

Exhibit A
DRAFT Development Code Update
May 3, 2021
Prepared by: Planning Division

Note:

Text in underlined typeface is proposed to be added

Text in ~~striketrough~~ typeface is proposed to be deleted.

***Indicates where text from the existing code has been omitted because it will remain unchanged.

Staff comments are ***bold and italicized***

Amend the following throughout the BDC and CP:

~~City of Bend Urban Area~~ Transportation System Plan

Courtyard ~~housing~~ dwelling units

Single-Family ~~Unit~~

Single-family ~~unit~~ detached

Single-family ~~unit~~ detached housing dwellings

~~Attached single-family~~ townhomes

~~Single-family attached~~ (townhomes)

Two- and three-family ~~unit~~ housing dwellings

Multifamily ~~unit~~

Multifamily ~~unit~~ housing dwellings

BEND COMPREHENSIVE PLAN

PREFACE

Format of the Plan

(Add as last paragraph)

House Bill 2001 aims to provide Oregonians with more housing choices, especially housing choices more people can afford. The law, passed by the 2019 Oregon Legislature, expands the ability to build certain housing

types, like duplexes, triplexes and quadplexes, in residential zones. House Bill 2001 requires updates to local codes that currently limit the types of housing people can build. The statute and implementing Oregon Administrative Rules compelled the City to amend the Bend Development Code to comply with the new housing legislation thus the code provisions, demanded by statute, override any conflicting Comprehensive Plan policy or provision.

Chapter 5: Housing

Housing Mix, Density, and Affordability

5-7 The City will continue to create incentives for and remove barriers to development of a variety of housing types in all residential zones, ~~consistent with the density ranges and housing types allowed in the zones.~~ This policy is intended to implement the City’s obligation under the State Housing Goal to “encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density”.

Residential Development

5-55 The City will support residential infill development to help achieve the mix of housing identified in the adopted Housing Needs Analysis ~~and the planned residential densities citywide specified in the Bend Comprehensive Plan.~~

5-56 The City will promote a mix of housing types in areas zoned ~~Standard Density Residential (RS) District~~ residential through clear and objective standards ~~to assure that development integrates with existing neighborhoods in which it is permitted~~ and in compliance with HB 2001.

5-57 ~~The City will support zoning standards that encourage residential siting of duplexes and triplexes in the Standard Density Residential (RS) District while maintaining the general overall density citywide consistent with the Bend Comprehensive Plan.~~

~~5-58~~ The City will create minimum lot sizes for duplexes and triplexes in the Standard Density Residential (RS) District that help achieve the mix of housing identified in the adopted Housing Needs Analysis and the planned residential densities citywide as specified in the Bend Comprehensive Plan.

Chapter 11: Growth Management

(Renumber highlighted polices when SEAP Comprehensive Plan amendments go into effect on May 21, 2021)

11-51 Residentially designated land within master plans must meet higher minimum density standards than established for the residential plan designations generally and must provide for a variety of housing types. The City will set appropriate standards in the Development Code for housing mix and density for master plans in each residential zone/plan designation. Such standards will ensure minimum densities and minimum housing mix that are no less than those listed in Table 11-1.

Table 11-1. Residential Master Plan Minimum Density and Housing Mix

Residential District	Implementing Zone(s)	General Density Range*	Master Plan Minimum Density *	Master Plan Minimum Housing Mix**
Urban Low Density	Residential Low Density (RL)	Min: 1.1 Max: 4.0	2.0	10%
Urban Standard Density	Residential Standard Density (RS)	Min: 4.0 Max: 7.3	5.11	10%
Urban Medium Density	Residential Medium Density (RM)	Min: 7.3 Max: 21.7	13.02	67%
	Medium-10 Density Residential (RM-10)	Min: 6.0 Max: 10.0	6.0	67%
Urban High Density	Residential High Density (RH)	Min: 21.7 Max: 43.0	21.7	90%

* Density is expressed as dwellings per gross acre. See Bend Development Code for methodology to calculate minimum and maximum densities and for exceptions and exemptions to the general density ranges.

** Housing mix is expressed as the minimum percent of units that must be ~~single-family attached townhomes, duplexes, triplexes, quadplexes and/or multifamily units residential units.~~ See Bend Development Code for definitions of housing types.

11-77 In order to provide sufficient housing capacity and mix, the residential plan designations ~~shall~~must include 178 gross acres of RS, 21 gross acres of RM, and 16 gross acres of RH. Acreages exclude existing right of way. The acreage of RS includes roughly 14 acres for an elementary school site, which may be designated PF if a site has been acquired by the School District prior to completion of the Area Plan. Alternatively, the Area Plan may demonstrate that this area will provide capacity for a minimum of 1100 housing units, including at least 10% single ~~family unit~~ attached housing and at least 40% multifamily-unit and duplex/triplex/quadplex housing types. The Area Plan may include and rely on plan designations, zones, special plan districts, and/or other binding development regulations to demonstrate compliance with the specified mix and capacity.

11-86 In order to provide sufficient housing capacity and mix, the residential plan designations ~~shall~~must include 196 gross acres of RS, 9 gross acres of RM, and 19 gross acres of RH. Acreages exclude existing right of way. The acreage of RS includes roughly 21 acres for an elementary school site and up to 35 acres of parks and public open space, which may be designated PF if land has been acquired by the school or park district at the time of the master plan. Alternatively, the master plan may demonstrate that this area will provide capacity for a minimum of 1,000 housing units, including at least 11% ~~single townhomes family attached housing~~ and at least 41% multifamily-unit and duplex/triplex/quadplex housing types.

11-96 In order to provide sufficient housing capacity and mix, the residential plan designations ~~shall~~must include 105 acres of RS, 35 acres of RM, and 10 acres of RH (excluding existing right of way).

11-106 In order to provide sufficient housing capacity, the residential plan designations ~~shall~~must include 35 gross acres of RS, 7 gross acres of RM, and 2 gross acres of RH (excluding existing right of way). Alternatively, the master plan may demonstrate that this area will provide capacity for a minimum of 270 housing units, including at least 15% ~~single townhomes family attached housing~~ and at least 37% multifamily and duplex/triplex/quadplex housing types.

11-113 In order to provide sufficient housing capacity and mix, the residential plan designations ~~shall~~must include 14 gross acres of RS, 14 gross acres of RM, and 5 gross acres of RH. Acreages exclude existing right of way. The acreage of RM includes roughly 8 acres for an elementary school site, which may be designated PF if land has been acquired by the school district at the time of the master plan. Alternatively, the master plan may demonstrate that this area will provide capacity for a minimum of 240 housing units, including at least 16% ~~single townhomes~~ family attached housing and at least 60% ~~multifamily-unit~~ and duplex/triplex/quadplex housing types.

11-121 This area ~~shall~~must provide capacity for a minimum of 870 housing units ~~and a maximum of 967 housing units~~, including at least 9% ~~single townhomes~~ family attached housing and at least 21% ~~multifamily-unit~~ housing types (including duplex, ~~and~~ triplex ~~and~~ quadplex). ~~The required minimum of 870 housing units represents 90% of the maximum allowed number of units.~~

11-122 In the absence of an approved Area Plan for this subarea as a whole, each property included in the 2016 UGB expansion in this subarea (see Figure 11-5 below) ~~shall~~must provide the ~~maximum number~~ and mix of units specified below. ~~The minimum required units (total and by housing type) is 90% of the specified maximum.~~

- ~~Master Plan Area 1: 650 housing units, including~~ Include at least 60 ~~single townhomes~~ family attached housing and at least 142 ~~multifamily-unit~~ and duplex/triplex/quadplex units.
- ~~Master Plan Area 2: 65 housing units, including~~ Include at least 12 single ~~family-unit~~ attached units.
- ~~Master Plan Area 3: 436 housing units, including~~ Include at least 16 single ~~family-unit~~ attached units and at least 59 ~~multifamily-unit~~ and/or duplex/triplex/quadplex units.
- ~~Master Plan Area 4: 116 housing units.~~

11-123 Master Plan Area 3, identified on Figure 11-5, ~~shall~~must provide for affordable housing, consistent with policies 5-20 and 5-21 of the Housing Chapter of the Comprehensive Plan, as follows:

- The minimum number of affordable housing units ~~shall~~must be 20% of all ~~multifamily-unit~~ and duplex/triplex/quadplex housing units approved by the City.

- Guarantees, in a form acceptable to the City, ~~shall~~must be in place to ensure that affordable housing units will meet the affordability requirements for not less than 50 years.
- Planning and phasing requirements for affordable housing units ~~shall~~must be established, in a form acceptable to the City.

11-131 This area ~~shall~~must provide capacity for a minimum of 162 housing units ~~and a maximum of 200 housing units~~, including at least 10% ~~single townhomes~~ family attached housing and at least 21% ~~multifamily-unit~~ and duplex/triplex/quadplex housing types.

11-137 In order to provide sufficient housing capacity and mix, the residential plan designations ~~shall~~must include 27 gross acres of RS and 3 gross acres of RM. Alternatively, the Area Plan may demonstrate that this area will provide capacity for a minimum of 125 housing units, including at least 10% ~~single townhomes~~ family attached housing and at least 20% ~~multifamily-unit~~ and duplex/triplex/quadplex housing types. The Area Plan may include and rely on plan designations, zones, special plan districts, and/or other binding development regulations to demonstrate compliance with the specified mix and capacity.

11-143 In order to provide sufficient housing capacity and mix, the residential plan designations ~~shall~~must include 60 gross acres of RS, 21 gross acres of RM, and 5 gross acres of RH. The acreage of RM includes 3 to 4 acres for a neighborhood park site, which may be designated PF if a site has been acquired by the Bend Park and Recreation District prior to completion of the Area Plan. Alternatively, the Area Plan may demonstrate that this area will provide capacity for a minimum of 510 housing units, including at least 13% ~~single townhomes~~ family attached housing and at least 42% ~~multifamily-unit~~ and duplex/triplex/quadplex housing types. The Area Plan may include and rely on plan designations, zones, special plan districts, and/or other binding development regulations to demonstrate compliance with the specified mix and capacity.

BEND DEVELOPMENT CODE

Chapter 1.2 DEFINITIONS

Common courtyard means a common area for use by residents of a cottage cluster. A common courtyard may function as a community yard. See BDC 3.8.900, Cottage Cluster Development.

Cottage means a detached single-family unit dwelling in a cottage housing development. See BDC 3.8.500, Cottage Housing Development and BDC 3.8.900, Cottage Cluster Development.

Cottage cluster relates to the configuration of cottages. ~~A cluster is a grouping of four to 12 cottage dwellings arranged on a development site around or abutting usable open space. A cottage housing development may contain more than one cluster.~~ See BDC 3.8.500, Cottage Housing Development and BDC 3.8.900, Cottage Cluster Development.

Cottage cluster development means a development with one or more cottage clusters. See BDC 3.8.900, Cottage Cluster Development.

Cottage development means a cottage housing development or a cottage cluster development. See BDC 3.8.500, Cottage Housing Development and BDC 3.8.900, Cottage Cluster Development.

Cottage housing development means a ~~type of site development or subdivision where individual lots are created, both~~ built in conjunction with shared open space and other common tracts of land that are intended to serve small-scale single-family unit dwellings that interact together as a small community. See BDC 3.8.500, Cottage Housing Development.

Courtyard housing dwelling units means dwelling units on individual lots with a ~~three-foot~~ reduced minimum side setback on one side of a typical lot. This type of housing development provides a usable outdoor living area in the side-oriented courtyards. See BDC 3.8.600, Courtyard Housing Dwelling Units.

Door area means the area of the portion of an exterior door or a garage door that moves and does not include the frame.

Dwelling, Multifamily-unit. See “Multifamily-unit residential.”

Dwelling, single-family attached townhome means single-family-unit dwellings on their own lots or parcels, sharing a common side wall at the property line.

Dwelling, single-family-unit detached means a single-family-unit dwelling on its own lot or parcel that does not share a wall with any other building.

Dwelling, Single-FamilyUnit Detached Zero Lot Line House. See “Zero lot line development.”

Floor area means the area measured in feet of horizontal decked space intended to be a floored surface contained within a building or portion thereof, measured to the external face ~~to the external face~~ inside of the external walls, exclusive of vent shafts, and courts and basements. When calculating floor area, stairs are counted once unless the area under the stairs is part of the dwelling unit’s floor plan, in which case the stairs are counted twice. Portions of the floor area with a sloped ceiling measuring less than five feet from the finished floor to the finished ceiling are not considered as contributing to the floor area.

Home business means a small revenue-producing use ~~owned and/or operated by a resident of the home business site.~~ A home business is operated within a primary dwelling unit or in an approved accessory structure or accessory dwelling unit, which is clearly incidental and secondary to the use of the dwelling unit, ~~for dwelling purposes and which complies with the conditions of BDC Chapters 2.1, Residential Districts (UAR, RL, RS, RM-10, RM, RH), and See BDC 3.6.200.N, Home Business. 3.6, Special Standards and Regulations for Certain Uses.~~

Lot coverage means all areas of a lot or parcel covered by buildings (as defined by building footprints) and other structures with surfaces greater than 18 inches above the finished grade, excluding unenclosed covered or uncovered porches, patios, decks, carports, balconies or stoops up to ~~five~~ ten percent of the total lot area. Eaves are not included in lot coverage.

Middle housing means Duplexes, Triplexes, Quadplexes, Cottage Clusters, & Townhouses.

Multifamily-unit residential means housing that provides ~~four~~ five or more dwellings on an individual lot or parcel (e.g., multi-plexes, apartments, condominiums, etc.). See BDC 2.1.1000, Multifamily-unit Residential Districts (RM, RH).

Public facilities means infrastructure improvements including but not limited to water lines, sewer lines, streets, curbs, sidewalks, trails and related facilities that are owned and maintained by the City of Bend or other provider of such facilities.

Ribbon driveways, sometimes called Hollywood driveways, means a driveway that usually consist of two parallel tracks paved with a hard material and separated by an unpaved area.

Quadplex means four dwelling units on one lot or parcel. For permitting purposes, units may be attached vertically or horizontally or detached.

Window area means the aggregate area of the glass within each window, including any interior grids, mullions, or transoms.

Chapter 2.1 RESIDENTIAL DISTRICTS

2.1.200 Permitted and Conditional Uses.

C. Exceptions. Existing uses and buildings lawfully established under previously effective land use regulations are allowed to continue subject to BDC Chapter 5.2, except as otherwise specified in this section.

- Existing single-family unit detached housing, single-family unit courtyard housing, and manufactured home parks that were lawfully established in their current location prior to the adoption of this code are treated as permitted uses in the RH Zone unless originally approved through a conditional use permit, in which case they must remain subject to any applicable conditions of approval. Such uses are not subject to BDC Chapter 5.2 unless otherwise nonconforming.

D. Conversions.

- Duplex. Conversion of an existing single-unit detached dwelling to a duplex is allowed provided that the conversion does not increase nonconformance.
- Triplex and Quadplex. Conversion of an existing single-unit detached dwelling or duplex to a triplex or quadplex is allowed provided that the conversion does not increase nonconformance.

Table 2.1.200 – Permitted and Conditional Uses

(Other uses in Table 2.1.200 remain unchanged)

Land Use	RL	RS	RM-10	RM	RH	UAR
Residential						
Single-family unit detached housing dwelling	P	P	P	P	N	P
*Accessory dwelling units (ADUs)	P	P	P	P	P	P
*Attached single-family townhomes	N/P**	P	P	P	P	N
*Two- and three-family housing						
▲ * Duplex when located on a corner lot	P	P	P	P	P	N
▲ Duplex on other lot or parcel	P	P	P	P	P	N
▲* Triplex	C/P**	P	P	P	P	N

Table 2.1.200 – Permitted and Conditional Uses

(Other uses in Table 2.1.200 remain unchanged)

Land Use	RL	RS	RM-10	RM	RH	UAR
* <u>Quadplex</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	N
* <u>Multifamily-unit residential (more than 3-4 units)</u>	N/P**	N/P**	P	P	P	N

Key to Districts:

UAR = Urban Area Reserve

RL = Low Density Residential

RS = Standard Density Residential

RM = Medium Density Residential

RM-10 = Medium-10 Density Residential

RH = High Density Residential

Key to Permitted Uses

P = Permitted, subject to BDC Chapter 4.1, Development Review and Procedures

N = Not Permitted

C = Conditional Use, subject to permit standards in BDC Chapter 4.4.

* Subject to special standards as described in BDC 2.1.900, Architectural Design Standards, and/or BDC Chapter 3.6, Special Standards and Regulations for Certain Uses.

** Permitted as part of a master plan subject to BDC Chapter 4.5.

*** Neighborhood commercial sites adjacent to a commercial or mixed-use Comprehensive Plan map designation. See BDC 3.6.300(J), Neighborhood Commercial Sites.

Note: Existing Neighborhood Commercial (CN) Zoned properties will remain as mapped recognizing neighborhood commercial properties established prior to the adoption of this code. The development of these sites must conform to the standards outlined in BDC Chapter 3.6, Special Standards and Regulations for Certain Uses, for the uses described above.

2.1.300 Setbacks.

B. Setback Standards. The following setback standards apply to all structures, except as otherwise provided by this section or specified in this code. See also special setbacks permitted in section BDC 3.6.200, Special Standards for Residential Uses and BDC Chapter 3.8, Development Alternatives.

Table 2.1.300 – Typical Residential District Setbacks

	Front	Rear	Side
UAR	10 ft./20 ft.	20 ft.	10 ft.
RL	10 ft./20 ft.	10 ft./20 ft.	10 ft.
RS	10 ft., except garages and/or carports must be set back 20 ft.	5 ft.**	3 ft.*/5 ft.**
RM-10, RM and RH	10 ft., except garages and/or carports must be set back 20 ft.	5 ft.**	5 ft.**

~~*—Special setbacks for certain features as permitted in this section, BDC 3.6.200 (special standards for residential uses), and BDC Chapter 3.8, Development Alternatives.~~

~~** When multifamily-unit residential or nonresidential uses abut a detached single-family one or more dwelling units in the RL or RS District, the setback abutting the RL or RS District must increase one-half foot for each foot by which the building height exceeds 20 feet. Where a fractional number results, the number may be rounded down to the nearest whole number.~~

F. ~~Setback Exceptions~~ Additional Setback Requirements.

- ~~2. Attached Single-Family Townhomes. Interior side setbacks are zero feet. Side setbacks for lot lines where townhouse units are attached is zero.~~

7. Side and Rear Setbacks. The following may encroach into the side and rear setback in the UAR, RL, RS, RM, RM-10 and RH:

- a. An uncovered porch, patio, deck or stoop located above finished grade with a maximum floor height not exceeding 18 inches must be set back a minimum of 18 inches from the side and rear property lines, as long as it does not encroach into a public utility easement.
- b. Uncovered patios at finished grade are exempt from setbacks as long as it does not encroach into a public utility easement.
- c. Stairs, ramps and landings that are not roofed or enclosed above or below the steps may be in the side and rear setback when they are at ground level and follow the grade.

