



HARVEST LANDING SPECIFIC PLAN DEVELOPMENT STANDARDS

4.0 DEVELOPMENT STANDARDS

4.1 Introduction

In order to ensure the orderly, consistent, and sensible development of the Harvest Landing Specific Plan, development standards and design criteria have been created for each land use category. The following sections outline development standards for the Harvest Landing Project site, which are complemented by design guidelines listed in Section 5.0, *Design Guidelines*, of this Specific Plan.

4.2 Community-Wide Development Standards

Project-wide development standards, such as requirements for lot sizes, setbacks, etc., are outlined in Table 4.0-1, *On-Site Development Standards by Land Use*.

Table 4.0-1, On-Site Development Standards by Land Use

| Development Standards | C | MBU | WQMP | Notes |
|---|----------------|----------------|------|--|
| Minimum Lot Size | 10,000 SF | 15,000 SF | N/A | SF = square feet |
| Minimum Lot Frontage | 100 feet | 100 feet | N/A | 45' on cul-de-sacs and street knuckles at ROW. |
| Minimum Lot Width | 100 feet | 100 feet | N/A | |
| Minimum Lot Depth | 100 feet | 150 feet | N/A | 90' on cul-de-sacs and street knuckles |
| Maximum Structure Size/ Floor Area Ratio (FAR) | 0.75 FAR | 0.75 FAR | N/A | Note 3 and 9 |
| Minimum Structure Separation | None | None | N/A | |
| Accessory Structures Size | No max. | No max. | N/A | |
| Maximum Lot Coverage by Structure | 50% of lot | 50% of lot | 0% | Note 3 |
| Maximum Building Height | 50 feet | 60 feet | N/A | Notes 1 and 4 |
| Maximum Building Height at Setback | 25 feet | 30 feet | N/A | Notes 6 Note 7 (for C) Note 8 (for MBU) |
| Front Yard Setback shall be as follows: | | | N/A | Notes 1, 5 and 6 |
| <i>Local/Collector Streets</i> | <i>5 feet</i> | <i>5 feet</i> | N/A | |
| <i>Arterials</i> | <i>10 feet</i> | <i>10 feet</i> | N/A | |
| <i>Expressway and Freeway</i> | <i>15 feet</i> | <i>15 feet</i> | N/A | |
| Side Yard : | | | | |
| <i>Adjoining non-residential</i> | <i>None</i> | <i>None</i> | N/A | |



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| Development Standards | C | MBU | WQMP | Notes |
|----------------------------------|---------|---------|------|---------|
| <i>Adjoining residential</i> | 25 feet | 25 feet | N/A | Note 10 |
| Street Side Yard: | 5 feet | 5 feet | N/A | |
| Rear Yard : | | | N/A | |
| <i>Adjoining non-residential</i> | None | None | N/A | |
| <i>Adjoining residential</i> | 25 feet | 25 feet | N/A | Note 10 |
| Minimum Landscape Coverage | 11% | 14% | N/A | Note 2 |

Notes:

1. Building heights may be increased to a maximum of 100-feet above grade, provided that the front and street side yards are increased at least two (2) feet for every one (1)-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 two (2) feet for every two (2)-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 except for 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. The 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 10-feet.
6. Front yards for buildings shall be increased by 5-feet for each 10 feet of building height greater than setback from property line/right-of-way to maximum structure height.
7. Setback requirements are for buildings 25-feet or less in height on the public right-of-way.
8. Setback requirements are for buildings 30-feet or less in height on the public right-of-way.
9. Small structures for maintenance purposes are permitted in the WQMP area such as maintenance rooms for EMWD pumping station etc.
10. Setback requirements are for building set back from property line of residential use to building face.

4.2.1 Residential Density

The Harvest Landing Specific Plan allows for the future development of residential uses within the MBU and Commercial land use designations. Residential density within the Specific Plan area shall be determined exclusively by the allowable units identified in Appendix A (Prior Harvest Landing Specific Plan Land Use Map). All residential projects must comply with the applicable density provisions and development standards of the City of Perris Zoning Code (Title 19). This framework ensures that the Specific Plan's residential capacity is consistent with previously established entitlements and supports the City's long-term housing objectives.

