

CHAPTER 19.20

A-1 ZONE (LIGHT AGRICULTURAL/INTERIM DESIGNATION)

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19.20.010 PURPOSE

The A-1 Zone is to provide for existing agricultural uses and act as a holding zone or interim designation until a property can be developed consistent with the City of Perris General Plan. A potential use of this Zone is its application for property currently subject to a Williamson Act contract within an existing agricultural preserve. This Zone shall be applicable to and correlate with all General Plan Land Use designations.

19.20.020 PERMITTED USES

The following uses are permitted:

A. ***Residential Uses***

Any use permitted in the R7 Zone, including a single mobile home on a 20,000 square foot lot, except that the location of stables, sheds or pens for housing of any animal commonly known as a horse, mule, cow or other bovine animal, sheep, goat, swine, duck, goose, turkey or pigeon shall not be less than 60 feet from any buildings used for human habitation.

B. ***Light Agricultural Uses***

Light agricultural uses and general farming, excluding farms or ranches devoted to the hatching, raising, fattening, sale or marketing on a commercial scale of chickens, turkeys or other fowl or poultry, rabbits, fish or frogs and providing that any animal or fowl permitted shall be kept no less than 75 feet from any window or door of any dwelling or other building used for habitation of human beings; nurseries, greenhouses, orchards, aviaries, apiaries, or the raising of field crops, tree crops, berry

or bush crops, or vegetable or flower growing on a commercial scale.

C. ***Public Uses***

Water pumping plants and reservoirs
Electric substations and broadcasting stations or plants
Way stations for passenger transport facilities

D. ***Recreational and Educational Uses***

Public parks
Playgrounds
Schools and colleges
Churches and temples or places or premises used exclusively for religious worship
Golf
Swimming
Tennis
Civic or country clubs

E. ***Miscellaneous Uses***

Other similar uses approved by the Director of Planning and Community Development, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.20.030 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:

A. ***Farms or Ranches***

Farms or ranches devoted to the hatching, raising, fattening, sale or marketing on a commercial scale of chickens, turkeys or other fowl or poultry, rabbits, fish or frogs.

B. ***Rural and Convalescent Rest Homes***

Rural and convalescent rest homes, provided that no mentally unbalanced patient or patient suffering from any contagious disease is admitted, that no building houses more than 10 patients, that buildings maintain a residential appearance, that all buildings are at least 50 feet removed from any lot line, that only incidental medical treatment be administered on the premises, that not more than one building for 20,000 square feet of lot area is erected, and that all plans for such home are submitted to and approved

by the City Council before any buildings are erected or used in connection such allowed use.

B. *Farms*

Farms or establishments for the selective or experimental breeding of cattle or horses or the raising and training of horses or show cattle; provided, that not more than 2 animals per acre of total lot area shall be permitted in connection with such use, that all necessary buildings in connection with such use shall be removed at least 50 feet from any building used for human habitation, and that plans for the development of the property are approved by the City Council before the use is established.

C. *Grazing of Cattle or Horses*

The grazing of cattle or horses; provided that there shall be no concentrated feeding of such animals, that not more than 2 such animals per acre of lot area shall be maintained, and that no accessory building in connection with such use shall be nearer than 50 feet from any building used for human habitation.

D. *Recreational Vehicle Park*

Recreational vehicle parks, in compliance with the standards of Chapter 19.58, RECREATIONAL VEHICLE PARKS.

E. *Accessory Dwelling*

An accessory dwelling unit, as defined in Chapter 19.08, DEFINITIONS.

F. *Miscellaneous*

Other similar uses approved by the Director of Planning and Community Development, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.20.040 PERMITTED ACCESSORY USES

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

- Animals:
1. Large animals shall not be allowed on a parcel less than 20,000 square feet in size.
 2. 2 large animals are allowed on a parcel having more than 20,000 square feet, up to one acre.

3. One additional animal is allowed for each 20,000 square feet of land area over one acre.

Other similar uses: Approved by the Director of Planning and Community Development, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.20.050 ADMINISTRATIVE PERMIT

No uses require an Administrative Permit

19.20.060 PROHIBITED USES

The following uses shall be prohibited:

Race tracks
Boxing or athletic arenas
Similar commercial amusements

19.20.070 TEMPORARY USES

One temporary stand, exclusively of wood frame construction, for the display and sale of any permitted agricultural uses produced upon the premises upon which such stand is located and placed not less than 20 feet from any street or highway upon which such property fronts.

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

19.20.080 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

B. ***Lot Size***

1. Minimum Lot Size: 20,000 square feet
2. Maximum Lot Size: None

C. ***Lot Dimensions***

No minimum dimensions required

D. ***Building Size***

Minimum primary building size of 1,200 square feet, excluding porches and garages.

E. ***Accessory Structure Size***

No maximum size

F. ***Lot Coverage***

Maximum lot coverage of 40 percent

G. ***Building Height***

Maximum height of 25 feet

H. ***Setbacks***

1. Minimum Front Yard:
 - a. Primary Building: 25 feet
 - b. Accessory Buildings: 100 feet
2. Maximum Front Yard: None
3. Minimum Side Yard: 5 feet for each story
4. Minimum Street Side Yard: 10 feet
5. Minimum Rear Yard: 20 feet

I. ***Building Separation***

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

J. ***Lot Frontage***

Lot frontage shall be a minimum of 80 feet, unless located on a cul-de-sac. All cul-de-sac lots shall have a minimum lot width of 55 feet.

19.20.090 DESIGN CRITERIA

A. ***Access/Orientation***

No specific requirements

B. ***Architecture***

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

C. ***Landscaping***

Landscaping and irrigation shall be provided consistent with Section 19.02.130, LANDSCAPING.

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 or fencing provided around a dwelling unit shall be consistent with the provisions of Chapter 19.24, R4 ZONE.

Fencing may be provided along all borders of agricultural lands and shall be of sufficient height and substance to control livestock, poultry or other animals when husbanded upon the property.

19.20.100 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.