

Chapter 2.13 – Sun Ranch Residential (SRR) District**Sections:**

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2.13.100 Purpose

The purpose of the Sun Ranch Residential district is to provide an opportunity for housing for persons who work or own businesses within the Sun Ranch Tourist Commercial district, and neighboring North Sisters Business Park district. Another purpose of the Sun Ranch Residential District is to provide a residential transition area from the urban uses within the City to the low density, rural uses beyond the City limits. Development standards aim at providing flexibility in lot sizes and setbacks in order to cluster homes and protect open spaces. Residential density is relatively low in the sub-district to transition between uses.

2.13.200 Applicability

The standards of the Sun Ranch Residential district, as provided for in this section, shall apply to those areas designated Sun Ranch Residential district on the City's Zoning Map. All structures within the Sun Ranch Residential district shall meet the design requirements contained in the Special/Limited Use Standards in this chapter.

2.13.300 Permitted Uses

All uses within the Sun Ranch Residential district are subject to the requirements of the Airport Overlay District as outlined in section 2.11 of the Sisters Development Code as applicable.

- A. Permitted uses. Uses permitted in the Sun Ranch Residential (SRR) are listed in Table 2.13.300A with a "P". These uses are allowed if they comply with the development standards and other regulations of this Code. Being listed as a permitted use does not mean that the proposed use will be granted an exception or variance to other regulations of this Code.
- B. Special Provisions. Uses that are allowed in the Sun Ranch Residential (SRR) subject to limitations are listed in Table 2.13.300A with an "SP". These uses are allowed if they comply with the special provisions in Chapter 2.15.
- C. Conditional uses. Uses that are allowed in the Sun Ranch Residential (SRR) with approval of a conditional use permit are listed in Table 2.13.300A with either a Minor Conditional Use "MCU" or a Conditional Use "CU". These uses must comply with the

criteria and procedures for approval of a conditional use set forth in Chapter 4.4 of this Code.

- D. Similar uses. Similar use determinations shall be made in conformance with the procedures in Chapter 4.8 – Interpretations.

Table 2.13.300 A Use Table for the Sun Ranch Residential District

Land Use Category	Permitted/Special Provisions/Conditional Use
Residential	
Single-family detached dwellings	P/See Section 2.13.1000
Cottage Developments	P / Ch. 4.6
Manufactured Dwelling on Individual Lot	P/SP
Townhome	P/SP
Zero lot line dwellings	P/SP
Home occupation	P/SP
Accessory dwelling on a single family or manufactured dwelling lot	P/SP
Residential home	P/SP
Family child care (Care for no more than 16 children)	P
Public and Institutional	
Multi-use trails, paths and connections	P
Open space, park space and similar uses	P
Miscellaneous	
Accessory uses and structures	P/SP
Vacation Rentals	P/SP

Key: P = Permitted SP = Special Provisions MCU = Minor Conditional Use Permit CU = Conditional Use Permit

2.13.400 Lot Requirements

A. Lot size and frontage

The minimum lot size for a single-family dwelling is 2,000 square feet. Single-family dwelling lot sizes for subdivisions may be averaged. Other requirements of the Development Code must be met and may preclude lots from being

developed at or below the minimum lot size. All lots within the Sun Ranch Residential district shall have frontage on a private or public street, unless lots without frontage are approved during subdivision review process upon a finding that physical access to the lots by residents is effectively assured by other means. Lot frontages, where required, shall be a minimum average width of 30 feet as determined during subdivision, but no lot shall be less than 20 feet wide.

2.13.500 Height Regulations

No building or structure shall be hereafter erected, enlarged or structurally altered to exceed a height of 25 feet.

2.13.600 Setbacks and Building Orientation

All building setbacks within the Sun Ranch Residential district shall be measured from the property line to the building wall or foundation, whichever is less.

Decks and/or porches greater than 30" in height that require a building permit are not exempt from setback standards. Setbacks for decks and porches are measured from the edge of the deck or porch to the property line. The setback standards listed below apply to primary structures as well as accessory structures. A Variance is required in accordance with Chapter 5.1 to modify any setback standard.

A. Front Yard Setback

The minimum front yard setback is 10 feet except that a porch may encroach 3 feet into the required front yard setback, except the minimum setback adjacent to Camp Polk Road is 20 feet. For those lots that have garages on site that are accessed from the front yard, the front of the garage door shall be setback 20 feet from the front property line.

B. Side Yard Setback

There is no minimum side yard setback required except where clear vision standards apply and except the minimum setback adjacent to Camp Polk Road is 20 feet.

When a zero lot line house shares a side property line with a non-zero lot line development, the zero lot line building shall be setback from the non-zero property line by a minimum of 10 feet.

C. Rear Yard Setback

There shall be a minimum of a 5-foot rear yard setback except the minimum setback adjacent to Camp Polk Road is 20 feet.

D. Boundary Yard Setback

A boundary setback is established for all buildings for a distance of 24 feet as shown in Figure 2.13.600 in lieu of setbacks in 2.13.600 A-C. The property within the boundary setback area shall be commonly owned or maintained.

1. Special Setbacks. The special setback for residences proposed on the north side of the road to serve the Sun Ranch Residential district that are subject to the 24-foot Boundary Yard Setback shall be 14 feet from the edge of the Boundary Yard Setback. Accessory structures proposed on properties subject to the 24-foot Boundary Yard Setback that are less than 12 feet in height shall be setback at least 2 feet from the Boundary Yard Setback line with a landscape buffer between the

2.13.700 Lot Coverage

The maximum lot coverage for all structures is 60%.

2.13.800 Off-Street Parking

The off-street parking requirements for uses in the Sun Ranch Residential district may be satisfied by off-site parking lots, structures, or garages per Chapter 3.3. Parking Location and Shared Parking. Parking requirements for uses are established by Chapter 3.3 – Vehicle and Bicycle Parking, of the Sisters Development Code. For residential units, a minimum of one garage per unit. For example, if two off-street parking spaces are required per unit, one must be enclosed.

2.13.900 Landscape Area Standards

A minimum of 20 percent of the gross lot area of proposed developments shall be landscaped according to Chapter 3.2 of the Sisters Development Code.

2.13.1000 Special Standards for Certain Uses

A. Residential Uses

1. The number of residential units within the Sun Ranch Residential district shall not exceed 45.
2. No more than four (4) attached townhomes or zero lot line dwelling units in a row may be permitted.
3. Construction and Maintenance Easement. Prior to building permit approval, the applicant shall submit a copy of a recorded easement for every zero-lot line house that guarantees rights for the purpose of construction and maintenance of structures and yards for the affected adjoining property. The easement shall stipulate that no fence or other obstruction shall be placed in a manner that would prevent maintenance of structures on the subject lot.
4. Prior to approval of building permits for structures containing residential units, the owner(s) of the property shall sign, notarize, and record a waiver of remonstrance prohibiting resident(s) and owners and all successors of the proposed residential units from making complaints or claims against permitted uses on adjacent light industrial lands. A copy of the recorded waiver of remonstrance shall be provided to the City at the time of application for said building permit. The waiver of remonstrance shall not preclude the ability of residents from acting against uses that do not comply with applicable local, state, and federal health and safety regulations.