The Specific Plan allows for a total residential capacity of 1,860 dwelling units allocated across three density categories as follows:



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Table 4.0-2, Residential Density

| Zone | Units / AC | Number of Designated Units |
|----------------------|----------------|----------------------------|
| R-8,400 ¹ | 4-7 DU/AC | 349 Units |
| R-7,200 ² | | |
| R-6,000 ³ | | |
| MFR-14 ⁴ | Up to 14 DU/AC | 622 Units |
| MFR-22 ⁵ | Up to 22 DU/AC | 889 Units |
| Total | | 1,860 Units |

¹ Development standards for this zone can be found in the City of Perris' Zoning code Chapter 19.23

² Development standards for this zone can be found in the City of Perris' Zoning code Chapter 19.24

³ Development standards for this zone can be found in the City of Perris' Zoning code Chapter 19.25

⁴ Development standards for this zone can be found in the City of Perris' Zoning code Chapter 19.26

⁵ Development standards for this zone can be found in the City of Perris' Zoning code Chapter 19.27

These densities and allocations, which would remain unchanged as part of the Project, reflect the balance between providing a diverse range of housing opportunities and maintaining consistency with the circulation and infrastructure for the Project. Modifications resulting in higher densities or unit counts than those previously approved in the locations set forth in the Harvest Landing Specific Plan (refer to Appendix B) shall be subject to further review and environmental analysis.

4.2.2 Parking

Parking and loading throughout the Harvest Landing Project site shall comply with Chapter 19.69 of the City of Perris Zoning Ordinance.

Parking areas shall be designed to minimize the conflict between pedestrian and vehicular traffic. Parking areas shall provide clearly marked and well-lit pedestrian walkways to ensure pedestrian safety. Shade trees and structures shall be incorporated into parking lot design.

Parking areas for industrial uses shall be designed to ensure passenger vehicles and trucks do not intermingle. Dedicated and separate access and circulation paths shall be required for each.

Table 4.0-2, *Parking Requirement*, lists the amount of parking required to adequately serve each land use type.

Table 4.0-3, Parking Requirements

| Use | Standard (Parking Spaces per Square Foot [SF]) |
|---|--|
| Commercial/Office/Service Uses | |
| Neighborhood or community shopping center | 1 space for every 250 SF |
| General retail trades | 1 space for every 250 SF |



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| Use | Standard (Parking Spaces per Square Foot [SF]) |
|--|--|
| Retail furniture/appliance | 1 space for every 500 SF |
| Restaurants, cafes, bars and cocktail lounges | 1 space for every 75 SF of dining or serving area |
| Drive-in, fast food restaurants (1) | 1 space for every 75 SF of dining or serving area |
| Banks, savings and loan, and financial institutions (2) | 1 space for every 150 SF |
| Plant nurseries, lumberyard, building material yards, outdoor sales of merchandise | 1 space for every 500 SF of indoor display, 1 space for every 2000 SF outdoor display |
| Professional Services | |
| Medical, dental, clinics | 1 space for every 200 SF |
| Professional offices | 1 space for every 300 SF |
| Veterinary service | 6 spaces minimum, 1 space for every 500 SF in excess of 1,000 SF |
| Hospitals | 1 space for every 2 beds, based on maximum capacity and 1 space for every employee on the largest shift |
| Urgent care centers | 1 space for every 200 SF and 1 space for every employee on the largest shift |
| Industrial Uses (2) | |
| Manufacturing | 1 space for every 500 SF of manufacturing building area, and 1 space for every company vehicle and space required for additional uses on-site; or 1 space for every employee, whichever is largest |
| High-cube Parcel Hub | 1 space per 1,000 SF of gross floor area for first 20,000 SF, plus 1 space per 2,000 SF for the second 20,000 SF, plus 1 space per 5,000 SF for that portion over 40,000 SF. Parking for office area comprising less than 10% of total gross square footage of the building shall be included. Office area over 10% shall be calculated at professional office rate. Truck and trailer parking shall be provided at 1 oversized space for every 5,000 SF of gross floor area. Truck doors not included in calculation. |

(1) In addition to the conditional use requirements set forth in Section 19.38.030, the Harvest Specific Plan requires Businesses with drive-thru service(s) to provide adequate stacking to accommodate eight (8) vehicles prior to each pick-up window to avoid conflict with on-site circulation. Unless the use can adequately show there is not a need for additional stacking.

(2) Please refer to City of Perris Municipal Code Section 19.69.

Bicycle Racks

Facilities with 200 or more required parking spaces shall provide a bicycle parking area to accommodate no fewer than five locking bicycles, in conformance with the California Building Code. Facilities with 500 or more required parking spaces shall provide bicycle parking to accommodate no fewer than 15 locking bicycles. Bicycle parking shall be located near main entrances of buildings, adjacent to landscape areas.