~~H. Residential Compatibility Standards. *(Barrier to development)*~~

- ~~1. Purpose. The residential compatibility standards in this section are intended to provide transitional buffers between existing neighborhoods and new lots and new parcels.~~
- ~~2. Applicability. The residential compatibility standards apply to new lots and new parcels, unless exempted, that were created by a land division application submitted after September 16, 2015, that are zoned RS and abut existing residential properties zoned RS or RL which are 20,000 square feet or greater ("protected property"). For purposes of these standards only, the term "abut" also includes new lots and new parcels that are separated from a protected property by a lot or parcel, right of way, easement or open space that is less than the required minimum setback width. In such cases, the required minimum setback is measured from the protected property line across the intervening lot or parcel, right of way, easement or open space area.~~
- ~~3. Development Standards. The following development standards shall apply to the new lots and new parcels that abut the protected property described in subsection (H)(2) of this section:~~
 - ~~a. Lot Area and Setbacks.~~
 - ~~i. Minimum lot area of 5,000 square feet to 5,999 square feet with a minimum 35-foot setback abutting the protected property; or~~
 - ~~ii. Minimum lot area of 6,000 square feet or greater with a minimum 30-foot setback abutting the protected property.~~

~~b. The following are exceptions to the setback requirements:~~

~~i. Eaves, chimneys, bay windows, canopies, porches, and similar architectural features may encroach into the required setback by no more than two feet.~~

~~ii. Uncovered decks and similar structures not exceeding 18 inches in height may encroach into the required setback by no more than 20 feet.~~

~~iii. Accessory structures that do not require a building permit shall have a minimum setback of five feet.~~

~~iv. Walls and fences may be placed on property lines subject to the standards in BDC 3.2.500, Fences and Retaining Walls.~~

~~v. Existing structures located on the new lots or parcels. Additions to existing structures that occur after the new lot or parcel is platted are not exempt.~~

~~vi. Development on the new lots or parcels that occurs at any time after the abutting protected property is divided into one or more lots or parcels of less than 20,000 square feet may use the zoning district setbacks.~~

~~4. Exemptions. New lots or new parcels are exempt from the residential compatibility standards when one or more of the following conditions exist at the time the land division application is submitted:~~

~~a. The existing primary dwelling unit on the abutting protected property is located more than 100 feet from the protected property line.~~

~~b. When the abutting protected property is developed with a nonresidential use or the abutting residential use is a higher density than that of the proposed development. For example: a manufactured home park.~~

~~c. When the abutting protected property is vacant. For the purpose of this code section, "vacant" shall mean a property without a dwelling unit.~~

~~d. Where the abutting protected property has an active land division application or valid land division approval.~~

- e. ~~When the abutting protected property was created by a land division application submitted after September 16, 2015.~~

2.1.400 Building Mass and Scale

A. ~~Applicability. Floor area ratio applies to the following:~~

- 1. ~~All new single-family residential construction including building additions on lots 6,000 square feet or less in size located in a subdivision platted prior to December 1998;~~
- 2. ~~Existing homes on lots subject to a partition or lot line adjustment that will result in a lot size of 6,000 square feet or less;~~
- 3. ~~The perimeter lots of all new single-family residential subdivisions that are less than 6,000 square feet in size and abut a subdivision platted prior to December 1998 where any abutting lot is 6,000 square feet or less.~~

B. ~~Floor Area Ratio. The FAR as defined in BDC Chapter 1.2, Definitions, must not exceed 0.60 for all buildings on site, cumulatively.~~

C. ~~Exceptions to FAR.~~

- 1. ~~Attached single-family townhomes without an accessory dwelling unit.~~
- 2. ~~For single-family detached dwellings with an accessory dwelling unit and attached single-family townhomes with an accessory dwelling unit, see BDC 3.6.200(B), Accessory Dwelling Unit (ADU), for FAR.~~
- 3. ~~Accessory structures less than 10 feet in height and 200 square feet in area.~~
- 4. ~~Lots and parcels subject to BDC 2.1.300(H), Residential Compatibility Standards.~~
- 5. ~~Lots and parcels subject to BDC 3.8.300, Small Dwelling Unit Development.~~

2.1.500 Lot Area and Dimensions.

Lot areas and lot dimension standards for residential uses are listed in Table 2.1.500. For other residential uses listed in Table 2.1.200, the lot area and dimensions are subject to the type of residential structure being occupied. Lot development must be in conformance with BDC 2.1.600, Residential Density. Lot area and dimensions exceptions for affordable housing, see BDC 3.6.200(C).

Table 2.1.500

Lot Areas and Dimensions in the Residential Districts by Housing Type and Zone

Residential Use	Zone	Minimum Lot Area	Minimum Lot Width/Depth	Exceptions
Single-Family Unit Detached Housing Dwelling; Manufactured Homes on Lots (See BDC 3.6.200(E)); Residential Care Homes and Facilities (See BDC 3.6.200(J))	UAR	10 acres	Width: 300 ft. min. average lot width with a min. street frontage of 150 ft.	No exceptions permitted
	RL	10,000 sq. ft.	Width: 50 ft. at front property line Depth: 100 ft.	Bulb of a cul-de-sac minimum width: 30 ft. min. at the front property line except for townhomes and flag lots <u>Except for townhomes,</u> Corner lots or parcels must be at least five feet more in width than the minimum lot width required in the zone (required by OAR) <u>Lots or parcel existing prior to (insert date) that are less than 2,500 square feet in the RH zone may have a triplex or a quadplex.</u>
	RS RM-10	4,000 sq. ft.	Width: 40 ft. at front property line Depth: 50 ft.	
	RM	2,500 sq. ft.	Width: 30 ft. at the front property line Depth: 50 ft.	
	RH	Not applicable	Not applicable	
Duplex and Triplex, and Quadplex. See BDC 3.6.200(H)	UAR	Not applicable	Not applicable	Development alternatives: see BDC Chapter 3.8
	RL	Duplex: 10,000 sq. ft. Triplex: 20,000 10,000 sq. ft. <u>Quadplex: 10,000 sq. ft.</u>	Width: 50 ft. at front property line Depth: 100 ft.	
	RS RM-10	Duplex: 4,000 sq. ft. Triplex: 9,000 4,000 sq. ft. <u>Quadplex: 4,000 sq. ft.</u>	Width: 40 ft. at front property line Depth: 50 ft.	
	RM	None <u>Duplex: 2,500 sq. ft.</u> <u>Triplex: 4,000 sq. ft.</u>	Width: 30 ft. at the front property line Depth: 50 ft.	

		<u>Quadplex: 4,000 sq. ft.</u>	
	RH	None <u>Duplex: 1,250 sq. ft.</u> <u>Triplex: 2,500 sq. ft.</u> <u>Quadplex: 2,500 sq. ft.</u>	
Single-Family Attached Housing (Townhomes) See BDC 3.6.200(D)	UAR	Not applicable	Not applicable
	RL*, RS, RM-10 RM	<u>2,000 Average minimum lot or parcel size: 1,500 sq. ft. for each unit</u> <u>1,600 sq. ft. for each unit</u>	Width: 20 ft. at front property line for interior townhome lots and 25 ft. at front property line for exterior townhome lots Depth: 50 ft.
	RH	<u>Average minimum lot or parcel size: 1,200 sq. ft. for each unit</u>	
Multifamily-unit Housing Dwelling (more than 3-4 units)	UAR	Not applicable	Not applicable
	RL*, RS*, RM-10	4,000 sq. ft. for each unit	Width: 30 ft. at front property line Depth: 50 ft.
	RM, RH	None	

* When permitted as part of a master plan subject to BDC Chapter 4.5, Master Planning and Development Alternatives.

2.1.600 Residential Density.

A. Residential Density Standard. The following density standards apply to all new development in all of the Residential Districts, except as specified in subsection (B) of this section. The density standards shown in Table 2.1.600 are intended to ensure efficient use of buildable lands and provide for a range of needed housing, in conformance with the Bend Comprehensive Plan.

1. The density standards may be averaged over more than one development phase (i.e., as in a subdivision or Master Planned Development). ~~For new subdivision applications, the gross density must not exceed the maximum units per acre for the respective zoning district.~~

Table 2.1.600

Residential Densities

Residential Zone	Density Range
Urban Area Reserve (UAR10)	1 unit/10 gross acres
Low Density Residential (RL)	1.1 – 4.0 units/gross acre
Standard Density Residential (RS)	4.0 – 7.3 units/gross acre
Medium Density Residential (RM-10)	6.0 – 10.0 units/gross acre
Medium Density Residential (RM)	7.3 – 21.7 units/gross acre
High Density Residential (RH)	21.7 – 43 units/gross acre

B. ~~Exemptions. The following are exempt from the density standards in subsection (A) of this section:~~

- ~~1. Residential care homes/facilities.~~
- ~~2. Accessory Dwelling Units (ADUs) are exempt from maximum density standards.~~
- ~~3. Bed and breakfast inns.~~
- ~~4. Nonresidential uses, including neighborhood commercial uses, public and institutional uses, and miscellaneous uses that do not include a dwelling unit.~~
- ~~5. Buildings that are listed in the Inventory of Historic Sites within the Bend Area Comprehensive Plan Exhibit "A" or buildings designated on the Historic National Landmarks Register.~~
- ~~6. Manufactured home parks within the RS Zone are exempt from the maximum density standards of the zone; provided, that the standards of BDC 3.6.200(G) are met.~~
- ~~7. Replacement, renovation, or expansion of existing dwelling unit(s) in any zone provided the number of dwelling units does not change.~~

- ~~8. Development on a vacant lot or parcel consistent with an approved land division, except tracts identified for future phases.~~
- ~~9. Residential infill, as defined in BDC Chapter 1.2, is exempt from minimum density standards.~~
- ~~10. Partitions on properties that are large enough to be divided into four or more lots are exempt from minimum density standards; provided, that the size of the resulting parcels and siting of dwellings allow future development on these parcels at minimum densities.~~
- ~~11. Duplexes and triplexes are exempt from the maximum density standards in the areas designated RL and RS in the Bend Comprehensive Plan Map, except when lots are created as part of a new subdivision application.~~

1. The following are exempt from the density standards in subsection (A) of this section:

- a. Residential care homes/facilities.
- b. Bed and breakfast inns.
- c. Nonresidential uses, including neighborhood commercial uses, public and institutional uses, and miscellaneous uses that do not include a dwelling unit.
- d. Buildings that are listed in the Inventory of Historic Sites within the Bend Area Comprehensive Plan Exhibit "A" or buildings designated on the Historic National Landmarks Register.
- e. Replacement, renovation, or expansion of existing dwelling unit(s) in any zone provided the number of dwelling units does not change.
- f. Development on a vacant lot or parcel consistent with an approved land division, except tracts identified for future

2. The following are exempt from the maximum density standards in subsection (A) of this section:

- a. Accessory Dwelling Units (ADUs).
- b. Manufactured home parks within the RS Zone; provided, that the standards of BDC 3.6.200(G) are met.
- c. Duplexes, triplexes, quadplexes, townhomes and cottage cluster developments.

d. Multi-unit affordable dwellings. See BDC 3.6.200(C).

3. The following are exempt from the minimum density standards in subsection (A) of this section:

a. Residential infill, as defined in BDC Chapter 1.2.

b. Partitions on properties that are large enough to be divided into four or more lots; provided, that the size of the resulting parcels and siting of dwellings allow future development on these parcels at minimum densities.

2.1.700 Maximum Lot Coverage and Floor Area Ratio.

A. Maximum Lot Coverage and Floor Area Ratio. The following maximum lot coverage and floor area ratio standards apply. ~~to all development within the Residential Districts as follows:~~

Table 2.1.700

Residential Lot Coverage

Residential Zone	Lot Coverage	<u>FAR</u>
Low Density Residential (RL)	35%	<u>None</u>
Standard Density Residential (RS), <u>and</u> 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.	1.1 for <u>residential uses.</u> <u>None for all other uses.</u>

Table 2.1.700

Residential Lot Coverage

Residential Zone	Lot Coverage	<u>FAR</u>
<u>Medium Density Residential (RM)</u>	<p><u>50% for lots or parcels with single-story single-unit detached dwelling unit(s) and single-story accessory structures.</u></p> <p><u>45% for all other lots or parcels with detached single-unit dwellings and accessory structures and non-residential uses.</u></p> <p><u>60% for lots or parcels with townhomes, duplexes, triplexes, quadplexes and multi-unit and accessory structures.</u></p>	<u>None</u>
High Density Residential (RH)	None	<u>None</u>

B. Exceptions.

1. Lot Coverage Exception for Affordable Housing. See BDC 3.6.200(C).
2. Development in conformance with the provisions of BDC Chapter 3.8, Development Alternatives.

2.1.800 Building Height.

The following building height standards are intended to promote land use compatibility and support the principle of neighborhood-scaled design:

- A. Standard. The following building heights apply to all development within the Residential District:
1. Buildings within the UAR, RL, RS₇ and RM-10 and RM Districts may be no more than 30 feet in height.
 2. Buildings within the RM Zone on lots and parcels ~~created after December 1998~~ may be no more than 35 feet in height.

3. Buildings within the RH Districts may be no more than 45 feet in height.

B. Exceptions to Maximum Building Height Standard for Affordable Housing. See BDC 3.6.200(C).

2.1.950 Design Standards.

A. **Applicability.** This section applies to all of the following types of buildings:

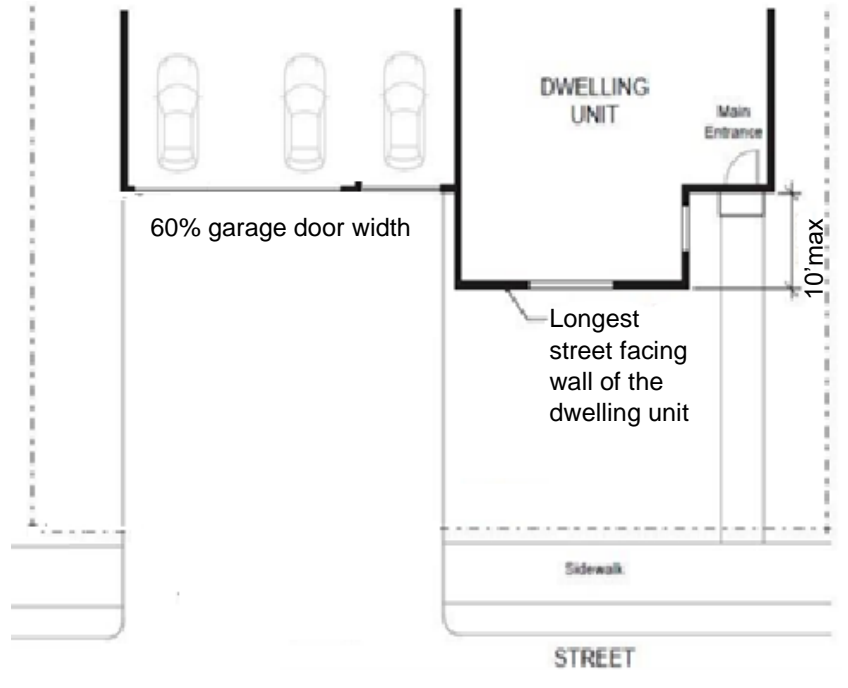
1. Triplex
2. Quadplex
3. Townhome

B. **Garage Door Standards.** The maximum combined garage door width facing the street is 50 percent of the total building width. As shown in Figure 2.1.950, the maximum combined garage door width facing the street may be up to 60 percent of the total building width if the front door entrance is within 10 feet of the longest street-facing wall of the dwelling unit.

1. Exemptions to Garage Door Standards.

- a. Existing garages legally constructed prior to (insert date of adoption).
- b. When the side or rear wall of the garage faces the street, provided the standards of BDC 2.1.300(F)(1)(a) are met.

Figure 2.1.950



C. **Front Door Orientation Standards.** The following front door orientation standards are required for lots and parcels with frontage onto a public or private street. The entrance must either:



- i. Face the street;
- ii. Be at an angle of up to 45 degrees from the street;
- iii. Face a common open space that abuts the street and is abutted by dwellings on at least two sides; or
- iv. Open onto a porch. The porch must be at least 20 square feet in area & have at least one entrance facing the street or have a roof. A covered walkway or breezeway is not a porch.

v. Exemptions to Orientation Standards.

- a. Triplexes, quadplexes and townhomes created by a conversion of an existing dwelling unit.

D. **Windows and Doors.** A minimum of 15 percent of the area of all street facing facades (not including garage door facades) must include windows and/or doors. Gabled areas (in blue) and roofs (in white) are not included in the base wall calculation when determining the minimum 15 percent calculation for windows/door areas. Facades separated from the street property line by a dwelling are exempt from meeting this standard.



