

Chapter 2.2 – Residential District (R)**Sections:**

2.2.100	Purpose
2.2.200	Uses
2.2.300	Development Standards
2.2.400	Pine Meadow Village Residential Single Family Sub-District (R-PMV)

2.2.100 Purpose

The Residential District is intended to promote the livability, stability and improvement of neighborhoods in the City of Sisters. This chapter provides standards for the orderly development and improvement of neighborhoods based on the following principles:

- Make efficient use of land and public services, accommodate a range of housing types consistent with the Comprehensive Plan, and provide minimum and maximum density standards for land divisions.
- Provide for compatible building and site design at an appropriate neighborhood scale which includes public security and fire protection.
- Reduce reliance on the automobile for neighborhood travel and provide options for walking and bicycling. Provide direct and convenient access to schools, parks and neighborhood services.
- Maintain and enhance the City's historic and natural characteristics.

2.2.200 Uses

- Permitted uses. Uses permitted in the Residential District are listed in Table 2.2.1 with a "P". These uses are allowed if they comply with the development standards and other regulations of this Code.
- Special Provisions. Uses that are either permitted or conditionally permitted in the Residential District subject to special provisions for that particular use are listed in Table 2.2.1 with an "SP". Uses subject to an SP shall comply with the applicable special use standards included in Chapter 2.15.
- Conditional uses. Uses that are allowed in the Residential District with approval of a conditional use permit are listed in Table 2.2-1 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.
- Similar uses. Similar use determinations shall be made in conformance with the procedures in Chapter 4.8 – Interpretations.

Table 2.2.1 Use Table for the Residential District

Land Use Category	Permitted/Special Provisions/Conditional Use
Residential	
Single family detached dwelling	P
Manufactured dwelling on individual lot	P/SP
Manufactured Dwelling Park	P/SP
Accessory dwelling on a single family or manufactured dwelling lot	P/SP
Zero lot line dwelling	P/SP
Attached dwelling (townhome)	SP/ MCU
Duplex dwelling	MCU
Residential Home	P/SP
Cottage Development	P / Ch. 4.6
Manufactured dwelling parks	P/SP
Child care home (Care for no more than 16 children)	P
Home occupation	P/SP
Commercial	
Childcare center (17 or more children)	CU
Public and Institutional	
Churches and places of worship	CU
Clubs, lodges	CU
Libraries, museums, community centers	CU
Utility Facility	CU
Parks	P
Recreational facilities	CU
Schools	CU
Miscellaneous	
Accessory uses and structures.	P/SP
Bed and breakfast inn	SP /MCU
Vacation Rentals	P/SP

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

2.2.300 Development Standards

The following property development standards shall apply to all land, buildings and uses in the Residential District:

- A.** Lot Area, lot width, lot depth, setbacks, floor area ratio, lot coverage and building height. See Table 2.2.2.

Table 2.2.2 Development Standards in the Residential District

Development Standard	Residential District	Comments/Other Requirements
Minimum lot area		
Single family detached dwelling, manufactured dwelling on individual lot, zero lot line dwelling	6,000 square feet	
Duplex dwelling	11,000 square feet	
Attached dwelling (townhome)	5,500 square feet	
Child Care Center, Public and Institutional uses	None	
Lot width at front property line		
Single Family and manufactured dwelling	Minimum 45	Except for Flag Lots and Driveway Courts: See Land Divisions and Lot Line Adjustments; or as required by this Code to protect sensitive lands, significant trees, etc
Duplex	Minimum 65 feet	
Attached Dwelling	Minimum 45 feet	
Cul-de-sacs, all uses	Minimum 30 feet	
Child Care Center, Public and Institutional uses	No minimum lot sizes	
Lot depth		
All housing types	No maximum lot depth for child care center, public and institutional uses, For all other uses, maximum lot depth of three times the lot width	Except as required by this Code to protect sensitive lands, significant trees, etc.
Floor Area Ratio		
	Building construction may not exceed 50% of the total lot area for lots 10,000 square feet or larger.	<p>The areas of a building subject to this development standard shall include the following:</p> <ul style="list-style-type: none"> a. Areas within the building footprint considered to be habitable space. b. Garages exceeding 500 sq ft in size. <p>Exceptions to FAR:</p> <ul style="list-style-type: none"> - Accessory structures less than 10 ft in height and 200 sq ft in area, child care center and public and institutional uses.

