

2.0 LAND USE PLAN

2.1 Perris Valley Commerce Center Land Use Designations

The Perris Valley Commerce Center Specific Plan is designed to encourage a thoughtful mix of land uses that provide interrelated opportunities. Although the City has zoning designations that correspond to the land use designations, some modifications to the allowable uses and development standards are provided in the Standards and Guidelines (Section 4.0 – Section 10.0). The commerce center land use designations include: General Industrial (GI), Light Industrial (LI), Business/Professional Office (BPO) and Commercial (C). There are two areas of residential designations that are intended to recognize the existing communities: Residential (R) for the community located south of Markham, east of Webster, and north of Ramona Expressway; and Multi-Family Residential (MFR-14) for the mobile home community located north of Dawes and easterly of Perris Boulevard. Additionally, there is a designation to allow for public facilities: Public (P). There are two overlays including the Freeway Corridor, the Major Roadway Visual Zones and an Airport Overlay Zone which defines allowable land uses and intensity of development within the Flight Corridor as shown in Figure 2.0-1.

2.1.1 Industrial Uses

General Industrial (GI): This zone provides for the development of basic industrial uses which may support a wide range of manufacturing and non-manufacturing uses, from large-scale warehouse and warehouse/distribution facilities to outdoor industrial activities. This zone correlates with the “General Industrial” General Plan Land Use designation.

Light Industrial (LI): This zone provides for light industrial uses and related activities including manufacturing, research, warehouse and distribution, assembly of non-hazardous materials and retail related to manufacturing. This zone correlates with the ‘Light Industrial’ General Plan Land Use designation.