-  Area subject to 15% window and entrance door coverage requirement
-  Qualifying window coverage



Qualifying entrance door coverage

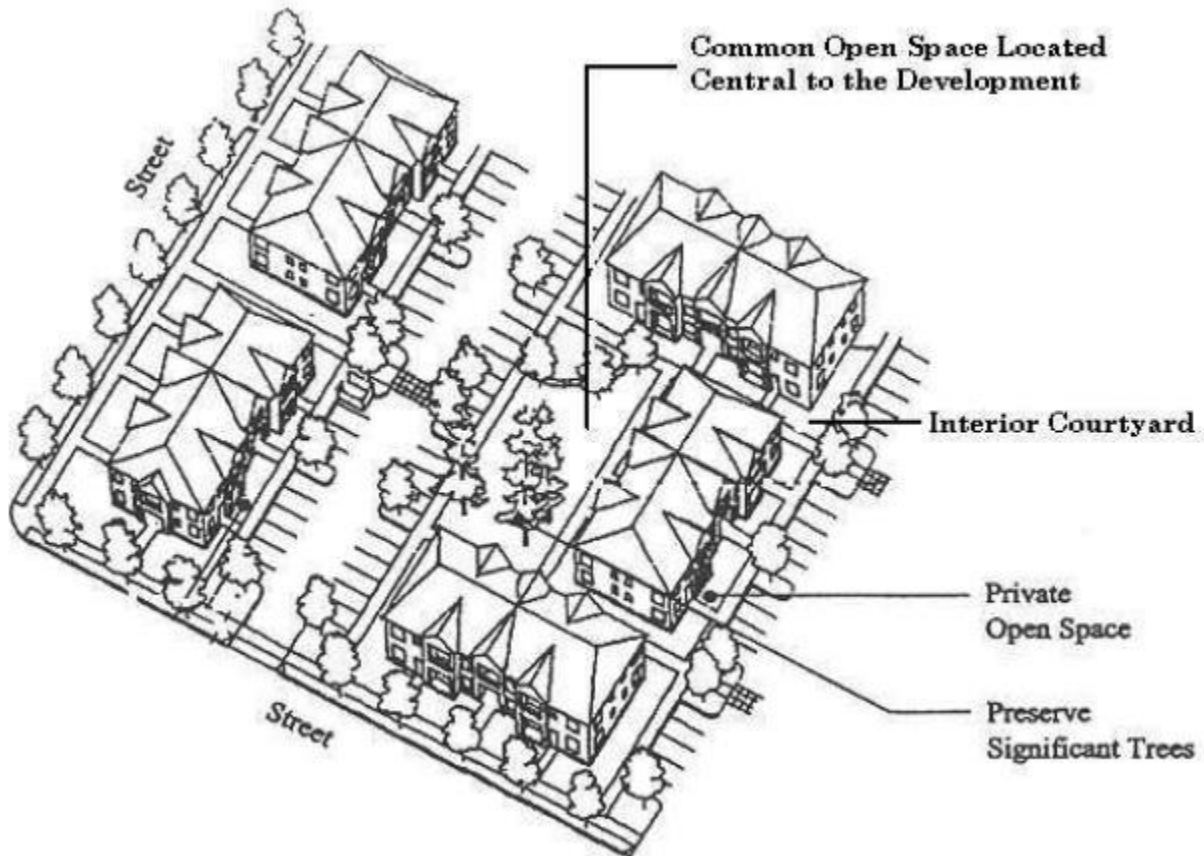
2.1.1000 Multifamily-Unit Residential Districts (RM, RH).

- A. Purpose/Intent Statement. The Medium and High Density Residential Districts are intended to provide land for a mix of attached and multifamily-unit housing dwellings types in locations that are convenient to service commercial uses and future transit opportunities.
- B. Development Standards for Multifamily-unit Developments in the RM and RH Districts. In addition to the site development standards in BDC Chapter 4.2, the following standards apply to multifamily-unit developments of ~~four~~ five units or more, unless otherwise stated:
1. Common Open Space. In addition to the required setback yards, a minimum of 10 percent of the site area must be designated and permanently reserved as usable common open space in all large-scale (20 units or more) multiple-family-unit developments, unless a credit in subsection (B)(1)(a) of this section is approved. The site area is defined as the lot or parcel on which the development is planned, after subtracting any required dedication of street right-of-way and other land for public purposes (e.g., public park or school grounds, etc.). Sensitive lands and historic buildings or landmarks open to the public and designated by the Bend Comprehensive Plan may be counted toward meeting the common open space requirements.
 - a. Credit for Proximity to a Park. A common open space credit of 50 percent may be granted when the development is located within one-quarter mile walking distance of a public park; and there is a direct, accessible, and maintained trail or sidewalk between the development and the park that does not cross an arterial or collector street.
 2. Private Open Space. Private open space areas are required for ground-floor and upper-floor housing units through compliance with all of the following standards:
 - a. Ground-floor housing units must have patios or decks at least four feet deep and measuring at least 48 square feet. **Ground-floor housing** means the housing unit entrance (front or rear) is within five feet of the finished ground elevation, after grading and landscaping;
 - b. A minimum of 50 percent of all upper-floor housing units must have balconies or porches at least four feet deep and measuring at least 48 square feet. **Upper-floor housing** means housing units that are more than five feet above the finished grade, after grading and landscaping; and

- c. Ground-floor private open space areas must not be located within 12 feet of trash receptacles.
3. Trash Receptacles. Trash receptacles must not be located within setbacks for property lines shared with single-family unit residences detached and attached dwellings and must be screened on at least three sides with an evergreen hedge or solid fence or wall of not less than six feet in height. Receptacles must be located for easy access by trash pick-up vehicles.
- C. Housing Mix Standards in the RM District. In order to ensure a mix of housing types that meets the City's overall housing needs, in addition to minimum and maximum density standards in BDC 2.1.600, at least 50 percent of the total housing units in residential developments on any property or combination of properties between three acres and 20 acres in the RM District must be two and three-family housing duplexes, triplexes, quadplexes, attached single-family townhomes, and/or multifamily-unit dwellings residential housing units. The standards of BDC 4.5.200(E) apply to properties of 20 acres in size and greater.

Figure 2.1.1000.A

Multifamily-Unit Housing Dwellings (typical site layout)



2.1.1100 Other Design Standards.

E. Required vehicle parking in a dwelling unit's garage or carport must be a minimum of 9 feet by 18 feet.

Chapter 2.2

COMMERCIAL ZONING DISTRICTS (CB, CC, CL, CG)

2.2.300 Permitted and Conditional Uses.

The land uses listed in Table 2.2.300 are allowed in the Commercial Districts, subject to the provisions of this code. Uses that are listed in Table 2.2.300 and land uses that are similar are permitted or conditionally allowed. The land uses identified with a "C" in Table 2.2.300 require Conditional Use Permit approval prior to development, in accordance with BDC Chapter 4.4.

Table 2.2.300 – Permitted and Conditional Uses

(Other uses in Table 2.2.300 remain unchanged)

Land Use	CB	*CC	CL	CG
Residential				
Existing Residential Use	P	P	P	P
*New residential use as part of a mixed-use development	P	P	P	P
*Temporary housing	C	N	P	P
*Micro-units as part of a mixed-use development. See BDC 3.8.200.	P	P	P	P
* <u>Home business (Class A/Class B/Class C)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

Key to Permitted Uses

P = Permitted

N = Not Permitted

C = Conditional Use

* Special standards for certain uses subject to BDC Chapter 3.6.

**Chapter 2.3
MIXED-USE ZONING DISTRICTS (ME, MR, PO, MU, and MN)**

2.3.200 Permitted and Conditional Uses.

**Table 2.3.200
Permitted and Conditional Uses
(Other uses in Table 2.3.200 remain unchanged)**

Land Use	ME	MR	PO	MU	MN
Residential					
*Home business (Class A/Class B/Class C)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

Key to Districts

ME = Mixed Employment
MR = Mixed-Use Riverfront
PO = Professional Office
MU = Mixed-Use Urban
MN = Mixed-Use Neighborhood

Key to Permitted Uses

P = Permitted
N = Not Permitted
C = Conditional Use
L = Limited as specified in subsection (C) of this section

* Special standards for certain uses subject to BDC Chapter 3.6 and BDC 2.1.900.

**Chapter 2.7
SPECIAL PLANNED DISTRICTS, REFINEMENT PLANS, AREA PLANS AND MASTER PLANS.**

2.7.100 Special Planned Districts, Refinement Plans, Area Plans and Master Plans.

Special Planned Districts, Refinement Plans, Area Plans and Master Plans describe in more detail the type of development planned for a specific area than is typically found in a Comprehensive Plan, zone map, or public facilities plan. A Special Planned District, Refinement Plan or Area Plan may be initiated by the City Council at its own initiative in compliance with BDC Chapter 4.1, Development Review and Procedures, and BDC Chapter 4.6, Land Use District Map and Text Amendments and the Area Plan policies contained in Chapter 11 of the Comprehensive Plan (Type IV process), or at the request of property owners in compliance with BDC Chapter

4.5, Master Planning and Development Alternatives, and BDC Chapter 4.6, Land Use District Map and Text Amendments (Type III process).

Special Planned Districts, Refinement Plans, Area Plans and Master Plans adopted before January 1, 2021, may allow a net residential density of at least eight dwelling units per acre.

As of January 1, 2021 and after the lot or parcel has been developed, duplexes, triplexes, quadplexes, cottage clusters and single-unit attached townhouses are permitted on lots or parcels that allow a single-unit detached dwelling.

Article II. NorthWest Crossing Overlay Zone

2.7.300 NorthWest Crossing Overlay Zone.

2.7.320 Districts.

B. Standard Density Residential District.

3. Uses Permitted.

- a. All uses permitted in the Standard Density Residential Zone, except neighborhood commercial uses.
- b. ~~Duplex on a lot identified as a duplex lot on an approved subdivision plat, subject to RS minimum lot size for a duplex.~~
- c. Notwithstanding subsection (B)(3)(a) of this section, preschool use and child care facility use ~~shall~~ are not be permitted on Tax Lot 311 of Deschutes County Assessor's Map 17-11-36 (more specifically described in Exhibit C of Ordinance NS-2131).

- d. Notwithstanding subsection (B)(3)(a) of this section, the use of the approximately 100-foot-wide set aside area on Tax Lot 311 of Deschutes County Assessor's Map 17-11-36 (more specifically described in Exhibit D of Ordinance NS-2131) ~~shall be~~ is restricted to the following uses: neighborhood park, single-family ~~unit~~ detached housing, duplexes, accessory dwellings, Type 1 home occupation, accessory uses and structures.

4. Conditional Uses.

- a. ~~Except for duplexes, which are allowed on identified duplex lots on approved subdivision plats,~~ Conditional uses permitted in the underlying Standard Density Residential Zone are subject to a Conditional Use Permit and the provisions of BDC Chapter 4.4.

- ~~7. Site Plan Review. A duplex located on a lot approved as a duplex lot on an approved subdivision plat is not subject to a site plan review under the provisions of BDC Chapter 4.1, Development Review and Procedures.~~

C. Residential Townhome Overlay District.

1. Purpose. The purpose of the Townhome ~~df~~Overlay District is to permit townhomes along collector streets, adjacent to public parks or a Multiple-Family District. The Townhome District will allow a diversity of housing types and a mix of residential density within NorthWest Crossing.

2. Uses Permitted.

- a. All uses permitted in the Standard Density Residential Zone.
- ~~b. Townhomes.~~
- ~~c. Duplex on a lot identified as a duplex lot on an approved subdivision plat, subject to RS minimum lot size for a duplex.~~

3. Conditional Uses.

- a. ~~Except for duplexes, which are allowed only on identified duplex lots on approved subdivision plats,~~ aAll conditional uses permitted in the underlying Standard Density Residential Zone, subject to a Conditional Use Permit and the provisions of BDC Chapter 4.4.

7. ~~Site Plan Review. Townhomes and duplexes on a lot approved as a duplex lot on a subdivision plat are not subject to site plan review under BDC Chapter 4.2, Site Plan Review and Design Review.~~

Article III. Dean Swift Refinement Plan Development Standards

2.7.400 Dean Swift Refinement Plan Development Standards.

A. Purpose. The Dean Swift Refinement Plan overlay is intended to implement the Dean Swift Neighborhood Plan concepts and to create special overlay zoning standards for the residential and mixed-use designations within the refinement plan area. The overlay standards will:

- Provide a variety of housing types.
- Locate higher densities near commercial corridors and services or along transit corridors.
- Create opportunities for neighborhood-oriented services.
- Ensure compatibility within the neighborhood and surrounding area.
- Improve the local street grid for automobiles and pedestrian benefit.
- Create a livable neighborhood for all ages.

The Dean Swift Refinement Plan area is approximately 29 acres in size. The area is intended to remain primarily residential in character and use. Through the refinement plan public process, approximately 2.05 acres of the total land area were identified for development as Mixed Employment. In addition, residential sub-areas within the neighborhood have been identified to create a transition between the commercial high use areas along Highway 20 and the established residential uses to the south. The sub-areas are shown on the attached map. ~~The Dean Swift residential neighborhood will have an overall density between six and 24 units per acre. However, development standards and densities will be different within each sub-area.~~

B. Use Standards. The special standards of the Dean Swift Refinement Plan area supersede the standards of the underlying zone. Where no special standards are provided, the applicable standards of the underlying zone apply.

1. Modified RM Residential Overlay.

a. Sub-area "A" is located along the north side of Carl and Don Streets and south of the Highway 20 Commercial District. Sub-area "A" does not extend to Purcell Boulevard. The purpose of this area is to provide a transition between the commercial development to the north along Highway 20 and the residential neighborhood. The development characteristics of sub-area "A" are as follows:

- The residential density range is 10 to 21 units per gross acre.
- The maximum building height is 40 feet.
- Lot coverage ~~has been increased to~~ is 50 percent except ~~attached single-family townhomes, duplexes, triplexes, quadplexes and multifamily units~~ is 60%. ~~to allow flexibility to develop higher residential densities.~~
- Two locations within the sub-area have been designated for "live/work" development. This allows low impact commercial use on the ground floor of a building; provided, that an equal or greater area of residential use is provided on the upper floors.

b. Sub-area "B" is located between Carl Street and Damascus Street, west of Dean Swift Road. The purpose of sub-area "B" is to provide a diversity of housing types in close proximity to goods and services. The development characteristics of sub-area "B" are as follows:

- The residential density range for this sub-area is seven to 12 units per gross acre.
- ~~The minimum lot size in this sub-area is 4,500 square feet, except where zero lot line attached housing is proposed, the minimum lot size can be 2,000 square feet.~~
- ~~Lot coverage is increased to 45 percent to allow the flexibility for a variety of housing types.~~
- ~~The maximum building height is 35 feet.~~

c. Sub-area "C" is located north of Bear Creek Road, south of Damascus Street along the west side of Dean Swift Road. A second area encompasses an existing single-family unit development lying south of Don Street and west of the north/south extension of "C" Street. This area represents a more traditional residential neighborhood. The development characteristics of sub-area "C" are as follows:

- The residential density range for this sub-area is six to 10 units per gross acre.
 - ~~The predominant housing type will be single-family except on corner lots where duplex and triplex units may be developed provided each duplex unit shall access and/or front on different streets.~~
 - ~~Accessory dwelling units that are subordinate to the main home are encouraged.~~
 - ~~The minimum lot size is 5,000 square feet.~~
 - ~~On lots greater than 7,000 square feet, two detached homes may be built, provided all provisions of this code can be met.~~
 - ~~The maximum lot coverage is 45 percent.~~
 - ~~The maximum building height is 35 feet.~~
- d. Sub-area "D" is located north of Bear Creek Road between Dean Swift Road and the north/south extension of "C" street. The development characteristics of sub-area "D" are as follows:
- The residential density range for this sub-area is 12 units to 17 units per acre.
 - ~~The allowable housing types are attached single-family townhomes and multifamily.~~
 - ~~Attached single-family townhomes and multifamily buildings must not exceed six dwelling units.~~
 - The maximum building height is 40 feet.
 - ~~The maximum lot coverage is 45 percent.~~

J. Design Standards. The design standards are intended to provide detailed human-scale design to preserve the quaint character of the neighborhood while allowing flexibility to develop a variety of building types.

All ~~single-family~~ unit detached dwelling units, duplexes, triplexes, quadplexes, cottage clusters, townhomes, multiple-family unit, mixed-use and commercial buildings must comply with all of the following standards.

The illustrations provided are intended to show how to comply, not restrict building types. Other building types and designs can be used to comply so long as they are consistent with the design standards.

All buildings shall must incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of building surfaces.

1. Detailed Design Elements. All buildings shall must provide detailed design along all elevations (front, sides, and rear). A minimum of five architectural features shall must be provided on the front elevation and a minimum of three architectural features shall must be provided on the side and rear elevations selected from the following list of features:

Article IV. Medical District Overlay Zone

2.7.530 Development Standards.

A. Height Regulations. No building or structure shall hereafter can be erected, enlarged or structurally altered to exceed a height of 45 feet without approval of a variance.

B. Lot Requirements. The following lot requirements must be observed:

- ~~1. Lot Area. For all dwelling units including single family dwellings, two and three family housing, and multiple family housing in the underlying RM Zone, the lot shall be a minimum area of 2,500 square feet for the first unit plus 2,000 square feet for each additional dwelling unit.~~

~~For all dwelling units including single family dwellings, two and three family housing, and multiple family housing in the underlying RH Zone, the lot shall be a minimum area of 2,500 square feet for the first unit plus 1,000 square feet for each additional dwelling unit. (**Inconsistent with density requirements**)~~

~~For any other use there shall be no minimum lot area.~~

- ~~1.~~ ~~2.~~ Lot Width. For single-family unit dwellings, two- and three-family housing duplexes, triplexes, quadplexes and multiple-family housing unit the lot shall ~~shall~~ must be a minimum width of 30 feet. This lot width may be reduced to 20 feet for lots in an approved zero lot line townhome subdivision land division.

For any other use there shall be ~~is~~ is no minimum lot width.

- ~~2.~~ ~~3.~~ Front Yard Setback. The minimum front yard setback shall be ~~is~~ is 10 feet except on corner lots where the clear vision clearance area requirements shall apply and, except when adjacent to a lot outside of the Medical District Overlay Zone, the front yard setback shall be ~~is~~ is same as the front yard setback required in the adjacent zone.

- ~~3.~~ ~~4.~~ Side Yard Side and Rear Setback. The minimum side yard setback shall be ~~five feet~~. The side yards shall be increased by one-half foot for each foot by which the building exceeds 15 feet in height.

For existing or development of new single-family detached housing the side yard setback shall be a minimum of five feet on each side.

~~The side yard setback distance for one or both sides may be waived for an approved zero lot line subdivision or partition.~~

- ~~5.~~ Rear Yard. The minimum rear yard setback shall be five feet except when adjacent to a lot outside of the Medical District Overlay Zone and then the rear yard setback shall be a minimum of 20 feet. The required rear yard setback shall be increased by one-half foot for each foot by which the building exceeds 15 feet in height.

The minimum rear and side setback is five feet.

Exceptions. When a multi-unit residential or nonresidential use abuts a lot or parcel with a single-unit detached dwelling or a middle housing dwelling unit located outside of the Medical District Overlay Zone, the setback abutting the single-unit detached dwelling or middle housing dwelling unit must increase one-half foot for each foot by which the building height exceeds 15 feet. Where a fractional number results, the number may be rounded down to the nearest whole number.

