

CHAPTER 19.24

R4 ZONE (Residential, 4 Dwellings Per Acre)

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19.24.010 PURPOSE

The R4 Zone is to provide for the development of detached single-family residential development at a density of 2 to 4 dwellings per net acre. This Zone shall be applicable to and correlate with the General Plan Land Use designation of Residential 4.

19.24.020 PERMITTED USES

The following uses are permitted:

One detached single-family dwelling

Small family day care homes

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

19.24.030 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, including home for the aged

Mobile home parks

Public and semi-public institutions and facilities

Schools and educational institutions

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

19.24.040 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.
- 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: Approved by the Director of Planning and Community Development, as provided by Chapter 19.61, AUTHORITY AND EVALUATION PROCEURES.

19.24.050 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

19.24.060 PROHIBITED USES

The following uses shall be prohibited:

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

19.24.070 TEMPORARY USES

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

19.24.080 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
Utilities

B. ***Lot Size***

1. Minimum Lot Size: 10,000 square feet
2. Maximum Lot Size: 20,000 square feet

C. ***Lot Dimensions***

1. Minimum Lot Width: 70 feet
2. Minimum Lot Depth: 100 feet

D. ***Building Size***

Minimum primary building size of 1200 square feet, excluding porches and garages.

E. ***Accessory Structure Size***

No maximum size, except for storage structures.

F. ***Lot Coverage***

Maximum lot coverage of 40 percent.

G. ***Building Height***

Maximum height of 35 feet

H. ***Setbacks***

1. Minimum Front Yard: 25 feet
2. Maximum Front Yard: None
3. Minimum Side Yard: 10 feet
4. Minimum Street Side Yard: 10 feet
5. Minimum Rear Yard: 25 feet

I. ***Building Separation***

Minimum of 5 feet between buildings on the same lot.

H. ***Lot Frontage***

Lot frontage shall be a minimum of 70 feet, unless located on a cul-de-sac.
All cul-de-sac lots shall have a minimum lot width of 55 feet.

19.24.090 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/fencing shall be consistent with the screening provisions contained

in Chapter 19.02, GENERAL PROVISIONS.

19.24.100 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 Chapter 19.56, PUBLIC HEARING PROCEDURES.