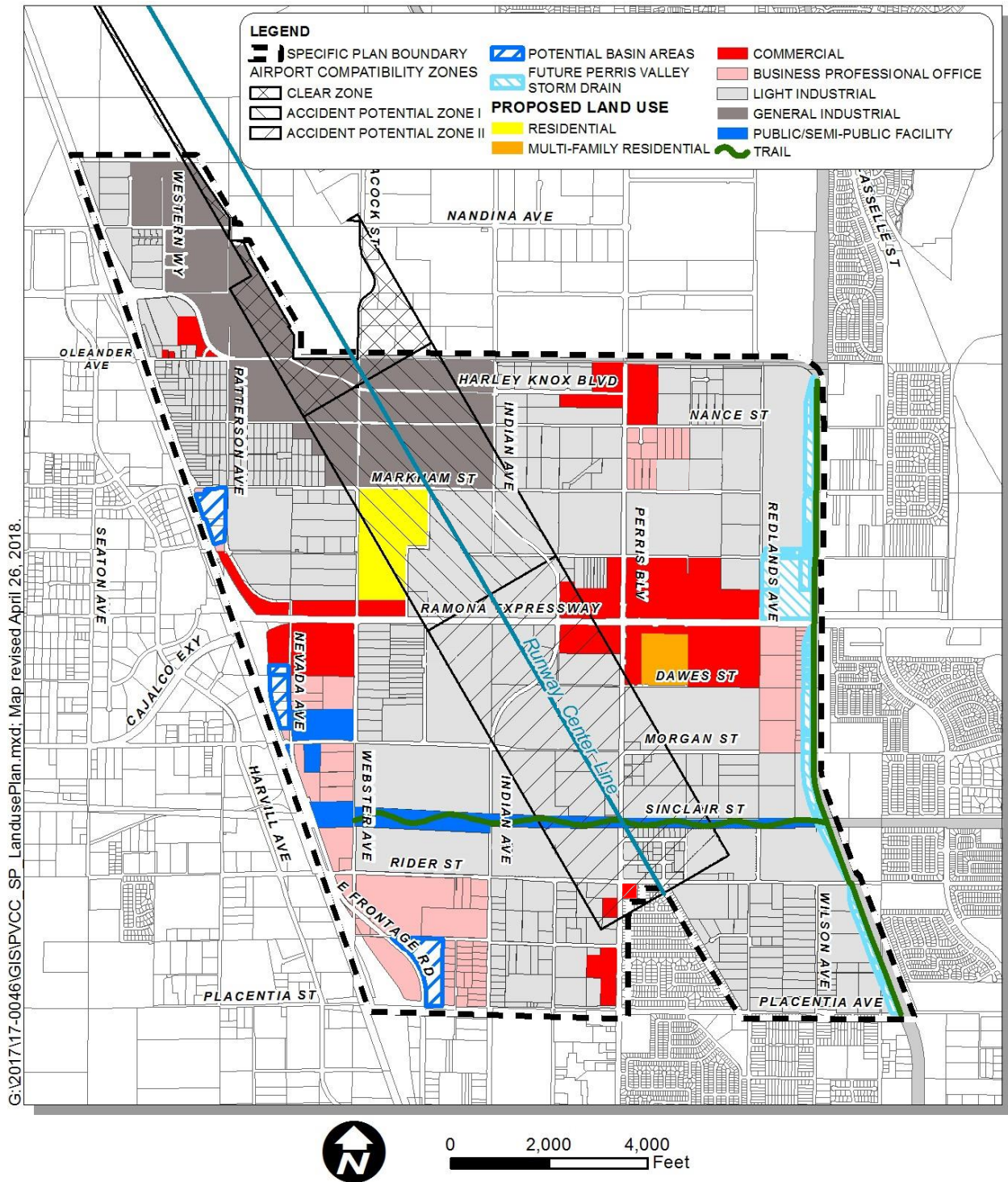
2.1.2 Business/Professional Office Uses

Business/Professional Office (BPO): This zone provides for uses associated with business, professional or administrative services located in areas of high visibility from major roadways with convenient access for automobiles and public transit service. Small-scale warehousing and light manufacturing are also allowed. This zone combines the General Plan Land Use designations of Business Park and Professional Office.

