

CHAPTER 19.26

MFR-14 Multi-Family Residential

3,000 Square Foot Minimum Lots

Sections:

- 19.26.010 PURPOSE
- 19.26.020 PERMITTED USES
- 19.26.030 USES SUBJECT TO A CONDITIONAL USE PERMIT
- 19.26.040 PERMITTED ACCESSORY USES
- 19.26.050 ADMINISTRATIVE PERMIT
- 19.26.060 PROHIBITED USES
- 19.26.070 TEMPORARY USES
- 19.26.080 DEVELOPMENT CRITERIA
- 19.26.090 DESIGN CRITERIA
- 19.26.100 PROCESSING/ADMINISTRATIVE PROCEDURES

19.26.010 PURPOSE

The MFR-14 Zone is to provide for medium density attached and detached, single-family and multiple-family residential development, including zero-lot line development, at a density of 7 to 14 dwellings per acre. This Zone shall be applicable to and correlate with the General Plan Land Use designation of MFR-14. (Ord. 1159, 2005)

19.26.020 PERMITTED USES

The following uses are permitted (as revised August 2013, Ord. 1296):

- Attached and detached single-family dwellings
- Multiple-family development, including apartments and condominiums
- Residential care facilities (per Chapter 19.84)
- Supportive and Transitional Housing (in compliance with the provisions of the MFR-14 Zone)
- Single Room Occupancy (SRO) facilities (per Chapter 19.28.070.E, MFR-22)
- Small family day care

Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.26.030 USES SUBJECT TO A CONDITIONAL USE PERMIT

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

Churches and religious institutions
Convalescent and senior home facilities
Mobile home parks
Public and semi-public institutions and facilities
Schools and educational institutions

Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.26.040 PERMITTED ACCESSORY USES

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

Animals: No more than 3 small domestic animals of each type of animal, per unit.
Child care facility: Uses must be consistent with the criteria contained in Chapter 19.83, Child Care Facilities.
Residential care: Uses must be consistent with the criteria contained in Chapter 19.84, Residential Care Facilities.
Second unit: Uses must be consistent with the criteria contained in Chapter 19.81, Second Unit Permit.
Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.26.050 ADMINISTRATIVE PERMIT

The following uses shall be allowed subject to obtaining a permit, as provided by Chapter 19.83, Child Care Facilities:

Large family day care homes

19.26.060 PROHIBITED USES

The following uses shall be prohibited:

Commercial uses
Industrial uses
Large animals
Monopoles or similar wireless communications towers or facilities
Storage structures greater than 120 square feet in size

19.26.070 TEMPORARY USES

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

19.26.80 DEVELOPMENT CRITERIA

A. ***General Provisions***

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

Building criteria for structures
Encroachments/Architectural projections
Lighting
Utilities

B. ***Lot Size***

1. Minimum Lot Size: 3,000 square feet (Ord.1087, 2001)

C. ***Lot Dimensions***

1. Minimum Lot Width: 35 feet
2. Minimum Lot Depth:
 - a. Lots with 4,500 square feet or less: 85 feet
 - b. Lots greater than 4,500 square feet: 100 feet

D. ***Building Size***

1. Single-family: Minimum primary building size shall be 1,000 square feet, excluding porches and garages.
2. Multiple-family: Please refer to 19.26.090 (H)

E. ***Accessory Structure Size***

Subject to Chapter 19.29 Accessory Buildings and Structure

F. ***Lot Coverage***

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

G. ***Building Height***

Maximum height of 30 feet.