- ~~6.~~ Side and rear yard setbacks for duplexes and triplexes are subject to standards in BDC 3.6.200(H), Duplex and Triplex Development.

~~4.7.~~ Lot Coverage. The following maximum lot coverage standards apply to all development within the MDOZ:

Lot Coverage

Zone	Maximum Lot Coverage
Medium Density Residential (RM)	50% for lots or parcels with single-family <u>unit</u> detached dwelling unit(s). 60% for lots or parcels with single-family attached townhomes, duplexes, triplexes, <u>quadplexes</u> and multifamily <u>unit</u> . For any other use there is no maximum lot coverage.
High Density Residential (RH)	None
Convenience Commercial (CC) District	None

C. Off-Street Parking. Off-street parking ~~shall~~ must be provided as required in BDC Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking.

Article VII. Murphy Crossing Refinement Plan

2.7.820 Districts.

C. Permitted Land Uses. Unless otherwise specified in the table below, the land uses listed within the applicable zoning districts within this Development Code ~~shall~~ must be permitted, subject to the provisions of this code.

Table 2.7.820.C

Land Use	RS	RM	ME	CG
Residential				
All residential uses permitted or conditionally allowed in the underlying zoning district	P/C	P/C	P/C	P/C
Single-Family Detached (as primary use)	P	N	N	N
Single-Family Attached (Townhomes or Condominiums)	-	-	-	-
• as primary use	P (max. 2 units)	P	N	N
• as secondary use	N	N	P	C
Multifamily				
Duplex/Triplex	N	P	P	N
Multi-units	N	P	P	N
Commercial/Mixed-Use				
All Commercial/Mixed-Use Buildings				
• Building footprint less than 10,000 sq. ft.	N	N	P	P
• Building footprint 10,000 – 20,000 sq. ft. w/ max. building size of 30,000 gross sq. ft.	N	N	C	P
• Building footprint 20,000 – 50,000 sq. ft. w/ max. building size of 60,000 sq. ft.	N	N	N	P
• Building footprint greater than 50,000 sq. ft. w/ max. building size of 100,000 sq. ft. (location restricted to the north 400 ft. of the CG Zone)	N	N	N	P
Recreation Facilities	N	N	C	C

D. Special Development Standards. In addition to the development standards outlined in the City's Development Code, the following standards shall apply as indicated:

Table 2.7.820.D

Standard	RS Single-Family Unit	RM Multifamily Unit	ME Mixed-Use	CG General Commercial
Density	4 – 7.3 units/gross acre	7.3 – 21.7 units/gross acre		NA
Lot size	6,000 sq. ft. min.	2,000 sq. ft. min.	NA	NA

Article IX. Farmington Reserve Master Planned Development

2.7.965 Permitted Uses.

~~A. Only detached single family dwellings, with or without accessory dwelling units, shall be permitted in the Single-Family Overlay District. Only multifamily housing shall be permitted in the Multifamily Overlay District. The overlay districts are shown on the Farmington Reserve Master Plan Overlay Map, Figure 2.7.980 and permit the following uses:-~~

1. Single-Unit Overlay District. Residential uses permitted in BDC Table 2.1.200 Permitted and Conditional Uses for the Standard Density Residential (RS) District.
2. Multi-Unit Overlay District. Residential uses permitted in BDC Table 2.1.200 Permitted and Conditional Uses for the Medium Density Residential (RM) District.

2.7.970 Development Standards.

The special standards of the Farmington Reserve Master Plan area ~~shall~~ supersede the standards of the underlying zone where they vary. Where no special standards are provided, the applicable standards of the underlying zone ~~shall~~ apply.

- A. ~~Setbacks Standards. Setback standards are as listed in Table 2.7.970. All single-family dwelling unit lots (except Lots 11 through 16 along the north boundary) shall be~~ are exempt from solar setback standards.

Table 2.7.970 – Setbacks

Use	<u>Front Setbacks</u>	Side	Rear
Single-Family Detached <u>Single-Unit Overlay District</u>	10 feet, except garages shall be 20 feet <u>RS standards in BDC 2.1.300, Setbacks.</u>	5 feet	5 feet
<u>Multifamily-Unit Overlay District</u>	10 feet, except garages shall be 20 feet <u>RM setbacks in BDC 2.1.300, Setbacks.</u>	5 feet	5 feet

Note: Multifamily development that abuts RS-zoned or designated property on the periphery of the master plan boundary, the rear and side yard setbacks shall must increase beyond the minimum stated in BDC 2.7.970 by one-half foot for each foot by which the building height exceeds 20 feet. Where a street or alley is at the periphery of the master plan, the width of the right-of-way or easement shall be is included in the setback measurement. ~~(Delete this if BDC 2.1.300.D.2 remains)~~

B. Building Height. Building height requirements are based on use as follows:

1. ~~Single-family dwellings:~~ 35 feet.
2. 1. Multifamily units and quadplexes (more than three attached units): 45 feet.
2. All other residential uses: 35 feet.

C. ~~Density. The maximum number of dwelling units shall be 293 (65 single-family and 228 multifamily).~~
Density may be averaged across the residential districts; provided, that ~~the~~ The overall density for the entire master plan development area must meets the RM zone density requirement of 7.3 to 21.7 units per acre.

Figure 2.7.980

Farmington Reserve Master Plan Overlay Map

(Map remains unchanged)

Single-Unit District	
Multi-Unit District	
OPEN SPACE	
PUBLIC LOCAL STREET	
PRIVATE LOCAL STREET	
PUBLIC ALLEY	
PEDESTRIAN ACCESS	

Article XII. Stone Creek Master Planned Development

2.7.3000 Stone Creek Master Planned Development.

2.7.3040 Development Standards.

The special standards of the Stone Creek Master Plan area supersede the standards of the underlying zone where they vary. Where no special standards are provided, the applicable standards of the underlying zone apply. ~~An exception to BDC 2.1.300(H), Residential Compatibility Standards, was granted for the lots along the west boundary, south of the future extension of Rolan Avenue. (Delete if 2.1.300.H goes away)~~

A. Setbacks Standards.

Table 2.7.3040 – Setbacks

Use	Front	Side	Rear
Single-Family <u>Unit Detached</u>	10 feet, except garages must be 20 feet	5 feet	5 feet
<u>Duplex/Triplex/Quadplex</u>	10 feet, except garages must be 20 feet	5 feet	5 feet
Multifamily <u>Unit</u>	10 feet, except garages must be 20 feet	5 feet	5 feet

Table 2.7.3040 – Setbacks

Use	Front	Side	Rear
Single-Family Attached (Townhomes)	5 feet, except garages must be 20 feet	0 feet	0 feet
Neighborhood Commercial	10 feet	5 feet, when abutting residential	0 feet
Other Conditional Uses per BDC 2.1.200	10 feet	0 feet	0 feet

B. Building Height. Building height requirements are based on the districts in Figure 2.7.3075.A as follows:

1. ~~Single-Family Unit Residential District, duplex and triplex dwellings:~~ 35 feet.

C. Building Mass and Scale. There is no minimum or maximum floor area ratio requirement. All ~~single-family unit dwellings, townhomes, duplexes, and triplexes and quadplexes~~ have a maximum lot coverage of 60 percent. Multifamily housing, commercial and public uses have no maximum lot coverage.

D. Lot Area and Dimensions.

1. ~~Single-family unit detached, duplexes and attached units townhomes~~ must meet the lot area and dimension requirements for the RM zone contained in BDC Table 2.1.500.
2. The minimum lot area ~~for duplex units is 4,000 square feet, and is 5,500 square feet for triplex and quadplex units. Both duplex and triplex and quadplex~~ units must have a minimum lot width of 30 feet and a minimum lot depth of 80 feet.

2.7.3050 Single-Family Unit District.

Development within the Single-Family Unit District is limited to detached or attached (townhome) ~~single-family unit dwellings, duplexes, and triplexes, and quadplexes~~ with no more than ~~three~~ four dwelling units on a single lot.

2.7.3055 Multifamily-Unit District.

~~Multifamily-unit housing dwellings~~ may be located on platted lots, as zero lot line products, or as units in a condominium or apartment development with shared use of common facilities such as driveways, parking areas, sidewalks, entryways, pedestrian access corridors, open space and lawn areas. ~~Multifamily-unit housing dwellings~~ need not have frontage on a public road so long as permanent legal access established through a nonrevocable easement, with provisions for maintenance, is provided to each dwelling unit.

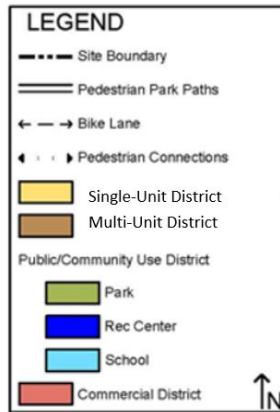
2.7.3070 Housing Mix and Density.

The Stone Creek Master Planned area includes 87.7 acres of total land area. The north 48 acres are zoned RM. The RM zoned area was developed with Silver Rail Elementary School and the neighborhood park, leaving 30 developable acres of RM zoned land. The south half of the plan area is 39.5 acres, of which 1.65 acres are zoned CC and 0.65 were added to the neighborhood park, leaving 37.2 acres of developable RS land. The density averaged over the master plan development area results in a minimum of 555 dwelling units, ~~and maximum of 925 dwelling units.~~

The master plan area provides for a mix of housing types as two, ~~and three~~ and four-family unit housing as allowed in the Single-Family District Zone, in compliance with BDC 2.7.3040(D), and incorporates ~~attached single-family~~ townhomes, and/or multifamily-unit residential housing units in the Multifamily-Unit District and Commercial District.

Figure 2.7.3075.A

(Map remains the same except multi-family is multi-unit)



Article XIII. Wildflower Master Planned Development

2.7.3145 Site Plan and Design Review.

Type II site plan and design review is required for most development as specified under BDC Chapter 4.2, ~~except as specified in this section.~~ Type I minimum development standards review is required for ADUs, duplexes, triplexes, ~~quadplexes~~ or townhomes in the Wildflower Master Planned Development. Type II site plan review is required for ~~cottage housing~~ certain types of housing options under Chapter 3.8 if not addressed through a Type II Land Division tentative plan for individual cottage lots is not proposed or required. Special Standards in Chapter 3.6 and 3.8 may apply to certain types of residential development.

A. ~~Accessory Dwelling Units. Accessory dwelling units must meet the standards contained in BDC 3.6.200(B).~~

B. ~~Duplexes and Triplexes. Duplexes and triplexes must meet the standards contained in BDC 3.6.200(H).~~

C. ~~Townhomes. Townhomes must meet the standards contained in BDC 3.6.200(D).~~

D. ~~Cottage Housing. Cottage housing must meet the standards contained in BDC 3.8.500.~~

Article XIV. Bend Central District

Table 2.7.3220

Permitted Uses in the Bend Central District by Subdistrict

(Other uses in Table 2.7.3320 remain unchanged)

Land Use	1st/2nd Street	3rd Street	4th Street	South
Residential				
*Accessory Dwelling Units (ADUs)	P	P	P	P
Attached Single-Family Townhomes	P	P	P	P
<u>Quadplexes</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Multifamily-unit Residential	P	P	P	P
Live/Work Dwelling Unit	L (see subsection (D)(1) of this section)	L (see subsection (D)(1) of this section)	L (see subsection (D)(1) of this section)	L (see subsection (D)(1) of this section)
Residential as Part of Mixed-Use Development	P	P	P	P
Micro-units (see BDC 3.8.200)	P	P	P	P

2.7.3240 Design Standards

- A. Development in the BCD is subject to the following design standards. These standards are in addition to the regulations of BDC Chapter 4.2, Minimum Development Standards Review, Site Plan Review and Design Review, but replace design standards of the underlying zoning district and the standards in BDC 3.6.200(D), ~~Single-Family Attached Townhomes~~, and BDC 3.6.200(I), Residential Uses within Commercial Districts, BDC 2.3.400, Site Layout and Building Orientation and BDC 2.2.500, Site Layout and Building Orientation.

2.7.3250 Parking.

A. In the BCD the following parking requirements supersede parking requirements in BDC Table 3.3.300, Required Off-Street Vehicle Parking Spaces, and in BDC Chapter 3.6, Special Standards and Regulations for Certain Uses. Unless otherwise noted here, other sections of BDC Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking, apply.

1. Required Off-Street Parking. The minimum number of required off-street vehicle parking spaces is established below. The number of parking spaces provided by any particular use in ground surface parking lots must not exceed the required minimum number of spaces provided by Table 3.3.300, Required Off-Street Vehicle Parking Spaces, by more than 50 percent. Spaces provided on-street, or within the building footprint of structures, such as in rooftop parking, or under-structure parking, or in multi-level parking above or below surface lots, do not apply toward the maximum number of allowable spaces. Parking spaces provided through “shared parking” also do not apply toward the maximum number.

a. Residential Uses.

- i. ~~Single family attached~~ Townhomes: one space per dwelling unit.
- ii. Live/work dwelling unit: one space per live-work dwelling unit.
- iii. Residential uses in a mixed-use development, quadplexes, ~~multifamily unit~~, micro-units and commercial-ready space used as residential: one-half space per dwelling unit.
- iv. Tandem parking is permitted when the spaces are assigned to the same dwelling unit.
- v. Temporary Housing: ~~one space per 500 square feet of gross floor area.~~ None.

Article XIX. Discovery West Master Planned Development

2.7.3710 Purpose.

The purpose of the Discovery West Master Planned Development is to implement Bend Comprehensive Plan policies regarding the West UGB Expansion Area (Master Plan Area 1 under Chapter 11 of the Bend

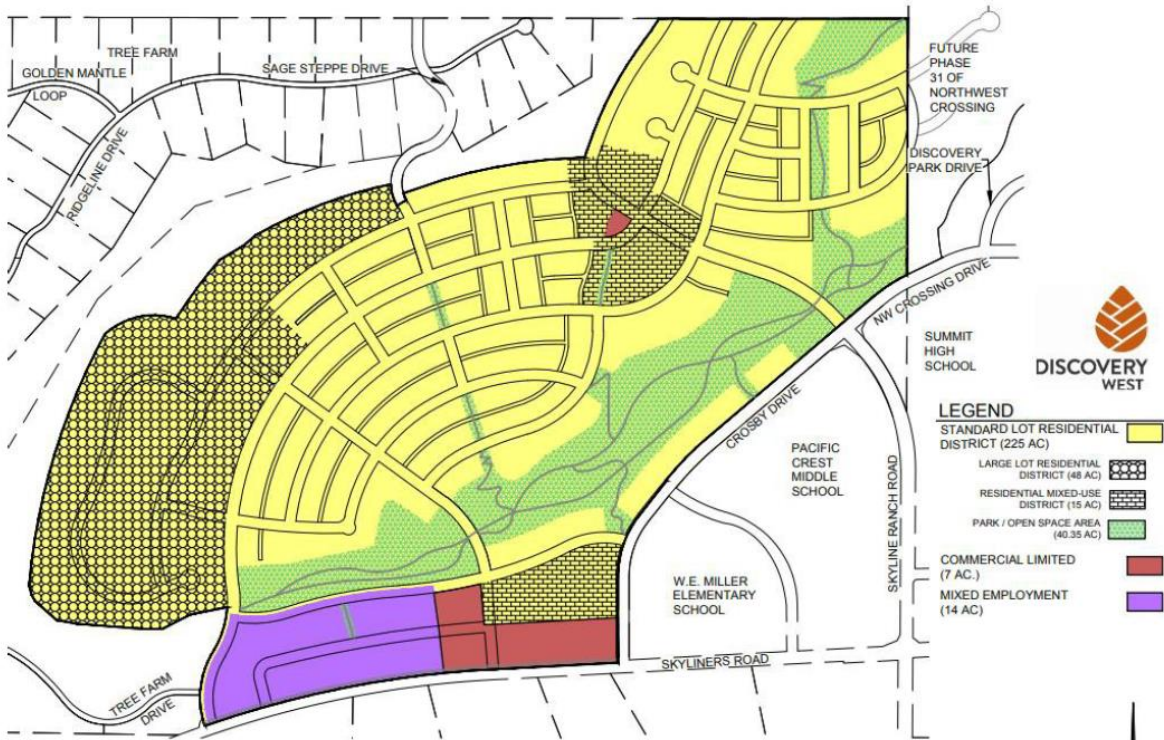
Comprehensive Plan), and to create overlay development standards for the Residential, Commercial and Employment Districts within the Discovery West Master Plan area. The development standards will:

H. Implement the relevant policies of the Bend Comprehensive Plan:

1. The central planning concepts are to: provide a limited westward expansion that complements the pattern of complete communities that began with NorthWest Crossing with the existing concentration of schools, parks, commercial and employment lands; and creates a transect from higher densities along Skyline Ranch Road to lower density and open space along the western edge in this area which approaches National Forest land and park open spaces, in order to provide buffers for wildlife and wildfire.
2. Establishing appropriate development regulations to implement the transect concept; develop measures to make the development and structures fire resistant; and implement RL plan designation densities within this area while providing for a mix of housing types and clustering developed areas to provide for open space preservation.
3. ~~Provide up to 650 housing units, including~~ Include a minimum of nine percent single-family unit attached units (minimum of 54 ~~to 60~~) and a minimum of 21 percent multifamily unit and duplex/triplex/quadplex units (minimum 128 ~~to 142~~ units). The minimum required units (total and by housing type) is ~~90 percent of the specified maximum, or 585 total dwelling units.~~

2.7.3730 Districts.

Figure 2.7.3730 Districts.



A. Large Lot Residential District.

1. Purpose. The purpose of the Large Lot Residential District is to implement the low-density single-family unit residential lot component of the west side transect as identified in the Bend Comprehensive Plan. The increased setbacks in this district are intended to serve as greater buffers for wildlife passage and greater separation between structures for increased wildfire resilience.
2. Density. The Large Lot Residential District will accommodate approximately 50 single-family unit detached dwelling and duplex residential lots.

C. Residential Mixed-Use District.

1. Purpose. The Residential Mixed-Use District is applied in locations adjacent to collector or arterial streets, Commercial Limited or Mixed Employment zones, or public parks to satisfy BCP Policy by allowing a variety of housing types, higher density residential uses, and live/work housing to form the highest density residential component of the transect along with some limited small-scale commercial opportunities in the live/work townhomes.