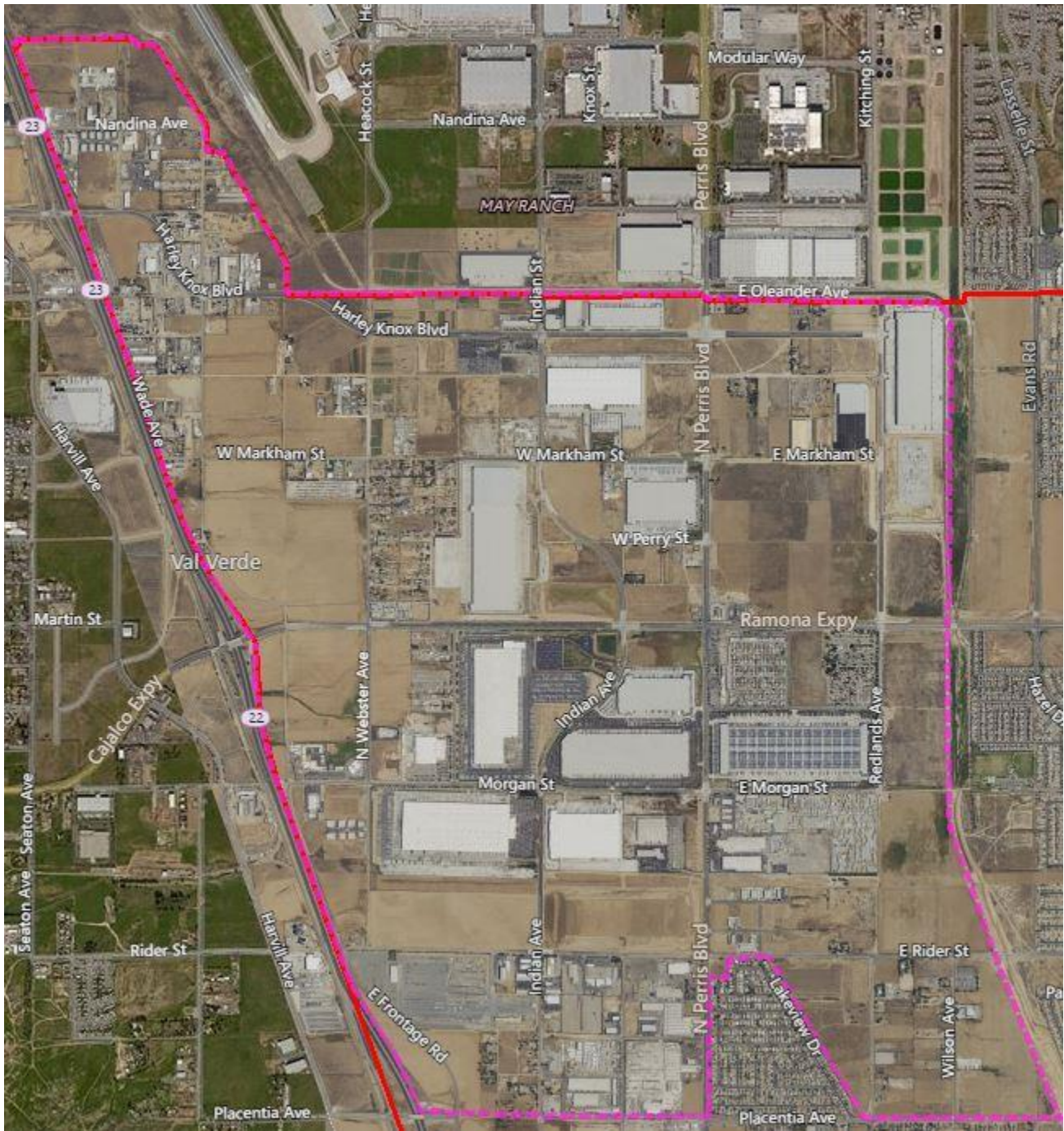
2.1.3 Commercial Uses

Commercial (C): This zoning designation provides for retail, professional office, and service oriented business activities which serve the entire City, as well as the surrounding neighborhoods. This zone combines the General Plan Land Use designation of Community Commercial and Commercial Neighborhood.

Figure 2.0-1, Specific Plan Land Use Designation



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Allowable Land Uses and Permit Requirements

The allowable land uses and permit requirements are summarized in the Table 2.0-2. Project-wide and individual land use development standards and guidelines can be found in Section 4.0. Exceptions to allowable land uses should be noted as they pertain to the Airport Overlay Zone discussed in Section 12.0. Refer to Table 12.0-1 in Section 12.0 for restrictions should site fall within Airport Overlay Zone.

Permitted Uses (P) are allowed, subject to compliance with all applicable provisions of the City of Perris Zoning Ordinance, and to obtaining any other permit required by the Municipal Code, including a business license. Proposed projects comprised of a permitted use are not granted immediate approval as they must undergo a review process and are subject to public hearing and final approval determined by the City.

Conditional Use Permit (CUP) is required, pursuant to Chapter 19.61 of the City of Perris Zoning Ordinance.

Accessory Uses (A) are allowed, subject to compatibility with permitted and conditionally permitted uses. Such uses are defined as being clearly subordinate to the principal use of the building or lot, and serve a purpose customarily associated with the principal use.

Prohibited Uses (PRO) are not allowed.

For a full description of the approval process, refer to Section 13.0 Implementation and Administrative Process.

Table 2.0-2, Land Uses
(Refer to Table 12.0-1 for use restrictions on property within the Airport Overlay Zone)

| LAND USE | LI | GI | BPO ⁽¹⁾ | C ⁽¹⁾ | R ⁽¹⁾ | MFR ⁽¹⁾ | P | See Section |
|--|-----|-----|--------------------|------------------|------------------|--------------------|-----|---------------|
| Agricultural uses | | | | | | | | |
| Agricultural Animal Raising and Care | PRO | CUP | PRO | PRO | PRO | PRO | PRO | |
| Agricultural Uses | PRO | PRO | PRO | PRO | P | PRO | PRO | |
| Animal or Poultry Slaughter | PRO | CUP | PRO | PRO | PRO | PRO | PRO | Chapter 8.08 |
| Animal Services | CUP | P | CUP | CUP | PRO | PRO | PRO | |
| Animal Grazing | P | P | P | P | PRO | PRO | P | |
| Commercial Uses | | | | | | | | |
| Adult Entertainment | PRO | CUP | PRO | PRO | PRO | PRO | PRO | Chapter 5.50 |
| Alcohol Sales for Off-site Consumption | PRO | PRO | PRO | CUP | PRO | PRO | PRO | Chapter 19.65 |
| Alcohol Sales for On-site Consumption | CUP | CUP | CUP | CUP | PRO | PRO | PRO | Chapter 19.65 |
| Drive-Thru Services | CUP | CUP | CUP | CUP | PRO | PRO | PRO | |

Table 2.0-2 LAND USE (Continued)

