

Article 26

URBAN GROWTH – RESIDENTIAL (UG-R)

SECTION 26.010, PURPOSE: The purpose of the Urban Growth Zone is to provide areas for urbanized lands within established urban growth boundaries.

SECTION 26.015, PERMITTED USES: In the Urban Growth Zone, the following uses and accessory uses are permitted:

01. Uses allowed outright in an Exclusive Farm Use Zone.
02. Uses allowed outright in a Timber Grazing Zone.
03. Single-family dwellings.
04. Out buildings normally associated with single-family dwellings.

SECTION 26.020, BUILDINGS AND ACTIVITIES PERMITTED CONDITIONALLY: In the Urban Growth Zone, the following uses and their accessory uses are permitted, subject to the provisions of Article 9, Conditional Use Permit:

01. Park, playground, or community center.
02. Golf course.
03. School.
04. Hospital and nursing or retirement home.
05. Radio and television station transmitter or tower.
06. Cemetery.
07. Home-based occupations.
08. Single-family residences on acreage less than the minimum require by Section 26.025 of this ordinance.
09. Mobile home and/or trailer park.
10. Multiple-family dwellings.

SECTION 26.025, PROPERTY DEVELOPMENT STANDARDS:

01. **PARCEL SIZE IN THE URBAN GROWTH ZONE:** The minimum lot size shall be five acres. Exception: if a community water or sewer system is available for use then the minimum lot area shall be determined by the use provided that in no instance shall the lot be less than that required in a residential zone of the nearest incorporated city.

In the case of Section 26.020(10) - if neither a community water or sewer facility is available, the lot size shall be determined by the adequacy to support a subsurface sewage system and an independent domestic water source.

02. **ACCESS:** Residential lots shall be served by improved public access - exception: private access will be allowed where no more than two residential lots are to be served by the access and where there is no potential for further division to be served by the private access.

Where private access is to be used, the access shall be limited to 600 feet in length. A cul-de-sac with a radius of not less than 50 feet shall be provided at the terminus of the access.

03. **SETBACKS:**

PROPERTY LINES - Not less than 25 feet - exception: fences and signs.

04. **FRONTAGE:** All lots shall have at a minimum 60 feet of access frontage.

05. **REDEVELOPMENT PLAN:** For placement of a dwelling, a redevelopment plan coordinated with future expansion of utilities.

06. **FIRE AND FLOOD SAFETY DESIGN STANDARDS:**

In addition to the design standards in this base zone, land within special flood hazard areas, communities at risk (CARs) of wildland fires, and land within wildland urban interface (WUI) Zones, shall be subject to the provisions of Article 25, Natural Hazards.