Lot Coverage		
	Maximum of 60 percent; except child care center and public and institutional uses shall be 80 percent	
Building Height		
	Maximum 35-feet for all residential uses; 35-feet maximum for all non-residential uses, also refer to exceptions.	
Pre-existing lots. A single family, town home or manufactured dwelling may be developed on an existing lot or parcel that is smaller than the requirements listed above provided all other applicable development standards can be met.		

Continued - Table 2.2.2 Development Standards in the Residential District

Front Yard Setbacks	
Porch	10 ft. min.
Primary Building/Living Space (Enclosed habitable area)/Accessory Building	10 ft. min.
Garage (front-loaded street accessed)	20 ft. min.
Garage (side-loaded street accessed)	10 ft. min.
Interior Side Yard Setbacks	
Primary Building/Living Space (Enclosed habitable area)/Accessory Building	5 ft. min.
Exterior Side Yard Setbacks	
Primary Building/Living Space (Enclosed habitable area)/Accessory Building	10 ft. min.
Garage (front-loaded) when accessed from a street	20 ft. min.
Garage (side-loaded) when accessed from a street	10 ft. min.
Garage (front-loaded) when accessed from an alley	20 ft. min.
Garage (side-loaded) when accessed from an alley	3 ft. min.
Rear Yard Setbacks	
Primary Building/Living Space (Enclosed habitable area)/Attached garage (street accessed)	15 ft. min.
Accessory Building	5 ft. per story min.
Detached Garage (street accessed)	5 ft. per story min.
Garage (front-loaded) when accessed from an alley	20 ft. min.
Garage (side-loaded) when accessed from an alley	3 ft. min.
See also garage requirements 2.2.300.E	
Accessory dwelling units shall comply with living space setbacks	

B. General Exceptions to Setbacks and Building Height

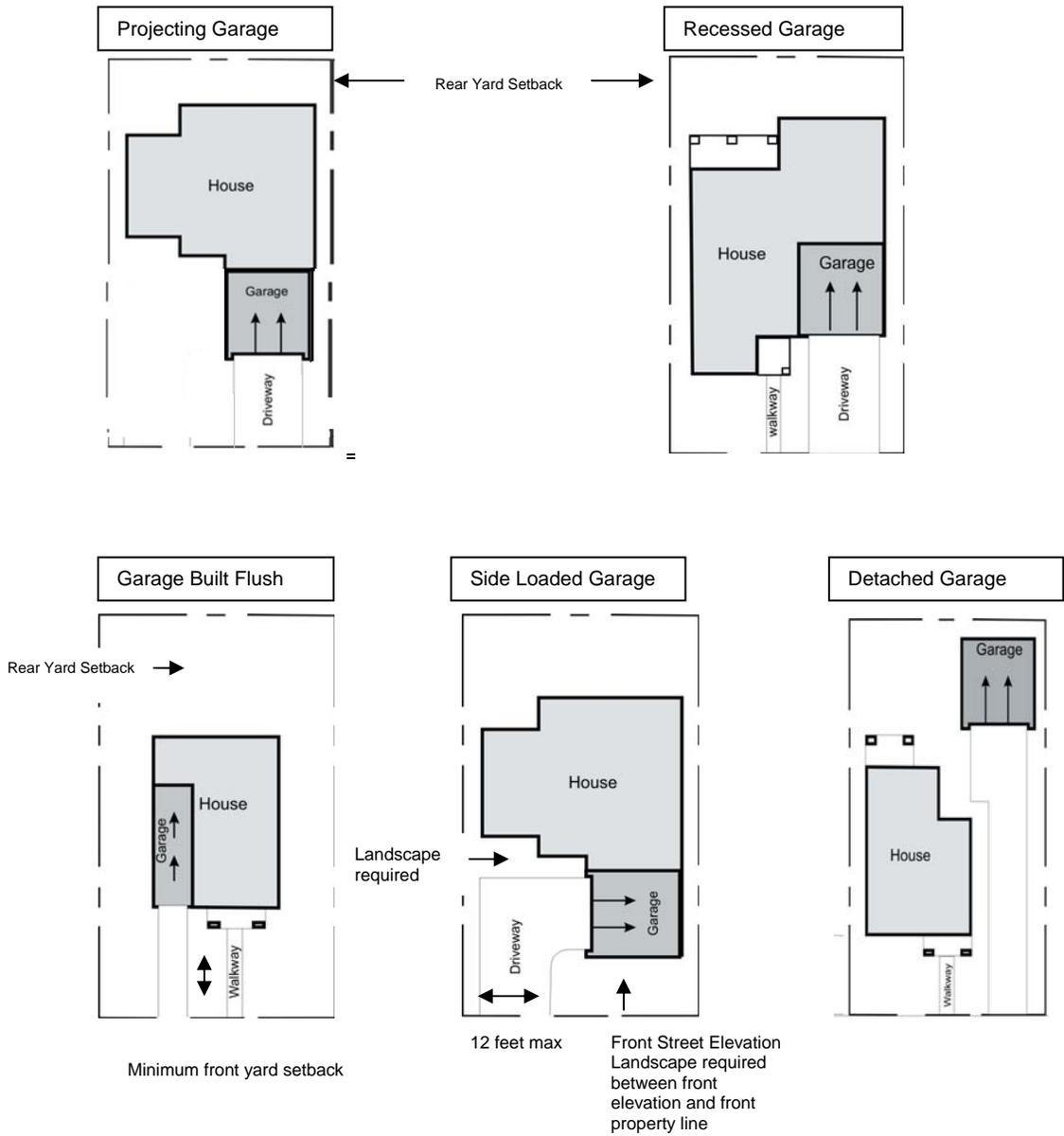
1. **Front and Rear Deck.** An uncovered deck not exceeding 30 inches in height above grade may encroach into the front yard setback by no more than 6 feet and rear yard setback by no more than 8 feet, as long as it does not encroach into a public utility easement.
2. **Acceptable Encroachments into Setbacks.**
 - a. The following features are allowed to encroach into the required side setbacks by no more than two (2) feet: eaves, chimneys, overhangs, canopies, fire escapes, landing places, outside stairways, and similar architectural features.
 - b. The following features are allowed to encroach into the required rear setbacks by no more than two (2) feet: bay windows, chimneys, overhangs, canopies, fire escapes, balconies, landing places, outside stairways and similar architectural features.
 - c. The following feature is allowed to encroach into the front and rear setbacks no more than three (3) feet: eaves.
3. **General Exceptions to Building Height.** Exceptions to the building height standard are available for certain types of affordable housing as set forth in Special Provisions. Chimneys, bell towers, steeples, roof equipment, flagpoles, and similar features that are not intended for human occupancy and which do not exceed 40 feet in height are not subject to building height limits.