H. ***Setbacks***

1. **Minimum Front Yard:**

For single-family dwellings on lots with less than 6,000 square feet, the front setback may be measured from the back of the sidewalk, which may allow four (4) feet of right-of-way to be counted in the setback. Setbacks shall not be the same on more than two adjacent lots and setbacks shall vary by a minimum of two (2) feet. Roll-up garage doors shall be required when the right-of-way is included in the setback. No vehicles shall be allowed to overhang the sidewalk. (Ord.1087, 2001)

- a. Single-family dwellings: 15 feet. Garages shall be setback an additional 5 feet.
- b. Multiple-family buildings: 20 feet

2. **Maximum Front Yard:** None

3. **Minimum Side Yard:**

The following conditions and setbacks are allowed:

- a. Zero-lot line: 0 feet
- b. Single-family dwellings on lots less than 53 feet in width: 5 feet
- c. Single-family dwellings on lots 53 feet or greater in width:
 - i. Second stories on interior lots shall also have a minimum cumulative side yard setback of 15 feet, with 10 additional feet required for each additional story beyond the second.

- ii. New subdivision projects consisting of the construction of 5 or more single family residences may reduce the cumulative setback by 5 feet for a particular lot when adjacent to a parcel with a single story structure, provided the total number of lots with reduced setbacks does not exceed 25 percent of all residential lots in the project.

4. Minimum Street Side Yard:

The following conditions and setbacks are allowed:

- a. Existing single family lots less than 53 feet in width: 6 feet minimum for single-story dwellings and 10 feet for two-story dwellings.
- b. Existing single family lots 53 feet and greater in width: 10 feet minimum. Second stories on corner and reverse corner lots shall also have a minimum cumulative setback of 25 feet, with 10 additional feet required for each additional story beyond the second.
- c. Multiple family building: 10 feet minimum. 5 feet for each additional story over one story.

5. Minimum Rear Yard:

- a. Single-family dwellings on lots with 4,500 square feet or less: 15 feet. See Section 19.26.090A
- b. Single-family dwellings on lots greater than 4,500 square feet. 20 feet.
- c. Multiple-family buildings: 10 feet. 5 feet for each additional story over one story.

(Ord.1087, 2001) (Ord. 1096, 2002)

I. ***Building Separation***

10 feet between buildings on the same lot. An additional 5 feet per story of building height.

J. Lot Frontage

Minimum lot frontage:

- a. Lots with 4,500 square feet or less: 35 feet.
- b. Lots greater than 4,500 square feet: 45 feet. Cul-de-sac lots shall not be less than 35 feet, with the width not less than forty-five (45) feet as measured at the front setback line. (Ord.1289, 2012)

19.26.90 DESIGN CRITERIA

A. Access/Orientation

- 1. Access: Single-family dwellings on lots with 4,500 square feet or less and located with alleys along the rear of the lot shall provide: Vehicular access from the rear of the lot; front yard vehicular access shall be prohibited; and, garages in the rear yard may be located within 5 feet of the rear property line.

Provisions shall be adopted to ensure the installation and maintenance of all alleys and alley lighting fixtures.

- 2. Orientation: Single-family dwellings with rear yard vehicular access and a second story shall be designed to provide a second story which provides visibility toward the garage and rear yard access area. (Ord.1087, 2001)

B. Architecture

- 1. Single-Family
No other specific requirements than those contained in Section 19.02.090, DWELLINGS.
- 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. (Ord.1087, 2001)

C. ***Landscaping***

Landscaping and irrigation shall be provided consistent with the provisions of Section 19.02.130, LANDSCAPING. Multiple-family buildings shall include a combination of trees, shrubs, and ground cover to provide an attractive streetscape and help preclude the occurrence of blank walls.

D. ***Parking***

Parking shall be provided consistent with Chapter 19.69, PARKING AND LOADING STANDARDS.

E. ***Signs***

Signs shall be allowed consistent with the provisions contained in Chapter 19.75, SIGNS.

F. ***Utilities***

Utilities shall be provided consistent with the provisions contained in Chapter 19.02, GENERAL PROVISIONS.