| LAND USE | LI | GI | BPO ⁽¹⁾ | C ⁽¹⁾ | R ⁽¹⁾ | MFR ⁽¹⁾ | P | See Section |
|---|-----|-----|--------------------|------------------|------------------|--------------------|-----|---------------|
| Commercial Uses (continued) | | | | | | | | |
| Food and Food Service (No Alcohol) | P | P | P | P | PRO | PRO | PRO | |
| Funeral Homes | P | P | P | P | PRO | PRO | PRO | |
| General Retail | A | A | P | P | PRO | PRO | PRO | |
| Hotels and Motels | CUP | PRO | P | P | PRO | PRO | PRO | |
| Landscape Nurseries | CUP | CUP | PRO | A | CUP | PRO | PRO | |
| Large Equipment Retail | CUP | CUP | CUP | P | PRO | PRO | PRO | |
| Live-Work Units ⁽¹⁾ | PRO | PRO | CUP | CUP | CUP | PRO | PRO | |
| Mortuary | P | P | P | P | PRO | PRO | PRO | |
| Personal Services | CUP | PRO | P | P | PRO | PRO | PRO | |
| Pest Control | P | P | P | CUP | PRO | PRO | PRO | |
| Storage (Ancillary Uses) | A | A | A | A | PRO | PRO | PRO | |
| Swap Meets (Indoor) | CUP | CUP | PRO | PRO | PRO | PRO | PRO | |
| Swap Meets (Outdoor) | CUP | CUP | PRO | PRO | PRO | PRO | PRO | |
| Vehicle-Related Outdoor Storage and Other Facilities | CUP | P | PRO | PRO | PRO | PRO | PRO | |
| Vehicle-Related Routine Service and Maintenance | P | P | CUP | P | PRO | PRO | PRO | |
| Communication Towers (Additional FAA review may be required) | | | | | | | | |
| Monopoles or similar wireless communications towers or facilities more than 65' | CUP | CUP | CUP | CUP | PRO | PRO | CUP | Chapter 19.85 |
| Monopoles or similar wireless communications towers or facilities less than 65' | P | P | P | P | PRO | PRO | P | Chapter 19.85 |
| Educational / Care Facilities | | | | | | | | |
| Child Care Center / Nursery School, Private | PRO | PRO | CUP | CUP | PRO | PRO | PRO | Chapter 19.83 |
| Day Care for Employee Children Only | A | A | A | A | PRO | PRO | PRO | Chapter 19.83 |
| Hospitals and Urgent Care Centers | P | CUP | P | CUP | PRO | PRO | CUP | |
| Live-in Care Facilities (aged or infirm excluding Child Care Facilities) | PRO | PRO | CUP | CUP | PRO | CUP | CUP | |
| Medical Care Clinics and Offices, (excluding urgent care facilities and hospitals and clinics requiring a state permit) | P | CUP | P | P | PRO | PRO | PRO | |

Table 2.0-2, Land Uses (Continued)

| LAND USE | LI | GI | BPO ⁽¹⁾ | C ⁽¹⁾ | R ⁽¹⁾ | MFR ⁽¹⁾ | P | See Section |
|---|------------------|------------------|--------------------|------------------|------------------|--------------------|-----|---------------------|
| Industrial | | | | | | | | |
| Schools, Technical and Trade | CUP | CUP | P | CUP | PRO | PRO | PRO | |
| Recreation | | | | | | | | |
| Recreational Areas and Facilities (Outdoor) | A | A | A | CUP | P | PRO | P | |
| Recreational Areas and Facilities (Indoor) | A | A | CUP | CUP | P | PRO | P | |
| Manufacturing, Industrial: Indoor | P | P | CUP | PRO | PRO | PRO | PRO | |
| Manufacturing, Industrial: Outdoor | CUP | P | PRO | PRO | PRO | PRO | PRO | |
| Manufacturing: Pharmaceutical, Hazardous Materials, Chemicals | P ⁽²⁾ | P ⁽²⁾ | CUP | PRO | PRO | PRO | PRO | |
| Storage | | | | | | | | |
| Mini-storage/Wholesale Facilities | P | P | PRO | PRO | PRO | PRO | PRO | Chapter 19.44.090.A |
| Warehouse/Distribution Centers | P | P | A | A | PRO | PRO | PRO | Chapter 19.44.090.A |
| Non-Profits | | | | | | | | |
| Government Facilities | PRO | PRO | PRO | PRO | PRO | PRO | P | |
| Public and Semi-Public Institutions | CUP | CUP | P | P | PRO | PRO | P | |
| Public Infrastructure Facilities | PRO | PRO | PRO | PRO | PRO | PRO | P | |
| Public or Semi Public Education Facilities | PRO | PRO | CUP | CUP | PRO | PRO | P | |
| Religious Institutions | CUP | CUP | CUP | CUP | CUP | CUP | CUP | |
| Professional Office | | | | | | | | |
| Business/Professional Office | CUP | CUP | P | P | PRO | PRO | PRO | |
| Residential Uses | | | | | | | | |
| Caretaker Quarters | A | A | A | A | PRO | PRO | PRO | |
| Day Care, Large Family | PRO | PRO | PRO | PRO | P | P | PRO | Chapter 19.83 |
| Day Care, Small Family | PRO | PRO | PRO | PRO | P | P | PRO | Chapter 19.83 |
| Mobilehome parks | PRO | PRO | PRO | PRO | PRO | P | PRO | |
| Multi-Family Units (condos, town-homes, apartments) | PRO | PRO | PRO | PRO | PRO | P | PRO | |
| Single-Family Detached Dwelling Unit | PRO | PRO | PRO | PRO | P | PRO | PRO | |

