

## **ARTICLE 5 – UR-URBAN RESERVE DISTRICT**

### **SECTION 501 UR-PURPOSES AND APPLICATION**

- A. This district is intended for application to areas which are designated by the General Plan or any applicable Specific Plan to be held in reserve for future urban expansion, including lands where Williamson Act contracts have not yet been cancelled.
- B. The purposes of this district are to: preserve the availability of agricultural and vacant lands required for future urban expansion and, 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 or by agreement with the City can be made available, the property shall be rezoned to the appropriate Specific Plan designation adopted by the City Council.

### **SECTION 502 UR-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. Incidental and accessory structures and uses located on the same site as a permitted use.
- D. Other uses which are added to this list according to the procedure in Article 13.
- E. Such uses and combinations of uses that are designated as part of a Specific Plan adopted by the City Council and which are the subject of a Development Agreement approved by the City Council in accordance with the policies and criteria specified for the Urban Reserve under Section A of the Community Development Element of the General Plan.

### **SECTION 503 UR-CONDITIONAL USES: COMMISSION APPROVAL**

The following uses may be permitted in accordance with Article 14:

- A. Uses which are added to this list according to the procedure in Article 13.

### **SECTION 504 UR-REQUIRED CONDITIONS**

- A. No conditional use shall be permitted and no process, equipment or materials shall be used which are found by the Commission 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.

SECTION 505            UR-PROPERTY DEVELOPMENT STANDARDS

- A.    **Distance between structures:** The minimum distance between a structure used for human habitation and another structure shall be ten (10) feet, except that such minimum distance shall be twenty-five (25) 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 Article 12.
  
- C.    **Off-street parking and off-street loading:** Off-street parking and off-street loading facilities shall be provided as prescribed in Article 11.

SECTION 506            UR-GENERAL PROVISIONS AND EXCEPTOINS

All uses shall be subject to the general provisions and exceptions prescribed in Article 13.