zone shall be not less than twenty (20) feet average. Patio covers may extend to within ten (10) feet of the rear property line.

**Distance Between Buildings:** The minimum distance between buildings on two adjoining lots with a common side lot line in R-6,000 Residential Zone shall be no less than ten (10) feet, excluding architectural projections such as fireplace boxes and bay windows.

**Lot Coverage:** Maximum lot coverage in the R-6,000 Residential Zone shall be fifty percent (50%), including accessory structures.

**Additional Dwellings on Lot or Parcel of Land:** Additional dwellings are not permitted on lots in the R-6,000 Residential Zone.

**Fences, Walls or Screening:** Fencing, walls or screening requirements in the R-6,000 Residential Zone shall be as follows:

1. Fences, walls or screening may be erected, constructed or positioned upon any lot parcel of land. Fences shall not exceed six (6) feet in height, measured from the highest adjacent elevation along the side and rear lot line, nor three (3) feet in height along the front yard lot line and that portion of the side yard lot line from the front lot line to the front setback distance;
2. Walls shall not exceed six (6) feet in height measured from the highest adjacent elevation along the side and rear yard lot lines nor three (3) feet in height along front yard lot lines and that portion of the side yard line from the front lot line to the front setback distance;
3. There shall be no height limitation upon screening through the use of natural vegetation, and all such screening shall be positioned as to ensure a minimum open visibility of fifty percent (50%) along the front yard line and the portion of the side yard line from the front yard line to the front setback distance as per the City of Perris Zoning Ordinance Chapter 19-20. In no case shall natural vegetation employed provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare. Trees shall be planted a minimum of five (5) feet distant from any property line;
4. In no case shall fences, walls or screening employed provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare as per the City of Perris Zoning Ordinance Chapter 19-20;
5. Nothing contained herein shall preclude the owner of single family residential property from constructing internal fences which meet height and other requirements.

**Advertising Structures:** The advertising structures permitted in the R-6,000 Residential Zone shall be as follows:

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1. One (1) temporary unlighted sign, not exceeding four (4) square feet in area, pertaining only to the sale, or lease of only the particular building, property or premises upon which displayed;
  2. Name plates not exceeding two (2) square feet in area, containing the name and occupation of occupant of premises;
  3. One (1) subdivision sign not exceeding one hundred (100) square feet in area, displayed upon the subdivision property;
  4. One (1) temporary contractor sign not exceeding thirty-two (32) square feet in area, displayed upon the property on which construction is being performed;
  5. One (1) temporary realty sign not to exceed four (4) square feet.

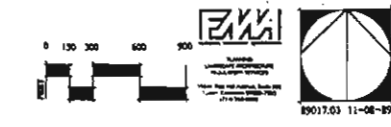
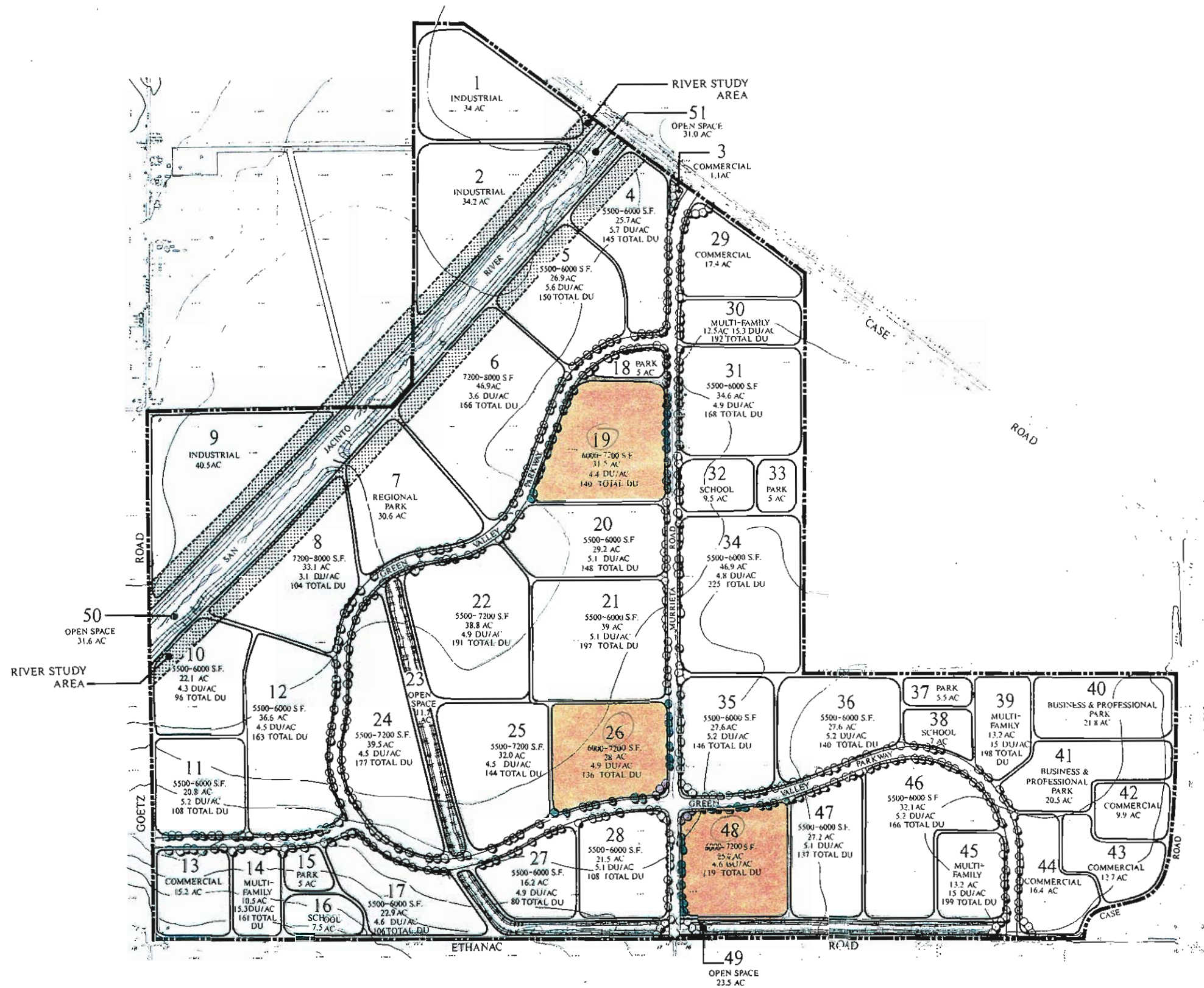
**Parking Requirements:** The parking requirements in the R-6,000 Residential Zone shall be as follows:

1. A minimum of two (2) parking spaces for each dwelling unit, in an enclosed garage;
2. No vehicle shall be parked for more than 72 hours in any required front setback area of a residential lot.
3. Vehicles parked at other locations on the lot shall be screened from adjacent properties without disrupting views from those properties.

**Solid Waste Disposal:** Trash compactors shall be installed in all residential units in order to help mitigate the impacts on local landfills.



FIGURE 22



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**3.3 R-5,500 Residential Zone**  
**Planning Areas 4, 5, 10, 11, 12, 17, 20, 21, 22\*, 24\*, 25\*, 27, 28, 31, 34, 35, 36, 46 and 47**  
(Figure 23)

\*Within these planning areas 287 lots are designated as R-5,500 and 223 lots as R-7,200. (See Figure 32 Zoning Map.)

**Permitted Uses:** The uses permitted in the R-5,500 Residential Zone shall be as follows:

1. One (1) family dwelling of a permanent character placed in a permanent location (including mobile homes), and used by only one (1) family.
2. Accessory buildings and uses customarily incidental to each one (1) family dwelling and not used or operated commercially, including:
  - a. A private garage for the accommodations of not more than three (3) nor less than two automobiles;
  - b. Arbors, trellises, gazebos, and similar shade structures of open construction;
  - c. Fences and walls;
  - d. Patio covers;
  - e. Swimming pools and spas;
  - f. Pedestrian and bicycle trails;
  - g. Tennis and racquet courts.
3. Home occupations, including any vocation, trade, or professions, or child care operations as permitted in subsection 3 of this section carried on solely by the occupant of the premises shall be permitted, provided that:
  - a. There is no alteration in the residential character of the premises in connection with such vocation or trade;
  - b. All operations are carried on within the dwelling;
  - c. Not more than twenty-five percent (25%) of the ground floor area of the dwelling shall be occupied or used;
  - d. No motor other than electrically driven motors shall be used in connection therewith;
  - e. No merchandise or articles shall be displayed;
  - f. No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;



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- g. No assistants shall be employed in connection therewith;
  - h. The premises shall not be used as a place of business or point of sale of the products of such home occupation; and,
  - i. All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the interests or welfare of the occupants of surrounding properties;
4. Professional offices of a physician, dentist, optometrist, lawyer, music teacher, art teacher, engineer, architect, or related profession, when situated within a dwelling; provided that not more than twenty-five percent (25%) of the ground floor area of such dwelling shall be so occupied;
5. The following temporary uses are permitted:
- a. Temporary construction facility during construction;
  - b. Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.

**Building Height Limit:** Building height limitations in the R-5,500 Residential Zone shall be thirty-five (35) feet or two (2) stories.

**Building Site Area Requirement:** The minimum building site area the R-5,500 Residential Zone shall be a lot of five thousand (5000) square feet for each single family dwelling with a planning area average not less than five thousand five hundred (5,500) square feet.

**Width of Lot:** The minimum width of that portion lot used as a building site in the R-5,500 Residential Zone shall be fifty (50) feet.

**Dwelling Area Required:** The minimum living floor area requirement in the R-5,500 Residential Zone shall be nine hundred (900) square feet, including walls and excluding the garage and accessory uses. Architecture and general appearance shall be in keeping with the character of the neighborhood and such as not to be detrimental to the general welfare of the community in which it is located.

**Street Frontage Required:** The minimum street frontage of a lot shall be fifty (50) feet. On cul-de-sacs or knuckles the minimum frontage shall be thirty-five (35) feet measured at the right-of-way.

**Front Yard Required:** The front yard requirement in the R-5,500 Residential Zone shall be not less than twenty-five (25) feet in depth measured from the back of the sidewalk.

**Side Yard Required:** The side yard requirement in the R-5,500 Residential Zone shall be not less than five (5) feet from the nearest property line on interior and through lots;



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for side yards on corner and reverse corner lots side yards shall not be less than ten (10) feet, excluding architectural projections of two (2) feet maximum, from the existing street right-of-way line or any future street line as shown per any approved tract map.

**Rear Yard Required:** The rear yard requirement in the R-5,500 Residential Zone shall be not less than twenty (20) feet average. Patio covers may extend to within ten (10) feet of the rear property line.

**Distance Between Buildings:** The minimum distance between buildings on two adjoining lots with a common side lot line in the R-5,500 Residential Zone shall be no less than ten (10) feet, excluding architectural projections such as fireplace boxes and bay windows.

**Lot Coverage:** Maximum lot coverage in the R-5,500 Residential Zone shall be sixty percent (60%), including accessory structures.

**Additional Dwellings on Lot or Parcel of Land:** Additional dwellings are not permitted on lots in the R-5,500 Residential Zone.

**Fences, Walls or Screening:** Fencing, walls or screening requirements in the R-5,500 Residential Zone shall be as follows:

1. Fences, walls or screening may be erected, constructed or positioned upon any lot parcel of land. Fences shall not exceed six (6) feet in height, measured from the highest adjacent elevation along the side and rear lot line, nor three (3) feet in height along the front yard lot line and that portion of the side yard lot line from the front lot line to the front setback distance, and shall be so constructed as to ensure a minimum open visibility of fifty percent (50%) along that portion of the front yard line and that portion of the side yard line from the front yard line to the front setback distance;
2. Walls shall not exceed six (6) feet in height measured from the highest adjacent elevation along the side and rear yard lot lines nor three (3) feet in height along front yard lot lines and that portion of the side yard line from the front lot line to the front setback distance;
3. There shall be no height limitation upon screening through the use of natural vegetation, and all such screening shall be positioned as to ensure a minimum open visibility of fifty percent (50%) along the front yard line and the portion of the side yard line from the front yard line to the front setback distance as per the City of Perris Zoning Ordinance Chapter 19-20. In no case shall natural vegetation employed provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare. Trees shall be planted a minimum of five (5) feet distant from any property line;
4. In no case shall fences, walls or screening employed provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare;

- 
5. Nothing contained herein shall preclude the owner of single family residential property from constructing internal fences which meet height and other requirements.

**Advertising Structures:** The advertising structures permitted in the R-5,500 Residential Zone shall be as follows:

1. One (1) temporary unlighted sign, no exceeding four (4) square feet in area, pertaining only to the sale, or hire of only the particular building, property or premises upon which displayed;
2. Name plates not exceeding two (2) square feet in area, containing the name and occupation of occupant of premises;
3. One (1) subdivision sign not exceeding one hundred (100) square feet in area, displayed upon the subdivision property;
4. One (1) temporary contractor sign not exceeding thirty-two (32) square feet in area, displayed upon the property on which construction is being performed;
5. One (1) temporary realty sign not to exceed four (4) square feet.

**Parking Requirements:** The parking requirements in the R-5,500 Residential Zone shall be as follows:

1. A minimum of two (2) parking spaces for each dwelling unit, in an enclosed garage;
2. No vehicle shall be parked for more than 72 hours in any required front setback area of a residential lot.
3. Vehicles parked at other locations on the lot shall be screened from adjacent properties without disrupting views from those properties.

**Solid Waste Disposal:** Trash compactors shall be installed in all residential units in order to help mitigate the impacts on local landfills.

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**3.3 R-5,500 Residential Zone**  
**Planning Areas 4, 5, 10, 11, 12, 17, 20, 21, 22\*, 24\*, 25\*, 27, 28, 31, 34, 35, 36, 46 and 47**  
(Figure 23)

\*Within these planning areas 287 lots are designated as R-5,500 and 223 lots as R-7,200. (See Figure 32 Zoning Map.)

**Permitted Uses:** The uses permitted in the R-5,500 Residential Zone shall be as follows:

1. One (1) family dwelling of a permanent character placed in a permanent location (including mobile homes), and used by only one (1) family.
2. Accessory buildings and uses customarily incidental to each one (1) family dwelling and not used or operated commercially, including:
  - a. A private garage for the accommodations of not more than three (3) nor less than two automobiles;
  - b. Arbors, trellises, gazebos, and similar shade structures of open construction;
  - c. Fences and walls;
  - d. Patio covers;
  - e. Swimming pools and spas;
  - f. Pedestrian and bicycle trails;
  - g. Tennis and racquet courts.
3. Home occupations, including any vocation, trade, or professions, or child care operations as permitted in subsection 3 of this section carried on solely by the occupant of the premises shall be permitted, provided that:
  - a. There is no alteration in the residential character of the premises in connection with such vocation or trade;
  - b. All operations are carried on within the dwelling;
  - c. Not more than twenty-five percent (25%) of the ground floor area of the dwelling shall be occupied or used;
  - d. No motor other than electrically driven motors shall be used in connection therewith;
  - e. No merchandise or articles shall be displayed;
  - f. No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;

- 
- g. No assistants shall be employed in connection therewith;
  - h. The premises shall not be used as a place of business or point of sale of the products of such home occupation; and,
  - i. All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the interests or welfare of the occupants of surrounding properties;
4. Professional offices of a physician, dentist, optometrist, lawyer, music teacher, art teacher, engineer, architect, or related profession, when situated within a dwelling; provided that not more than twenty-five percent (25%) of the ground floor area of such dwelling shall be so occupied;
5. The following temporary uses are permitted:
- a. Temporary construction facility during construction;
  - b. Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.

