

Chapter 18.05

UR URBAN RESERVE DISTRICT

Sections:

- 18.05.010 Purposes and application.**
- 18.05.020 Permitted uses.**
- 18.05.030 Permitted uses—Administrative approval.**
- 18.05.040 Conditional uses—City council approval.**
- 18.05.050 Required conditions.**
- 18.05.060 Property development standards.**
- 18.05.070 General provisions and exceptions.**

18.05.010 Purposes and application.

A. This district is intended for exclusive application to the following areas which are designated by the general plan to be held in reserve for future urban expansion:

- 1. Areas designated as low density residential reserve.
- 2. Areas designated as medium density residential reserve.
- 3. Areas designated as light industrial reserve.
- 4. Areas designated as heavy industrial reserve.

B. The purposes of this district are to: (1) preserve the availability of agricultural and vacant lands required for future urban expansion; and (2) to prevent the premature development of lands where the range of municipal-type services required by the general plan are not yet available. When such services are available, the property should be rezoned to the appropriate general plan designation. This district is also intended to expedite the conversion of a limited amount of agricultural lands to urban uses consistent with the general plan, through the granting of a conditional use permit in lieu of requiring change of zone (amendment) procedure prior to actual development. (Ord. 437 § 1 (part), 1989)

18.05.020 Permitted uses.

A. Grazing and the raising of field crops, fruit and nut trees, vines, vegetables, horticultural specialties, livestock and poultry.

B. Flood control channels; water pumping stations and reservoirs; irrigation ditches and canals and ditch and canal rights-of-way settling and water conservation recharging basins; parkways; recreation areas and facilities.

C. A one-family dwelling in areas designated by the general plan for low density or medium density residential reserve; provided, that the site meets the site area, frontage, width, depth, coverage, yard and other requirements of that residential zoning district which is designated by the general plan to be most appropriate for the general plan density designation involved, under the provisions of Section 18.05.050.

D. Incidental and accessory structures and uses located on the same site as a permitted use.

E. Other uses which are added to this list according to the procedure in Chapter 18.15.

F. Second dwelling units in accordance with Section 18.14.060. (Ord. 514 §§ 1, 2, 2004; Ord. 437 § 1 (part), 1989)

18.05.030 Permitted uses—Administrative approval.

A. Incidental and accessory structures and uses, as defined in Chapter 18.24, located on the same site as a use permitted by administrative approval or conditional use.

B. Other uses which are added to this list by the city council according to the procedure set forth in Chapter 18.15. (Ord. 437 § 1 (part), 1989)

18.05.040 Conditional uses—City council approval.

The following uses may be permitted in accordance with the procedures of Chapter 18.17 and Section 18.05.050(A):

A. Any use listed as a permitted use, use permitted by administrative approval or conditional use in the RA, R, CH or I districts.

B. The use of land as a residential, commercial or industrial subdivision or division of land requiring a parcel map, or combination thereof.

C. Any use listed in Sections 18.60.040(D), (E), (F) and (G) of this title.

D. Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24.

E. Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 437 § 1 (part), 1989)

18.05.050 Required conditions.

A. Whenever a new use as listed under Section 18.05.020 is to be established in the UR district, the city council shall designate a zoning district classification for such use which is consistent with the general plan. Such use shall be subject to compliance with the regulations of such designated district as if the use was actually proposed within such district. Such action shall be permissive for uses listed under Section 18.05.040.

B. No conditional use shall be permitted and no process, equipment or materials shall be used which are found by the city council to be objectionable to persons living or working in the vicinity or injurious to property, crops, livestock or poultry in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire, explosion or toxic chemicals. (Ord. 437 § 1 (part), 1989)

18.05.060 Property development standards.

A. Distance Between Structures. The minimum distance between a structure used for human habitation and another structure shall be ten feet, except that such minimum distance shall be twenty-five feet from a structure housing livestock or poultry.

B. Signs. No sign or outdoor advertising structure of any character shall be permitted except as prescribed in Chapter 18.14.

C. Off-Street Parking and Off-Street Loading: Off-street parking and off-street loading facilities

shall be provided on the site for each use as prescribed in Chapter 18.13. (Ord. 437 § 1 (part), 1989)

18.05.070 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 18.15. (Ord. 437 § 1 (part), 1989)