

Chapter 510 "UR" Urban Reserve District

510.01 Purposes

The purpose of the Urban Reserve District is to implement the following Rice County Comprehensive Land Use Plan goals and additional objectives:

- A. **Goal 56:** The County will provide a zoning district extending one mile from the municipal boundaries that will restrict development until incorporated into the municipal corporate limits.
- B. **Goal 37:** Promote housing development in cities and unincorporated villages who can provide municipal or municipal-type water and sewer services rather than in the agricultural districts.
- C. Defer urban development in areas adjacent to municipal boundaries, until it is determined that it is economically and financially feasible to provide public utilities and services to the area.
- D. Achieve an orderly transition from rural to urban uses through annexation, rezoning and development.
- E. Restrict land uses that have the potential to interfere with orderly urban expansion and subdivision at urban densities.
- F. Provide for annual review of the status of the urban reserve.

510.02 Permitted, Conditional and Accessory Uses, Urban Reserve District

- A. Permitted, conditional and accessory uses of land are as specified in Table 508-1. All other uses shall be prohibited.
- B. Permitted and conditional uses may be combined on a single parcel, provided that each use meets the dimensional standards of this Chapter and any specific standards in Chapter 507.
- C. Additional requirements, including standards for signs, parking, water supply, waste disposal and sewage treatment, are set forth in Chapters 505 and 506 of this Ordinance, as well as other applicable provisions of this Ordinance and other County ordinances.

510.03 Dimensional Standards

- A. **Minimum lot area, residential lot:** 35 acres
 - 1. A parcel with a dwelling existing as of the date of adoption of this Ordinance may be reduced in size to a lot of no less than 1.0 acres, provided that a conservation easement is recorded on the residual parcel prohibiting further development or subdivision. The terms of the conservation easement shall be those stated in §520.10 D., except that the easement may be terminated by Rice County at such time as the property is annexed by the adjacent municipality.
- B. **Minimum lot area, all other land uses:** 2.5 acres or as specified by conditional use permit
- C. **Minimum lot width:** 100 feet
- D. **Minimum front yard setback:**

County road, State Highway	100 feet
Township or other road	70 feet
Front property line	70 feet
- E. **Minimum side yard setback:** 20 feet, with the exception of buildings containing livestock, which shall have a minimum setback of 100 feet.

F. Minimum rear yard setback:

1. Principal buildings: 70 feet
2. Accessory buildings: 20 feet
3. Livestock buildings: 100 feet

G. Maximum height: 35 feet.

510.04 Density Transfers

Density units may be transferred out of the Urban Reserve District as specified in Chapter 520, Transfer of Development Rights Regulations. Development rights may not be transferred to other sites within the Urban Reserve District.

510.05 Intergovernmental Powers Review

Notice of all proposed plats, variances and conditional use permits shall be submitted to the adjacent incorporated municipality and the appropriate township for review and comment at least ten days prior to the scheduled appearance before the Planning Commission. All reviews and comments by these affected parties shall be submitted in writing to the Planning Commission.

510.06 Previous Agricultural zoned parcels

Parcels which were in the A, Agricultural zoning district prior to adoption of this ordinance and are zoned UR, Urban Reserve under this ordinance having had additional building rights under the previous zoning shall be allowed to utilize those additional rights as a TDR, as specified in Chapter 520, if they do so within one year of the zoning of the parcel being changed from A, Agricultural to U, Urban Reserve. These additional rights may not be used on the property. Any building on the property shall only be as specified in 510.03(A).