**Building Height Limit:** Building height limitations in the R-5,500 Residential Zone shall be thirty-five (35) feet or two (2) stories.

**Building Site Area Requirement:** The minimum building site area the R-5,500 Residential Zone shall be a lot of five thousand (5000) square feet for each single family dwelling with a planning area average not less than five thousand five hundred (5,500) square feet.

**Width of Lot:** The minimum width of that portion lot used as a building site in the R-5,500 Residential Zone shall be fifty (50) feet.

**Dwelling Area Required:** The minimum living floor area requirement in the R-5,500 Residential Zone shall be nine hundred (900) square feet, including walls and excluding the garage and accessory uses. Architecture and general appearance shall be in keeping with the character of the neighborhood and such as not to be detrimental to the general welfare of the community in which it is located.

**Street Frontage Required:** The minimum street frontage of a lot shall be fifty (50) feet. On cul-de-sacs or knuckles the minimum frontage shall be thirty-five (35) feet measured at the right-of-way.

**Front Yard Required:** The front yard requirement in the R-5,500 Residential Zone shall be not less than twenty-five (25) feet in depth measured from the back of the sidewalk.

**Side Yard Required:** The side yard requirement in the R-5,500 Residential Zone shall be not less than five (5) feet from the nearest property line on interior and through lots;



for side yards on corner and reverse corner lots side yards shall not be less than ten (10) feet, excluding architectural projections of two (2) feet maximum, from the existing street right-of-way line or any future street line as shown per any approved tract map.

**Rear Yard Required:** The rear yard requirement in the R-5,500 Residential Zone shall be not less than twenty (20) feet average. Patio covers may extend to within ten (10) feet of the rear property line.

**Distance Between Buildings:** The minimum distance between buildings on two adjoining lots with a common side lot line in the R-5,500 Residential Zone shall be no less than ten (10) feet, excluding architectural projections such as fireplace boxes and bay windows.

**Lot Coverage:** Maximum lot coverage in the R-5,500 Residential Zone shall be sixty percent (60%), including accessory structures.

**Additional Dwellings on Lot or Parcel of Land:** Additional dwellings are not permitted on lots in the R-5,500 Residential Zone.

**Fences, Walls or Screening:** Fencing, walls or screening requirements in the R-5,500 Residential Zone shall be as follows:

1. Fences, walls or screening may be erected, constructed or positioned upon any lot parcel of land. Fences shall not exceed six (6) feet in height, measured from the highest adjacent elevation along the side and rear lot line, nor three (3) feet in height along the front yard lot line and that portion of the side yard lot line from the front lot line to the front setback distance, and shall be so constructed as to ensure a minimum open visibility of fifty percent (50%) along that portion of the front yard line and that portion of the side yard line from the front yard line to the front setback distance;
2. Walls shall not exceed six (6) feet in height measured from the highest adjacent elevation along the side and rear yard lot lines nor three (3) feet in height along front yard lot lines and that portion of the side yard line from the front lot line to the front setback distance;
3. There shall be no height limitation upon screening through the use of natural vegetation, and all such screening shall be positioned as to ensure a minimum open visibility of fifty percent (50%) along the front yard line and the portion of the side yard line from the front yard line to the front setback distance as per the City of Perris Zoning Ordinance Chapter 19-20. In no case shall natural vegetation employed provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare. Trees shall be planted a minimum of five (5) feet distant from any property line;
4. In no case shall fences, walls or screening employed provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare;

- 
5. Nothing contained herein shall preclude the owner of single family residential property from constructing internal fences which meet height and other requirements.

**Advertising Structures:** The advertising structures permitted in the R-5,500 Residential Zone shall be as follows:

1. One (1) temporary unlighted sign, no exceeding four (4) square feet in area, pertaining only to the sale, or hire of only the particular building, property or premises upon which displayed;
2. Name plates not exceeding two (2) square feet in area, containing the name and occupation of occupant of premises;
3. One (1) subdivision sign not exceeding one hundred (100) square feet in area, displayed upon the subdivision property;
4. One (1) temporary contractor sign not exceeding thirty-two (32) square feet in area, displayed upon the property on which construction is being performed;
5. One (1) temporary realty sign not to exceed four (4) square feet.

**Parking Requirements:** The parking requirements in the R-5,500 Residential Zone shall be as follows:

1. A minimum of two (2) parking spaces for each dwelling unit, in an enclosed garage;
2. No vehicle shall be parked for more than 72 hours in any required front setback area of a residential lot.
3. Vehicles parked at other locations on the lot shall be screened from adjacent properties without disrupting views from those properties.

**Solid Waste Disposal:** Trash compactors shall be installed in all residential units in order to help mitigate the impacts on local landfills.