G. ***Walls/Fencing***

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

H. ***Special Standards for Multiple-Family Buildings***

Multiple-family buildings shall be consistent with the following standards:

1. **Dwelling area required:** Every dwelling erected shall have a minimum ground floor area of not less than 480 square feet, exclusive of unroofed porches and garages.
2. **Outdoor living space:** All multiple-family dwelling units constructed in the City shall provide private and common open space for the enjoyment of their residents in accordance with the following requirements:
 - a. **Private open space:**
 - 1). Each individual ground floor unit of a single-family dwelling shall be provided with a minimum of 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, 6 feet in height and the rectangle inscribed within such private open space shall not have a dimension less than 10 feet. Not more than 75 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 or private open space.

- 2). Each individual dwelling unit not having a ground floor living area shall be provided with a minimum of 75 square feet of above ground private open space and the rectangle inscribed therein shall have no dimension less than 5 feet. All above ground private open space shall have at least one exterior side open above the railing height.
- 3). Private open space shall be adjacent to and not more than 4 feet above or below the floor level of the dwelling unit served.

b. **Common open space:**

Each unit shall be provided with a minimum of 150 square feet of common open space, exclusive of driveways and sidewalks. Portions of yards, excluding the front yard and private open spaces, which are contiguous to all units, pools, paved recreation areas, and indoor recreational facilities may be included in the calculation of common open space. Not less than 30 percent 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.

3. Alley improvement: Where alleys exist adjacent to a proposed project the developer shall be required to fully improve such alleys, as a condition of approval, to full width with a ribbon gutter to the nearest paved street which provides adequate drainage.

I. Special Architectural and Design Standards for Multiple Family Dwellings

The City Council may reduce the following special architectural and design

standards and required amenities for affordable housing or seniors housing. The City Council may also approve alternative facilities appropriate to the type of development, in lieu of the following requirements, if a finding is made that equivalent standards, amenities, or facilities are provided.

1. Required Amenities

a. All multi-family housing developments shall provide recreational amenities within the site in accordance with the following:

	<u>Amenity Required</u>	<u>Project Size</u>
1.	Tot lot with play equipment	5 units
2.	Barbecue area with seating	10 units
3.	Swimming pool and spa	20 units
4.	Court game facilities such as tennis, basketball, or racquetball.	50 units
5.	Clubhouse	120 units

The above amenities are cumulative, so all of the required amenities for smaller projects shall also be required in addition to the specified amenity for the number of units.

b. **Security:** All multi-family housing developments shall be entirely fenced and gated around the perimeter of the site. Vehicular gates shall be designed and arranged to provide turn-around outside the gate for vehicles not obtaining entry to the development.

c. **Community focal points.** Projects containing more than 20 units require installation of at least one (1) community focal point per project. The community focal point shall be designed to function as a central meeting place for use by project residents and shall consist of a plaza, courtyard, or other type of landmark feature. These areas should include shading, seating, and decorative features consistent with the style and design of the units, or may be enclosed to function as a recreation room or cabana. If enclosed, the structure shall be architecturally embellished to signify a focal point. The focal point shall be centrally located and accessible to all residents.

d. **On-site Storage.** Each dwelling unit shall be provided a minimum of four hundred (400) cubic feet of private enclosed

lockable storage space within the garage, carport or immediately adjacent to the dwelling unit.

e. **Laundry Facilities**

1. Common laundry facilities or sufficient number and accessibility consistent with the Uniform Building Code shall be provided; or each dwelling unit shall be plumbed and wired for a washing machine and dryer.

f. **Entry Statement Standards.** Projects shall include vehicular and pedestrian entry statements which shall be consistent with the following:

1. Provide one visually dominant entry to the development which conveys a sense of arrival;
2. Entry statements shall provide an open view into the development with landscaping and project directories;
3. Design the entry to provide a transition from the outside to an internal visual focus, such as landscaping, a water feature, sculpture or a building;
4. Special attention shall be given to hardscape and landscape treatments at the entry to enhance the overall image of the development. An entry statement shall consist of at least two of the following items:
 - a. Hardscape structure (trellis, decorative, low garden wall with berming, guardhouse, decorative gate);
 - b. Specimen landscaping (large, distinctive vegetation, i.e. relocated Joshua trees) or mature trees, either flowering or native trees, or twenty-four (24) inch box trees;
 - c. Large boulder groupings;
 - d. Water saving and easy maintenance fountains;
 - e. Textured or stamped concrete;
 - f. Monument signage with accompanying landscape and berming; or
 - g. Other comparable installations.

