

ORDINANCE NUMBER 1159

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE STATE OF CALIFORNIA, APPROVING ORDINANCE AMENDMENT 05-0081 REVISING CHAPTER 19 OF THE PERRIS MUNICIPAL CODE TO RENAME AND RENUMBER THE RESIDENTIAL ZONE DISTRICTS, INCLUDE REFERENCE TO THE CITY'S SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES, REDUCE THE MINIMUM LOT DEPTH FOR CERTAIN LOTS, INCREASE THE REQUIRED LOT WIDTH FOR CORNER LOTS, AND ADJUST LOT COVERAGE RESTRICTIONS IN THE R7 (R-6,000) DISTRICT

WHEREAS, Article XI, Section 7 of the California Constitution confers on cities the power to make and enforce within limits all local police, sanitary and other ordinances not in conflict with general laws; and,

WHEREAS, the regulation of development in single-family residential districts is within the police powers of the City; and,

WHEREAS, the regulation of development in single-family residential zones is necessary to preserve the character and image of the community as identified in the General Plan; and,

WHEREAS, the proposed Ordinance Amendments implement policy direction set forth in General Plan 2030, provide an orderly and logical format in the Zoning Ordinance, and foster improved design of single-family neighborhoods; and,

WHEREAS, the proposed zone district standards will provide appropriate criteria necessary to safeguard the public health, safety, convenience and general welfare in the City of Perris; and,

WHEREAS, on March 16, 2005, the Planning Commission reviewed the proposed Ordinance Amendments in workshop format; and,

WHEREAS, on April 6, 2005, the Planning Commission conducted a duly noticed public hearing regarding the proposed Ordinance Amendments and recommended their approval; and,

WHEREAS, on April 26, 2005, the City Council conducted a duly noticed public hearing regarding the proposed Ordinance Amendments and considered testimony and materials in the staff reports and accompanying document and exhibits; and,

WHEREAS, the City has complied with the California Environmental Quality Act; and,

WHEREAS, all legal prerequisites for the adoption of this Resolution have occurred;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris, California, as follows:

Section 1. The above recitals are all true and correct.

Section 2. The City Council has considered the environmental implications of the proposed project prior to taking action and determined that:

- A. The proposed Ordinance Amendments are Categorically Exempt from CEQA (Class 5 – §15305), insofar as the project consists of minor revisions to the City’s land use limitations that do not result in changes in land use or density.
- B. The City has complied with the California Environmental Quality Act (CEQA).
- C. Determinations of the Planning Commission reflect the independent judgment of the City.

Section 3. The City Council finds the proposed Ordinance Amendments are consistent with the goals and polices of the General Plan by establishing a logical and orderly format to the Zoning Ordinance and creating development standards that promote the long-term quality of residential neighborhoods in the City of Perris.

Section 4. Chapter 19 of the Perris Municipal Code is hereby amended to renumber and rename the City’s Residential Zone Districts according to Table 1, below:

TABLE 1 – EXISTING AND APPROVED CODE SECTIONS FOR RESIDENTIAL DISTRICTS			
EXISTING CODE §	EXISTING NAME	REVISED CODE §	REVISED NAME
19.22	Rural Residential/Agricultural	19.21	R-20,000
19.24	R 4 Residential	19.22	R-10,000
--	--	19.23	R-8,400
--	--	19.24	R-7,200
19.25	R 7 Residential	19.25	R-6,000
19.26	R 14 Residential	19.26	MFR - 14
19.28	R 22 Residential	19.28	MFR - 22

All references to the previous Code Sections and terminology in the Municipal Code shall be identified and replaced with the revised names and numbers.

Section 5. The City of Perris Municipal Code Sections 19.21 (R-20,000), 19.22 (R-10,000), and 19.25 (R-6,000) are hereby amended to require that project site planning and dwelling unit architecture in single-family residential districts are consistent with the City of Perris Residential Design Guidelines. Specifically, Code Sections 19.21.090.B (R-20,000) and 19.22.090.B (R-10,000) are revised in the following fashion:

B. Architecture

~~No specific requirements other than those contained in Section 19.02.090, DWELLINGS.~~

Project site planning and dwelling unit architecture shall be consistent with the City of Perris RESIDENTIAL DESIGN GUIDELINES.

Likewise, Municipal Code Section 19.25.090.B (R-6,000) is revised in the following fashion:

B. Architecture

1. Single-Family:

~~No specific requirements other than those contained in Section 19.02.090, DWELLINGS.~~ Project site planning and dwelling unit architecture shall be consistent with the City of Perris RESIDENTIAL DESIGN GUIDELINES.

2. Multiple-Family:

Multiple-family buildings shall have roof overhangs and architectural components which preclude blank wall faces, including the use of color and materials.

Section 6. The City of Perris Municipal Code Sections 19.21 (R-20,000), 19.22 (R-10,000), and 19.25 (R-6,000) are hereby amended to require that walls and fencing in single-family residential districts are consistent with the City of Perris Residential Design Guidelines. Specifically, Code Sections 19.21.090.G (R-20,000), 19.22.090.G (R-10,000), and 19.25.090.G (R-6,000) are revised in the following fashion:

G. Walls/Fencing

1. Walls and fencing shall be consistent with the City of Perris RESIDENTIAL DESIGN GUIDELINES.

2. ~~Walls/fencing shall be consistent with~~ See also the screening provisions contained in Chapter 19.02, GENERAL PROVISIONS.

Section 7. The City of Perris Municipal Code Sections 19.22 (R-10,000), and 19.25 (R-6,000) are hereby amended to add new lot width requirements for corner lots and lot depth requirements for cul-de-sacs and street knuckles. Specifically, Municipal Code Section 19.22.080.C (R-10,000) is revised in the following fashion:

C. *Lot Dimensions*

1. Lot Width: 70 feet minimum
2. Lot Width (corner lots): 75 feet minimum
3. Lot Depth: 100 feet minimum
4. Lot Depth (cul-de-sacs and street knuckles): 90 feet minimum

Likewise, Municipal Code Section 19.25.080.C (R-6,000) is revised in the following fashion:

C. *Lot Dimensions*

1. Lot Width: 60 feet minimum
2. Lot Width (corner lots): 65 feet minimum
3. Lot Depth: 100 feet minimum
4. Lot Depth (cul-de-sacs and street knuckles): 90 feet minimum

Section 8. The City of Perris Municipal Code Section 19.25.080.F (R-6,000) is hereby amended to eliminate separate lot coverage standards based on lot size, and increase the allowed lot coverage for single-story homes. Specifically, the revised Code Section shall read as follows:

F. *Lot Coverage*

~~Maximum lot coverage of 40 percent. On existing lots less than 6,000 square feet, maximum lot coverage may be sixty (60) percent. (Ord.1087, 2001)~~

1. Single-story dwellings. Maximum lot coverage of sixty (60) percent.
2. Two-story dwellings. Maximum lot coverage of forty (40) percent.

Section 9. The Mayor shall sign and the City Clerk shall certify the passage and adoption of this Ordinance and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty (30) days after its passage.

ADOPTED, SIGNED and ***APPROVED*** this 10th day of May, 2005.

Mayor, Daryl R. Busch

ATTEST:

City Clerk, Margaret Rey

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Margaret Rey, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1159, introduced at a regular meeting of the City Council of the City of Perris held on the 26th day of April, 2005, was duly and regularly adopted by the City Council at a regular meeting thereof held on the 10th day of May, 2005, and that it was so adopted by the following called vote:

AYES: Landers, Motte, Rogers, Yarbrough, Busch
NOES:
ABSENT:
ABSTAIN:

City Clerk, Margaret Rey