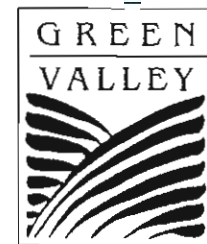


FIGURE 24

MULTI-FAMILY RESIDENTIAL

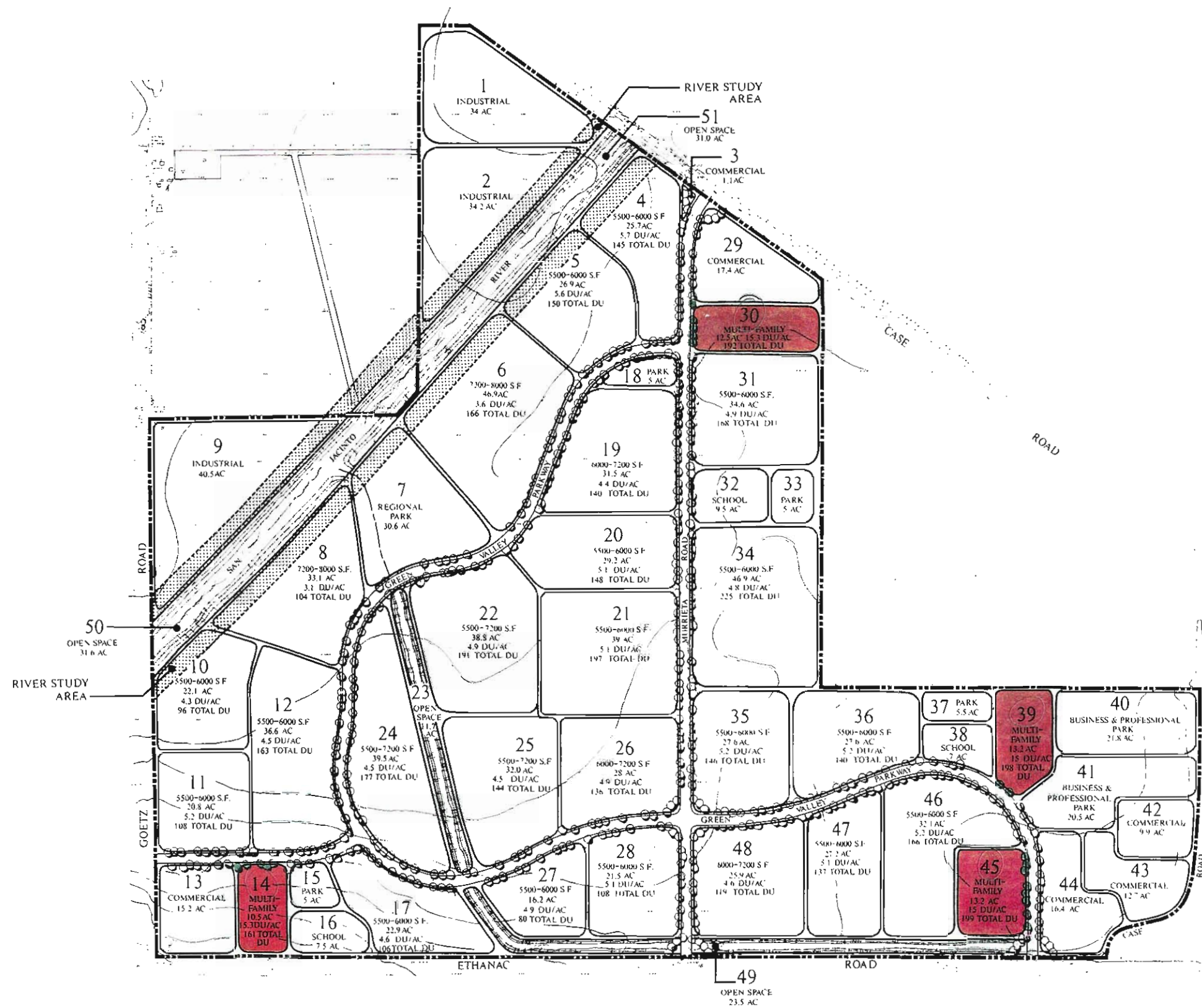






FIGURE 27

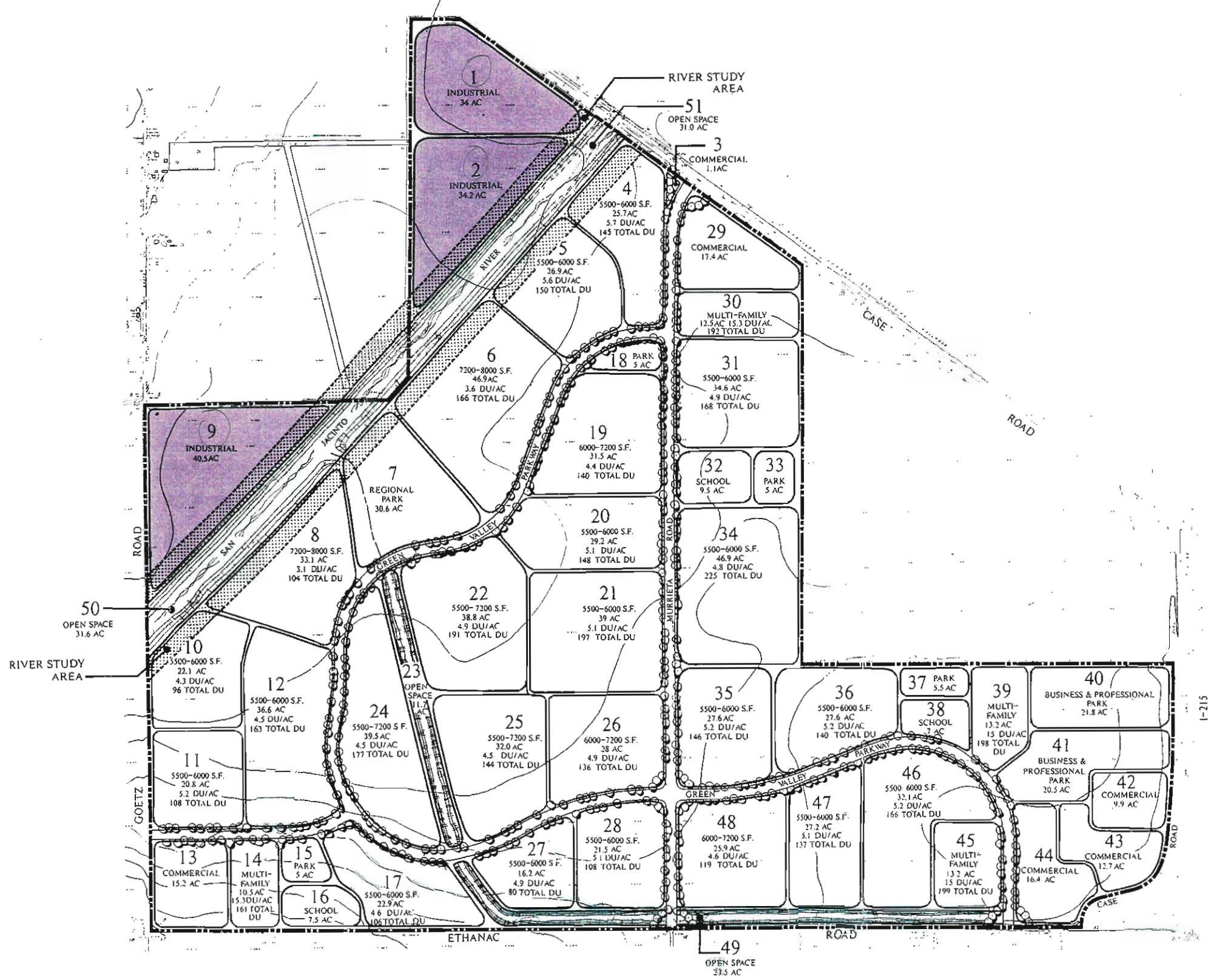






FIGURE 28

PUBLIC FACILITIES • OPEN SPACE



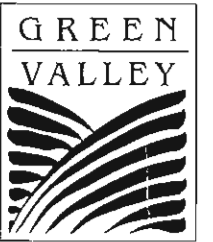


FIGURE 30

ENCUMBRANCE MAP

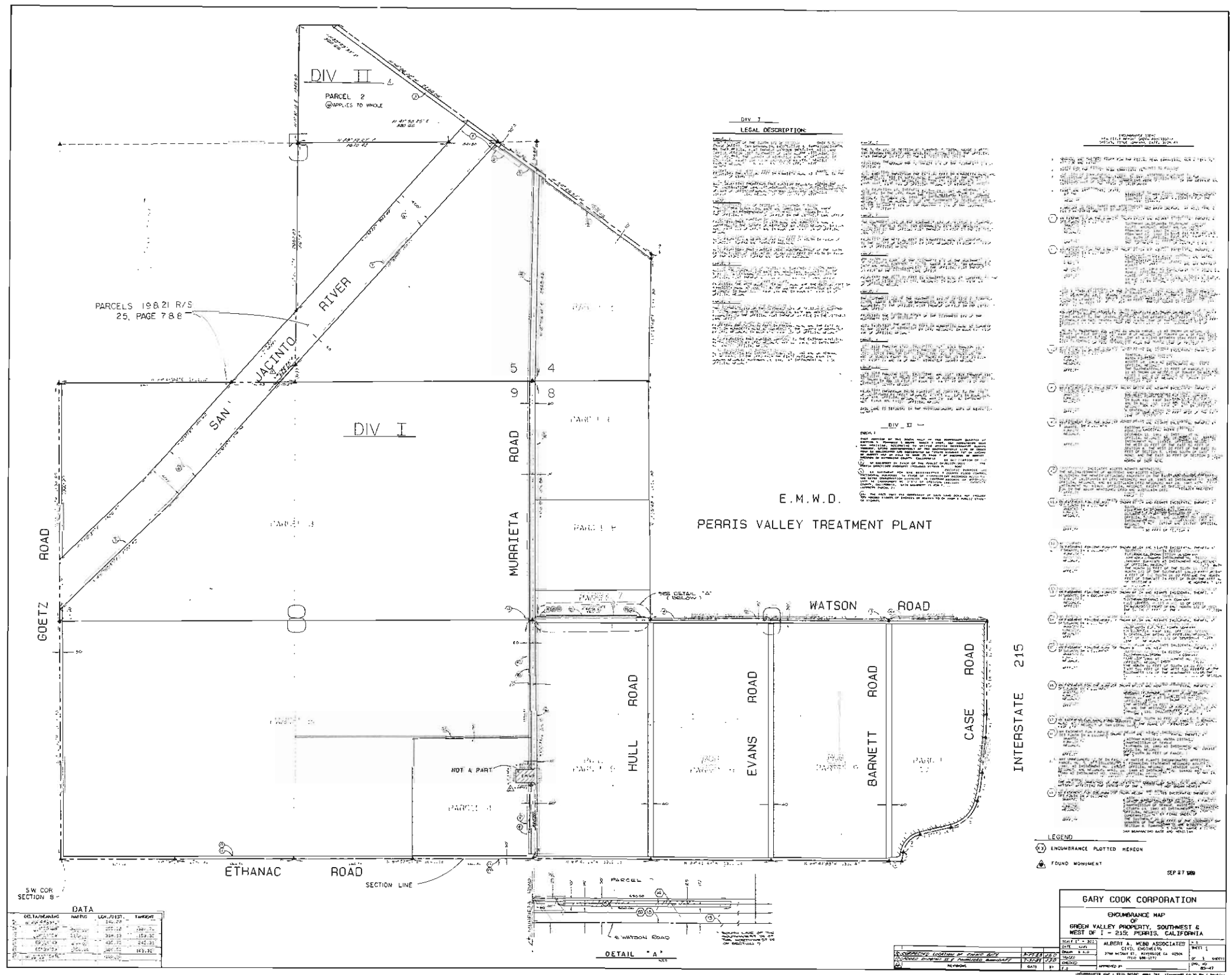
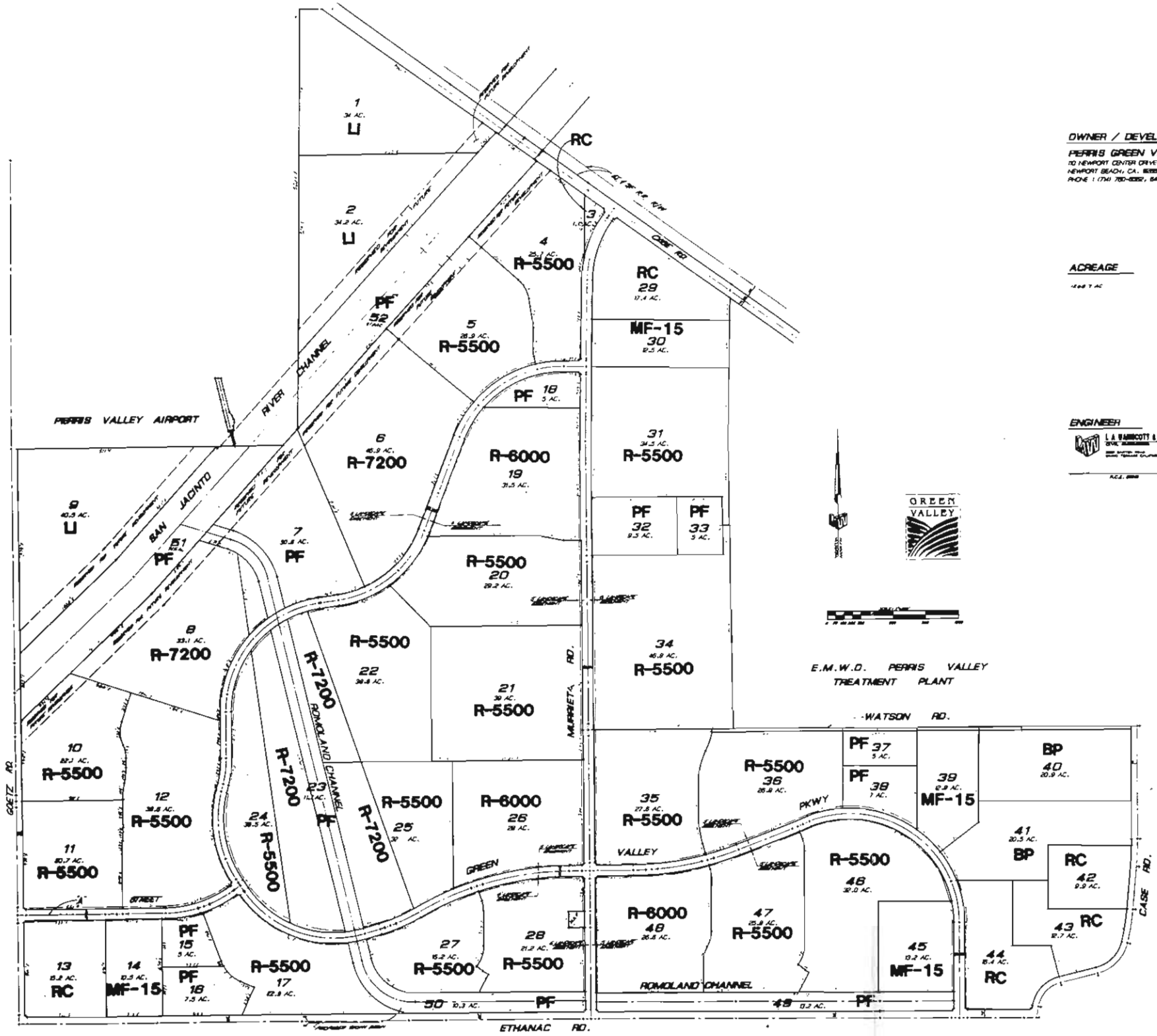






FIGURE 32



**OWNER / DEVELOPER**  
**PERRIS GREEN VALLEY ASSOCIATES**  
 10 HEMLOCK CENTER DRIVE, STE. 200  
 NEWPORT BEACH, CA. 92660  
 PHONE 1 (714) 790-8887, 844-1822

**ACREAGE**  
 444.7 AC

**ENGINEER**  
**L.A. HARRICOTT & ASSOCIATES, INC.**  
 CIVIL ENGINEER - LICENSE NO. 4456  
 10000 BAYVIEW BLVD., SUITE 100  
 BAYVIEW, CA 94026  
 ALL RIGHTS RESERVED



E.M.W.D. PERRIS VALLEY  
 TREATMENT PLANT

- WATSON RD.



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**3.4 Multi-family Residential Standards**  
**Planning Areas 14, 30, 39 and 45**  
**(Figure 24)**

**Permitted Uses:** The uses permitted in the Multi-Family Residential Zone shall be as follows:

1. Multiple dwellings, including cooperative apartment houses, condominium dwellings, townhomes and mobile homes;
2. Zero lot line development, including twin homes and other homes.
3. The following accessory buildings and uses customarily incidental to multi-family residences and not used or operated commercially shall be permitted, including:
  - a. A private garage or carport for the accommodation of not more than three (3) automobiles per residential unit;
  - b. Arbors, trellises, gazebos, and similar shade structures of open construction;
  - c. Fences and walls;
  - d. Swimming pools and spas, tennis and racquet courts, and other recreational facilities, provided that these facilities are enclosed to prevent access by children no accompanied by an adult.
  - e. Offices, laundry room facilities, maintenance buildings, and other uses customarily incidental and subordinated with the primary uses.
  - f. Patio covers;
  - g. Pedestrian and bicycle trails;
4. Home occupations, including any vocation, trade, or professions as permitted in subsection 6 of this section carried on solely by the occupant of the premises; provided that:
  - a. There is no alteration in the residential character of the premises in connection with such vocation or trade;
  - b. All operations are carried on within the dwelling;
  - c. Not more than twenty-five percent (25%) of the ground floor area of the dwelling shall be occupied or used;
  - d. No motor other than electrically driven motors shall be used in connection therewith;
  - e. No merchandise or articles shall be displayed;



- 
- f. No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
  - g. No assistants shall be employed in connection therewith;
  - h. The premises shall not be used as a place of business or point of sale of the products of such home occupation; and,
  - i. All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties.
6. The following temporary uses are permitted:
- a. Temporary construction facility during construction;
  - b. Temporary homefinders information center;
  - c. Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.

**Building Height Limit:** The maximum building height in the Multi-Family Residential Zone shall be thirty-five (35) feet or two (2) stories.

**Building Site Area Requirement:** The minimum site area required in the Multi-Family Residential Zone shall not be less than ten (10) acres.

**Width of Lot:** The lot width requirement in the Multi-Family Residential Zone shall be sixty (60) feet.

**Dwelling Area Required:** Every dwelling hereafter erected in the Multi-Family Residential Zone shall have a minimum floor area of not less than six hundred (600) square feet, exclusive of unroofed porches and garages. Architecture and general appearance shall be in keeping with the character of the neighborhood and such as not to be detrimental to the general welfare of the community in which it is located.

**Open Space Requirements:** All multiple-family dwelling units constructed in the Multi-Family Residential Zone shall provide private and common open space for the enjoyment of their residents in accordance with the following requirements:

1. Private Open Space:
  - a. Each individual ground floor unit shall be provided with a minimum of one hundred fifty (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, six (6) feet in height and the rectangle inscribed within such private open space shall not have a dimension less than ten (10) feet. Not more than seventy-five (75)

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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 of private open space.

- b. Each individual dwelling unit of a multi-family dwelling having no ground floor living area shall be provided with a minimum of seventy-five (75) square feet of aboveground private open space and the rectangle inscribed therein shall have no dimension less than five (5) feet. All aboveground private open space shall have at least one (1) exterior side open above the railing height.
  - c. Each square foot of private usable open space provided beyond the minimum requirements of this section shall be considered equivalent to one and one-half (1/2) square feet of the required common open space provided in the multiple-family dwelling project other than in the common pool area. In no case shall private open space constitute more than forty percent (40%) of the total required common open space of the project.
  - d. Private open space shall be adjacent to the residential unit and not more than four (4) feet above or below the floor level of the dwelling unit served.
2. **Common Open Space:** Each unit of a multiple-family dwelling shall be provided with a minimum of one hundred fifty (150) square feet of common open space, exclusive of driveways, sidewalks and parking areas. Portions of yards (excluding the front yard and private open spaces) which are contiguous to all units in a multiple-family complex, pools, paved recreation areas and indoor recreational facilities may be included in the calculation of common open space. Not less than thirty percent (30%) of the required open space shall be in permanent landscaping. Such landscaping shall be comprised of live plant materials with permanent irrigation facilities and automatic timers installed.

**Solid Waste Disposal:** Trash compactors shall be installed in all residential units in order to help mitigate the impacts on local landfills.

**Front Yard Required:** The front yard requirement in the Multi-Family Residential Zone shall be not less than twenty (20) feet in depth. Said setback area shall be fully landscaped and not otherwise utilized. No parking or building intrusion shall be permitted.

**Side Yard Required:** The side yard requirement in the Multi-Family Residential Zone shall not be less than ten (10) feet, except that where a lot is adjacent to a different zone there shall be a side building setback on the side adjacent to such zone having a width of not less than thirty (30) feet of which a minimum of twelve (12) feet shall be fully landscaped and not otherwise utilized. No parking or building intrusions shall be permitted. Where a side building setback is adjacent to a public street (corner lot) the side building setback adjacent to said street shall be fifty (50) feet of which a minimum of fifteen (15) feet shall be fully landscaped and not otherwise utilized. No parking or building intrusion shall be permitted.

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**Rear Yard Required:** The rear yard requirement in the Multi-Family Residential Zone shall be not less than ten (10) feet, except that:

1. Where a lot is adjacent to a different zone there shall be a rear building setback on the side adjacent to such a zone having a width of not less than twenty (20) feet, and fully landscaped and not otherwise utilized.
2. Where a rear building setback is adjacent to a public street (through lot), the rear building setback on the side adjacent to said street shall be fifty (50) feet of which a minimum of fifteen (15) adjacent to the property line shall be fully landscaped and not otherwise utilized. No parking or other encroachments shall be permitted.

**Distances Between Buildings:** The required distance between buildings on one building site in the Multi-Family Residential Zone shall be no less than ten (10) feet.

**Lot Coverage:** The maximum lot coverage in the Multi-Family Residential Zone shall be fifty percent (50%) of the lot, including accessory structures.

**Fences, Walls and Screening:** Fencing, walls or screening requirements in the Multi-Family Residential Zone shall be as follows:

1. Fences, walls or screening may be erected, constructed or positioned upon any lot parcel of land. Fences shall not exceed six (6) feet in height, measured from the highest adjacent elevation along the side and rear lot line, nor three (3) feet in height along the front yard lot line and that portion of the side yard lot line from the front lot line to the front setback distance;
2. Walls shall not exceed six (6) feet in height measured from the highest adjacent elevation along the side and rear yard lot lines nor three (3) feet in height along front yard lot lines and that portion of the side yard line from the front lot line to the front setback distance.
3. There shall be no height limitation upon screening through the use of natural vegetation, and all such screening shall be positioned as to ensure a minimum open visibility of fifty percent (50%) along the portion of the front yard line and the portion of the side yard line from the front yard line to the front setback distance. In no case shall natural vegetation employed provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare. Trees shall be planted a minimum of five (5) feet distant from any property line.
4. In no case shall fences, walls or screening employed provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare.
5. Nothing contained herein shall preclude the owner of multi-family residential property from constructing internal fences which meet height and other requirements.

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**Advertising Structures:** The advertising structures permitted in the Multi-Family Residential Zone shall be as follows:

1. One (1) temporary unlighted sign, not exceeding six (6) square feet in area, pertaining only to the sale, lease or hire of only the particular building, property or premises upon which displayed.
2. Name plates not exceeding two (2) square feet in size, containing name and occupation of occupant of premises.
3. One (1) subdivision sign not exceeding one hundred (100) square feet in area, displayed upon the subdivision property.
4. One (1) temporary contractor sign not exceeding thirty-two (32) square feet in area, displayed upon the property on which construction is being performed.
5. Banners and flags not exceeding thirty-five (35) feet in height and limited to one (1) flag or banner for every thirty (30) feet of street frontage.
6. One (1) directional sign not exceeding two (2) square feet shall be permitted at each intersection within the complex.

**Parking Requirements:** The parking requirements in Multi-Family Residential Zone shall be as follows, and shall conform to the City of Perris parking requirements:

1. Parking shall be screened from street view and adjacent developments by a berm and/or wall (minimum of three [3] feet in height), or with landscaping.
2. Lights illuminating a parking space shall be arranged and screened to reflect light away from adjoining residences and streets. Lights shall be a maximum height of sixteen (16) feet.
3. Off-street parking areas shall be surfaced with permanent paving per soil engineer recommendations.
4. Parking spaces and driveways shall be arranged to require ingress and egress from the lot to a street by forward motion of the vehicle.
5. Off-street parking spaces shall be connected with a public street by a paved driveway which affords safe and convenient ingress and egress. A minimum width of driveways shall be twenty-four (24) feet if ingress and egress are the same. If ingress and egress are separate drives, then the minimum width shall be twelve (12) feet.
6. All required parking spaces shall be located on a lot, or on a contiguous lot, upon which the use is located. Required parking spaces shall not be located on an adjacent lot in another zone.