2. **Pedestrian Circulation.** An interior walkway system with a minimum width of four (4) feet shall be incorporated into the project for the purpose of providing direct access to and from all individual dwelling units, trash storage areas, parking areas, recreational areas and other outdoor common spaces.

3. **Lighting.** Lighting shall be fully shielded and arranged and screened to reflect light away from adjoining residences and streets and to preclude lighting above the horizontal plane of the bottom of the lighting fixture.

4. **Mitigating Mass and Scale of Unarticulated Building Planes**
 - a. Blank end walls are not allowed. Instead, end walls shall be given some form of articulation or architectural treatment or be substantially screened by densely planted trees or fast growing creeping vines and espaliers.
 - b. Balconies, porches, patios and chimneys shall be integrated into multi-family structures to break up large wall masses, and to offset floor setbacks.
 - c. Long barracks-like multi-family structures shall be avoided through the use of separations, changes in roof plane, horizontal offsets, and the inclusion of elements such as balconies, varied floor elevations, awnings, porches and patios. Extremely long structures, if properly articulated, may be acceptable; however, structures, including garage and carport structures exceeding one hundred fifty (150) feet in length, are discouraged.
 - d. Design overhangs, reveals and architectural projections to create shadows on the building façade.
 - e. Create points of interest on the exteriors of buildings.
 - f. Structures containing three (3) or more attached units in a row shall incorporate at least one (1) of the following:
 1. At least one (1) architectural projection not less than two (2) feet from the primary wall plane and not less than four (4) feet wide shall be provided for each residential unit. Such projections shall extend the full height of a single story building, at least one-half (1/2) the height of a two story building, and at least two-thirds (2/3) the height of a three story building.
 2. Provide a change in depth (stagger) of at least three (3) feet for each twelve (12) feet in length for each two (2) units.

5. **Dwelling Unit Access and Entries**
 - a. **Use in Providing Façade Articulation.** Entry areas shall be utilized to articulate building faces through recessed, covered porches, or other architectural treatments in such a manner as to increase the sense of arrival.

- b. **Provide Shelter.** Entries shall provide shelter from natural elements such as sun, rain and wind.
- c. **Shared Entries.** Access points to residential units shall be clustered in groups of four (4) or less. The use of long, monotonous balconies and corridors resulting in a "motel" type of appearance is discouraged.
- d. **Visibility.** Whenever possible, entrances to individual residential units shall be plainly visible from the parking areas that serve them.
- e. **Maximize Privacy.** Entries to individual units shall be spaced as far apart as possible to maximize privacy.

6. Mechanical and Utility Equipment

- a. **Screen from Public View.** Any equipment or utility service areas, whether on the roof, side of the structure or ground, shall be screened from public view from adjacent property or from a public right-of-way. The method of screening shall be architecturally integrated and compatible with the structure on which it occurs in terms of materials, color, shape and size.

7. Walls and Fences - Articulation

- a. Where any solid wall or fence exceeds forty (40) feet in length, the wall or fence shall be visibly articulated by pilasters or changes in the wall plane such as insets for plantings. Such articulation shall occur at a minimum of forty (40) foot intervals. All walls shall incorporate decorative caps. (Ord.1087, 2001)

19.26.100 PROCESSING/ADMINISTRATIVE PROCEDURES

All development projects requiring a permit or approval from the City of Perris shall be consistent with the processing and review provisions contained in Chapters 19.54, AUTHORITY AND REVIEW PROCEDURES, and 19.56, PUBLIC HEARING PROCEDURES. All Multiple-Family projects with five (5) or more dwelling units shall be subject to review and approval of the City Council. (Ord.1087, 2001)