

Sec. 18-202. Development Reserve District.

(a) Purpose. To create a zone district used solely in conjunction with newly annexed land where there is no immediate or anticipated change of use. It is designed to primarily allow the continuation of any existing use(s) and allow very limited new development to occur, prior to a standard or planned development zone district being applied to the site.

(b) Main uses permitted.

(1) Agricultural uses.

Commercial greenhouse and nursery (SUP).

Crop production.

(2) Utility and public service uses.

Electric substation and gas regulator station (SUP).

Local utilities.

Police and fire stations.

Utility and government installations.

(c) All existing uses and structures may remain on the site.

(d) After the date of annexation and zoning, no additional permanent primary structures shall be constructed on any land within this zone district unless approved in accordance with Section 18-202(g). Permanent utility structures may be permitted subject to seeking a Development Permit.

(e) If existing land uses or structures are present on the site at the time of annexation and zoning, the applicant shall submit a site plan illustrating the location and description of such uses and structures.

(f) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. However, because of the specific nature of this zone district, some traditional accessory uses may not be allowed. New accessory use structures will be permitted subject to the structures not being larger than 25 percent of the gross square footage of existing permanent structures on the site. Accessory outside seasonal sales for the sale of products raised or produced on the site or temporary Christmas tree sales are allowed. For agricultural operations on the site, agricultural buildings to service those uses may be allowed subject to meeting applicable setbacks and height restrictions.

(g) At the time of annexation and zoning or at a subsequent public hearing, the City Council may grant a land use exception to the site, allowing the installation of a new permanent structure or enlargement of any existing structures on the site, subject to the following conditions:

(1) The applicant shall submit appropriate plans showing in reasonable detail the existing and proposed additional structures or uses of the property.

(2) A positive finding of fact by the City Council, that the restriction on the existing and proposed land use(s) would create an undue hardship upon the owner(s) of the property.

(3) The exception allowed by the City Council cannot be detrimental to the public health, safety or welfare of the community, and not impact the purposes of the Comprehensive Plan or the City's Development Code.

(h) Yard, lot and space regulations.

(1) Front, side and rear yards.

a. Front, side and rear yards are determined through the Development Permit Process. For this district, the following minimum front, side and rear yards permitted and the maximum front, side and rear yards that may be required are:

TABLE INSET:

For:	Minimum Permitted (feet)	Maximum Required (feet)
Front yard	20	60
Side yard	15	100
Rear yard	15	100

(2) Dwelling unit density. No more than one dwelling unit for each acre is allowed.

(3) Floor area ratio.

a. No maximum floor area ratio.

b. Minimum floor area for each residential unit is 1,000 square feet.

c. Basements, garages and carports do not count in the calculation of floor area for the purposes of this provision.

(4) Height.

a. Maximum height of main buildings is 35 feet.

b. Maximum height of other permitted buildings is 65 feet.

(5) Lot coverage.

a. Maximum lot coverage is 30 percent for residential structures.

b. Maximum lot coverage is 25 percent for nonresidential structures.

c. Forty percent lot coverage when combined.

(6) Lot size. Minimum lot area for residential uses is one acre.

(7) Additional provisions.

a. Use of existing individual wells and septic systems to serve residential uses within the Development Reserve Zoning District are permitted.

b. A Conceptual Site Plan is not required to be submitted with an application for the Development Reserve (DR) Zoning District.

c. No application fee is required in order to apply for the Development Reserve (DR) Zoning District.

(8) Subdivision of land. No land within the Development Reserve (DR) Zoning District can be subdivided without first obtaining a zoning amendment from DR zoning to another zone category.

(Ord. No. 2717, § 2, 7-10-02)