- 
7. There shall be covered or enclosed parking spaces provided for each of the following:

One bedroom or studio	2 spaces
Two bedroom	2 spaces
Three bedroom	3 spaces
  8. Of the total required parking spaces, one (1) parking space for recreational vehicles for every ten (10) units shall be provided. Screening is required only from adjacent land uses.
  9. Additionally, off-street parking shall be provided at a rate of one (1) space for every three (3) units in the development to accommodate visitor parking.
  10. There shall be handicapped parking spaces provided at a rate of one (1) space for each forty (40) required spaces.
  11. All landscaping within the parking areas shall conform with the standards and requirements of the City Ferris Zoning Ordinance.

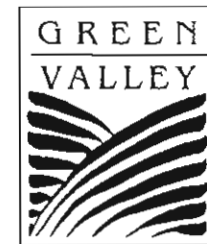
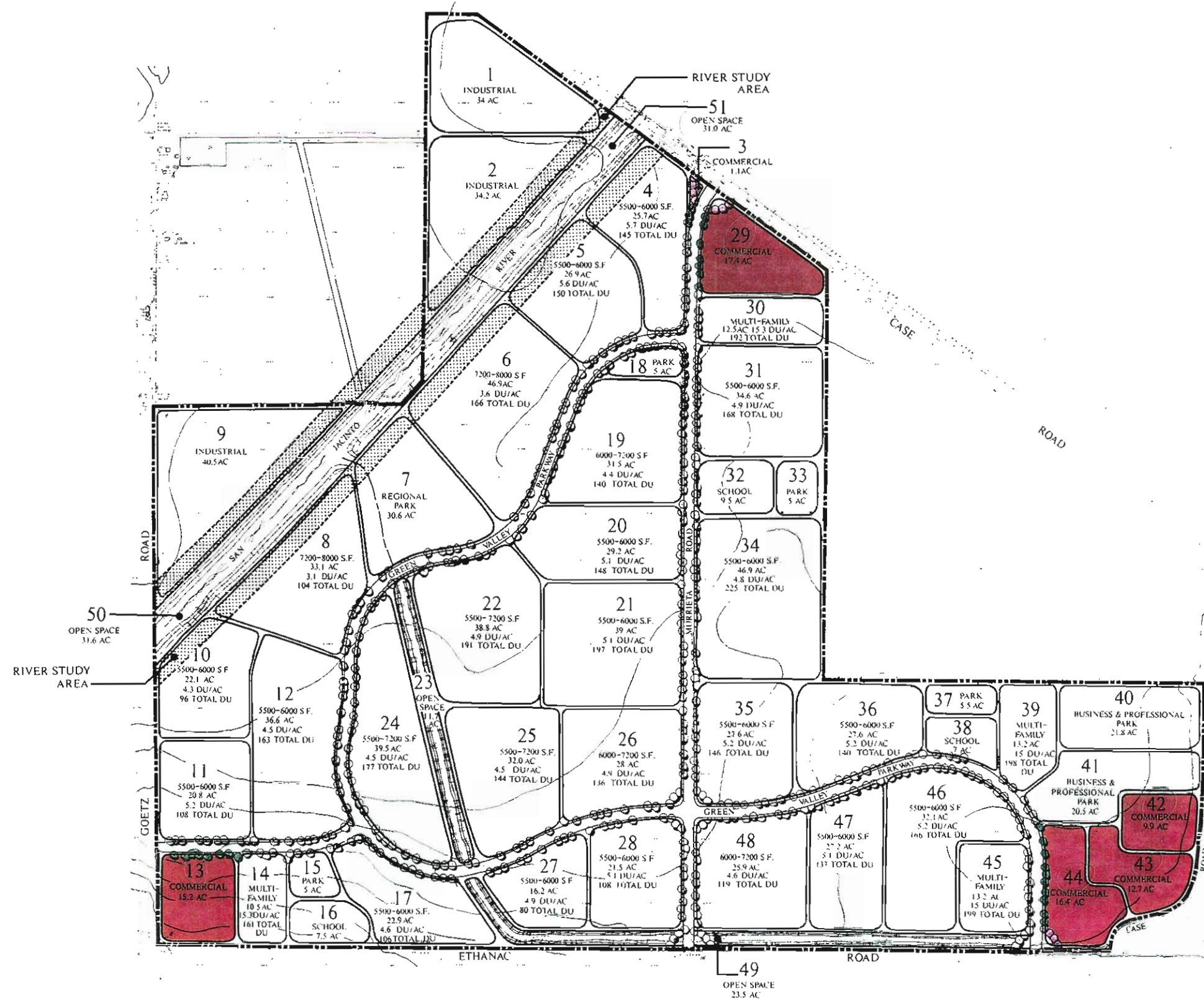


FIGURE 25



**3.5 Retail Commercial Standards**  
**Planning Areas 3, 13, 29, 42, 43 and 44**  
**(Figure 25)**

**Permitted Uses:** The uses permitted in the Retail Commercial shall be as follows:

1. Retail businesses or service establishments including, but not limited to, the following:
  - a. Bakeries, not including the wholesale baking or bakery goods to be sold off the premises;
  - b. Banks and other financial institutions;
  - c. Barbers and/or beauty shops;
  - d. Bookstores and newsstands;
  - e. Confectionery stores;
  - f. Conservatories for instruction in music and the arts;
  - g. Delicatessens, or meat, fish or poultry stores;
  - h. Drugstores, dry goods or notion stores;
  - i. Florist and gift shops;
  - j. Fruit, vegetable and fruit juice stores;
  - k. Grocery stores;
  - l. Hardware and electric appliance stores;
  - m. Health food stores;
  - n. Jewelry stores and watch repair shops;
  - o. Photographic or camera stores;
  - p. Radio and television sales and repair;
  - q. Self-service laundries;
  - r. Shoe stores and shoe repair shops;
  - s. Sporting goods stores and sporting goods repair shops;
  - t. Stationery stores;
  - u. Tailors, dressmakers and wearing apparel stores; and,

- 
- v. Other uses deemed to be similar and compatible by the City of Perris Planning Director.
2. Offices for administrative, business professional or design professional offices.
  3. The following uses shall be permitted as conditional uses only after a conditional use permit has been obtained:
    - a. Automobile sales, new and used;
    - b. Automobile service stations and automobile repair facilities;
    - c. Car washes;
    - d. Day nurseries;
    - e. Department stores;
    - f. Hospitals, rest homes, sanitariums, clinics, and related uses;
    - g. Hotels and motels;
    - h. Liquor and convenience stores;
    - i. Patio and garden supply sales;
    - j. Pet stores, clinics and grooming shops;
    - k. Philanthropic and charitable institutions;
    - l. Printing and copying establishments;
    - m. Private postal and package delivery service facilities;
    - n. Publicly owned museums, libraries, community centers, governmental offices and recreation areas; institutions of religious, educational or philanthropic nature; private clubs, lodges, or veterans organization;
    - o. Restaurants, cafes, cocktail lounges and bars, including fast food establishments;
    - p. Recycling centers;
    - q. Retail dry cleaning establishments;
    - r. Sports facilities, including bowling alleys, golf training facilities, video game centers, amusement parlors and related activities;
    - s. Theaters;
  4. In addition the following accessory uses customarily incident to any of the above uses shall be permitted:
-



- a. Flags, pennants or insignia of a nation, state, county, city, political unit, church or religious organization;
- b. Works of fine art not displayed in conjunction with a commercial enterprise deriving commercial gain from such display.

**Prohibited Uses:** No enterprise is permitted in the Retail Commercial Zone which produces or causes any dust, smoke, gas, noise, fumes, odors, or vibrations which are or may be detrimental to other property in the neighborhood or to the welfare of the occupants thereof.

**Building Height Limit:** The maximum building height limit in the Retail Commercial Zone shall be seventy-five (75) feet or three (6) stories.

**Building Site Area Requirement:** There shall be no minimum building size requirement in the Retail Commercial Zone. Commercial building sites will be master planned, and no building site shall be less than ten thousand (10,000) square feet.

**Width of Lot:** There shall be no minimum lot width requirement in Retail Commercial Zone.

**Front Yard Setback Required:** The requirement for front yards in the Retail Commercial Zone shall be not less than twenty-five (25) feet in depth, measured from the curb line, which is to be fully landscaped and not otherwise utilized.

**Side Yard Required:** There shall be a fifteen (15) foot minimum requirement for side yards in the Retail Commercial Zone. Where adjoining a street, this requirement shall be twenty-five (25) feet, as measured from the curb line, with no intrusions and shall be fully landscaped.

**Rear Yard Required:** The requirements for rear yards in the Retail Commercial Zone shall be not less than eighteen (18) feet in depth, or for each building a yard:

1. Which is adjacent to and extends the full length of all rear sides thereof;
2. Which is not less than ten (10) feet in depth; and
3. Which is accessible to an alley, street, or public thoroughfare.

Where the site adjoins land which is residentially zoned or used, a fifty- (50-) foot building setback is required. This setback shall be fully landscaped to a depth of twenty and one half (20.5) feet.

Where the rear yard adjoins a street, the minimum setback shall be twenty-five (25) feet as measured from the curb line with no intrusion. Said area shall be fully landscaped.

**Distance Between Buildings:** There shall be no minimum requirement in the Retail Commercial Zone except that no detached dwelling shall be less than fifty (50) feet from any dwelling;

**Lot Coverage:** The maximum permissible building coverage by any structure in the

Retail Commercial Zone shall be fifty percent (50%) of the lot or lots.

**Fences, Walls or Screening:** The requirement for fences, walls or screening in the Retail Commercial Zone shall be as follows:

1. Fences, walls or screening providing a minimum six (6) feet of height may be erected along the property boundaries of lots or parcels of land whose use is retail commercial on all such properties or portions thereof, where such construction is feasible due to visibility restrictions for motorists.
2. Solid fencing, wall or screening shall be required whenever a Retail Commercial property abuts any residential-zoned property.
3. Screening through natural vegetation may be provided; however, vegetation used shall achieve mature growth equal to the required six (6) foot minimum and shall have a permanent irrigation system installed.

**Advertising Structures:** The advertising structures permitted in the Retail Commercial Zone shall be as follows:

1. For each commercial unit face provided, one (1) exterior sign attached to the building be installed. (The City Planning Department shall review plans submitted to determine and designate commercial unit faces.) The area of each sign shall not exceed a ratio of one (1) square foot of sign to one (1) linear foot of commercial unit face to a maximum sign size of one hundred fifty (150) square feet. Each sign shall be of the variety hereafter described:
  - a. Lighted or electrical sign pertaining to product and establishment of identification;
  - b. Projecting sign; provided, that projection shall not exceed one (1) inch projection per each inch of ground clearance above eight (8) feet;
  - c. Marquee/canopy signs shall be limited to identifying the use of the premises and address only;
  - d. Painted or wall signs;
  - e. Temporary banners not to exceed one hundred (100) square feet in area and to be displayed for only thirty (30) consecutive days within a twelve (12) month period;
  - f. Signs shall be placed on the building in which the uses referred to take place, or placed on canopies attached to the building in which the uses referred to take place;
  - g. Signs attached to and parallel with the walls of the building shall not extend above the roof of the building.
2. Necessary hazard, direction sign or regulatory signs within the complex area.
3. Signs posted to indicate handicapped parking and loading spaces.

4. Signs posting the periphery of the complex provided such signs shall not exceed ten (10) square feet in area for each sign and shall be limited to one (1) sign for each two hundred (200) feet of lot line.
5. In lieu of the requirements above, a Comprehensive Planned Sign Program shall be submitted for public hearing consideration by the City of Perris Planning Commission.

**Parking Requirements:** The following parking requirements shall apply to the Retail Commercial Zone:

1. No building permit shall be issued until the applicant has presented satisfactory evidence to the building inspector that he owns or has otherwise available for his use, sufficient property to provide required parking.
2. No additions to or enlargement of an existing building or use shall be permitted unless parking requirements are met for the entire building or use.
3. For new buildings, building expansion or conversions, plans must be submitted to the building inspector showing the arrangement and dimensions of required parking spaces, and indicate sufficient space for turning maneuvers and adequate ingress and egress to the parking area before a permit is granted.
4. Permanent use of off-street parking areas for other than said purpose shall not be permitted.
5. In case of mixed uses, the total requirements for off-street parking space shall be the sum of the requirements of the various uses computed separately.
6. Parking shall be screened from street view and residential development by a berm and/or wall (minimum of three [3] feet in height), with landscaping.
7. Lights illuminating a parking space shall be arranged and screened to reflect light away from adjoining residences and streets. Lights shall be a maximum height of sixteen (16) feet.
8. Parking spaces and driveways shall be arranged to require safe ingress and egress from the lot to a street by forward motion of the vehicle.
9. All off-street parking spaces, and the ingress and egress shall be paved.
10. The minimum width of driveways shall be twenty-four (24) feet where ingress and egress are the same. If ingress and egress are separate drives, then the minimum width shall be twelve (12) feet.
11. All required parking spaces shall be located on a lot, or on a contiguous lot, upon which the use is located. Required parking shall not be provided on an adjacent lot in another zone.

12. Minimum off-street parking requirements shall be as follows:
- a. General commercial and retail service: One (1) parking space for each two hundred (200) square feet of gross floor area in the building;
  - b. Public buildings, such as libraries, museums, community or recreation buildings, and similar uses: One (1) parking space for each two hundred (200) square feet of gross floor area in the building;
  - c. Bowling alleys: Three (3) parking spaces for each alley, plus two (2) for each billiard table, plus one (1) for each five (5) seats in any visitors gallery;
  - d. Adult schools: One (1) parking space for each two (2) students which the facility is designed to accommodate, plus one (1) space per employee;
  - e. Auditoriums, theatres, night club, multi-purpose rooms, and other public assembly places: One (1) parking space for every three (3) seats in the main room exclusive of the seating capacity of other special rooms, or one (1) parking space for each thirty (30) square feet of gross floor area where fixed seating is not provided;
  - f. Day nurseries: One (1) parking space for each two hundred (200) square feet of floor area in the building, plus one (1) space per employee;
  - g. Hotels and motels: One (1) parking space for each one (1) guest room, plus one (1) parking space for every fifty (50) square feet of usable public floor area of restaurants, dining rooms, bars and dancing areas and places where the public is served; plus one (1) parking space for every two hundred and fifty (250) square feet of usable floor area in commercial accessory uses; plus one (1) space for every five (5) seats, if seats are fixed or one (1) space for every one hundred (100) square feet of area if seats are not fixed, in any places of public assembly.
  - h. Private postal and parcel delivery facilities: One (1) parking space for each two hundred (200) square feet of floor area.
  - i. Hospitals, and other medical facilities with overnight accommodations; One (1) parking space for each bed, plus one (1) space per employee on the largest shift.
  - j. Clinics and other medical facilities without overnight accommodations: one (1) parking space for every one hundred fifty (150) square feet of office area, plus one (1) space per employee on the largest shift.
  - k. Restaurants, cafes, bars, cocktail lounges, and similar uses: One (1) parking space for each fifty (50) square feet of indoor public area, and one (1) parking space for each two hundred (200) square feet of outdoor patio area.