LAND USE TABLE NOTES

1. Live-Work Units, by their nature, can pertain to a wide variety of uses and businesses. The “work” part of live-work projects are regulated by use criteria established in the use zone. Should any proponent for a Live-Work Unit or home-based occupation wish to establish a business, then the type of use is subject to the discretion of the Development Services Division.
2. Projects located within one-quarter mile of a school shall be required to seek project-level CEQA review for any proposed industrial use to determine potential project-specific impacts associated with handling of hazardous materials.

2.2 Definitions

Adult Entertainment: Any establishment providing adult entertainment as defined by City of Perris Municipal Code, Title 5, Chapter 5.50 including, but not limited to, adult arcade, adult bookstore, adult novelty store, adult video store, adult motion picture theater, and exotic dance studio.

Agricultural Animal Raising and Care: Any kennels, fowl or poultry ranches, rabbit farms, fur-bearing animal ranches, hog ranches, livestock feed lots, and dairies kept for the purpose of breeding.

Agricultural Uses: Land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, animal products or of berries, grain, hay, straw, turf, seed and animal grazing.

Alcohol Sales for Off-site Consumption: The act of selling any type of alcohol for off-site consumption such as, convenience stores, service stations and liquor stores with alcohol related sales. Refer to City of Perris Zoning Ordinance, Chapter 19.65.

Alcohol sales for On-site Consumption: The act of selling any type of alcohol for on-site consumption such as restaurants serving alcoholic beverages, bars and cocktail lounges. Refer to City of Perris Zoning Ordinance, Chapter 19.65.

Animal Grazing: Use of sheep grazing as a means of weed abatement.

Animal Slaughter: The killing of an animal or animals for food such as butchering.

Animal Services: Any premises to which small domesticated animals, as defined by Municipal Code Section 8.08.010, are brought or temporarily kept for the purpose of diagnosis or treatment of any illness or injury such as animal hospitals and veterinarian clinics. Also includes facilities to which animals are brought and temporarily kept and cared for which may have outdoor runs such as kennels and catteries.

Business/Professional Office: A place of business where professional or clerical duties are performed such as business support services, legal services, collection agencies, development services office and property management services.

Caretaker Quarters: A dwelling unit on the site of a commercial, industrial, public or semi-public use, occupied by a guard or caretaker.

Child Care Center/Nursery School Private: Facilities for the temporary care of children on a regular, recurring basis for pay or other valuable consideration as outlined in City of Perris Zoning Ordinance, Chapter 19.83, such as childcare facilities, private daycare and private nursery schools.

Day Care (For Employee Children Only): Facilities for the temporary care of children on a regular recurring basis for pay or other valuable consideration as an ancillary use to a professional business as outlined in City of Perris Zoning Ordinance, Chapter 19.83.

Day Care (Small Family): The temporary care of children in a residence of 6 or fewer children under the age of 10 who do not reside in the home. Refer to City of Perris Zoning Ordinance, Chapter 19.83.

Day Care (Large Family): The temporary care of children in a residence of 7 to 12 children under the age of 10 who do not reside in the home. Refer to City of Perris Zoning Ordinance, Chapter 19.83.

Distribution Centers: Extremely large buildings of 500,000 square feet or more, generally characterized by a basic, box-like form, with multiple truck docks and roll-up doors.

Drive-Thru Services: A type of service provided by a business that allows customers to purchase products without leaving their cars such as banks, pharmacies, and restaurants.

Food and Food Service (no alcohol): Establishments that serve and prepare food as the primary function without the sale of alcoholic beverages including coffee shops, delicatessens, bakeries, candy, ice cream and yogurt shops.

Funeral Homes: A funeral home or parlor is a business that provides burial and funeral services and merchandise such as caskets for the deceased and their families.

General Retail: The sale of goods or merchandise from a fixed location, such as a department store, boutique or kiosk such as pet and pet supply, book stores, craft stores, department stores, discount stores, drug store/pharmacies, florists, grocery stores, jewelry stores, furniture sales, garden and farm supplies, office equipment sales, apparel stores, appliance stores, gift and card stores.

Government Facilities: Establishments owned by the system from which they are regulated over such as Municipal, County, State or Federal governmental administrative offices and facilities, libraries, courthouses, fire stations, and fleet or maintenance yards.