C. Walls and Fences. Walls and fences may be placed on property lines, subject to the standards in Chapter 3.2 – Landscaping and Fences and Walls. Walls and fences within front yards shall also comply with the vision clearance standards in Special Provisions, Chapter 2.15.

D. Special Yards. Distance between buildings on the same lot. To provide usable yard area and allow air circulation and light, the distance between buildings on the same lot shall be a minimum of six feet.

E. Garage Requirements. In addition to Table 2.2.2, the following standards shall apply;

1. Minimum one car garage shall be required per unit for single-family detached dwelling, manufactured dwelling on individual lot, zero lot line dwelling, townhome and duplex dwelling
2. Garages and carports shall be accessed from alleys where available.
3. Side loaded street accessed garages. The street facing elevation of the garage shall include windows and landscaping shall be provided between the dwelling unit and the driveway and between the street facing elevation of the garage and front property line. The throat of the driveway shall be a maximum of 12 feet in width.



F. Residential Density Standards. The following residential density standards apply to all land divisions in the Residential District.

1. The density range for the Residential District shall be 3 units per gross acre minimum and 8 units per gross acre maximum.
2. Minimum and maximum residential densities are calculated by multiplying the gross acres by the applicable density standard. For example, if the parcel size is 5 acres, the minimum density is 15 units and the maximum density is 40 units. When calculating minimum and maximum densities, figures are rounded down to the closest whole number.