- l. Theaters, auditoriums, gymnasiums and similar places of public assembly: One (1) parking space for every four (4) persons for which seating is provided.
  - m. Drive-in restaurants or fast food establishments: One (1) parking space for each thirty (30) square feet of gross floor area in the building.
  - n. Automobile, boat or trailer sales, retail nurseries, or other commercial uses not in a building or structure: One (1) parking space for each two thousand (2,000) square feet of display area.
  - o. Office, administrative, business, banks/financial or design professional: One (1) parking space for each two hundred fifty (250) square feet of floor space excluding corridor and stairways.
  - p. For any uses not specifically listed above, the planning department shall determine the parking space required.
14. One (1) loading space shall be provided on the lot for buildings having a floor area of twenty five thousand (25,000) square feet devoted to commercial uses. Buildings having in excess of twenty-five thousand (25,000) square feet devoted to commercial uses shall provide one (1) loading space for each twenty-five thousand (25,000) square feet of floor area or fraction thereof on the lot.

**Landscaping of Parking Areas:** The requirement for landscaping in parking areas in the Retail Commercial Zone shall be as follows:

1. A minimum of fifteen percent (15%) of the parking area shall be landscaped with live plant material, including but not limited to, trees, shrubs and ground cover. All trees planted shall be fifteen (15) gallon in size or larger, with a caliber of at least two (2) inches.
2. The landscaping shall be evenly distributed throughout the parking area with at least one (1) shade tree for every six (6) parking spaces.
3. All landscaped areas shall be provided with permanent, automatic irrigation facilities.
4. All landscaping plans shall be prepared by a registered landscape architect.

**Landscaping of Setbacks:** The requirement for landscaping in front, side and rear yards required in Retail Commercial Zone shall be as follows:

1. All front, side and rear yards required shall be landscaped with live plant material including, but not limited to, trees, shrubs and ground cover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect.

2. Notwithstanding the requirements of Subsection 1, above, the landscaping requirements of this Section may be waived by the City in the event the proposed development is located on a rear or side yard lot line.

**3.7 Light Industrial Standards**  
**Planning Areas 1, 2 and 9**  
(Figure 27)

**Permitted Uses:** The uses permitted in the Light Industrial Zone shall be the same as follows:

1. Wholesale business, fruit packing plants, sales and salvage yards, but not including auto wrecking or the sale of used or secondhand goods or merchandise; and including light manufacturing, light industries, cabinet and wood working shops and metal working and light machine shops, but not including ferrous metal forging works.
2. Subject to conditional permit, open storage.

**Prohibited Uses:** Uses prohibited in the Light Industrial Zone shall be any which cause or emit any dust, gas, smoke, odors, or vibrations which are or may be detrimental to other properties in the neighborhood or to the welfare of the occupants thereof.

**Building Site Area Requirement:** There shall be no minimum building size requirement in the Light Industrial Zone. Building sites will be master planned, and the minimum building site area shall be twenty thousand (20,000) square feet.

**Building Height:** Building heights in the Light Industrial Zone shall not exceed twenty-four (24) feet.

**Width of Lot:** There shall be no minimum lot width requirement in the Light Industrial Zone.

**Front Yard Required:** There shall be a minimum front setback of twenty-five (25) feet as measured from the curb line. Said setback shall be fully landscaped and no parking or building structure encroachment shall be permitted except for the public sidewalk.

**Side Yard Required:**

- a. There shall be no minimum side yard requirement in the Light Industrial Zone.
- b. Where the site adjoins property similarly used, no side yard setback is required.
- c. Where the site adjoins property which is commercially zoned, the side yard setback shall be a minimum of thirty (30) feet, which shall be landscaped to a depth of at least twelve (12) feet measured from the property line. Where the adjoining site is residentially zoned, the minimum side yard setback shall be fifty (50) feet, of which a minimum average of forty-one percent (41%) or twenty and one-half (20.5) feet shall be landscaped adjacent to the property line. An encroachment into the landscaped buffer area is permissible to allow for a curvilinear or undulating landscape edge. The landscape edge may vary from a minimum of fifteen (15) feet to twenty-six (26) feet adjacent to the property line. No building/structure or parking encroachment shall be permitted.
- d. Where the site adjoins a street, the minimum side setback shall be twenty-five (25) feet as measured from the curb line and fully landscaped except for

the public sidewalk. No building/structure or parking encroachment shall be permitted.

**Rear Yard Required:**

- a. The rear yard requirement in the Light Industrial Zone shall be not less than ten (10) feet. The rear yard shall be adjacent to and extend the full length of all rear sides of each building.
- b. Where the rear yard adjoins a property zoned other than manufacturing/industrial/commercial, the rear yard setback shall be a minimum of fifty (50) feet, of which a minimum average of 41% (20.5 feet) shall be landscaped adjacent to the property line. An encroachment into the landscaped buffer area is permissible to allow for a curvilinear or undulating landscape edge. The landscape edge may vary from a minimum of fifteen (15) feet to twenty-six (26) feet adjacent to the property line. No building/structure or parking encroachment shall be permitted. Where the adjoining property is similarly used the rear setback shall be a minimum of eighteen (18) feet.
- c. Where the site is also bounded on the rear by a street, the minimum building setback and landscape requirements shall be the same as the front. Where the site is bounded on the rear by a highway/freeway the minimum building setback shall be thirty-five (35) feet as measured from the property line (wall). A minimum of fifteen (15) feet shall be landscaped adjacent to the property line.

**Distance Between Buildings:** There shall be no minimum requirements for distance between buildings in the Light Industrial Zone except that no detached dwelling shall be less than ten (10) feet from any other dwelling or main building on the same building site; provided however, that such distance may be less than ten (10) feet and not less than five (5) feet if either such dwelling or main building has no opening on the side between the buildings.

**Fences, Walls or Screening:** Fences, walls or screens shall be required Light Industrial Zone as follows:

1. Any lot or parcel of land which is developed shall be effectively enclosed on all sides by a wall or screening a minimum of six (6) feet in height, or in the case of screening through the use of natural vegetation, that vegetation achieving a minimum matured height of six (6) feet within three (3) years and shall have a permanent irrigation system installed to insure its growth.
2. All stockpiles, materials, storage yards, and all unroofed operations, except at loading and unloading points, shall be adequately screened from view from any adjoining residence district, and from all streets by a solid wall or landscaped buffer, or by both a solid wall and landscaped buffer, of a design and character approved by the Planning Director.
3. Whenever the use existing is other than Light Industrial the standard applicable to that incidental use shall apply.

**Sidewalks:** The requirement for sidewalks on public streets in the Light Industrial Zone shall be determined by the Planning and Community Development Department based



on the following criteria. Sidewalks are required if the industrial development is located adjacent to or near residential areas, or along arterial or secondary streets where pedestrian traffic is likely to use them.

**Landscaping of Parking Areas:** The requirement for landscaping in parking areas in Light Industrial Zone shall be as follows:

1. A minimum of fifteen percent (15%) of the parking area shall be landscaped with live plant material, including but not limited to, trees, shrubs and ground cover. All trees planted shall be fifteen (15) gallon size or larger, with a trunk caliber of at least two (2) inches.
2. The landscaping shall be evenly distributed throughout the parking area with at least one (1) shade tree for every six (6) parking spaces.
3. All landscaped areas shall be provided with permanent, automatic irrigation facilities.
4. All landscaping plans shall be prepared by a registered landscape architect.

**Landscaping of Setbacks:** The requirement for landscaping in front, side and rear yards required in the Light Industrial Zone shall be as follows:

1. All front, side and rear yards required shall be landscaped with live plant material including, but not limited to, trees, shrubs and ground cover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect.
2. Notwithstanding the requirements of Subsection 1, above, the landscaping requirements of this Section may be waived by the Planning Director in the event the proposed development is located on a rear or side yard lot line.

**Advertising Structures:** The advertising structures permitted in the Light Industrial Zone shall be as follows:

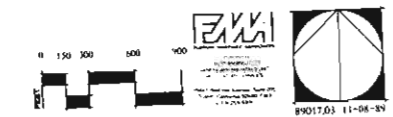
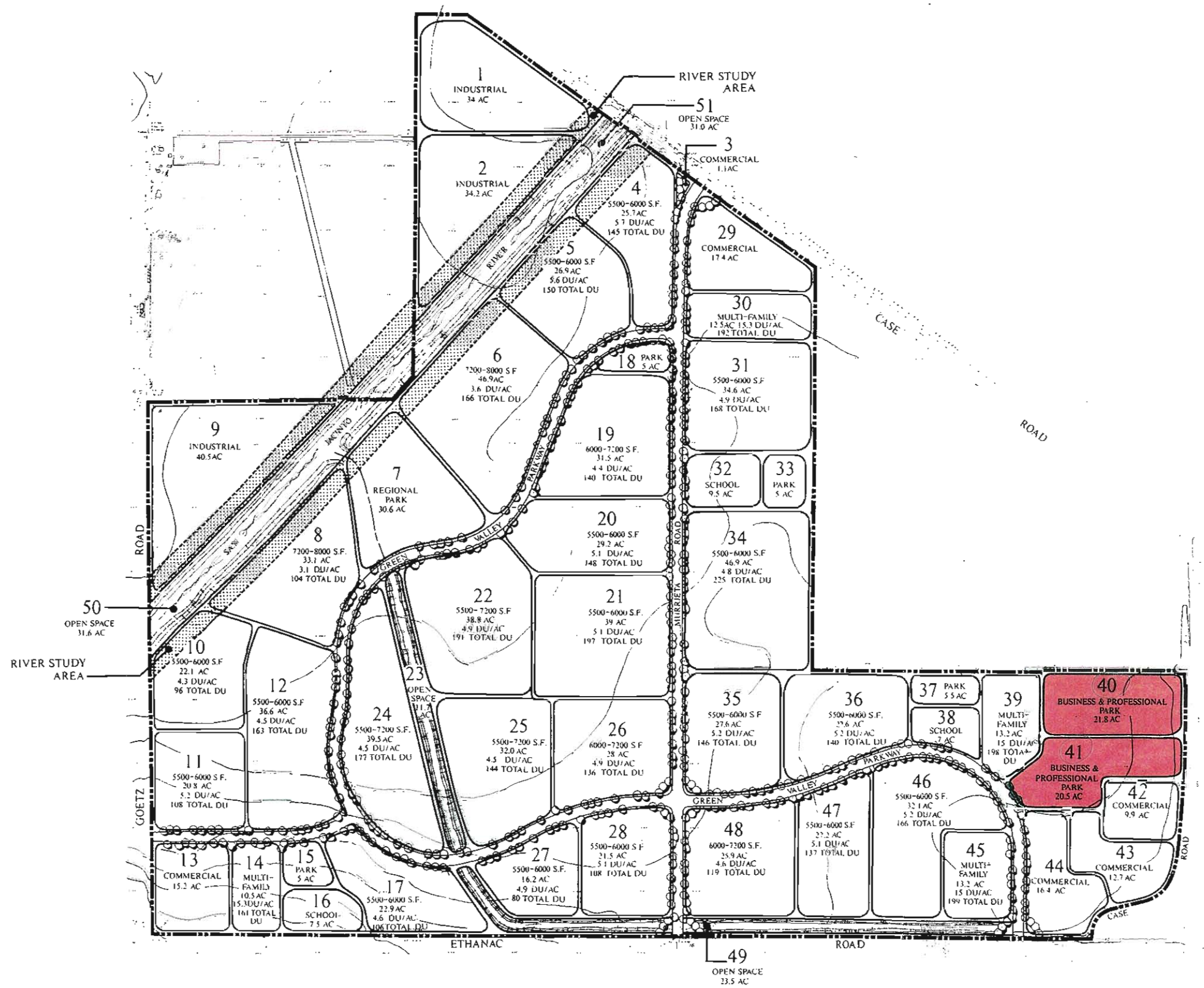
1. For each industrial unit face provided, one (1) exterior sign attached to the building may be installed. (The City of Perris Planning Department shall review plans submitted to determine and designate industrial unit faces.) The area of each sign shall not exceed a ratio of two (2) square feet of sign to one (1) linear foot of industrial unit face to a maximum sign size of one hundred fifty (150) square feet. Each sign shall be of the variety hereafter described:
  - a. Lighted or electrical sign pertaining to product and establishment of identification;
  - b. Projecting sign; provided, that projection shall not exceed one (1) inch projection per each inch of ground clearance above eight (8) feet;
  - c. Marquee/canopy signs shall be limited to identifying the use of the premises and address only;

- d. Painted or wall signs;
  - e. Temporary banners not to exceed one hundred (100) square feet in area and to be displayed for only ninety (90) consecutive days within a twelve (12) month period;
  - f. Signs shall be placed on the building in which the uses referred to take place, or placed on canopies attached to the building in which the uses referred to take place;
  - g. Signs attached to and parallel with the walls of the building shall not extend above the roof of the building.
- 2. Necessary hazard, direction sign or regulatory signs within the complex area.
  - 3. Signs posting the periphery of the complex provided such signs shall not exceed ten (10) square feet in area for each sign and shall be limited to one (1) sign for each two hundred (200) feet of lot line.
  - 4. In lieu of the requirements above, a Comprehensive Planned Sign Program shall be submitted for public hearing consideration by the City of Perris Planning Commission.



FIGURE 26

BUSINESS / PROFESSIONAL



**3.6 Business/Professional Standards**  
**Planning Areas 40 and 41.**  
**(Figure 26)**

**Permitted Uses:** All uses in Section 3.5.1 and 3.5.3, in addition to the uses permitted in Business/Professional shall be as follows:

1. Advertising agencies;
2. Arts and crafts studios, subject to the following conditions:
  - a. That the major character of such studios be that of providing a service;
  - b. That any equipment or apparatus used on the premises be of a scale and construction that facilitate easy handling and operation by non-professionals.
3. Banks, savings and loans, and other financial institutions.
4. Barber shops and beauty salons.
5. Coin, stamp, and other hobby shops.
6. Employment agencies.
7. Escrow offices.
8. Libraries.
9. Medical and dental buildings; prescription pharmacies; dental, biochemical and x-ray laboratories; and related facilities.
10. Professional offices for accountants; attorneys; doctors, dentists, optometrists, oculists, chiropractors, and others licensed by the state to practice the healing arts; planners, engineers and architects.
11. Public utility commercial offices.
12. Real estate, insurance and stock brokers.
13. Studios: interior decorating, photographer, couturier, artist, and music.
14. Telephone answering and secretarial services.
15. Travel agencies.
16. Similar business and professional offices and related services when interpreted by the Planning Director as consistent with the purpose and intent of the Business/Professional zoning classification.
17. In addition, the following uses shall be permitted provided that a conditional use permit is first obtained:



- a. Churches, and other places of worship.
- b. Day care centers.
- c. Fire and police stations.
- d. Hospitals, including day treatment hospitals and psychiatric hospitals;
- e. Private clubs, fraternities, sororities, lodges, and non-profit organizations.
- f. Post offices, and package shipment centers.
- g. Public parking areas, subject to the following conditions:
  - (1) That such area shall be for the temporary parking of automobiles without monetary charge except when operated by, or for, a public parking authority;
  - (2) That such lot shall abut a lot zoned for commercial uses or an intervening alley, and that it shall be shown that such parking is to be used to provide the parking needs of such abutting commercially zoned lot;
  - (3) That no such parking area shall be used for a used car sales area or for the accessory storage of cars;
  - (4) That a minimum fifteen percent of the parking lot area shall be landscaped.
- h. Reducing, exercising, or tanning salons.
- i. Sanitarium, convalescent homes, and nursing homes.
- j. Surgical supply sales.