Hospitals and Urgent Care Centers: Any building or portion thereof, used for the treatment or accommodation of injured or ill persons, includes convalescent and rest homes. It shall not include asylums, detention or similar buildings where human beings are housed or detained under legal restraint.

Hotels and Motels: Buildings designed for or occupied by the temporary lodging of individuals in which there are 6 or more guest rooms for which there is no provision for cooking in any individual room or suite. Said use may also contain such ancillary facilities as conference facilities, personal services or food preparation and dispensing.

Landscape Nurseries: Reproduction and growing of plants to usable size for retail or wholesale.

Large Equipment Retail: The sale of goods or merchandise from a fixed location such as carpet and furniture sales, printing and copying shops, home improvement centers, building material, hardware and paint stores, retail outlets, upholstering shops, sporting goods, automotive sales and automobile dealerships.

Live-in Care Facilities: Any home or establishment offering long-term services to the elderly, infirmed or disabled who are domiciled therein, who have mobility but may require assistance with some activities of daily living, medication assistance, personal care, nursing supervision or ambulation assistance.

Live-Work Units: New construction or renovation with the specific purpose of containing a residential unit and an occupational area within the same structure in which the owner or primary employee of the business resides at the same place as that business. The living and work areas must be housed in separate locations within that structure and/or separate levels.

Manufacturing/Industrial (Indoor): The fabrication or storage of goods and services for sale such as cabinet and woodworking shops, distributors and showrooms, food products, manufacturing, light manufacturing, industrial uses, research and development, research centers and wholesale (with on-site merchandise).

Manufacturing/Industrial (Outdoor): The fabrication or storage of goods and services for sale such as equipment rental, storage, heavy manufacturing, outdoor dismantling and salvage yards, outdoor storage and activities, recycling facilities, transportation, trucking yards, stations, and terminals, vehicle storage and towing yards.

Manufacturing: Pharmaceutical, Hazardous Materials, Chemicals: The fabrication or storage of goods and services for sale such as pharmaceuticals, hazardous materials, explosive devices or chemicals.

Medical Care Clinics and Offices: A facility, office or clinic used for the provision of health, prevention of illness and treatment of illness or injury under the care of a physician such as chiropractic, dental, vision, acupuncture and orthodontic offices, excluding urgent care facilities, hospitals and clinics requiring a state permit.

Mini-Storage Facilities: Facility used for the small-scale keeping of materials or products (refer to City of Perris Zoning Ordinance, Chapter 19.08, 19.44.090.A).

Mobilehome Parks: An area under one ownership designed to accommodate the use of factory-constructed residential units containing their own independent sanitary facilities intended for year round occupancy, composed of one or more major components which are mobile in that they can be supported by wheels attached to their own integral frame or structure and towed by an attachment to that frame or structure over the public highway, as well as recreational vehicles such as travel trailers, tent trailers, camping trailers and motorhomes.

Monopole/Wireless Communication Facilities: Radio antenna or structure situated on legal lot that is the local point of interface between a wireless phone device and a wireless network consisting of a support structure such as a tower, pole or stealth structure (monopine, monopalm, water tower, etc.) and accessory equipment such as antenna array, microwave dishes, GPS antenna, equipment shelter and cabinet that incorporates stealth design. (Refer to City of Perris Zoning Ordinance, Chapter 19.85)

Mortuary: A mortuary is a building or room used for the storage of human cadavers awaiting identification or removal for autopsy, burial or cremation.

Personal Services: A business whose principal activity may include weight loss centers, nail salons, barber shops, health clubs, spas, studios for art, exercise, dance and similar services.

Pest Control: Business or facilities that provide services to control the spread of pests such as termites, rodents and insects.

Public/Semi-Public Institutions: An institution that is the responsibility of a governmental unit or over which a governmental unit exercises administrative control such as city hall, government offices, community centers or a facility having some features of a public institution such a fraternal lodge or utility.

Public or Semi-Public Educational Facilities: An educational organization that public officials (elected, appointed, or both) operate and that public funds support such as schools and administrative offices.

Public Infrastructure Facilities: The basic facilities, services, and installations needed for the functioning of a community such as transportation and communications systems, public utilities, detention basin and drainage facilities.

Recreation Areas and Facilities (Indoor): Amusement or entertainment provided in an enclosed space designed to provide pleasure or relaxation such as billiard halls, amusement centers, social/fraternal organizations, indoor commercial recreation, restaurants with entertainment (exclusive of adult entertainment), bowling alleys, movie theaters, climbing walls, batting cages, go-cart racing, billiards, arcades and laser tag.