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ADA Compliant Parking

All parking lots and parking areas shall be ADA compliant, in conformance with the California Building Code.

4.2.3 General Compliance

Uses and Standards Shall Be Developed In Accordance With City of Perris Codes

All permitted uses and development standards applicable within the Specific Plan area shall be established by the Harvest Landing Specific Plan, including the Specific Plan Objectives, Chapter 2.0 (Land Use), Chapter 4 (Development Standards), and Chapter 5 (Design Guidelines). In the event of any inconsistency between the provisions of this Specific Plan and the City of Perris Municipal Code, the provisions of this Specific Plan shall prevail. Where the Specific Plan is silent on a subject, the applicable provisions of the Municipal Code shall apply.

Development Shall Be Consistent with the Harvest Landing Specific Plan

All development within the Harvest Landing Specific Plan area shall comply with the mandatory requirements of applicable City of Perris ordinances and all relevant State laws. Development shall be undertaken in substantial conformance with the Harvest Landing Specific Plan, as on file with the City of Perris Development Services Department, unless and until such time as the Specific Plan is formally amended in accordance with City procedures.

Subdivision Map Act

Lots created pursuant to the Harvest Landing Specific Plan, and subsequent tentative maps, shall be in conformance with the Development Standards of the zoning applied to the property and all other applicable City standards, as well as the Subdivision Map Act.

4.2.4 Crime Prevention Measures

Development projects shall take precautions by installing on-site security measures. Security areas shall include, but are not limited to, entry areas for automated teller machines (ATMs), display areas and bus stops. These areas shall provide 30 feet of candlepower for security lighting measures.

All facilities constructed within the Harvest Landing Specific Plan shall incorporate the following security and safety features to ensure the well-being of occupants and visitors. These measures are essential for maintaining a secure and safe environment throughout the development.

- Lights with sensors that automatically operate at night.
- Installation of fire systems, and video surveillance.
- Special lighting to improve visibility of the building address.
- Downward lighting throughout the development site to illuminate the area while reducing light pollution or light spillage.



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4.2.5 Trash and Recyclable Materials

Trash and recyclable materials shall comply with the following:

- Development of all Harvest Landing Specific Plan sites shall contain enclosures (or compactors) for collection of trash and recyclable materials subject to water quality and best management practices.
- Trash receptacles shall be completely screened from public rights-of-way and parking areas, through site orientation, screening materials (walls/landscaping), or a combination of both.
- All trash enclosures shall comply with City of Perris Standards and with applicable City of Perris recycling requirements.

4.2.6 Screening

Aboveground and roof mounted utilities shall be screened from public view.

In the Multiple Business Use area, outdoor storage and/or operations shall be screened from public view. All other screening requirements will be per Section 19.02.070, *Screening*, of the Municipal Zoning Code.

Screening Methods

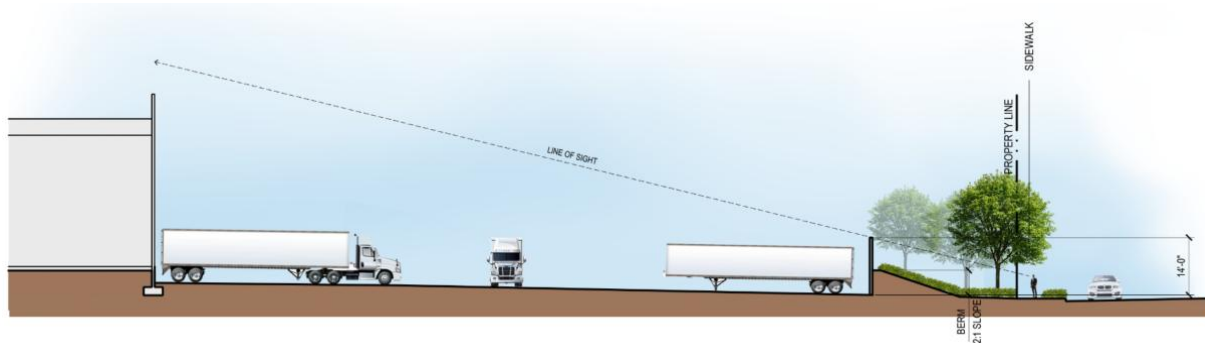
Acceptable screening methods include building offsets, connecting wing walls, perimeter site walls and fences, landscaping, and berming. Such screen walls shall be architecturally integrated with building by design, matching color, and material. Screen walls shall be of the same design and materials as primary buildings and a minimum of 6 feet in height for Commercial Land Use and 14 feet high for MBU Land Use designations, or as directed by the City to sufficiently screen loading docks. Screen walls exceeding 8 feet in height shall be softened with earthen berms and dense landscape as noted in Figure 4.0-1.

