

General Plan

Suggested Edits – June 23, 2026

Chapter 2, LAND USE (first paragraph)

Current land use is almost exclusively single family residential. There are a few apartments in the city, however, no apartment complexes are allowed under current zoning. The city is divided into three residential density zones allowing for 8,000 square foot lots, 10,000 square foot lots, ~~and~~ 12,000 square foot lots, and a fourth zone dedicated to senior citizens. This zone allows for smaller lots of 6,000 sq ft. Some residents of River Heights have requested 15,000 square foot lots, but at present no zone of that size exists. There are commercial zones available, but they have been used on a limited basis to date.

D. LAND USE GOALS AND STRATEGIES

Goal 1 River Heights should be primarily a residential community of single-family homes. It should continue to have an atmosphere of pleasant and quiet residential living.

Strategies:

- a. Growth in the City should be paced by the City's ability to provide services.
- b. Retain a lighting ordinance which preserves a dark sky.
- c. Retain zones allowing homes on 8,000, 10,000 and 12,000 square foot lots.
- ~~d. Consider developing a senior citizen PUD that could serve those 55 and above.~~
- e. Allow the creation of a residential estate zone.
- f. Any additional land annexed East of 1000 East should have allowances for a recreational park.

Goal 2 Newly annexed areas of the city should maintain an agricultural atmosphere until owners request further development.

Strategies:

- a. All newly annexed land shall continue to come into the City zoned agricultural.
- b. Allow parcels smaller than five acres in size to be annexed into River Heights under the agricultural zone.

Goal 3 Develop a zone to establish an area that is dedicated to an attractive area that is limited to senior citizens, age 55 and above.

Strategies:

- a. Identify area(s) for a Senior Citizen Housing Planned Unit Development.
- b. Encourage efficient utilization of land that is suitable in size, location, and character, to develop a sense of community, and to ensure compatibility within the surrounding neighborhoods and environment.

- c. Provide adequate accommodation for senior citizens, where lifestyles are less burdensome and more convenient for residents to perform daily activities.
- d. Create attractive and desirable environments within River Heights City while ensuring compliance with the objectives and purposes of this title and the city's general plan.

Renumber Goals 3-10

TRANSPORTATION GOALS AND STRATEGIES, Goal 3

Strategies:

- a. River Heights is pursuing a Master Transportation Plan to document transportation needs (see River Heights 2026 Transportation Study). Roads identified in the plan should be developed or improved to accommodate current and future traffic projections. It is anticipated that the following streets, either existing or as they are developed in the future, are to be collector or function as collector streets:

INFRASTRUCTURE AND CITY UTILITIES

A. WATER

Goal ~~Use preventative steps to warn citizens of potential source contamination.~~ Maintain and improve water system and services.

B. SEWER (Add goal before strategies.)

Goal: Maintain a sewer collection system that is efficient and economical, meeting local, state, and federal requirements.

Strategies:

- ~~f. Maintain a sewer collection system that is efficient and economical, meeting local, state, and federal requirements.~~
- gf. Review, update and maintain the current sanitary sewer management plan as needed.
- hi. Continue cleaning and video inspection of the sewer collection system.
- ij. Educate the public on unacceptable discharges into the sewer system, including problems with home sump pumps.

D. EASEMENTS (Location of Service Lines)

Goal City officials make valiant attempts to reduce the visual proliferation of overhead lines, poles and equipment in existing neighborhoods, especially along major transportation corridors and within prime and identified vistas, preserve utility easements, and locations of cable, telephone, and fiber lines.