2. Density. The Residential Mixed-Use District will accommodate at least 54 to 60 attached single-family units and at least 128 to 142 multifamily units, duplex, ~~or triplex~~ or quadplex residential units as required by BCP Policy 11-104.

2.7.3740 Review Procedures.

The following review procedures are applicable to uses within the Discovery West Master Planned Development:

- A. Design Review. Townhomes, live/work townhomes, cluster housing, duplexes, triplexes and ~~fourplexes~~ quadplexes located on lots specifically approved as such will not be subject to design standards of the underlying zoning district and the standards in BDC Chapter 3.6, Special Standards and Regulations for Certain Uses.

2.7.3750 Large Lot Residential District.

A. Permitted Uses.

1. Detached single-family unit dwelling.
2. Accessory uses and structures.
3. Accessory dwelling unit.
4. Family childcare home (16 or fewer children).
5. Neighborhood, community, and regional parks.
6. Home business (Class A, Class B) subject to the provisions of BDC 3.6.200(N).
7. Duplex.
7. ~~8. Duplexes and triplexes~~ Duplexes and triplexes on lots specifically designated for development as such on an approved subdivision tentative plan.

2.7.3760 Standard Lot Residential District.

A. Permitted Uses.

1. Detached single-family ~~unit~~ dwelling.
2. Accessory uses and structures.
3. Accessory dwelling unit.
4. Family childcare home (16 or fewer children).
5. Neighborhood, community, and regional parks.
6. Home business (Class A, Class B) subject to the provisions of BDC 3.6.200(N).
7. Duplex
7. ~~8. Duplexes and~~ Triplexes on lots specifically designated for development as such on an approved subdivision tentative plan.

2.7.3770 Residential Mixed-Use District.

A. Permitted Uses.

1. All uses permitted or conditionally permitted in the Standard Lot Residential District.
2. Multifamily ~~unit~~ housing.
3. ~~Attached single-family~~ Townhome.
4. Live/work townhome subject to the provisions of this district.
5. Cluster housing development.
6. Quadplexes

C. Height Standards. The following height standards apply in the Residential Mixed-Use District:

Table 2.7.3770 Height Standards in the Residential Mixed-Use District

Use	Building Height
Single-family unit detached	30 feet
Townhome, live-work townhome, duplex, triplex	35 feet
Multifamily-unit housing, live-work townhome and quadplex	45 feet
Cluster housing – Cottage	25 feet
Cluster housing – Mews	35 feet

F. Platting Lots for Specific Uses. The following standards apply for the Residential Mixed-Use District:

1. The tentative plan application for a subdivision phase in the Residential Mixed-Use District must specify the housing type and a minimum and maximum number of residential units intended for each lot.
2. A deed restriction must be recorded with each lot in the RMUD intended for duplex, triplex, quadplex, multifamily-unit or attached single-family-unit housing dwellings specifying a minimum and maximum range of housing units to ensure BCP Policy 11-104 is satisfied as to the type and total number of housing units specified for the West UGB Expansion Area Master Plan Area 1.

G. Special Standards for Live/Work Townhomes.

1. The location of lots where live/work dwellings may be sited must be specified in the tentative plan application for that development phase.
2. Live/work townhome lots may be designed without frontage on a public street when the lots abut the commercial lot to be developed as a plaza at the northwest corner of the Skyline Ranch Road/Ochoa Drive intersection. Townhome lots fronting the plaza must take access from a rear alley, and the property line fronting the commercial lot will be considered a front property line.
2. 3. The commercial or office portion of the building may not exceed 50 percent of the square footage of the entire building, excluding any garage.
3. 4. Vehicle and bicycle parking must be in accordance with BDC Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking. No more than four off-street parking spaces must be provided for each live/work townhome.

- 4- 5. No outside storage of materials or goods related to the work occupation or business is permitted.
- 5- 6. If the business is open to the public, public access must be through the work area front door and the business may not be open to clients or the public before 7:00 a.m. or after ~~7:00~~ 10:00 p.m.
- 7. The residential portion of live/work townhomes may include a primary residence as well as an accessory dwelling unit. Residential units on any designated live/work townhome lot may be operated as short-term rental units and are not subject to the concentration limits in BDC 3.6.500, Short-term Rentals.
- 8. The following ~~commercial~~ uses are allowed in live/work townhomes:

Article XXI. Petrosa Master Planned Development

2.7.3930 Definitions.

- A. ~~Fourplex~~ Quadplex means a type of housing with four attached dwelling units on one lot or parcel. For permitting purposes, units may be attached vertically or horizontally.

2.7.3950 Residential Zoning Districts.

Table 2.7.3950 – Permitted and Conditional Uses

(Other uses in Table 2.7.3950 remain unchanged)

Land Use	RS	RM	RH
Residential			
Single-Family Unit Detached Housing Dwelling	P	P	N
*Accessory Dwelling Units (ADUs)	P	P	P
* Attached Single-Family Townhomes	P	P	P

Table 2.7.3950 – Permitted and Conditional Uses

(Other uses in Table 2.7.3950 remain unchanged)

Land Use	RS	RM	RH
Live/Work Townhomes	N	N	P
Duplexes, Triplexes, Fourplexes <u>Quadplexes</u>	P	P	P

D. Lot Area and Dimensions. Lot areas and lot dimension standards for residential uses are listed in the following table. For other uses permitted in each zone, the lot area and dimensions are subject to the type of residential structure being occupied. For lot area and dimensions exceptions for affordable housing, see BDC 3.6.200(C).

Lot Areas and Dimensions in Petrosa Residential Districts by Housing Type and Zone

Residential Use	Zone	Lot Area	Lot Width/Depth
Single-Family Unit Detached Housing	RS	Minimum area: 2,800 sq. ft.	Minimum width: 30 ft. at front property line Minimum lot depth: 75 ft.
	RM	Minimum area: 2,500 sq. ft.	Minimum width: 30 ft. at the front property line Minimum lot depth: 50 ft.
	RH	Not applicable	Not applicable
Duplexes, Triplexes, and Fourplexes <u>Quadplexes</u>	RS	Minimum areas – Duplex: 5,000 <u>2,800</u> sq. ft. Triplex: 7,500 sq. ft. Fourplex: 10,000 sq. ft.	<u>Duplex:</u> Minimum width: 30 ft. at front property line Minimum lot depth: 50 ft. <u>Triplex and Quadplex:</u> Minimum width: 40 ft. at front property line Minimum lot depth: 50 ft.
	RM	None	Minimum width: 30 ft. at the front property line

Lot Areas and Dimensions in Petrosa Residential Districts by Housing Type and Zone

Residential Use	Zone	Lot Area	Lot Width/Depth
	RH	None	Minimum lot depth: 50 ft.
Single-Family Attached Housing (Townhomes)	RS	Minimum area: 2,000 sq. ft. for each unit	Minimum width: 20 ft. at front property line for interior townhome lots and 24 ft. at front property line for exterior townhome lots Minimum lot depth: 50 ft.
	RM	Minimum area: 1,600 sq. ft. for each unit	
	RH	Minimum area: 1,200 sq. ft. for each unit	
Multifamily-Unit Housing (5+ Units)	RS	Not applicable	Minimum width: 30 ft. at front property line Minimum lot depth: 50 ft.
	RM, RH	None	

F. Maximum Lot Coverage. The following maximum lot coverage standards apply to all development within the residential districts as follows:

Residential Lot Coverage

Residential Zone	Lot Coverage
Standard Density Residential (RS)	50% for lots with 2+ story homes 55% for lots with single-story homes
Medium Density Residential (RM)	50% for lots with 2+ story homes 55% for lots with single-story homes

Residential Lot Coverage

Residential Zone	Lot Coverage
	60% for lots with attached single-family townhomes, duplexes, triplexes, <u>quadplexes</u> and <u>multifamily unit</u>
High Density Residential (RH)	None

K. Additional Standards for Duplexes, Triplexes and ~~Fourplexes~~ Quadplexes. Duplex, ~~and-triplex~~ and quadplex development must comply with the following standards, which replace the standards in BDC 3.6.200(H):

1. Driveway approaches must comply with the following standards:
 - a. The total width of all driveway approaches must not exceed 32 feet per frontage. For lots or parcels with more than one frontage, see subsection (K)(1)(c) of this section.
 - b. Driveway approaches may be separated when located on a local street. If approaches are separated, they must be separated by a minimum of seven feet.
 - c. In addition, lots or parcels with more than one frontage must comply with the following:

- iii. Lots or parcels with frontages only on local streets must comply with the following:

- (C) ~~Fourplexes~~ Quadplexes may have four driveway approaches not exceeding 32 feet in total width on one frontage or two driveway approaches not exceeding 32 feet in total width on one frontage and one maximum 16-foot-wide driveway approach on one other frontage.

- d. Clear vision standards do not apply between driveway approaches for duplexes, ~~and triplexes~~ and quadplexes on local streets. All other standards in BDC 3.1.500, Clear Vision Areas, apply.

Article XXII. Treeline Master Planned Development

2.7.4030 Districts.

- A. Low Density Residential District. The purpose of the Low Density Residential (RL) District is to implement the low-density ~~single-family residential~~ dwelling unit lot component of the west side transect as identified in the BCP. Open space, lot sizes, and setbacks in this District are intended to minimize impacts on wildlife and reduce the risk of wildfire.
- B. Standard Lot Overlay. The purpose of the Standard Lot Overlay (SLO) is to allow standard density ~~single-family homes~~ units and duplexes on smaller lots than otherwise permitted in the underlying RL zone in order to meet the unit and housing mix requirements in BCP Policy 11-104. This district allows attached and detached ~~single-family homes~~ units and duplexes and will accommodate at least 12 attached ~~single-family~~ units as required by BCP Policy.

2. 7.4040 Review Procedures.

The following review procedures are applicable to uses and structures within the Treeline Master Planned Development:

- A. ~~Single-family~~ unit detached and attached dwellings and duplexes are subject to BDC 4.2.400, Minimum Development Standards Review. The following uses are exempt from BDC 4.2.400, Minimum Development Standards Review, with existing full utility and full street frontage infrastructure:
 - 1. ~~Single-family~~ unit detached housing dwellings and duplexes.
 - 2. ~~Attached single-family~~ Townhomes with vehicular access from an alley.

2.7.4050 Residential Zoning Districts.

A. Permitted Uses. The land uses listed in Table 2.7.4050 are permitted in the residential districts, subject to the provisions of this chapter. Only land uses that are specifically listed in Table 2.7.4050, land uses that are incidental and subordinate to a permitted use, and land uses that are approved as “similar” to those in Table 2.7.4050 may be permitted.

Table 2.7.4050 – Permitted and Conditional Uses

Land Use	RL	SLO
Single-Family Unit Detached housing <u>Dwelling Units</u>	P	P
*Accessory Dwelling Units (ADUs)	P	P
<u>*Duplexes</u>	<u>P</u>	<u>P</u>
*Attached Single-Family Townhomes	N	P
Family Childcare Home (16 or fewer children)	P	P
*Home Business (Class A/Class B)	P	P
*Accessory Uses and Structures	P	P
Parks	P	P
Recreational Facilities	P	P
*Short-Term Rental	P	P

D. Lot Area and Dimensions. Lot areas and lot dimension standards for residential uses are listed in the following table:

Lot Areas and Dimensions by Housing Type and Zone/Overlay

Residential Use	Zone/ Overlay	Lot Area	Lot Width/Depth
Single-Family Unit Detached Housing and Duplexes	RL	Minimum area: 10,000 sq. ft.	Minimum lot width: 100 ft. Minimum lot depth: 100 ft.
	SLO	Minimum area: 4,000 sq. ft.	Minimum width: 40 ft. at front property line Minimum lot depth: 75 ft.
Single-Family Attached Housing {Townhomes}	SLO	Minimum area: 4,000 sq. ft. for each unit	Minimum width: 40 ft. at front property line Minimum lot depth: 100 ft.

Article XXIII. Easton Master Planned Development

2.7.4130 Definitions. Revised 11/20

A. ~~Fourplex~~ Quadplex means a type of housing with four dwelling units on one lot or parcel.

2.7.4150 Residential Zoning Districts.

D. Lot Area and Dimensions. Lot areas and lot dimension standards for residential uses are listed in the following table. For other uses permitted in each zone, the lot area and dimensions are subject to the type

of residential structure being occupied. Lot area and dimensions exceptions for affordable housing, see BDC 3.6.200(C).

Lot Areas and Dimensions in Easton by Housing Type and Zone

Residential Use	Zone	Lot Area	Lot Width/Depth
Single-Family Unit Detached Housing	RS	Minimum area: 2,700 sq. ft.	Minimum width: 30 ft. at front property line Minimum lot depth: 75 ft.
Duplexes, Triplexes, and Fourplexes-Quadplexes	RS	Minimum areas – Duplex: 3,900 2,700 sq. ft. Triplex: 5,500 sq. ft. Fourplex: 7,100 sq. ft.	<u>Duplexes: Minimum width: 30 ft. at front property line</u> <u>Minimum lot depth: 50 ft.</u> <u>Triplexes and Quadplexes: Minimum width: 40 ft. at front property line</u> Minimum lot depth: 50 ft.
Single-Family Attached Housing (Townhomes)	RS	Minimum area: 1,600 sq. ft. for each unit	Minimum width: 20 ft. at front property line for interior townhome lots and 24 ft. at front property line for exterior townhome lots Minimum lot depth: 50 ft.

- I. Additional Standards for Townhomes, Duplexes, Triplexes, and ~~Fourplexes~~ Quadplex. Townhomes, duplex, triplex, and ~~fourplex~~ quadplex developments not accessed by an alley must comply with the following standards:
 1. Townhomes located on lots that meet the minimum width requirement for detached single-family units ~~homes~~ are not subject to BDC 3.6.200(D), but must comply with the following standards:

- a. Driveway approaches must be separated by a minimum of seven feet.
 - b. Driveway approaches must not exceed 20 feet in width.
2. Driveway approaches for duplexes, triplexes, and ~~fourplexes~~ quadplexes must comply with the following standards:

- iii. Lots or parcels with frontages only on local streets must comply with the following:
 - (A) Duplexes may have two driveway approaches not exceeding 32 feet in total width on one frontage or one maximum 16-foot-wide driveway approach per frontage.
 - (B) Triplexes may have three driveway approaches not exceeding 32 feet in total width on one frontage or two driveway approaches not exceeding 32 feet in total width on one frontage and one maximum 16-foot-wide driveway approach on one other frontage.
 - (C) ~~Fourplexes~~ Quadplex may have four driveway approaches not exceeding 32 feet in total width on one frontage or two driveway approaches not exceeding 32 feet in total width on one frontage and one maximum 16-foot-wide driveway approach on one other frontage.

Chapter 3.1
LOT, PARCEL AND BLOCK DESIGN, ACCESS AND CIRCULATION

3.1.200 Lot, Parcel and Block Design.

C. General Requirements for Lots and Parcels.

- 6. Corner lots or parcels ~~shall~~ must be at least five feet more in width than the minimum lot width required in the zone, except for townhomes.

D. Street Connectivity and Formation of Blocks. To promote efficient multi-modal circulation along parallel and connecting streets throughout the City, developments ~~shall~~must produce complete blocks bounded by a connecting network of streets, in accordance with the following standards:

1. New development ~~shall~~must construct and extend planned streets (arterials, collectors and locals) in their proper projection to create continuous through streets and provide the desirable pattern of orderly developed streets and blocks. Streets ~~shall~~must be developed within a framework that is established in the ~~Bend Urban Area City of Bend~~ City of Bend Transportation System Plan and any applicable ~~Special Area Plan, Refinement Plan, Master Neighborhood Development Plan~~ Special Planned District, Refinement Plan, Area Plan or Master Plan or other adopted or approved development plan. Where such plans do not provide specific block length and perimeter standards, the requirements listed below ~~shall~~ apply:
2. Block lengths and perimeters ~~shall~~ must not exceed the following standards as measured from centerline to centerline of through intersecting streets.

**

- c. Six hundred sixty feet block length and 2,640 feet block perimeter for all other Commercial, Industrial and Mixed-Use Employment Districts;
- d. An exception may be granted to the maximum block length and/or block perimeter by the Review Authority if the applicant can demonstrate that the block length and/or block perimeter cannot be satisfied due to topography, natural features, existing development or other barriers, or it is unreasonable to meet such standards based on the existing pattern of development, or other relevant factors. When an exception is granted, the Review Authority may require the land division or site plan to provide blocks divided by one or more access corridors in conformance with the provisions of BDC 3.1.300, Multi-Modal Access and Circulation. Access corridors ~~shall~~must be located to minimize out-of-direction travel by pedestrians and bicyclists and ~~shall~~must meet all applicable accessibility standards.

3.1.300 Multi-Modal Access and Circulation.

B. On-Site Pedestrian Facilities. For all developments except single-family-unit detached, townhomes, duplexes, triplexes and quadplexes dwellings on their own lot or parcel, and shared courts, pedestrian access and connectivity must meet the following standards:

1. Pedestrian ways must:

- a. Connect all building entrances within the development to one another.
- b. Connect all parking areas, storage areas, recreational facilities, common areas (as applicable), and abutting development to the building's entrances and exits.
- c. Extend throughout the development site, and connect to all future phases of development, abutting trails, public parks and open space areas whenever possible as described in subsection (C) of this section, Off-Site Multi-Modal Facilities.
- d. Connect or stub to abutting streets and private property, in intervals no greater than the block perimeter standards.
- e. Provide pedestrian facilities within developments that are safe, accessible, reasonably direct and convenient connections between primary building entrances and all abutting streets, based on the following:
 - i. Convenient and Direct. A route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for users.
 - ii. Safe. Bicycling and pedestrian routes that are free from hazards and safely designed by ensuring no hidden corners, sight-obscuring fences, dense vegetation or other unsafe conditions.
 - iii. Accessible. All pedestrian access routes must comply with all applicable accessibility requirements.
 - iv. Primary Entrance Connection. A pedestrian access route must be constructed to connect the primary entrance of each building to the abutting streets. For commercial, industrial, mixed-use, public, and institutional building entrances, the **primary entrance** is the main public entrance to the building. In the case where no public entrance exists, connections must be provided to each employee entrance. For multifamily-unit and triplex dwellings, the primary entrance is the front door (i.e., oriented toward the street). For buildings in which each unit does not have its own exterior entrance, the primary entrance may be a lobby, courtyard or

breezeway which serves as a common entrance for more than one dwelling and be accessible.