When possible, loading areas shall be located on the side or rear of a site and shall be screened from public view.

Screening of Outdoor Storage Areas, Work Areas, Etc.

The screening of outdoor storage areas, outdoor work areas, and mechanical equipment with walls that utilize the same building materials and architectural design of the buildings is required. Soften screen walls with earth berms and dense landscaping as depicted in Figure 4.0-1. The intent is to keep walls as low and unobtrusive as possible while performing their screening and security functions.

Figure 4.0-1, Screening Methods



4.2.7 Lighting

Per Section 19.02.110, Lighting, of the Perris Municipal Code. Lighting standards shall be consistent with City safety and illumination requirements.

Safety and Security

All development shall consider proper lighting for safety and security purposes.

Foot-candle Requirements Sidewalks/Building Entrances

Sidewalks shall have a minimum of 2 foot-candlepower of light across their surface. Building entrances and parking lots shall have a minimum of 1 foot-candlepower of light. Lighting standards shall be energy efficient. Based on Mt. Palomar Observatory's Dark Sky Ordinance, all projects will be conditioned to use low pressure sodium.

Up-Lighting

Up-lighting on buildings, including any building wash lighting, roof lighting, or other upward-directed architectural illumination, is prohibited within the Airport Overlay Zone due to the proximity to March Air Reserve Base/Inland Port Airport and the requirements of the Mt. Palomar Observatory Dark Sky Ordinance. Up-lighting shall be permitted only for landscaped areas, including specimen trees and accent planting, and shall be subject to review and approval by the Development Services Department.

Parking Lot Lighting

Parking area lighting shall be provided pursuant to Section 19.02.110.A of the City's Municipal Code, and in accordance with the following requirements:

- Parking areas shall have lighting which provides adequate illumination for safety and security.
- Parking lot lighting fixtures shall maintain a minimum of 1-foot candlepower across the surface of the parking area.
- Parking lot lights shall be located such that they do not conflict or displace intended tree planting locations.



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- Pole footings in traffic areas shall be designed and installed such that they protect the light standard from potential vehicular damage. Above grade footing shall not exceed 24" in height and shall not obstruct walkways.
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- Lighting shall be confined to Project Site illumination, and shall not spill into adjacent properties

4.2.8 Landscaping

Landscaping in Harvest Landing shall be pursuant to Section 19.02.130.B, *Landscaping*, and Chapter 19.70, *Landscaping*, of the City of Perris Zoning Code, except for the following:

Buildings within the MBU land use that are abutting MBU shall not be required to provide a 5-foot landscape area, except when area is visible from public right-of-way

- Harvest Landing has carefully selected plant species and locate landscaping to allow visibility of businesses and signs with freeway exposure.
- Commercial landscape requirements of section 19.70.050E with the exception of a minimum of one tree per six parking stalls. In addition, landscaping shall adhere to the landscape guidelines found in this Specific Plan.

Erosion Control

Refer to the City of Perris Standards, City of Perris Municipal Zoning Code, Chapter 19.70, Section 19.70.040, *Landscape Design Guidelines*. Prior to the installation of plant material, soil samples from representative slopes and flat areas shall be obtained by the landscape contractor and tested for agronomic suitability in order to determine proper planting and maintenance requirements for proposed plant materials with pre-planting and post-planting recommendations.

Positive Drainage to Street or Collection Device

All landscape areas shall have positive drainage to the street or collection devices.

Minimum 50% Shade Coverage

In accordance with the City of Perris Municipal Code (Section 19.71.050), shade trees shall be provided within the vehicular parking areas to attain a minimum 50% shade coverage of the parking area within five years of planting.

4.2.9 Hazardous Materials

The Hazardous Materials Management Division (HMMD) of the Riverside County Environmental Health Department is responsible for regulating hazardous materials business plans, chemical inventory, hazardous waste, underground storage tanks, and risk management plans in the County. Uses within Harvest Landing that propose to utilize chemicals or perform uses that fall under the purview of the HMMD shall be required to be reviewed and approved prior to the issuance of the certificate of occupancy.