

Chapter 17.07

URBAN RESERVE DISTRICT (UR)

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17.07.01 PURPOSE. The UR district is an overlying district, intended to set aside undeveloped agricultural land for future land uses due to urban expansion, while preventing the development of land uses which might conflict with the future planned use of the area.

17.07.02 USES PERMITTED. Those uses listed as permitted in the R-A district, Section 17.06.02.

17.07.03 USES PERMITTED SUBJECT TO CONDITIONAL **USE** PERMIT. Water pump stations.

17.07.04 USES EXPRESSLY PROHIBITED. Those uses listed as expressly prohibited in the R-A district, Section 17.06.04.

17.07.05 PROPERTY DEVELOPMENT STANDARDS.

A. Lot Area. The minimum lot area shall not be less than five (5) acres.

B. Lot Dimensions.

1. Width. The minimum lot width shall be one hundred sixty-five (165) feet.

2. Depth. The minimum lot depth shall be one hundred seventy (170) feet, measured from the centerline of the abutting street right-of-way.

C. Population Density: There shall not be more than one (1) family per dwelling unit. Maximum, one (1) dwelling unit per lot.

D. Building Height.

1. The maximum height of the main building shall be thirty (30) feet, not to exceed two (2) stories.

2. Accessory structures shall not have a height greater than one (1) story, not to exceed twelve (12) feet to plate height.

E. Yards. The provisions of the R-A district, Section 17.06.07, shall apply.

F. Space Between Buildings. The provisions of the R-A district, Section 17.06.09, shall apply.

G. Lot Coverage. The provisions of the R-A district, Section 17.06.06, shall apply.

H. Fences, Hedges and Walls. The provisions of the R-A district, Section 17.06.12, shall apply.

I. Off-Street Parking. The provisions of the R-A district, Section 17.06.10, shall apply.

J. Access. There shall be adequate vehicular access from a developed and improved street, alley or service road.

K. Outdoor Advertising. The provisions of the R-A district, Section 17.06.11, shall apply.

17.07.06 GENERAL PROVISIONS AND EXCEPTIONS. All land uses shall be subject to the "General Provisions and Exceptions" prescribed in Chapters 17.70.

17.07.07 SITE PLAN REVIEW. Before any building or structure is erected in this district, a site plan shall be submitted to the city administrator for review and approval.