2. On-Site Pedestrian Facility Development Standards. On-site pedestrian facilities ~~shall~~must meet the following standards:
 - a. On-site pedestrian walkways ~~shall~~must have a minimum width of five feet.
 - b. Pedestrian walkways ~~shall~~must be lighted in conformance with BDC 3.5.200, Outdoor Lighting Standards.
 - c. Switchback paths ~~shall be~~ are required where necessary to meet the City's adopted accessibility requirements and City of Bend Standards and Specifications. Accessible alternate routes such as ramps and/or lifts ~~shall~~must be provided when required.
 - ~~d. The City may require landscaping adjacent to a pedestrian walkway for screening and the privacy of adjoining properties. The specific landscaping requirements shall balance the neighbors' privacy with the public safety need for surveillance of users of the public walkway. Tall, sight-obscuring fences or dense landscaping thick enough to conceal hazards are prohibited. **(This is discretionary)**~~
 - e. d. Vehicle/Walkway Separation. Where walkways are parallel and abut a driveway or street (public or private), they ~~shall~~must be raised six inches and curbed, or separated from the driveway/street by a five-foot minimum landscaped strip. Special designs may be permitted if this five-foot separation cannot be achieved.
 - f. e. Housing/Walkway Separation. Pedestrian walkways ~~shall~~ must be separated a minimum of five feet from all residential living areas on the ground floor, except at building entrances. Separation is measured from the walkway edge to the closest dwelling unit. The separation area ~~shall~~must be landscaped in conformance with the provisions of BDC Chapter 3.2, Landscaping, Street Trees, Fences and Walls. No walkway/building separation is required for commercial, industrial, public, or institutional uses.
 - i. Exemption to the housing/walkway separation standard: When the walkway abuts residential living areas with no windows.

~~g. f.~~ Walkway Surface. Walkway surfaces ~~shall~~ must be concrete and conform to accessibility requirements. Asphalt, brick/masonry pavers, or other durable surface that makes a smooth surface texture, and conforms to accessibility requirements, may be allowed as determined by the City. Multi-use paths and trails (i.e., for bicycles and pedestrians) ~~shall~~ must be the same materials. (See also BDC 3.4.200, Transportation Improvement Standards.)

~~h. g.~~ Additional standards for walkway design can be found in BDC Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking.

3.1.400 Vehicular Access Management.

F. Access Management Requirements. Access to the street system must meet the following standards:

4. Additional Access Points.

b. ~~Single-family unit attached to~~ Townhomes, duplexes, and triplexes, and quadplexes see BDC Chapter 3.6, Special Standards and Regulations for Certain Uses.

6. Access Operations Requirements. Backing from an access onto a public street ~~shall~~ is not be permitted except for single-family, duplex, ~~or triplex~~ or quadplex dwellings backing onto a local street or for any use when backing into an alley if adequate backing distance is provided. The design of driveways and on-site maneuvering and loading areas ~~shall~~ must include the anticipated storage length for entering and exiting vehicles, in order to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation.

9. Ribbon Driveways. Ribbon driveways may be used to provide access to single-unit detached dwelling units, townhomes, duplexes, triplexes and quadplexes, provided that:

- a. The ribbons are located only on the driveway and are paved with asphalt, concrete or comparable surfacing across its entire width;
- b. The ribbons are at least two feet wide; and
- c. The ribbons are **not more than** three feet apart measured from their nearest edges. See Figure 3.1.400

Figure 3.1.400 Concrete Ribbon Driveway



Chapter 3.2

LANDSCAPING, STREET TREES, FENCES AND WALLS

3.2.300 New Landscaping

C. Landscape Area Standards. A minimum percentage landscape coverage is required. **Coverage** is measured based on the size of plants at maturity or after two years of growth, whichever comes sooner. The minimum required landscaping shall equal is 15 percent of the gross lot area for the following uses:

1. Residential – ~~duplex and triplex units~~, micro-unit developments and multiple-family unit developments.

3.2.400 Street Trees.

This section sets standards and requirements for planting trees along all streets for shading, comfort, safety and aesthetic purposes. Except for BDC 3.8.400(A), Mid-Block Development, and 3.8.400(D), Shared Courts, street trees must be planted for developments subject to ~~BDC 3.6.200(H), Duplex and Triplex Development,~~ 4.2.500, ~~Site Plan Review,~~ and BDC Chapter 4.3, Subdivisions, Partitions, Replats and Property Line Adjustments for residential land divisions and BDC .2.500, Site Plan Review. Where sidewalks are being constructed with a development the street trees must not be planted until the sidewalks are completed. Street trees must conform to the following standards and guidelines:

Chapter 3.3

VEHICLE PARKING, LOADING AND BICYCLE PARKING

3.3.300 Vehicle Parking Standards for On-Site Requirements.

3.3.300 Vehicle Parking Standards for On-Site Requirements.

The minimum number of required off-street vehicle parking spaces (i.e., parking that is located in parking lots and garages and not in the street right-of-way) is determined based on the standards in this section.

A. Off-Street Parking Requirements. The number of required off-street vehicle parking spaces is determined in accordance with the following standards. Off-street parking spaces may include spaces in garages, carports, parking lots, and/or driveways if vehicles are not parked in a vehicle travel lane (including emergency or fire access lanes). In applying the exceptions and reductions listed in subsections (B), (C), and (D) of this section, reductions and exceptions may be combined except where otherwise specified. Where a fractional number of spaces results, the required number of spaces is rounded down to the nearest whole number.

Table 3.3.300

Required Off-Street Vehicle Parking Spaces

(Other parking requirements remain unchanged in Table 3.3.00)

Use	Minimum Requirement
Residential	
Accessory dwelling unit	None
Residential care home	2 parking spaces per dwelling unit
All residential uses within the CB and MU Zoning Districts	1 space per dwelling unit
Bed and breakfast inns	1 space per bedroom, plus 1 space for the manager or proprietor
Short-term rentals	See BDC 3.6.500(H)
Duplex and triplex	1-bedroom units – 1 space per unit <u>None</u>
	2- or more bedroom units – 2 spaces per unit
<u>Quadplex</u>	<u>RL: 2 parking spaces per quadplex development</u>
	<u>RS, RM and RH: 1 parking space per quadplex development</u>
Manufactured home parks	2 parking spaces per dwelling unit
Multifamily-unit residential	Studio units or 1-bedroom units – 1 space/unit

Table 3.3.300

Required Off-Street Vehicle Parking Spaces

(Other parking requirements remain unchanged in Table 3.3.00)

Use	Minimum Requirement
	2-bedroom units – 1.5 spaces per unit
	3- or more bedroom units – 2 spaces per unit
	Retirement complexes for seniors 55 years or older – 1 space per unit
<u>Townhomes</u>	<u>1 parking space per dwelling unit</u>
Single-family unit, attached or detached, including a manufactured home on individual lot.	2 parking spaces per dwelling unit
<u>Development Alternatives</u>	<u>See BDC Chapter 3.8, Development Alternatives</u>

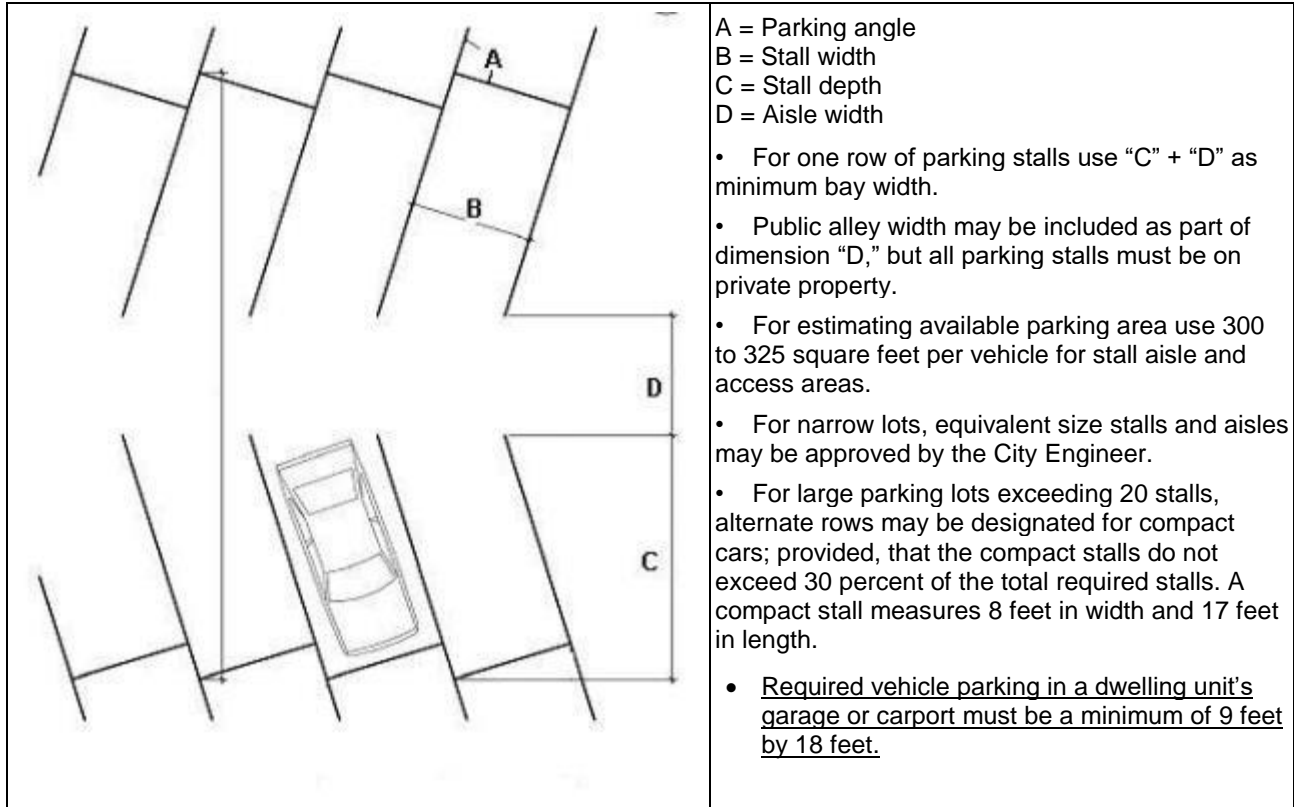
C. Parking Location and Shared Parking.

1. Location. Vehicle parking is allowed only on approved streets, within garages, carports and other structures, or on driveways or parking lots that have been developed in conformance with this code. Specific locations for parking are indicated within the individual land use districts for some land uses (e.g., the requirement that parking be located to side or rear of buildings, with access from alleys, for some uses). ~~Required off-street parking and maneuvering areas shall~~ must not be located within the front yard setbacks except for single-family unit dwellings, ADUs, duplexes, ~~and~~ triplexes and quadplexes.

- F. Parking Stall Standard Dimensions and Compact Car Parking. All off-street parking stalls ~~shall~~ must be improved to conform to City standards for surfacing, stormwater management and striping, and provide dimensions in accordance with Table 3.3.300.E.1 and Figure 3.3.300.

Figure 3.3.300

Parking Area Dimensions



Chapter 3.6

SPECIAL STANDARDS AND REGULATIONS FOR CERTAIN USES

B. Accessory Dwelling Unit (ADU). An accessory dwelling unit (ADU) is a small dwelling unit on a property that contains a ~~single-family unit~~ dwelling unit as the primary use. The ADU may be attached, detached, or within a portion of an existing dwelling unit. The maximum density standards do not apply to ADUs due to their small size and low occupancy. The standards of this section are intended to control the size, scale and number of ADUs on individual properties to promote compatibility with abutting land uses. ADUs must comply with the following standards in addition to the standards of the applicable zoning district:

1. Permitted ADU. An ADU may only be permitted on a lot or parcel with a ~~single-family unit~~ detached dwelling, a ~~single-family attached~~ townhome, or a manufactured home.
2. Number of ADUs. A maximum of one ADU is allowed per lot or parcel.
3. ADU Size-Floor Area.

~~a. An ADU on a property that is 6,000 square feet or less must not exceed 600 square feet of floor area.~~

~~b. An ADU on a property that is greater than 6,000 square feet must not exceed 800 square feet of floor area.~~

a. The maximum floor area is 800 square feet.

~~b. e.~~ For purposes of measuring the ADU size in this subsection, floor area means the area measured in feet included inside the exterior surrounding walls of horizontal decked space intended to be a floored surface contained within the building or portion thereof, exclusive of vent shafts, and courts ~~and basements~~. When calculating floor area stairs are counted once unless the area under the stairs is part of the ADU floor plan, in which case the stairs are counted twice. Portions of the floor area with a sloped ceiling measuring less than five feet from the finished floor to the finished ceiling are not considered as contributing to the floor area.

d. Exception to ADU Size.

i. Accessory structures attached to an ADU do not count towards the maximum floor area if they are not accessible from the interior of the ADU or if the accessory structure provides at least one allocated parking space for the ADU.

~~4. Floor Area Ratio. The FAR as defined in BDC Chapter 1.2, Definitions, must not exceed 0.60 for all buildings on site, cumulatively.~~

~~a. Exemptions to FAR.~~

~~i. Accessory structures less than 10 feet in height and 200 square feet in area.~~

~~ii. FAR does not apply to a property when the ADU is proposed to be located in a structure legally constructed prior to April 1, 2016.~~

~~iii. Property not designated residential in the Bend Comprehensive Plan.~~

~~iv. Lots and parcels subject to BDC 3.8.300, Small Dwelling Unit Development.~~

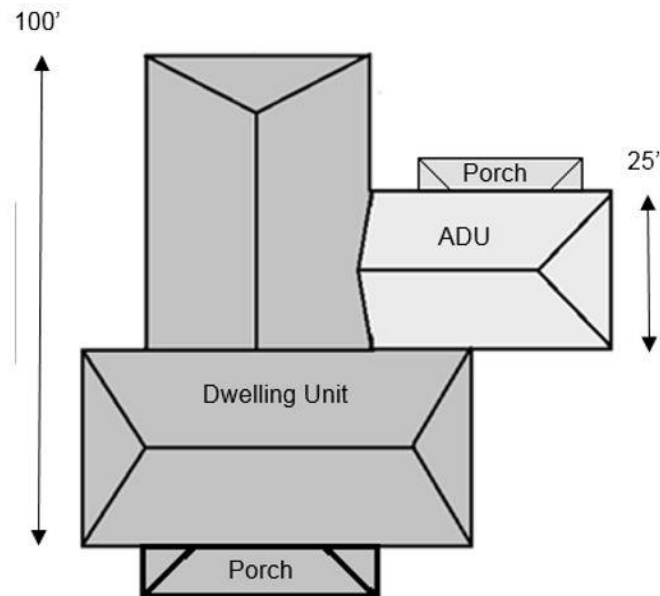
~~5. Building Height. A detached ADU must not exceed 25 feet in height. In order to consider the ADU to be attached to the primary dwelling unit, it must be attached by one of the following options as~~

illustrated in Figure 3.6.200.B. The shared or attached wall must be the wall of an enclosed interior space, and does not include porches, patios, decks or stoops.

a. The ADU must share a common wall for at least 25 percent of the length of the primary dwelling unit; or

b. The entire length of one elevation of the ADU must be attached to the primary dwelling unit.

Figure 3.6.200.B



Exemption to Building Height. The building height does not apply when the ADU is proposed to be located in a structure legally constructed prior to April 1, 2016.

6. 4. Parking. None.

7. Design Standards. A second story ADU over 600 square feet, abutting a RL or RS property with a residential development, must comply with the following:

a. Exterior doorways and outdoor living spaces (e.g., balconies or decks) on the second story and exterior staircases must not be located in a side or rear yard abutting a RL or RS property with a residential development unless they are set back a minimum of 10 feet from the side or rear

~~property line.~~ **(All ADUs will be allowed to be up to 800 square feet and the BDC doesn't require this for other residential uses up to 800 square feet)**

~~5.8-~~ Detached ADUs. A detached ADU must be a minimum of six feet apart from the primary single-family ~~unit~~ dwelling ~~unit~~ as measured between their building footprints, unless exempted below.

- a. Exemption. Does not apply when the primary single-family ~~unit~~ dwelling ~~unit~~ was legally constructed prior to April 1, 2016, and the ADU is proposed to be located in a detached structure legally constructed prior to April 1, 2016.

~~6.9-~~ Process. ADUs are subject to BDC 4.2.400, Minimum Development Standards Review. **(Not necessary to state this here)**

C. Affordable Housing Strategies. The City of Bend provides an incentive program to developers to assist in the development of affordable housing.

4. Developments in compliance with subsection (C)(1) of this section may be eligible for the following incentives unless otherwise specified:

- a. Density Bonus. A developer may be eligible for a density bonus for single-unit detached dwellings, middle housing, cottage developments and manufacture homes when a percentage of the proposed dwelling units are affordable. The percentage of affordable units is based on the maximum number of dwelling units that would be allowed under the Comprehensive Plan designation for the subject site. The corresponding density bonus in Table 3.6.200.C is an increase in dwelling units over the maximum residential density that can be rented or sold as affordable units or at market rate.

The maximum density must be calculated in compliance with BDC 2.1.600(C)(1). For purposes of calculating maximum density, fractional units are rounded down to the next whole unit. For purposes of calculating the number of affordable units and density bonus units, fractional units are rounded up to the next whole unit.

For example, a 10,000 square foot lot designated ~~RH~~ RM is permitted ~~nine~~ four units (maximum density is rounded down). Of the ~~nine~~ four units, the developer proposes 20 percent of the units to be affordable (~~nine~~ four units * 20 percent = ~~1.8~~ 0.8 units, which is rounded up to ~~two~~ one units). Therefore, of the ~~nine~~ four units, ~~two~~ one must be affordable. Since the applicant is proposing 20

percent of the units as affordable, the developer may receive a corresponding density bonus of 20 percent (~~nine~~ four units * 20 percent = ~~1.8~~ 0.8 units, which is rounded up to ~~two~~ one additional units). Therefore, the proposed project may have ~~eleven~~ five units, ~~two~~ one of which must be affordable.