**Prohibited Uses:** The following uses are prohibited in Business/ Professional:

- 1. Any enterprise which produces or causes any dust, smoke, gas, noise, fumes, odors, or vibrations which are or may be detrimental to other property in the neighborhood or to the welfare of the occupants thereof.
- 2. Any use, except parking, which is not conducted wholly within an enclosed building.
- 3. Storage, except that which is wholly within an enclosed buildings.
- 4. The manufacture of any product for sale at off-premises, except as permitted by conditional use permit.

**Building Height Limit:** The maximum building height limit in the Business/Professional Zone shall be seventy-five (75) feet or six (6) stories.

**Building Site Area Requirement:** There shall be no minimum building size requirement in the Business/Professional Zone. Building sites will be master planned, and no building site shall be less than ten thousand (10,000) square feet.

**Width of Lot:** There shall be no minimum lot width requirement in the Business/Professional Zone.

**Front Yard Required:** The requirement for front yards in the Business/Professional Zone shall be not less than fifteen (15) feet in depth as measured from the right-of-way, and fully landscaped with no intrusion.

**Side Yard Required:** There shall be no minimum requirement for side yards in the Business/Professional Zone. Where the side yard adjoins a street, the minimum setback shall be twenty-five (25) feet as measured from the curb line and fully landscaped except for the public sidewalk.

Where the side yard adjoins residential uses or residentially zoned land, the setback shall be fifty (50) feet of which a minimum of twenty (20) feet shall be fully landscaped with no building or parking encroachment.

**Rear Yard Required:** The requirements for rear yards in Business/Professional Zone shall be not less than eighteen (18) feet in depth, or for each building a yard:

1. Which is adjacent to and extends the full length of all rear sides thereof;
2. Which is not less than ten (10) feet in depth; and
3. Which is accessible to an alley, street, or public thoroughfare.

Where the rear yard is also adjacent to a street, the minimum setback, as measured from the curb line, shall be twenty-five (25) feet and fully landscaped except for the public sidewalk.

Where the rear yard adjoins residential uses or zoned land, the setback shall be fifty (50) feet of which a minimum of twenty (20) feet shall be fully landscaped with no building or parking encroachment.

**Distance Between Buildings:** There shall be no minimum requirement in the Business/Professional Zone.

**Fences, Walls or Screening:** The requirement for fences, walls or screening in the Business/Professional Zone shall be as follows:

1. Fences, walls or screening providing a minimum six (6) feet of height may be erected along the property boundaries of lots or parcels of land whose use is retail commercial on all such properties or portions thereof, where such construction is feasible.

2. Solid walls shall be required whenever a Business/Professional property abuts any residential-zoned property. Where property adjoins residential uses the minimum setback shall be fifty (50) feet of which a minimum of twenty (20) feet shall be landscaped adjacent to the property line with no building encroachments.
3. Screening through natural vegetation may be provided; however, vegetation used shall achieve mature growth equal to the required six (6) foot minimum and shall have a permanent irrigation system installed to ensure growth.

**Advertising Structures:** The advertising structures permitted in the Business/Professional Zone shall be as follows:

1. For each commercial unit face provided, one (1) exterior sign attached to the building may be installed. (The city planning department shall review plans submitted to determine and designate business unit faces.) The area of each sign shall not exceed a ratio of one (1) square feet of sign to one (1) linear foot of business unit face to a maximum sign size of one hundred fifty (150) square feet. Each sign shall be of the variety hereafter described:
  - a. Lighted or electrical sign pertaining to product and establishment of identification;
  - b. Projecting sign; provided, that projection shall not exceed one (1) inch projection per each inch of ground clearance above eight (8) feet;
  - c. Marquee/canopy signs shall be limited to identifying the use of the premises and address only;
  - d. Painted or wall signs;
  - e. Temporary banners not to exceed one hundred (100) square feet in area and to be displayed for only ninety (90) consecutive days within a twelve (12) month period;
  - f. Signs shall be placed on the building in which the uses referred to take place, or placed on canopies attached to the building in which the uses referred to take place;
  - g. Signs attached to and parallel with the walls of the building shall not extend above the roof of the building.
2. Necessary hazard, direction sign or regulatory signs within the complex area.
3. Signs posting the periphery of the complex provided such signs shall not exceed ten (10) square feet in area for each sign and shall be limited to one (1) sign for each two hundred (200) feet of lot line.
4. In lieu of the requirements above, a Comprehensive Planned Sign Program shall be submitted for public hearing consideration by the City of Perris Planning Commission.

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**Parking Requirements:** The following parking requirements shall apply to the Business/Professional Zone:

1. No building permit shall be issued until the applicant has presented satisfactory evidence to the building inspector that he owns or has otherwise available for his use, sufficient property to provide required parking.
2. No additions to or enlargement of an existing building or use shall be permitted unless parking requirements are met for the entire building or use.
3. For new buildings, building expansion or conversions, plans must be submitted to the building inspector showing the arrangement and dimensions of required parking spaces, and indicate sufficient space for turning maneuvers and adequate ingress and egress to the parking area before a permit is granted.
4. Permanent use of off-street parking areas for other than said purpose shall not be permitted.
5. In case of mixed uses, the total requirements for off-street parking space shall be the sum of the requirements of the various uses computed separately.
6. Parking shall be screened from street view and residential development by a berm and/or wall (minimum of three [3] feet in height), with landscaping.
7. Lights illuminating a parking space shall be arranged and screened to reflect light away from adjoining residences and streets. Lights shall be a maximum height of sixteen (16) feet.
8. Parking spaces and driveways shall be arranged to require safe ingress and egress from the lot to a street by forward motion of the vehicle.
9. All off-street parking spaces, and the ingress and egress shall be paved.
10. The minimum width of driveways shall be twenty-four (24) feet where ingress and egress are the same. If ingress and egress are separate drives, then the minimum width shall be twelve (12) feet.
11. All required parking spaces shall be located on a lot, or on a contiguous lot, upon which the use is located. Required parking shall not be provided on an adjacent lot in another zone.
13. Minimum off-street parking requirements shall be as follows:
  - a. Public buildings, such as libraries, museums, community or recreation buildings, and similar uses: One (1) parking space for each two hundred (200) square feet of gross floor area in the building;
  - b. Adult schools: One (1) parking space for each two (2) students which the facility is designed to accommodate, plus one (1) space per employee;
  - c. Day nurseries: One (1) parking space for each two hundred (200)



- square feet of floor area in the building, plus one (1) space per employee;
- d. Hotels and motels: One (1) parking space for each one (1) guest room, plus one (1) parking space for every fifty (50) square feet of usable public floor area of restaurants, dining rooms, bars and dancing areas and places where the public is served; plus one (1) parking space for every two hundred and fifty (250) square feet of usable floor area in commercial accessory uses; plus one (1) space for every five (5) seats, if seats are fixed or one (1) space for every one hundred (100) square feet of area if seats are not fixed, in any places of public assembly.
  - e. Private postal and parcel delivery facilities; One (1) parking space for each two hundred (200) square feet of floor area.
  - f. Hospitals, and other medical facilities with overnight accommodations; One (1) parking space for each bed, plus one (1) space per employee on the largest shift.
  - g. Clinics and other medical facilities without overnight accommodations: one (1) parking space for every one hundred fifty (150) square feet of office area.
  - h. Restaurants, cafes, bars, cocktail lounges, and similar uses: One (1) parking space for each fifty (50) square feet of indoor public area, and one (1) parking space for each two hundred (200) square feet of outdoor patio area.
  - i. Theaters, auditoriums, gymnasiums and similar places of public assembly: One (1) parking space for every four (4) persons for which seating is provided, plus one (1) space per five hundred (500) square feet of gross floor area.
  - j. Office, administrative, business, or design professional: One (1) parking space for each two hundred fifty (250) square feet of floor space excluding corridor and stairways.
  - k. For any uses not specifically listed above, the planning department shall determine the parking space required.
14. One (1) loading space shall be provided on the lot for buildings having a floor area of twenty five thousand (25,000) square feet devoted to business uses. Buildings having in excess of twenty-five thousand (25,000) square feet devoted to commercial uses shall provide one (1) loading space for each twenty-five thousand (25,000) square feet of floor area or fraction thereof on the lot.
15. Handicapped parking shall be provided at a rate of one (1) space for every forty (40) required spaces.

**Landscaping of Parking Areas:** The requirement for landscaping in parking areas in the Business/Professional Zone shall be as follows:

- 
1. A minimum of fifteen percent (15%) of the parking area shall be landscaped with live plant material, including but not limited to, trees, shrubs and ground cover. All trees planted shall be 15 gallon in size or larger with a caliber of at least two (2) inches.
  2. The landscaping shall be evenly distributed throughout the parking area with at least one (1) shade tree for every six (6) parking spaces.
  3. All landscaped areas shall be provided with permanent, automatic irrigation facilities.
  4. All landscaping plans shall be prepared by a registered landscape architect.

**Landscaping of Setbacks:** The requirement for landscaping in front, side and rear yards required in Business/Professional Zone shall be as follows:

1. All front, side and rear yards required shall be landscaped with live plant material including, but not limited to, trees, shrubs and ground cover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect.
2. Notwithstanding the requirements of Subsection 1, above, the landscaping requirements of this Section may be waived by the City in the event the proposed development is located on a rear or side yard lot line.

**3.8 Public Facilities Standards**  
**Planning Areas 7, 15, 16, 18, 32, 33, 37 and 38**  
(Figure 28)

**Permitted Uses:** The uses permitted in the Public Facilities Zone shall be the same as follows:

1. Public parks.
2. Public schools.
3. Public trails.
4. Other non-development uses in support of urban lifestyle which the planning commission interprets to be consistent with the purpose and intent of the Public Facilities zoning classification.

**Building Site Area Requirement:** There shall be no minimum building site area requirement in the Public Facilities Zone.

**Width of Lot:** There shall be no minimum lot width requirement in the Public Facilities Zone.

**Front Yard Required:** There shall be no minimum front yard requirement in the Public Facilities Zone.

**Side Yard Required:** There shall be no minimum side yard requirement in the Public Facilities Zone.

**Rear Yard Required:** There shall be no minimum rear yard requirement in the Public Facilities Zone.

**Distance Between Buildings:** There shall be no minimum requirements for distance between buildings in the Public Facilities Zone.

**Landscaping of Parking Areas:** The requirement for landscaping in parking areas in the Public Facilities Zone shall be as follows:

1. A minimum of fifteen percent (15%) of the parking area shall be landscaped with live plant material, including but not limited to, trees, shrubs and ground cover. All trees planted shall be fifteen (15) gallon size or larger, with a trunk caliber of at least two (2) inches.
2. The landscaping shall be evenly distributed throughout the parking area with at least one (1) shade tree for every six (6) spaces.
3. All landscaped areas shall be provided with permanent, automatic irrigation facilities.
4. All landscaping plans shall be prepared by a registered landscape architect.

**Landscaping of Setbacks:** The requirement for landscaping in front, side and rear yards required in the Public Facilities Zone shall be as follows:

1. All front, side and rear yards required shall be landscaped with live plant material including, but not limited to, trees, shrubs and ground cover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect.
2. Notwithstanding the requirements of Subsection 1, above, the landscaping requirements of this Section may be waived by the Planning Director in the event the proposed development is located on a rear or side yard lot line.

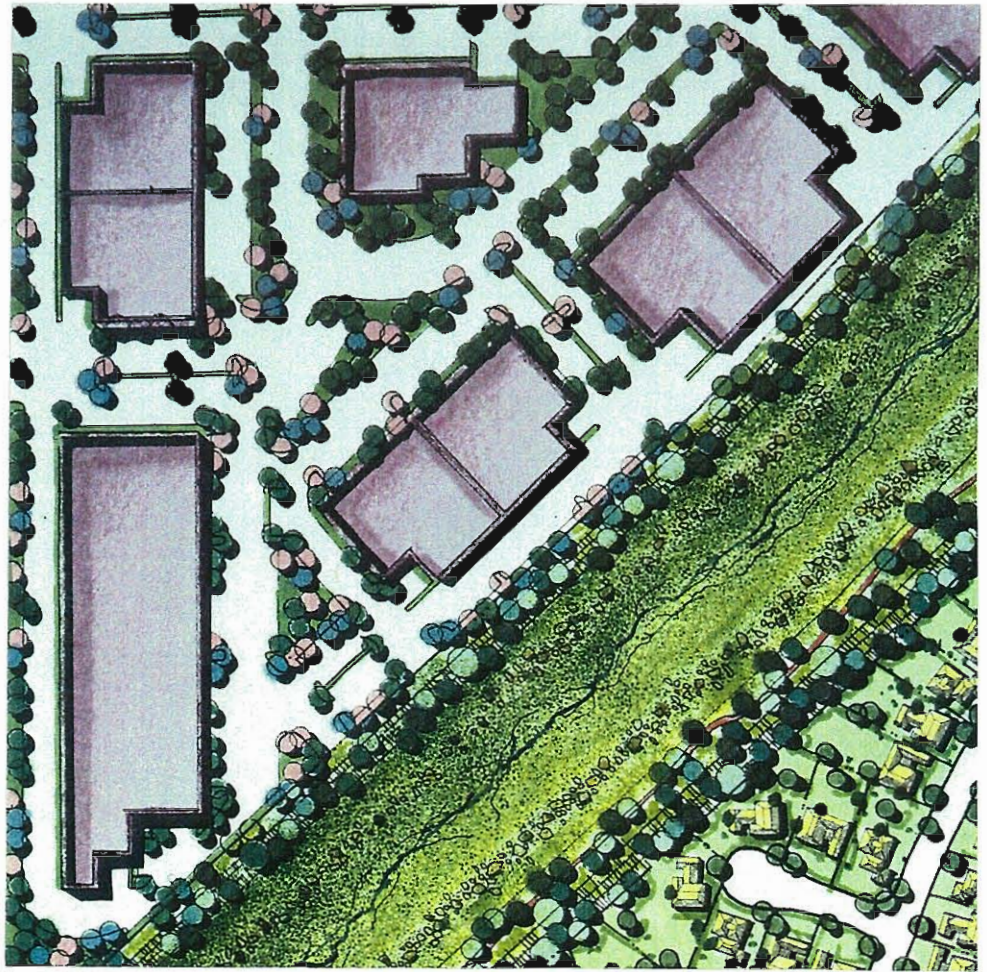
**3.9 Open Space Standards**  
**Planning Areas 23, 49, 50 and 51**  
(Figure 28)

**Permitted Uses:** The uses permitted in the Open Space shall be as follows:

1. Open space.
2. Recreational uses.
3. Flood control structures.
4. Recreational trails.

**Prohibited Uses:** Uses prohibited in the Open Space shall be any building, structure or sign, excepting those necessary for flood control or public safety in connection with the above permitted uses.





