

# Accessory Uses and Structures

## Quick Reference Guide

Planning Division  
[planning@bendoregon.gov](mailto:planning@bendoregon.gov)  
541-388-5570 option 3



COMMUNITY  
DEVELOPMENT

In many cases a single-family residence will also have accessory uses and structures. These typically include detached garages, sheds, workshops, greenhouses and similar structures that are not intended to be a separate dwelling.

An accessory structure is limited to one half bathroom and/or a wet bar, but they may not be installed unless the property owner signs a City of Bend compliance form stating the structure will not be used as a dwelling unit. If a bathing facility and/or kitchen is desired, please consult [BDC 3.6.200.B](#), Accessory Dwelling Unit (ADU).

See [Bend Development Code \(BDC\) 3.6.200.M](#) at [bendoregon.gov/citycode](http://bendoregon.gov/citycode) for detailed requirements.

### Eligibility for Accessory Structures on Residential Properties

- A primary use must already be established on the property for the accessory structure to be allowed. This means that a single-family dwelling must be constructed before or at the same time as an accessory structure. A garage or other accessory structure alone cannot be constructed on a vacant property.
- Special standards apply to accessory structures on properties that are Historic Resources or located in the Historic Districts (see [Bend Code 10.20](#)) or Waterway Overlay Zone (WOZ) (see [BDC 2.7.600](#)).
- Please check your HOA regulations or CC&Rs, as private restrictions may be stricter than those of the City. The City of Bend does not monitor nor enforce private restrictions.

### Sizing Limits

#### Maximum Floor Area

An accessory structure in a Residential Zoning District must not exceed 1,500 square feet.

#### Maximum Height for Accessory Structures

If the accessory structure is detached: 25 ft.

If the accessory structure is attached<sup>1</sup>: Height for zoning district  
(see [BDC Chapter 2.1.800](#))

<sup>1</sup> "Attached" means that the accessory structure must share a common wall for at least 25 percent of the length of the primary dwelling unit or the entire length of one elevation of the structure must be attached to the primary dwelling unit.

**Maximum Lot Coverage:** Adhere to lot coverage requirements for your zoning district (see [BDC 2.1.700](#))

Residential Zone	Lot Coverage
Low Density Residential (RL)	35%
Standard Density Residential (RS) Medium-10 Density Residential (RM-10) and Medium Density Residential (RM)	50% for lots or parcels with single-story dwelling unit(s) and single-story accessory structures. 45% for all other lots or parcels. Exception. 60% for lots or parcels with attached single-family townhomes, duplexes, triplexes and multifamily in the RM District.
High Density Residential (RH)	None

**Maximum Floor Area Ratio (FAR):** (for all buildings on site)

1. Floor Area Ratio applies only in certain circumstances, review [BDC 2.1.400](#) or [BDC 3.6.200.B](#) to determine if FAR applies.
2. If FAR applies, Floor Area Ratio as defined in [BDC Chapter 1.2](#), Definitions, must not exceed 0.60 for all buildings on site, cumulatively.
3. If FAR applies and the accessory structure is taller than 10 feet in height or larger than 200 square feet in size, then the enclosed floor space of the accessory structure counts towards FAR.

## Location Requirements

- All accessory structures, even if a building permit is not required, must comply with the setback requirements for your property's zoning district.
- A structure shall not be placed over an easement that prohibits such placement.
- No accessory structure shall encroach into the public right-of-way without an approved revocable permit.

**Building Setbacks: measured from the property line**

General Setback Guidelines*			
	Front	Rear	Side
RL	10 ft./20 ft.	10 ft./20 ft.	10 ft.
RS	10 ft., except garages shall be set back 20 ft.	5 ft. minimum	5 ft. minimum
RM-10, RM and RH	10 ft., except garages shall be set back 20 ft.	5 ft. minimum	5 ft. minimum

\*Be sure to review the full text of [BDC 2.1.300](#) to ensure you are meeting all setback requirements.

## Detached Garages

**Parking and Driveways:** Any new parking areas and driveways must be paved.

**Minimum Backup Distance for Alley Parking:** 24 feet to the other side of the alley

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**Garage Setback:**

For RS, RM-10, RM and RH zones, the garage door must be set back 20 feet from the front property line.

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**Required Review Process**

- Planning Division review may be required for accessory structures on properties that are Historic Resources or located in the Historic Districts or Waterway Overlay Zone (WOZ). For more information, please contact [planning@bendoregon.gov](mailto:planning@bendoregon.gov) or 541-388-5570 menu option 3.
- A Building Permit is generally not required if the accessory structure is no larger than 200 square feet in size and no more than 10 feet tall.
- An Electrical Permit is required if an electrical system is being installed.
- A Plumbing Permit is required if a plumbing system is being installed. No more than one sink and one toilet is allowed in an accessory structure.

Unsure about what permits may be required?  
Want to obtain a fee estimate for permits?  
Questions about how to file an application?

Contact the Building Safety Division at:  
541-388-5570, menu option 2  
[building@bendoregon.gov](mailto:building@bendoregon.gov)