Table 3.6.200.C – Density Bonus

Percent of Affordable Units Based on Maximum Density	Density Bonus
5%	5%
10%	10%
20%	20%
30%	30%
40%	40%
50%	50 %

- b. Building Height Incentive. An increase in building height not to exceed 10 feet above the height of the underlying zone may be allowed for multifamily-unit housing when the additional units gained by the height increase are affordable housing units.
- c. Lot Coverage Exception. For affordable housing developments where 50 percent or more of the dwelling units are deemed affordable in conformance with subsection (C)(1) of this section, the entire development may develop with a 50 percent lot coverage.
- d. Lot Area and Dimensions Exception. For affordable housing developments where 50 percent or more of the dwelling units are deemed affordable in conformance with subsection (C)(1) of this section, the required lot area and dimensions for the proposed lots or parcels may be reduced up to 20 percent for the entire residential development. For affordable housing developments where

less than 50 percent of the dwelling units are deemed affordable in conformance with subsection (C)(1) of this section, the required lot area and dimensions for the proposed affordable housing dwelling units' lots or parcels may be reduced up to 20 percent.

e. **Parking Requirement Reduction.** The parking requirement for affordable dwelling units is one on-site parking space per affordable dwelling unit.

i. **Exception:**

(A) Parking for special population developments and senior developments is 0.5 parking spaces per affordable dwelling unit.

For purposes of this subsection, senior developments are limited to those 55 + and are recognized by Housing and Urban Development (HUD) or the Low Income Housing Tax Credit (LIHTC) program at Oregon Housing and Community Services as affordable for a term of 30 years or more.

For purposes of this subsection, special population developments provide affordable housing and supportive services to those with intellectual or developmental disabilities or acute health needs. These developments must be publicly-supported affordable for a minimum of 30 years and serving those with intellectual or developmental disabilities in an integrated setting as a primary function.

D. ~~Single-Family-Attached Townhomes.~~ ~~Single-family unit attached housing (townhome units on individual lots) must comply with the standards in subsections (D)(1) through (4) of this section. The standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas.~~

1. **Building Mass Supplemental Standard.** ~~Within the RS and RM-10 Districts, the number and width of consecutively attached townhomes (i.e., with attached walls at property line) must not exceed four units. Within the RM and RH Districts~~ ~~†~~ The number and width of consecutively attached townhome units are not restricted. For purpose of this section, a “single-family-attached townhome” means a dwelling unit, located on its own lot, sharing one or more common walls with one or more dwelling units. As shown in Figure 3.6.200.D.1 the common wall must be fully enclosed and shared for at least 25 percent of the length of each dwelling unit’s enclosed elevation, not including uncovered or open, covered porches, patios, decks or stoops. The common wall may be any wall of the dwelling unit,

including the wall of an attached garage. As shown on Figure 3.6.200.D.2, ~~attached single-family~~ townhomes may have detached garages or ADUs that share a common wall between the two lots or parcels.

Figure 3.6.200.D.1

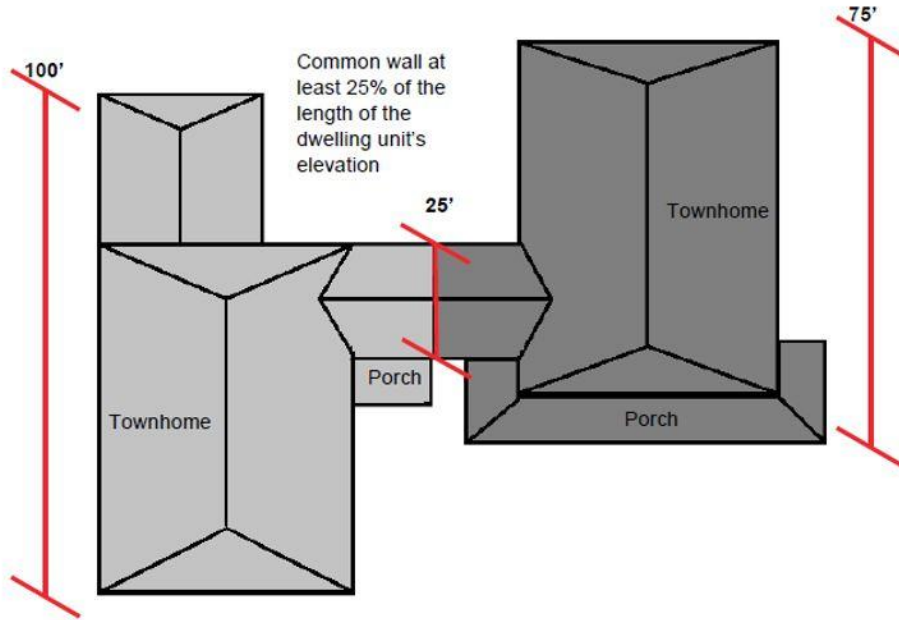
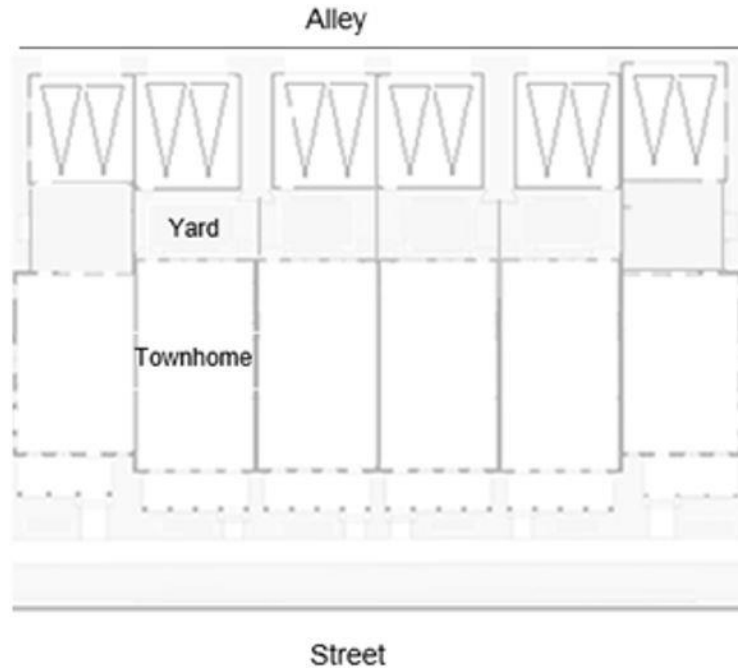


Figure 3.6.200.D.2



2. Alley Access Developments. Townhome developments and subdivisions (four or more lots) must receive vehicle access only from a rear alley, except when existing development patterns or topography make construction of an alley impractical (see subsection (D)(3) of this section for standards for street access developments). Alley(s) must be created at the time of subdivision approval, in accordance with BDC Chapters 3.1, Lot, Parcel and Block Design, Access and Circulation, 3.4, Public Improvement Standards, and 4.3, Subdivisions, Partitions, Replats and Property Line Adjustments. As necessary, dedication of right-of-way or easements and construction of pathways between townhome lots (e.g., between building breaks) is required to implement the standards in BDC 3.1.300, Multi-Modal Access and Circulation.

3. Street Access Developments. Townhomes receiving access directly from a public or private street must comply with the following standards, in order to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the streets, and minimize paved surfaces for better stormwater management:
 - ~~a. Garage Door. The maximum combined garage door width facing the street is 50 percent of the total building width.~~

 - ~~b.~~ a. Driveway Approaches. Townhomes may have a maximum of one driveway approach and must comply with the following:

- i. Townhomes with frontages on streets of different classifications must access the street with the lowest classification.
 - ii. The total width of shared driveway approaches must not exceed 32 feet. When a driveway serves more than one lot, the developer must record an access and maintenance easement/agreement to benefit each lot, prior to building permit issuance.
 - iii. Driveway approaches on local streets may be separated in compliance with the following:
 - (A) Approaches must be separated by a minimum of seven feet; and
 - (B) Approaches must not exceed 16 feet in width.
 - iv. Clear vision standards do not apply between driveway approaches for townhomes on local streets. All other standards in BDC 3.1.500, Clear Vision Areas, apply.
 - ~~v. For lots or parcels abutting an alley, access may be required to be taken from the alley in accordance with BDC 3.1.400(F)(3). **(Repetitive of 3.6.200.D.2)**~~
4. The minimum driveway width must be 10 feet.
- 4- 5. Areas Owned in Common. Common areas must be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions must be recorded and provided to the City prior to issuance of a building permit.

H. ~~Duplex, and Triplex~~ and Quadplex Development. Duplex, ~~and triplex~~ and quadplex development must comply with the following standards. ~~The standards are intended to control development scale, and minimize impacts associated with compatibility.~~

- ~~1. There must be a minimum of 15 percent of the site landscaped in conformance with BDC Chapter 3.2, Landscaping, Street Trees, Fences and Walls. Existing natural landscaping can count as part of the landscape requirement if protected and preserved during construction.~~
- ~~2. Street trees must be planted in conformance with BDC 3.2.400, Street Trees.~~

3. ~~The applicant must provide usable open space or an exterior patio, balcony or deck consistent with the following:~~

Dwelling Units	Usable Open Space	Exterior Patio, Balcony or Deck
1 and 2 bedroom units	200 square feet per unit	100 square feet per unit
3 bedroom units or larger	300 square feet per unit	150 square feet per unit

a. ~~All usable open space areas that are comprised of lawn must be irrigated with an underground irrigation system.~~

b. ~~An exterior patio, balcony or deck to meet the requirements of this subsection will not be counted as part of the landscape requirement.~~

4. ~~Each unit must provide a minimum of 60 square feet of enclosed storage area for outdoor equipment, lawn chairs, barbecues, bicycles, etc. The storage area must be accessible from the exterior of the dwelling unit, have a minimum interior height of seven feet, and be no less than two feet in length in any direction. The storage area may be split into two areas as long as no area is less than 20 square feet and no dimension is less than two feet, except the height which is a minimum of seven feet. The storage area may be located in a garage; provided, that it does not interfere with required vehicle parking (nine feet by 20 feet). Storage must not be located within the setbacks.~~

5. ~~Each unit must provide an enclosure area for trash and recycling. This area is in addition to subsection (H)(4) of this section.~~

6. ~~1. Detached dwelling units must be a minimum of six feet apart as measured between their building footprints.~~

7. ~~Floor Area Ratio. In the RS District, the FAR as defined in BDC Chapter 1.2, Definitions, must not exceed 0.60 for all buildings on site, cumulatively.~~

a. ~~Exemptions to FAR.~~

i. ~~Accessory structures less than 10 feet in height and 200 square feet in area.~~

- ~~ii. Duplexes or triplexes created by remodeling an existing single-family detached dwelling without expanding the existing floor area.~~
 - ~~iii. Lots created after January 18, 2019, that are not adjacent to existing RS-designated properties.~~
8. 2. Driveway Approach. Duplexes may have a maximum of two driveway approaches, ~~and a triplexes~~ may have a maximum of three driveway approaches and quadplexes may have four driveways approaches in compliance with the following:
- a. The total width of all driveway approaches must not exceed 32 feet per frontage. For lots or parcels with more than one frontage, see subsection (H)(~~82~~)(c) of this section.
 - b. Driveway approaches may be separated when located on a local street. If approaches are separated, they must be separated by a minimum of seven feet.
 - c. In addition, lots or parcels with more than one frontage must comply with the following:
 - i. Lots or parcels must access the street with the lowest classification.
 - ii. Lots or parcels with frontages only on collectors and/or arterial streets may have one driveway approach. When lots or parcels only have frontages on collector streets or only on arterial streets, the City Engineer will determine which frontage may have one driveway approach based on the following:
 - (A) Distance from the nearest intersection;
 - (B) Clear vision areas;
 - (C) Topography;
 - (D) Utility conflicts; and
 - (E) Pedestrian and bike conflicts in the vicinity.
 - iii. Lots or parcels with frontages only on local streets must comply with the following:
 - (A) Duplexes may have two driveway approaches not exceeding 32 feet in total width on one frontage or one maximum 16-foot-wide driveway approach per frontage.

(B) Triplexes may have three driveway approaches not exceeding 32 feet in total width on one frontage or two driveway approaches not exceeding 32 feet in total width on one frontage and one maximum 16-foot-wide driveway approach on one other frontage.

(C) Quadplexes may have four driveway approaches not exceeding 32 feet in total width on one frontage or two driveway approaches not exceeding 32 feet in total width on one frontage and one maximum 16-foot-wide driveway approach on one other frontage.

d. Clear vision standards do not apply between driveway approaches for duplexes, ~~and triplexes~~ and quadplexes on local streets. All other standards in BDC 3.1.500, Clear Vision Areas, apply.

e. For lots or parcels abutting an alley, access may be required to be taken from the alley in accordance with BDC 3.1.400(F)(3).

3. The minimum driveway width must be 10 feet.

~~9. Garage Door Standards.~~

~~a. The maximum combined garage door width facing the street is 50 percent of the total building width.~~

~~b. In addition to complying with the front setbacks for the respective zoning districts, the front of the garage or carport can be no closer to the front lot line than the longest street-facing wall of the dwelling unit that encloses ground floor livable space, except that:~~

~~i. If there is a covered front porch, the garage or carport can extend up to five feet in front of the enclosed ground floor livable space, but no further than the front of the porch.~~

~~ii. A garage or carport may extend up to 10 feet in front of the enclosed ground floor livable space if there is enclosed livable space or a covered balcony above at least a portion of the garage or carport.~~

~~c. Exemptions to Garage Door Standards.~~

~~i. Existing garages legally constructed prior to January 18, 2019.~~

~~ii. When the side or rear wall of the garage faces the street, provided the standards of BDC 2.1.300(F)(6)(b)(ii) are met.~~

- iii. ~~Lots created after January 18, 2019, that are not adjacent to existing residentially designated properties.~~

~~10. Orientation Standards.~~

- a. ~~At least one front door entrance to a dwelling unit must orientate to an abutting street or open to a porch covered by either a roof or living space. A covered walkway or breezeway is not a porch. If the main entrance is from a covered porch, the covered porch must:~~

- i. ~~Meet a minimum area of 20 square feet;~~
- ii. ~~Meet a minimum depth of four feet; and~~
- iii. ~~Have an entry that faces a street.~~

~~For properties with more than one frontage, the applicant may choose which frontage to meet this standard.~~

~~b. Exemptions to Orientation Standards.~~

- i. ~~Duplexes or triplexes created by remodeling an existing single-family detached dwelling without expanding the existing floor area.~~
- ii. ~~Lots created after January 18, 2019, that are not adjacent to existing residentially designated properties.~~

O. Temporary Housing.

- 4. ~~Parking. The parking space requirements for temporary housing uses are one space per 500 square feet of gross floor area, unless parking exemptions and reductions apply. Minimum: None.~~

3.6.500 Short-Term Rentals.

The purpose of this section is to protect the character of the City's residential neighborhoods by limiting and regulating short-term rental of dwelling units.

The following provisions apply to all short-term rentals (STRs) after April 15, 2015.

A. Applicability.

1. No person ~~shall~~can occupy, use, operate or manage, nor offer or negotiate to use, lease or rent, a dwelling unit for short-term rental occupancy unless issued a short-term rental (STR) permit or exempted under this chapter.
2. A permit is required for each dwelling unit that is allowed to be a short-term rental even if located on the same legal lot. Applications submitted after (insert date of adoption) located in the RL, RS, RM, RH, and MR outside of the Old Mill District boundary (noted as Type II in Figure 3.6.500.C) that include an ADU or middle housing can only have one unit permitted as a short-term rental.

The standards of this section ~~shall~~ supersede the standards elsewhere in the Development Code, unless otherwise stated.

Chapter 3.8
DEVELOPMENT ALTERNATIVES

Sections:

- 3.8.100 Purpose and Applicability.**
- 3.8.200 Micro-Unit Development.**
- 3.8.300 Small Dwelling Unit Development.**
- 3.8.400 Infill Development.**
- 3.8.500 Cottage Housing Development.**
- 3.8.600 Courtyard Housing Dwelling Units.**
- 3.8.700 Zero Lot Line Developments.**

3.8.800 Urban Dwelling Sites.

3.8.900 Cottage Cluster Developments.

3.8.1000 Shared Courts.

3.8.100 Purpose and Applicability.

~~This chapter provides a variety of development alternatives to promote a diversity of dwelling unit types. This chapter supplements the standards provisions contained in this code. Where no provisions exist in this Chapter, the standards of the underlying zoning district apply or other portions of the Development Code. It provides a variety of development alternatives to promote a diversity of dwelling unit types. Where there is a conflict between the provisions of this chapter and those of the underlying zone or other portions of the Development Code, the provisions of this chapter will control. **(Make clear that if this chapter is silent on a provision, then the underlying district or other standards in the code controls.)**~~

3.8.300 Small Dwelling Unit Development.

C. Maximum Density.

1. The maximum density must not exceed that of the relevant zoning district. For purposes of Small Dwelling Unit Developments, the maximum density is rounded up to the nearest quarter and duplexes are not exempt.
2. Maximum Density Calculation. RS, RM-10 and RM density calculation is based on the following floor area rounded up to the nearest quarter:
 - a. Dwelling units 600 square feet or smaller: 0.25 of a dwelling unit.
 - b. Dwelling units 601 to 800 square feet: 0.50 of a dwelling unit.
 - c. Exception to Density Maximums.
 - i. When affordable housing is proposed the provisions of BDC 2.1.600(D) may be applied.

- ii. The maximum density standards do not apply to ADUs.

H. Lot Coverage and Floor Area.

1. There are no maximum lot coverage or floor area ratio requirements.
2. The maximum floor area for any dwelling unit is 800 square feet, except accessory dwelling units (ADUs) must not exceed 600 square feet. When two dwelling units are developed on site (i.e., a duplex or a single-family unit detached dwelling unit with an ADU) the maximum total floor area permitted for all dwelling units is 1,200 square feet, cumulatively.

For example, a site may include an 800-square-foot single-family unit detached dwelling unit and a 400-square-foot ADU for a total of 1,200 square feet. In no case can the total square footage of all dwelling units on site exceed 1,200 square feet, cumulatively.

3. The maximum floor area for all garages accessory structures on site, including attached and detached garages, is 440 square feet, cumulatively.

J. Parking Requirements.

1. Minimum one space per small dwelling unit.
 - a. Exception. No parking is required for ADUs.
2. Up to 50 percent of the required off-street parking spaces may be developed to compact space size standards on site. Where a fractional number of compact spaces results, the allowed number of compact spaces is rounded down to the nearest whole number.