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## 4.0

### DESIGN GUIDELINES

#### 4.1 DESIGN GUIDELINES

##### 4.1.1 Architectural Character

All buildings within the Green Valley development shall be designed California rural style in recognition of the historical character of the Perris Valley. The goal of this theme is to promote the warm and comfortable character embodied in the traditional country lifestyle.

The California rural theme is more a concept than an actual architectural vernacular. It recognizes a nostalgic era through the use of simple design and few materials. Details such as thematic "gas lamp" type street lights which meet Southern California Edison approval, extended overhangs, and wooden accents will carry this style from entry monumentation to individual residences.

The same theme will be conveyed through the entry monumentation as well. The material utilized will match the materials used in the theme walls. The entry monumentation will be discussed in greater detail in the Design Manual. The Design Manual will be submitted to the City of Perris prior to the submittal of the tentative tract maps.

Each building within a specific planning area shall match a selected and approved building style, allowing variations within the style to create special visual interests. A Design Manual will be submitted to the City of Perris for approval prior to recordation of any maps.

##### 4.1.2 Building Massing and Scale

The public perception of the image of Green Valley will be conveyed by the view of the buildings from the development edges such as streets, parks and parking areas. The massing, scale and roof forms of buildings comprise the primary design components. The integration of these elements will transmit the California rural image even at a great distance. Examples of the articulation of these design components include:

- \* Balconies;
- \* Extended patios;
- \* Breezeways;
- \* Gabled roofs;
- \* Arbors;
- \* Pergolas; and
- \* Cluster buildings.

Careful attention must be paid to views of roof lines and building facades. Mansard roofs and flat and unarticulated elevations will not be allowed. Views of flat roof areas shall be kept to a minimum.

#### 4.1.3 Building Height

Low profiles shall be maintained at the edges of residential developments. A combination of one and two-story elements with varied setbacks will create subtle building masses. Garages located in front of main building elevations should be a maximum of one story. Height limitations established in the development standards (Section 3.0) shall be rigidly adhered to. Buildings higher than two stories shall be restricted to the most intense commercial, business/professional, and industrial areas. Building heights are exclusive of architectural embellishment.

#### 4.1.4 Building Materials

The building materials selected for Green Valley shall enhance the rural California architectural theme. The prominent color themes will be earth tones, with light hues and dark wood stains for accents. Artificial shake roofs (rather than flammable cedar shakes) will be incorporated into the residential areas. Wood trim will be used as much as possible. Metal finishes will be limited to such uses as hardware, flashing, vents, and similar items. All other exterior metal areas shall be painted to match the adjoining surface or to imitate wood finishes.

#### 4.1.5 Utilities

All utilities shall be placed underground, including existing lines along Murrieta Road. Placement of underground utilities shall not interfere with landscape planting.

#### 4.1.6 Lighting

An overall lighting program shall be developed for Green Valley. This program shall incorporate lighting levels that provide for public safety and security, while avoiding glare within residential areas. The program will establish fixture styles which are in keeping with the selected design style. Light sources will be shielded to avoid spill over into adjacent areas.

**Street Lights:** Street lights will be standard pole-and-fixture types with architectural augmentation to complement the rural California style. Spacing and location shall be per City of Perris specifications. All light standards shall meet Southern California Edison requirements.

**Parking Lot Lights:** Parking lot lights shall be pole mounted, with light sources shielded from top and sides. The maximum pole height shall be sixteen (16) feet above the concrete footing. Overall height, inclusive of the above grade concrete footing, shall not exceed eighteen (18) feet.

**Accent Lighting:** Pedestrian areas shall be furnished with accent lighting of a scale related to pedestrian use. These specialty fixtures shall include pole lights and bollard lights of a style which complements the rural California theme. Accenting of plant materials with uplighting and spotlighting is allowed as long as the light source is shielded from view.

## 4.2 RESIDENTIAL DESIGN STANDARDS

### 4.2.1 Planning Standards

Each numbered residential planning area is to represent one complete subdivision to be implemented through a single tentative tract map. A tentative tract map may include multiple planning areas, but no planning area may be segregated into multiple tentative tracts.



A planning area may be divided into multiple final tract maps and developed in units smaller than the initial tentative tract map. Each Tentative Tract Map submitted shall also provide a summary or tabulation of overall units and acreage.

A maximum of ten percent (10%) transfer of dwelling units and/or acreage between like planning areas shall be allowed. Each tentative tract submittal must contain a dwelling unit distribution table accounting for the commitment of units within the Specific Plan planning areas. The owners of all residential lots and residential properties ultimately in conformance with this Specific Plan are to maintain properties in an aesthetically pleasing manner. Maintenance, modification, improvements, and upgrade of dwellings shall be consistent with the spirit and direction of the guidelines contained herein.

The master developer, is to review and approve all tentative and final tract maps, including an overall Master Tentative Parcel Map, site plans, landscape plans, plant material palettes, architectural plans and architectural material palettes prior to submittal of plans by the merchant builders to the City of Perris.

All projects and future developments, whether or not expressly approved by master developer shall conform to the architectural and landscape design standards and guidelines as set forth herein.

Projects shall provide a variety of residential elevations consistent with the scale of the project. Guidelines upon which to base architectural components are established within Section 4.2.2 and will be further expanded within the Green Valley Design Manual.

Projects shall provide a range of dwelling unit sizes and floor plans consistent with the scale of the project. Standards for dwelling unit sizes and floor plans will be established by the master developer in negotiation with future tract builders, to assure a diversity of product types consistent with the intent of the subject Specific Plan and criteria established in the development standards.

All recreational areas, recreation improvements and open spaces within Green Valley are intended for use and enjoyment by the general public. Recreation and open spaces additionally contained within multi-family developments, within attached products, or identified within future tentative tract maps may be for the exclusive use and benefit of those future residents.

The minimum lot width requirement for single family dwellings on cul-de-sacs bulbs or street knuckles shall be met at the front setback line provided that the minimum width at the right-of-way line is not less than twenty-five (25) feet.

#### **4.2.2 Site Planning Design Criteria**

The site planning criteria presented, is intended as a positive means to create a neighborhood fabric that offers a functional, yet visually appealing environment, to those in and around the community.



Site planning shall maintain a strong design sensitivity for the unique environment in which Green Valley is located.

Site plans shall effectively accommodate the residential unit types proposed.

All structures, site development and landscaping shall be developed so that privacy and aesthetic quality of neighboring outdoor spaces is preserved.

Site planning shall allow for maximum unit exposure to existing and proposed greenbelts and other amenities.

Subdivision design shall employ appropriate techniques for energy efficiency and cost effectiveness.

Graded areas shall implement the requirements of the Uniform Building Code and City of Perris policies for compaction and development without changing the natural landform character. Drainage shall be accommodated in accordance with generally accepted principles. Approvals shall be obtained from the City of Perris and County Flood Control.

**Single Family Detached:** It is anticipated that several areas of detached single family residences shall be built in Green Valley. These are intended to be neighborhoods of varying lot size and architectural treatment to minimize marketing overlap.

For single family developments the following design criteria shall be applied:

- \* Local curvilinear arterial and collector street layouts shall be encouraged to enhance the streetscape visual character.
- \* Use of unbroken or geometric "grid" layouts shall be discourage.
- \* Designs shall emphasize the idea of a cohesive community, and therefore, abrupt tract-to-tract transitions shall be avoided.
- \* Direct interface between Green Valley and adjacent land uses, utilizing buffer zones as described in Section 2.7.3, shall be employed to enhance value and strengthen the community image.
- \* Articulation of streetscape theme shall be encouraged through variations in unit footprints, massing, roof form diversity and architectural detailing; through variation in the orientation of garages and entries; and through variable setback dimensions.
- \* The construction of single story homes at corner locations shall be encouraged to provide aesthetic visual relief from building mass along the street.

- \* Rooftop and ground-mounted mechanical equipment shall be located and screened to minimize the visual intrusion of the equipment into the public view. Rooftop equipment shall be painted to match the roof, and shall be located below the ridge of pitched roofs or the parapet of flat roofs. As an alternative for flat roofs, mechanical equipment may be clustered or located behind a screen wall that architecturally complement the building elevation. Such screen walls shall be set back from the building edge at a ratio of two (2) feet horizontal for one (1) foot vertical screen. The screens shall be considered as part of the maximum height limitations.
- \* Ground-mounted equipment shall be screened from public view with building walls, free-standing solid walls and gates, and overhead trellises complementary with the project's architectural theme. The use of planting in conduction with the above architectural elements is required.

**Multi-family Attached:** Multifamily residential dwellings planned within Green Valley are intended as an alternative living environment. Attached residences will exhibit the same high quality in construction and design as other housing types. Buildings will be sited to assure compatibility and variety in community-wide building form.

For multi-family and attached housing the following criteria will be applied:

- \* Cluster housing facades shall be articulated so as to appear as a cluster of individual homes attached rather than one lone, continuous building.
- \* In multi-family and attached projects, individual buildings should be turned and oriented in a variety of ways to avoid monotony. "Garage door" corridors shall especially be avoided. Buildings shall be articulated in a configuration that adds interest, allows for quality private outdoor areas, and reduces the length of street and utility runs.
- \* Each multi-family unit shall have its own entry and identity. This shall be accomplished by offsetting and staggering each separate unit and by combining one- and two-story building forms to separate massing. This will also provide a varied streetscape.
- \* Trash collection areas shall be located where convenient, inconspicuous and serviceable. Preferred locations are at the far end of a parking bay or the mid-point of a parking area. The trash area should be enclosed and softened with landscaping, trellis work or other screening techniques. The placement of said trash enclosures shall be such that the service vehicles will not be required to perform a backing maneuver to approach the bins.
- \* Maximization of the open space is an important element within a multi-family project. Curving streets and orienting road axes toward open areas and views shall be used to take full advantage of these open spaces. Open parking areas shall be treated as landscaped plazas and courts. All landscape areas shall meet the City of Perris landscape requirements.

- \* Open parking and carports shall be clustered in parking courts and along internal private drives to enhance security. Pedestrian and automobile circulation shall be clearly defined, and separated whenever possible. Special paving at parking court entries and landscape nodes between parking stalls shall be encouraged to soften the streetscape.
- \* Support facilities within multi-family areas such as recreation buildings, laundry facilities and manager offices shall be consistent in architectural design and form as previously illustrated for the residences. Recreation areas shall be placed in centrally located areas such as project entries or adjacent to the model complex within each complex.
- \* Rooftop and ground-mounted mechanical equipment shall be located and screened to minimize the visual intrusion of the equipment into the public view. Rooftop equipment may be clustered and shall be painted to match the roof, and shall be located below the ridge of pitched roofs or the parapet of flat roofs. As an alternative for flat roofs, mechanical equipment may be clustered or located behind a screen wall that architecturally complement the building elevation. Such screen walls shall be set back from the building edge at a ratio of two (2) feet horizontal for one (1) foot vertical screen. The screens shall be considered as part of the maximum height limitations.
- \* Ground-mounted equipment shall be screened from public view with building walls, free-standing solid walls and gates, and overhead trellises complementary with the project's architectural theme. The use of planting in connection with the above architectural elements is required.
- \* All outdoor storage shall be prohibited with the exception of trash enclosures and dumpsters. The location and architectural design of trash enclosures shall be unobtrusive in view and use as well as complementary to the approved architectural style of the development. The enclosure shall be properly maintained and kept free of debris in all areas outside the enclosure. Visual access into any storage areas shall be screened and filtered by concrete with plaster finish or masonry block walls, with solid gates, baffle pedestrian entries, and trellises (if enclosure is within view of second story buildings). The use of shrubs, vines, and trees to screen the overall appearance is encouraged.
- \* All projects require Development Plan Approval by the City of Perris.

## 4.3 COMMERCIAL/INDUSTRIAL

### 4.3.1 Planning Standards

Each numbered commercial or industrial planning area shall represent the boundary for a complete subdivision implemented through a single tentative tract map. A tentative tract map may include multiple planning areas, but a planning area shall not be segregated into multiple tentative tracts.

The owners of all commercial and/or industrial lots and properties in conformance with this Specific Plan are to maintain properties in an aesthetically pleasing manner. Maintenance, modification, improvements, and upgrade of commercial or industrial properties shall be consistent with the spirit and direction of the guidelines contained herein.

The master developer, Perris Green Valley Associates, is to review and approve all tentative and final tract maps, site plans, landscape plans, plant material palettes, architectural plans and architectural material palettes prior to submittal of plans by the merchant builders to the City of Perris.

All projects and future developments, whether or not expressly approved by Cook and Selich, shall conform to the architectural and landscape design standards and guidelines as set forth herein.

All projects shall provide buildings and developments which combine creativity and innovation while remaining consistent with the overall Green Valley community.

All projects shall have visually aesthetic designs which are appropriately coordinated with adjacent land uses and are in accordance with the Green Valley Specific Plan.

All projects shall be functionally efficient and encourage user interaction.

#### **4.3.2 Site Planning Design Guidelines**

The design guidelines presented are intended as a positive means to create commercial/industrial tracts that are consistent with the neighborhood fabric. Site planning criteria for commercial and industrial developments shall be as follows:

- \* A strong design sensitivity for the unique environment in which Green Valley is located.
- \* All structures, site developments and landscaping shall preserve and promote the privacy and aesthetic quality of neighboring outdoor spaces.
- \* Appropriate energy-efficient/cost-effective building and site design techniques shall be employed.
- \* Grading of areas within Green Valley shall implement the requirements of the Uniform Building Code and City of Perris policies for compaction and development without changing the natural landform character. Drainage shall be accommodated in accordance with generally accepted principles and shall meet City of Perris and County Flood Control requirements.
- \* Buildings and developments shall be consistent with the residential development in the community.
- \* Long and straight building facades shall not be permitted.
- \* Insets, columns, projections, and exterior materials should be innovatively applied to architecturally create interesting building entries and exteriors.
- \* Service entries and loading docks shall be placed towards the rear and non-public view sides of buildings.
- \* Building structures, facilities and accessory uses shall be integrated.



- \* Service, utility and trash collection areas should be screened from public view using permanent walls and landscaping. Screening walls and landscaping shall be integrated with surrounding architecture, landscaping and uses.
- \* Exterior design of buildings shall accommodate signage for future tenants.
- \* Fountains, plazas, sculptures, clock towers and other central features shall be encouraged as a focal point or center of a cluster of several buildings.
- \* All signage shall conform to the City of Perris sign ordinance.
- \* Commercial/industrial areas shall have pedestrian circulation including appropriate lighting, walkways, and other amenities.
- \* Rooftop and ground-mounted mechanical equipment shall be located and screened to minimize the visual intrusion of the equipment into the public view. Rooftop equipment shall be painted to match the roof, and shall be located below the ridge of pitched roofs or the parapet of flat roofs. As an alternative for flat roofs, mechanical equipment may be clustered or located behind a screen wall that architecturally complements the building elevation. Such screen walls shall be set back from the building edge at a ratio of two (2) feet horizontal for one (1) foot vertical screen. The screens shall be considered as part of the maximum height limitations. Rooftop equipment shall be screened so as to protect the views from nearby buildings of greater height.
- \* Ground-mounted equipment shall be screened from public view with building walls, free-standing solid walls and gates, and overhead trellises complementary with the project's architectural theme. The use of planting in conjunction with the above architectural elements is required.
- \* All outdoor storage shall be prohibited with the exception of trash enclosures and dumpsters. The location and architectural design of trash enclosures shall be unobtrusive in view and use as well as complementary to the approved architectural style of the development. The enclosure shall be properly maintained and kept free of debris in all areas outside the enclosure. Visual access into any storage areas shall be screened and filtered by concrete with plaster finish or masonry block walls, with solid gates, baffle pedestrian entries, and trellises (if enclosure is within view of second story buildings). The use of shrubs, vines, and trees to screen the overall appearance is encouraged. Trash enclosures shall be located where convenient, inconspicuous and serviceable. Preferred locations are at the far end of a parking bay or the mid point of a parking area. The placement of said trash enclosures shall be such that service vehicles will not be required to perform a backing maneuver to approach the bins.

