

Chapter 2.9 – Urban Area Reserve District (UAR)

Sections:

- 2.9.100 Purpose**
- 2.9.200 Uses**
- 2.9.300 Development Standards**

2.9.100 Purpose

The purpose of the Urban Area Reserve District is to serve as a holding zone for lands that are within the Sisters Urban Growth Boundary and within City jurisdiction and to retain parcels in larger sizes until public facilities (including water, sewer and transportation) are available and the land is rezoned for urban uses and densities.

2.9.200 Uses

- A. Permitted uses. Uses allowed in the UAR District are listed in Table 2.9.1 with a “P”. These uses are allowed if they comply with the development standards and other regulations of this Code.
- B. Special Provisions. Uses that are either permitted or conditionally permitted in the Urban Area Reserve District subject to special provisions for that particular use are listed in Table 2.9.1 with an “SP”. Uses subject to an SP shall comply with the applicable special use standards included in Chapter 2.15.
- C. Conditional uses. Uses that are allowed in the UAR District with approval of a conditional use permit are listed in Table 2.9.1 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.
- D. Similar uses. Similar use determinations shall be made in conformance with the procedures in Chapter 4.8 – Interpretations.

Table 2.9.1 Use Table for the Urban Area Reserve District

Land Use Category	Permitted/Special Provisions/Conditional Use
Residential	
Single family detached dwellings	P
Manufactured Home on individual lot	P
Residential Home	P/SP
Childcare Home	P
Accessory dwelling on a single family or manufactured dwelling lot	P/SP
Home occupations	P/SP
Public and Institutional	
Only the existing churches and places of worship at the time of adoption of the Development Code shall be conditionally	CU

Land Use Category	Permitted/Special Provisions/Conditional Use
permitted (CU) and shall be considered conforming uses.	
Open space and parks	P
Schools	CU
Miscellaneous	
Accessory uses and structures to a primary use	P/SP
Farm uses	CU
Nursery	CU
Dude or guest ranch	CU
Commercial riding stable	CU
Bed and breakfast inns	MCU/SP
Vacation rentals	P/SP

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

2.9.300 Development Standards

A. The development standards for the UAR District are set forth in Table 2.9.2 below and are intended to retain large parcels and setbacks in order to avoid premature or inefficient patterns of development and to protect future street corridors. The following property development standards shall apply to all land, buildings and uses in the Urban Area Reserve District:

Table 2.9.2 Development Standards in the Urban Area Reserve District

Development Standard	Urban Area Reserve District	Comments/Other Requirements
Minimum lot area	10 acres	-
Minimum lot width at front property line	50 feet	-
Front yard setback		
a. Abutting designated arterial or collector right-of-way	50 feet	-
b. Abutting designated local street right-of-way	20 feet	
Side and rear yard setbacks		
a. Abutting designated arterial or collector right-of-way	50 feet	-
b. Abutting designated local street right-of-way	20 feet	
Building height	30 feet	General exceptions to building height. Exceptions to the building height

		<p>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.-</p>
--	--	--