

Chapter 16.28

URBAN RESERVE DISTRICT

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16.28.010 Purpose.

The urban reserve district permits and encourages continuance of legal nonconforming uses of lands annexed to the City. Besides this general purpose, some specific purposes are listed below.

A. Prevent premature urban development of certain lands that will be appropriate for urban uses with the installation of community facilities, utilities, streets and storm water will make orderly development possible.

B. All provisions of this district are intended to provide for a harmonious relationship between the existing uses and neighboring residential or other urban uses.

C. Except where in direct conflict with nearby

urban uses, the provisions of this district are to be liberally interpreted as far as they apply to current pursuits and services. (Ord. 606, 1999)

16.28.020 Permitted Uses.

Only those uses in existence at the time of the annexation will be permitted. (Ord. 606, 1999)

16.28.030 Uses Permitted With a Use Permit.

Any change in use in the District requires a use permit after a public hearing by the Planning Commission. (Ord. 606, 1999)

16.28.040 Subdivisions Not Permitted.

Subdivision of land is not permitted within the Urban Reserve District. (Ord. 606, 1999)

16.28.050 Development Standards.

The height, area minimum yards and parking requirements will be determined by the Planning Commission as a condition of a use permit. (Ord. 606, 1999)