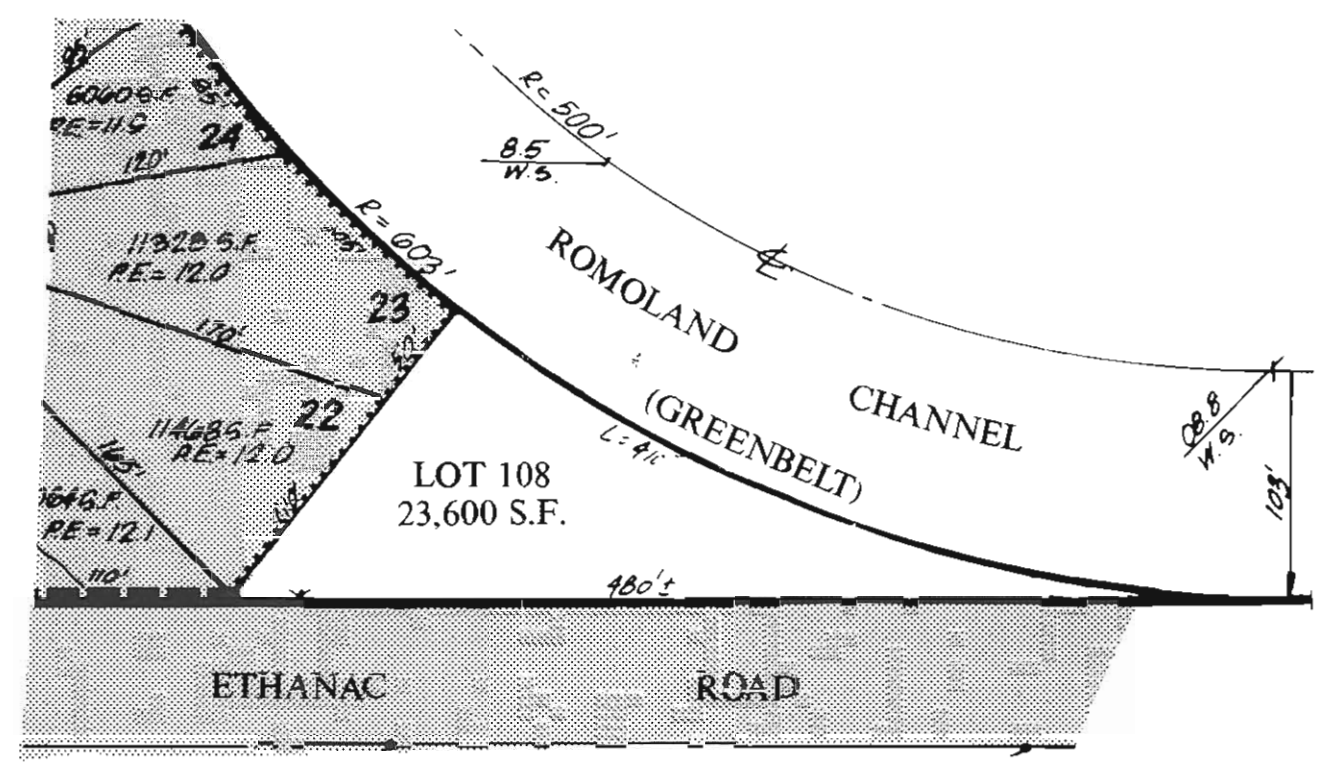
#### 4.4 TOT LOTS/PLAYGROUNDS

The purpose of these guidelines is to develop unique, open-space play areas within the fabric of the community. These tot lot/playgrounds will enhance the neighborhood image by providing convenient locations for families to enjoy the atmosphere of a creatively designed space. Tot Lot locations are illustrated in Figure 29.

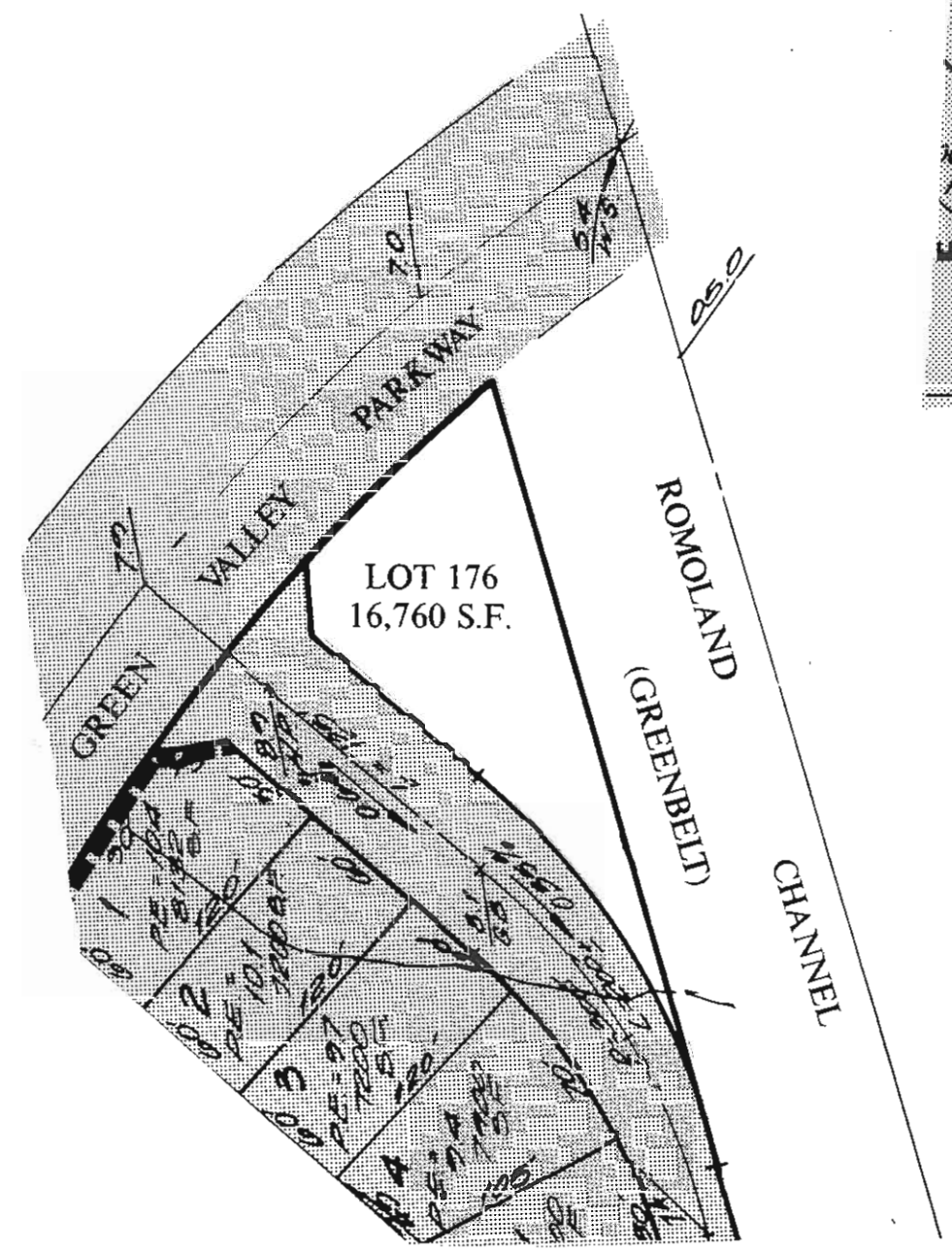
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- \* Landscape buffers will be located adjacent to streets to provide visual relief.
  - \* Play apparatus will be utilized to provide creative recreational situations.
  - \* Detailed programs for landscaping and play apparatus will be prepared by a qualified landscape architect. The City of Perris staff and decision making agencies will review the designs at the time of final tract map approval.
  - \* Adult supervision of play areas will be facilitated through the development of viewing areas.
  - \* Pathways will be designed for access by strollers and childrens play vehicles.
  - \* There should be a minimum of two access points into each tot lot/playground area, if possible.
  - \* An area of turf will be provided for creative play.
  - \* A loose aggregate or sand base shall be provided under all play apparatus in the interest of public safety.



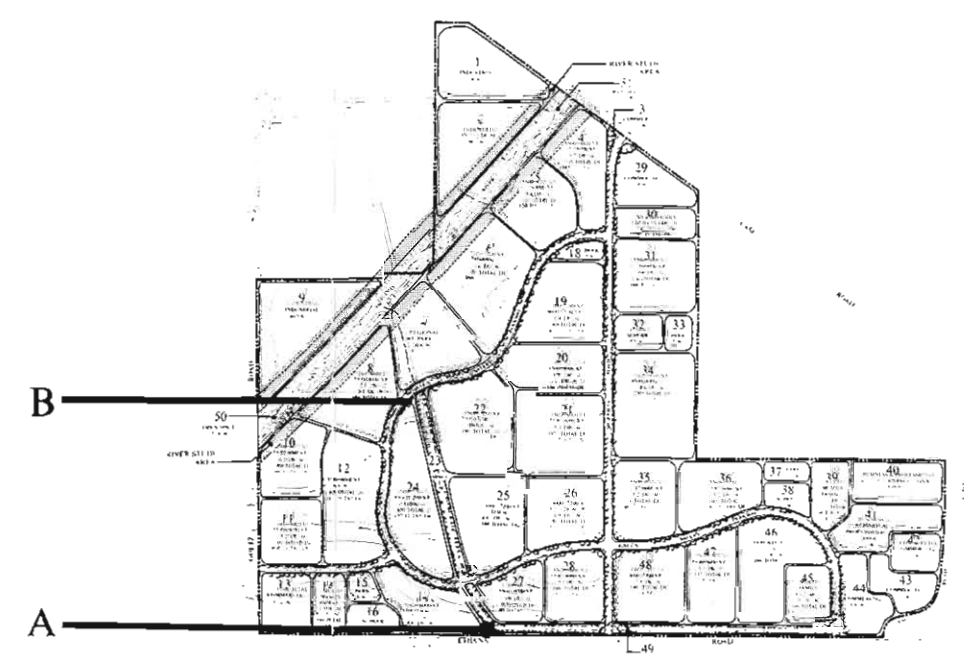
FIGURE 29



(A) TT 24656 LOT 108



(B) TT 24661 LOT 176



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**TABLE 5-1**  
**GREEN VALLEY LOT SIZE SUMMARY**

<u>LOT AREA</u> <u>(in S.F.)</u>	<u>TOTAL NO.</u> <u>OF LOTS</u>	<u>% OF</u> <u>PROJECT</u>	<u>LOT AREA</u> <u>(in S.F.)</u>	<u>TOTAL NO.</u> <u>OF LOTS</u>	<u>% OF</u> <u>PROJECT</u>
5,500-5,599	636	18.52	9,200-9,299	13	.38
5,600-5,699	183	5.34	9,300-9,399	8	.23
5,700-5,799	248	7.24	9,400-9,499	10	.29
5,800-5,899	127	3.71	9,500-9,599	8	.23
5,900-5,999	111	3.24	9,600-9,699	5	.15
6,000-6,099	305	8.91	9,700-9,799	6	.18
6,100-6,199	123	3.59	9,800-9,899	9	.26
6,200-6,299	96	2.80	9,900-9,999	5	.15
6,300-6,399	146	4.26	10,000-10,099	4	.12
6,400-6,499	107	3.13	10,100-10,199	4	.12
6,500-6,599	88	2.57	10,200-10,299	8	.23
6,600-6,699	92	2.69	10,300-10,399	3	.09
6,700-6,799	50	1.46	10,400-10,499	8	.23
6,800-6,899	53	1.55	10,500-10,599	11	.32
6,900-6,999	59	1.72	10,600-10,699	8	.23
7,000-7,099	42	1.23	10,700-10,799	3	.09
7,100-7,199	42	1.23	10,800-10,899	2	.06
7,200-7,299	163	4.76	10,900-10,999	3	.09
7,300-7,399	79	2.31	11,000-11,099	3	.09
7,400-7,499	51	1.49	11,100-11,199	4	.12
7,500-7,599	46	1.34	11,200-11,299	5	.15
7,600-7,699	40	1.17	11,300-11,399	5	.15
7,700-7,799	57	1.66	11,400-11,499	3	.09
7,800-7,899	41	1.19	11,500-11,599	2	.06
7,900-7,999	22	.64	11,600-11,699	4	.12
8,000-8,099	28	.82	11,700-11,799	2	.06
8,100-8,199	32	.93	11,800-11,899	1	.03
8,200-8,299	16	.47	11,900-11,999	3	.09
8,300-8,399	28	.82	12,000-12,099	3	.09
8,400-8,499	18	.53	12,100-12,199	4	.12
8,500-8,599	19	.55	12,200-12,299	3	.09
8,600-8,699	18	.53	12,300-12,399	3	.09
8,700-8,799	14	.41	12,400-12,499	1	.03
8,800-8,899	14	.41	12,500-12,599	2	.06
8,900-8,999	17	.50	12,600-12,699	-	-
9,000-9,099	11	.32	12,700-12,799	2	.06
9,100-9,199	9	.26	12,800-12,899	1	.03

**TABLE 5-1 (continued)**

<u>LOT AREA</u> <u>(in S.F.)</u>	<u>TOTAL NO.</u> <u>OF LOTS</u>	<u>% OF</u> <u>PROJECT</u>	<u>LOT AREA</u> <u>(in S.F.)</u>	<u>TOTAL NO.</u> <u>OF LOTS</u>	<u>% OF</u> <u>PROJECT</u>
12,900-12,999	5	.15	14,200-14,299	1	.03
13,000-13,099	1	.03	14,700-14,799	1	.03
13,100-13,199	4	.12	15,200-15,299	1	.03
13,200-13,299	-	-	15,300-15,399	1	.03
13,300-13,399	1	.03	15,400-15,499	1	.03
13,400-13,499	-	-	15,500-15,599	1	.03
13,500-13,599	1	.03	16,200-16,299	1	.03
13,600-13,699	1	.03	16,600-16,699	1	.03
13,800-13,899	1	.03	20,500-20,599	1	.03
13,900-13,999	1	.03			
			<b>TOTAL</b>	<b>3,424 LOTS</b>	<b>100.00%</b>

\* Single Family Residential lot totals on this table reflect the tentative tract maps filed under separate cover. Any discrepancy between totals is a result of the San Jacinto River Study Mitigation Area.



FIGURE 31

BOUNDARY SURVEY