Recreational Areas and Facilities (Outdoor): Amusement or entertainment provided in any open space area designed to provide pleasure or relaxation such as outdoor commercial recreation, paintball facilities, public parks, trails and community centers.

Religious Institutions: An establishment, organization or association instituted to advance or promote religious purposes or beliefs such as churches, Sunday school, mosques, temples, synagogues including recreational facilities and residential quarters for incidental use. Does not include private schools or daycare.

Residential (Multi-Family Units): A structure composed of attached dwelling units which share any common building components, including, but not limited to, foundations, roofing and structural systems in accordance with City of Perris Zoning Ordinance, Chapter 19.26, such as condo, townhomes and apartments. This designation is used to recognize the existing mobile home park within the PVCC boundary.

Residential (Single-Family Detached Dwelling Unit): A free-standing unattached building for dwelling or residential use by one family unit which does not share any common building components such as foundations, roofing and structural systems, with any other structure or dwelling in accordance with City of Perris Zoning Ordinance, Chapter 19.25.

Schools, Technical and Trade: An educational institution designed to allow and encourage students to learn under the supervision of teaching instructors including vocational facilities that train students in a variety of skills needed to perform a certain job or career such as private, technical or trade schools.

Swap Meets (Indoor): An indoor gathering for the barter or sale of goods and services.

Swap Meets (Outdoor): An outdoor gathering for the barter or sale of goods and services.

Storage Uses (Ancillary): Facilities directly associated with and incidental to the primary use occupying less than 10% of the site or floor area used for the keeping of materials or products in an open, uncovered yard or in an unwallled building

Vehicle - Related Outdoor Storage and Other Facilities: Facility used to store vehicles such as towing yards, vehicle auctions and establishments where major body repair and painting occurs, excluding outdoor dismantling and salvage yards.

Vehicle - Related Routine Service and Maintenance: Facilities that provide routine vehicle-related services and maintenance for minor vehicle repairs such as incidental body or fender work, painting, upholstery, oil changes, engine tune-up, adjusting lights or brakes, or supplying and installing replacement parts of or for passenger vehicles and trucks. Also includes any building or lot having pumps and storage tanks where fuels, oils, or accessories for motor vehicles are dispensed, sold, or offered for sale at retail only as well as car washing facilities.

Warehouse: A place where goods, merchandise or equipment is stored for eventual distribution, such as a storehouse, distributor, showroom, laboratory, wholesale shop (with on-site merchandise) or for industrial uses. Refer to City of Perris Zoning Ordinance, Chapter, 19.44.090.A.

Wholesale Facilities: An establishment where the sale of goods in large quantities, as for resale by a retailer, takes place. Refer to City of Perris Zoning Ordinance, Chapter 19.08, 19.44.090.A.

Table 4.0-1 DEVELOPMENT STANDARDS BY LAND USE

(Refer to Table 12.0-1 for land uses within Airport Overlay Zone)

