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**Chapter 2.12 –
Sun Ranch Tourist Commercial (TC)**

Sections:

- 2.12.100 Purpose**
- 2.12.200 Uses**
- 2.12.300 Development Standards**
- 2.12.400 Off-Street Parking**

2.12.100 Purpose

The purpose of the Sun Ranch Tourist Commercial district is to establish a variety of uses associated with tourism such as options for overnight accommodations, dining, entertainment, and recreation and to provide gathering space and uses that attract business travelers, tourists and members of the Sisters community alike.

2.12.200 Uses

- A. Permitted uses. Uses permitted in the TC District are listed in Table 2.12.1 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 allowed in the TC District subject to special provisions are listed in Table 2.12.1 with a reference to the applicable Sisters Zoning Code standard.

- C. Conditional uses. Uses that are allowed in the TC District with approval of a conditional use permit are listed in Table 2.12.1 with 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](#) – Code Interpretations.

Land Use Category	Permitted/Special Provisions/Conditional Uses
Commercial Uses	
Hotel & Lodging Establishments.	P
Hostel	P
Eating and Drinking Establishments	P See section 2.5.300L

DRAFT

Land Use Category	Permitted/Special Provisions/Conditional Uses
Neighborhood Market	P See section 1.3
Community Centers and similar uses	P
Cideries, Distilleries, Wineries and Breweries	P See section 2.5.300L
RV Park, including caretaker's residence.	P
Park	P
Similar uses.	P See section 4.8 Code Interpretations.
Accessory uses.	P
Prohibited Uses	
Auto-dependent uses and drive-through uses.	

2.12.300 Development Standards

The following property development standards shall apply to all land, buildings, and uses in the Sun Ranch Tourist Commercial District.

Table 2.12.2

Development Standard	Tourist Commercial District	Comments/Other Requirements
Minimum Lot Area	Lot size determined by spatial requirements for proposed use and associated landscaping and parking.	
Height Regulations	30 feet	Compliance with the requirements of the Runway Protection Zone is required.

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Front Yard Setbacks	New buildings shall be at least 10 feet from property line.	
Side Yard Setbacks	No minimum side yard setback.	
Rear Yard Setbacks	No minimum side yard setback.	
Lot Coverage	No maximum lot coverage standard but must comply with landscape, parking, and circulation standards.	
Buffering	Any outside storage area including trash/recycling receptables shall be buffered by masonry wall, site obscuring fence or other materials compatible with color of primary structures on site. See Section 3.2, Landscaping and Screening.	

2.12.400 Off-Street Parking

The off-street parking requirements for uses in the Sun Ranch Tourist Commercial district shall meet the standards in Chapter [3.3 – Vehicle and Bicycle Parking](#).