3. The following types of housing are exempt from the density standards:
 - a. Accessory dwelling units
 - b. Bed and breakfast inns

G. Design Standards

1. Applicability. The design standards are applicable to the following types of uses and buildings in the Residential District:
 - a. Single-Family Detached Dwelling Units
 - b. Duplexes and triplex dwellings
 - c. Attached dwelling (townhome)
 - d. Public and institutional buildings
 - e. Manufactured dwellings
2. Base Standards. This section is intended to show examples of how to comply with the design standards. Other building styles and designs can be used to comply, so long as they are consistent with the text of the standard. An architectural feature may be used to comply with more than one standard.
 - a. Building Orientation. All buildings shall have their primary entrance oriented to the street or a common area (private street, courtyard, or open space). If oriented to a common area, the development shall provide a pedestrian sidewalk or pathway connecting the building entrance to the street.
 - b. Eyes on the Street. All building elevations visible from a street right-of-way shall provide doors, porches, balconies, and/or windows. The standard applies to each full and partial building story.
 - c. Detailed Design. All buildings included in the applicability section shall provide detailed design along all elevations (e.g., front, rear and sides). Detailed design requires use of at least five of the following architectural features on all front and exterior side (corner lot) elevations and at least three of the following architectural features on all interior and rear yard elevations, as appropriate for the building type and style. Architectural features shall be varied on the different building elevations.
 1. Dormers
 2. Gables
 3. Recessed entries
 4. Covered porch entries
 5. Cupolas or towers
 6. Pillars or posts
 7. Eaves (minimum 6-inch projection)
 8. Off-sets in building face or roof (minimum 16 inches)
 9. Window trim
 10. Bay or oriel windows
 11. Balconies
 12. Decorative patterns on exterior finishes (e.g., scales/shingles, wainscoting, ornamentation, and similar features)
 13. Decorative cornices and roof lines (e.g., for flat roofs)

- 14. An alternative feature providing visual relief and detail, similar to options 1-13 above.
- 3. Garbage and Recycling Collection Areas. An exterior garbage and recycling collection area is required and shall be oriented away from the street.
- 4. Mechanical Equipment. Mechanical equipment located on the ground, such as heating or cooling equipment, pumps or generators, must be screened from the street by walls, fences, or vegetation. Landscaping and screening shall be tall enough to screen the equipment. Mechanical equipment is not permitted to be placed on roofs. Screening shall be compliant with all applicable fire codes.
- 4. Gated Communities. Gated communities are prohibited except as may be permitted by Chapter 4.5 Master Plans.

2.2.400 Pine Meadow Village Residential Single Family Sub-District (R-PMV)

A. Purpose. This section provides specific development standards for the Pine Meadow Village (PMV) Subdivision, a residential sub-district, by adopting certain development standards originally approved in 1998 prior to PMV being annexed into the City limits. This sub-district is separated from the Residential (R) District due to differences in building setbacks, building height, maximum lot coverage and other development standards.

B. Development Standards. The following property development standards shall apply to all land, buildings and uses in the R-PMV Sub District:

Table 2.2.3 Development Standards in the Pine Meadow Village Sub-District

R-PMV Single Family Development	
Front Yard Setbacks	
Primary Building/Living Space (Enclosed habitable area)	15 ft. min. to 20 ft. max.
Side Yard Setbacks	
Primary Building/Living Space (Enclosed habitable area)	6 ft. min.
Accessory Buildings	0 ft. or 6 ft. for detached garage/other permitted accessory structures 6 ft. for attached garage/other permitted accessory structures
Rear Yard Setbacks	
Primary Building/Living Space (Enclosed habitable area)	15 ft. for Lots 30-60; 4 ft. min. for all other Lots
Accessory Buildings	4 ft. required for alley access garage; 4 ft. min for street access parking
Detached Garage Setbacks	
Garage setback from main dwelling	15 ft. min. setback between main dwelling and garage
Garage setback from neighboring garage	6 ft. separation between detached garages unless zero lot line attached garage.

Continued - Table 2.2.3 Development Standards in the Pine Meadow Village Sub-District

Development Standard	R-PMV District	Comments/Other Requirements
Minimum lot area		
	6,000 square feet	
Lot width at front property line		
	50 feet	
Lot Coverage		
	Maximum of 50 percent with A.R.C. approval for alley accessed garage; Maximum of 45 percent for street access parking.	Lot coverage includes that portion of a lot which, when viewed directly from above, would be covered by a building or structure, or any part thereof. All building footprints subject to maximum lot restrictions.
Building Height		
	Single story lots: 20' max. Two story lots: 30' max (main building); 20' max (garage); 25' max (bonus)	Height measured to midpoint of sloping roof.
Accessory Building Size Limits		
	600 square foot max.	Dimensions: 22 ft. x 25 ft. max. except as approved by A.R.C.

B. Other Development Standards. Development standards not specifically addressed under Section 2.2.400 will be reviewed per the development standards in the base district, which are listed under Section 2.2.