| Development Standards | LI | GI | C | BPO | R | MFR | P | Notes |
|--|------------------------|------------------------|------------------------|------------------------|---------------------|----------------------------|---------|--|
| Minimum Lot Size | 15,000 s.f. | 15,000 s.f. | 1 ac. | 20,000 s.f | 20,000 s.f. | 3,000 s.f. | None | |
| Minimum Lot Frontage | 75 feet | 75 feet | 100 feet | 100 feet | 80 feet | 35 feet | None | 45' on cul-de-sacs and street knuckles at ROW. |
| Minimum Lot Width | 75 feet | 75 feet | 100 feet | 100 feet | 80 feet | 35 feet | None | |
| Minimum Lot Depth | 100 feet | 100 feet | 150 feet | 150 feet | 150 feet | 85 feet ^[11] | None | 90' on cul-de-sacs and street knuckles |
| Maximum Structure Size/Floor Area Ratio(FAR) | 0.75 FAR | 0.75 FAR | 0.75 FAR | 0.75 FAR | 0.40 FAR | 1,500 s.f. | None | Note 3 |
| Minimum Structure Separation | None | None | None | None | 10 feet | 10 feet ^[13] | | |
| Accessory Structures Size | No max. | No max. | No max. | No max. | No max. | No max. | No max. | |
| Maximum Lot Coverage by Structure | 50% of lot | 50% of lot | 50% of lot | 50% of lot | 40% of lot | 40% of lot ^[12] | Note 14 | Note 3 |
| Maximum Structure Height | 50 feet ^[1] | 50 feet ^[1] | 45 feet ^[1] | 50 feet ^[1] | 35 feet | 30 feet | Note 14 | Notes 3 and 4 |
| Maximum Structure Height at Setback | 20 feet | 20 feet | 25 feet | 20 feet | 35 feet | 30 feet | Note 14 | |
| Front Yard Setback shall be as follows: | ^{[7][8]} | ^{[7][8]} | ^{[9][10]} | ^{[7][8]} | | | | |
| • Local/Collector Streets | 10 feet | 10 feet | 5 feet | 5 feet | 25 feet | 20 feet | Note 14 | Note 3 |
| • Arterials | 15 feet | 15 feet | 10 feet | 10 feet | 25 feet | 20 feet | Note 14 | |
| • Expressway and Freeway | 20 feet | 20 feet | 15 feet | 15 feet | 25 feet | 20 feet | Note 14 | |
| Side Yard : | | | | | | | | |
| • Adjoining non-residential | None | None | None | None | 5 feet | 5 feet | Note 14 | |
| • Adjoining residential | 20 feet ^[6] | 20 feet ^[6] | 10 feet ^[5] | 10 feet ^[5] | 5 feet | 5 feet | Note 14 | |
| Street Side Yard: | See Front Yard Req. | See Front Yard Req. | See Front Yard Req. | See Front Yard Req. | See Front Yard Req. | 10 feet ^[13] | Note 14 | |
| Rear Yard : | | | | | | | | |
| • Adjoining non-residential | None | None | None | None | 25 feet | 10 feet ^[13] | Note 14 | |
| • Adjoining residential | 20 feet ^[6] | 20 feet ^[6] | 10 feet ^[5] | 10 feet ^[5] | 25 feet | N/A | Note 14 | |
| Minimum Landscape Coverage | 12% | 10% | 10% | 15% | None | None | None | Notes 2 and 3 |



DEVELOPMENT STANDARDS TABLE NOTES

1. Structure heights may be increased to a maximum of 100-feet above grade, provided that the front and street side yards are increased at least (1) one-foot for every (1) one-foot of height increase beyond the standard set forth in Section 19.44.030 and provided that side and rear yard setbacks are increased by (1) one-foot for every (2) two-foot increase beyond the standard set forth in Section 19.44.030.
2. Interior portions of a site dedicated to loading, storage, large vehicle maneuvering and parking may be permitted to forego required interior landscaping with the exception of those properties abutting the MWD easement and the required landscaping for employee and visitor parking and outdoor employee break or amenity areas and required buffer areas.
3. FAR is the ratio of floor area divided by lot area. These development standards may be modified pursuant to the development participating in the Incentives program as described in this section.
4. Height of structure shall comply with the Federal Aviation Regulation, Part 77 restrictions for March Air Reserve Base.
5. If loading/unloading provided, setback shall not be less than 25-feet, unless within residential buffer zone in which case a 50-foot setback will be required.
6. If loading/unloading provided, setback shall not be less than 30-feet.
7. Setback requirements are for structures 20-feet or less in height on the public right of way.
8. Front yards for structures shall be increased by 5-feet for each 10 feet of structure height greater than setback from property line/right-of-way to maximum structure height.
9. Setback requirements are for structures 25-feet or less in height on the public right-of-way.
10. Front yards for structures shall be increased (1) one-foot for each (2) two-feet of structure height greater than 25-feet in height at setback from property line/right-of-way to maximum structure height.
11. Lots greater than 4,500 square feet require a minimum depth of 100-feet.
12. Lot coverage may be increased to a maximum of 60% on lots less than 6,000 square feet.
13. Increases by 5-feet for each additional story over one story
14. Lot coverage shall be the average lot coverage of all zones which abut the property. The minimum front, side and rear yard setbacks shall be the average of each of those particular setbacks for the zones which abut the property. Height limits may be increased up to 100-feet provided that: For every (1) one-foot increase in building height beyond the 50-foot maximum height, the building setbacks are increased by (1) one-foot on all interior yards and a Conditional Use Permit for increased building height is approved pursuant to Chapter 19.61 and such Permit includes a condition requiring additional perimeter landscaping provided to screen and mitigate visual impacts from the increased structure height.

To view the most recent copy of the PVCC Specific Plan in its entirety, please visit the City of Perris Website under Specific Plans. The direct link is provided below:

<https://www.cityofperris.org/home/showpublisheddocument/2647/637799977032200000>

This documentation may not reflect all of the most current zone changes that have taken place. Please check with Planning Staff to confirm zoning. (951) 943-5003 or DSPlanning@cityofperris.org