3.8.400 Infill Development.

C. T-Courts.

3. Development Standards. T-courts must comply with the following standards:

- ~~g. Residential lots and parcels created by T-court development are subject to floor area ratio (FAR) in conformance with BDC 2.1.400.~~

~~D. Shared Courts. Shared courts must comply with the following standards: *(Relocated to 3.8.1000 since it is no longer just for infill developments and the size of the development site is not restricted to 1.1 acres. The uses will be limited to townhomes.)*~~

- ~~1. Applicability. Shared courts are permitted in RM and RH Zoning Districts and in the Mixed-Use Zoning Districts where standalone residential uses are permitted in Table 2.3.200, Permitted and Conditional Uses.~~
- ~~2. Permitted and Conditional Uses.
 - ~~a. RM and RH Zoning Districts. Residential uses listed in Table 2.1.200, Permitted and Conditional Uses, in compliance with the corresponding zoning district.~~
 - ~~b. Mixed-Use Zoning Districts. Standalone residential uses permitted in Table 2.3.200, Permitted and Conditional Uses, in compliance with the corresponding zoning district.~~~~
- ~~3. Development Site.
 - ~~a. Must not exceed 1.1 acres.~~
 - ~~b. Must comply with the minimum frontage requirements of the underlying zone.~~~~
- ~~4. Shared Court Lots and Parcels.
 - ~~a. No minimum lot size.~~
 - ~~b. The private access drive provides frontage for the interior lots or parcels. Property lines abutting the private access drive are considered front property lines.~~~~

~~c. The setbacks of the underlying zoning district apply except the following front setbacks apply to property lines abutting the private access drive:~~

~~i. The minimum front setback is five feet for enclosed livable spaces.~~

~~ii. Garage entrances accessing the private access drive must be set back at either five feet from the property line, or a minimum of 20 feet from the property line. If the garage entrance is set back five feet from the property line, it may not be located closer to the front property line than the ground floor enclosed livable space of the dwelling unit. See Figure 4.3.700.D.~~

~~5. Private Access Drive.~~

~~a. Vehicular access must be from the private access drive. For purposes of this subsection, a private access drive provides vehicular access to dwelling units and off-street parking areas within the shared court and is not a street or road. The access must not extend to abutting properties.~~

~~b. Minimum access width and pavement width must be 24 feet, unless the Oregon Fire Code requires wider widths (i.e., aerial access and fire hydrant placement) and must be recorded as a tract and include a public access easement.~~

~~c. For private access drives that dead end, the maximum length permitted is 150 feet from the nearest curb or edge of pavement to the end of the shared court.~~

~~d. Except for corner development sites, private access drives must not allow through movement of vehicles to different streets unless allowed by the City Engineer, which may impose additional conditions of approval or design requirements.~~

~~e. A pedestrian pathway must be provided at the end of the private access drive when it would connect to abutting streets or where appropriate to other developments. If the pedestrian pathway connects to abutting streets, a public access easement must be recorded on the property.~~

~~6. Public Utility Easement.~~

~~a. A minimum three-foot wide public utility easement must be provided on each side of the private access drive when public utilities are proposed to serve the lots. The City Engineer and/or the public franchise utilities may require wider utility easements.~~

7. ~~City of Bend Water and Sewer Utilities. Conformance is achieved when one of the following options is met:~~

- a. ~~Utilities are located in the private access drive and include a public sewer main and private water laterals; or~~
- b. ~~Utilities are located in the private access drive and all utilities are public.~~
- c. ~~All public mains must be within a public utility easement in conformance with the City of Bend Standards and Specifications.~~

8. ~~Off-Street Parking.~~

- a. ~~Dwelling Units: See Table 3.3.300, Required Off-Street Vehicle Parking Spaces. Required parking spaces may be provided in tandem.~~
- b. ~~Guest parking: 0.25 spaces per dwelling unit. Where a fractional number of spaces results, the required number of spaces must be rounded down to the nearest whole number.~~
- c. ~~No parking is allowed within the private access drive. "No Parking" signs are required and must be maintained.~~
- d. ~~Common off-street parking, including guest parking, may abut the private access drive when located outside of the minimum required dimensions of the private access drive. The off-street parking must be located in a common tract and the homeowners' association must be responsible for enforcing this requirement.~~
- e. ~~Parking is prohibited between the street and the dwelling units.~~

9. ~~Design Standards.~~

- a. ~~Front Door.~~
 - i. ~~Dwelling units that abut a street must have the front door entrance oriented toward the street frontage. A three-foot or wider path that is physically separated from the private access drive must be provided from the sidewalk to the front door.~~

~~ii. Dwelling units that are on the interior of the shared court development must have the front door entrance oriented toward the private access drive or open to a porch covered by either a roof or living space. A covered walkway or breezeway is not a porch. If the main entrance is from a covered porch, the covered porch must:~~

~~(A) Meet a minimum area of 20 square feet;~~

~~(B) Meet a minimum depth of four feet; and~~

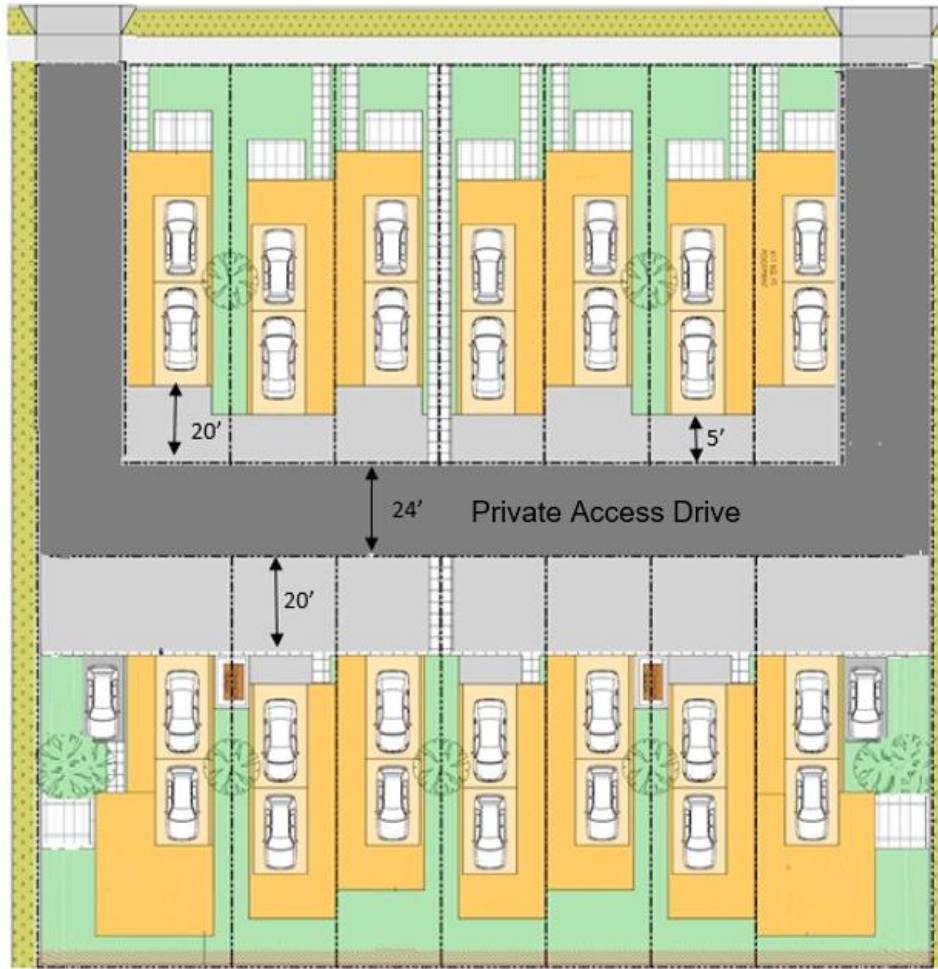
~~(C) Have an entry that faces the private access drive.~~

~~10. BDC 3.6.200(D) does not apply to shared court developments.~~

~~11. Trash Receptacles. Each dwelling unit must provide an enclosure area for trash and recycling or a common receptacle area must be provided. The trash receptacle area may be located in a garage; provided, that it does not interfere with required vehicle parking (nine feet by 20 feet). A common receptacle must not be located within setbacks from property lines shared with existing residential developments and must be screened on at least three sides with a solid fence or wall of not less than six feet in height. Receptacles must be located for easy access by trash pick-up vehicles.~~

~~12. Covenants, Conditions and Restrictions. Subsequent to final plat approval but prior to issuance of a building permit for any structure in a shared court development, a set of conditions, covenants and restrictions (CC&Rs) for the development must be reviewed and, if approved by the City, recorded with Deschutes County. The CC&Rs run with the land and may be removed or modified only upon approval of the City of Bend. The CC&Rs must create a homeowners' association that will provide for maintenance of all common areas including the private access drive and common off-street parking areas in the development.~~

Figure 3.8.400.D (Conceptual)
Street



3.8.500 Cottage Housing Development.

G. Setbacks and Building Separation. Because CHDs are a unique type of development, setbacks are measured differently than for a traditional development. The exterior boundary of the CHD development area is considered to be the edge of the development area for the purposes of calculating perimeter setbacks from surrounding properties. For buildings on lots within the CHD, the separation between other on-site buildings is measured, not the distances to interior property lines, unless setbacks from property lines are necessary to meet the building code (interior setbacks).

1. Perimeter Setbacks.

- a. The minimum front setback is 10 feet.
 - b. The minimum setback from all other exterior boundary property lines is five feet.
2. Interior Building Separation.
- a. There must be a minimum separation of six feet between the ~~eaves~~ building footprints of the cottages. On cottage sides with a main entrance, the minimum separation is 10 feet. Structures other than cottages must meet minimum building code setback requirements.

- K. Parking. Parking for CHDs must be located on the CHD property and identified on the tentative subdivision plan and/or site plan. On-site parking must meet the following standards:

- 4. Parking is allowed between or adjacent to structures only when it is located toward the rear of the cottage and is served by an alley or private driveway.

Exception. Parking is allowed on a driveway between the garage or carport of a cottage and the street.

- 5. Off-street parking requirements are calculated based on the number of bedrooms per cottage unit:
 - a. One bedroom: minimum one space.
 - b. Two bedrooms: minimum 1.5 spaces.
 - c. Three or more bedrooms: minimum two spaces.

3.8.600 Courtyard ~~Housing~~ Dwelling Units.

- A. Applicability. Courtyard ~~housing~~ dwelling unit developments are allowed in the following districts: Low Density Residential (RL), Standard Density Residential (RS), Medium Density Residential (RM) and Medium-10 Residential (RM-10). ~~Courtyard housing is a conditional use permit in the Low Density Residential (RL) District unless permitted through a master plan in BDC Chapter 4.5, Master Planning and Development Alternatives.~~

- B. Permitted Uses.

- 1. ~~Single-family unit~~ detached dwellings units.

2. Duplexes.
3. Accessory dwelling units and structures.

C. The following standards are intended to promote compatibility and privacy between abutting buildings and allow for building maintenance:

1. ~~Detached~~ Courtyard houses-dwelling units on individual lots and parcels are subject to the standards of the underlying zoning district, except that in the RS, RM-10 and RM Districts ~~the~~ a three-foot minimum side setback is required on one side ~~of a typical lot~~ as shown in Figure 3.8.600 and a six-foot minimum side setback is required on one side in the RL District.
2. Setbacks Abutting a Non-Courtyard Development. When a courtyard ~~house-dwelling unit~~ shares a side property line with a non-courtyard ~~house-dwelling unit~~ (including vacant lots), the courtyard building must be set back from the common property line by a minimum of seven feet in the RS, RM-10 and RM Districts and fourteen-feet in the RL District.
3. Construction and Maintenance Easement. Prior to building permit approval, the applicant must submit a copy of a recorded easement for every courtyard ~~house~~ dwelling unit that guarantees rights for the purpose of construction and maintenance of structures and yards. The easement must stipulate that no fence or other obstruction must be placed in a manner that would prevent maintenance of structures on the subject lot.
4. Buffering. The building placement, landscaping, and/or design of windows must provide a buffer for the occupants of abutting courtyard lots. For example, this standard is met by placing ground-floor windows (along the courtyard setback) where views are directed into adjacent yards, or by directing views away from yards (e.g., bay window), or by using frosted glass or other window covering that obscures any view to the interior but allows light into the interior. This standard does not apply to abutting non-courtyard lots.

3.8.800 Urban Dwelling Sites.

L. Short-term rentals. The use of an urban dwelling site as a short term rental is prohibited.

3.8.900 Cottage Cluster Developments.

- A. Applicability.** Cottage cluster developments are allowed in the following districts: Low Density Residential (RL) District, Standard Density Residential (RS), Medium Density Residential (RM) and Medium-10 Residential (RM-10).
- B. Approval Process.** Cottage cluster developments are subject to BDC 4.2.400, Minimum Development Standards Review. The procedures and criteria of BDC Chapter 4.3 apply to cottage cluster development subdivisions.
- C. Density.**
1. Minimum Density. 4 cottages per acre.
 2. Maximum Density. No maximum.
- D. Cluster Numerical Standard.** Cottage cluster developments must contain a minimum of three cottages.
- E. Lot Sizes.**
1. Development site for cottage clusters on a single lot.
 - a. The minimum lot sizes applies to the development site:
 - i. RL: 10,000 square feet.
 - ii. RS, RM-10 and RM Districts: 4,000 square feet.
 2. There is no minimum lot size for a cottage located on its own lot or parcel.
- F. Lot Width and Depth** The development site must comply with the minimum lot width at the front property line on a public or private street and lot width as required by the underlying zone for a single-unit detached dwelling. Individual cottage lots or parcels created as part of a cottage cluster land division are exempt from lot width and depth requirements and are not required to have frontage on a public or private street.
- G. Lot coverage.** There is no maximum lot coverage or floor area ratio for cottage cluster developments.
- H. Setbacks and Building Separation.** *(Used BDC requirements)*
1. Setbacks. Because cottage clusters are a unique type of development, setbacks are measured differently than for a traditional development. The exterior boundary of the cottage cluster development site is considered to be the edge of the development site for the purposes of calculating perimeter setbacks from surrounding properties. For buildings on lots within the cottage cluster development, the separation between other on-site buildings is measured, not the distances to interior property lines, unless setbacks from property lines are necessary to meet the building code (interior setbacks).
 - a. Perimeter Setbacks.

- i. The setbacks must meet the minimum setbacks that apply to detached single unit dwellings in the corresponding zone.

(A). Exception: The front and rear setbacks in the RL District is 10 feet except the front setback is 20 feet for garages and carports when they access the street.

b. Interior Building Separation.

- i. There must be a minimum separation of six feet between the building footprints of the cottages. On cottage sides with a main entrance, the minimum separation is six feet. Structures other than cottages must meet minimum building code setback requirements.

I. Cottage Unit Building Footprint.

1. The maximum cottage building footprint must be less than 900 square feet. It does not include detached garages or carports; accessory structures; or unenclosed covered or uncovered porches, patios, decks, balconies or stoops 18 inches or less.
2. Individual attached garages up to 200 square feet are exempt from the calculation of maximum building footprint for cottages. (OAR requirement)

J. Off-Street Parking.

1. Required Off-Street Parking.
 - a. One off-street parking space per dwelling unit. (OAR minimum compliance)
 - b. Off-street parking spaces may be provided for individual cottages or in shared parking clusters.
2. Cottage Cluster Developments cannot receive credit for on-street parking per BDC 3.3.300(B), Credit for On-Street Parking.

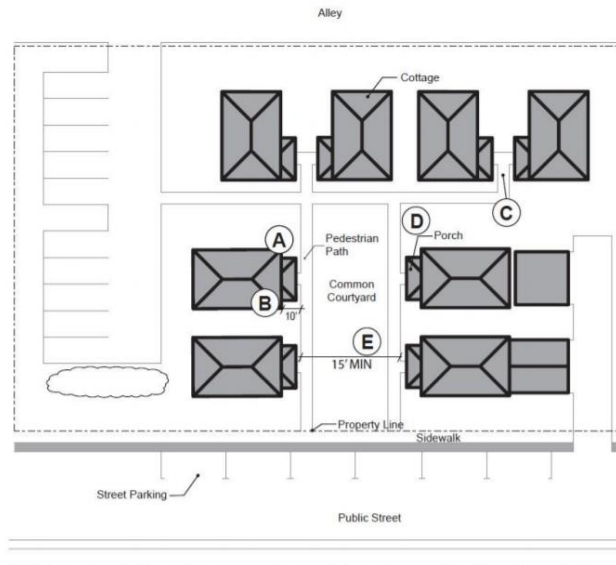
K. Design Standards. Cottage clusters must meet the following design standards. No other design standards apply to cottage clusters unless noted in this section.

1. **Cottage Orientation.** Cottages must be clustered around a common courtyard and meet the following standards (see Figure 3.8.900.K.2):
 - a. Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.

- b. A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:
 - i. Have a front door entrance facing the common courtyard or have a front door entrance open to a covered porch that has an entry facing the common courtyard. A covered walkway or breezeway is not a porch.
 - ii. Be within 10 feet from the common courtyard, measured from an exterior wall of the cottage or covered porch to the nearest edge of the common courtyard; and
 - iii. Be connected to the common courtyard by a pedestrian path.
 - c. Cottages within 20 feet of a street property line may have their front door entrances facing the street or open to a covered porch that has an entry facing the street. A covered walkway or breezeway is not a porch.
 - d. Cottages not facing the common courtyard or the street must have their front door entrances facing a pedestrian path that is directly connected to the common courtyard or have their front door entrance open to a covered porch that has an entry facing a pedestrian path that is directly connected to the common courtyard.
2. **Common Courtyard Design Standards.** Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see 3.8.900.K.2):
- a. A cottage cluster development must contain a minimum of three & a maximum of 12 cottages per common courtyard.
 - b. The common courtyard must be a single, contiguous piece and separated from another common courtyard by a minimum of 10 feet.
 - c. Cottages must abut the common courtyard on at least two sides of the courtyard.
 - d. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.
 - e. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.
 - f. The common courtyard must be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard must not exceed 75 percent of the total common courtyard area.
 - g. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard count toward the courtyard's minimum dimension and area.
 - h. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

Figure 3.8.900.K.2

Cottage Cluster Orientation and Common Courtyard Standards



- (A)** A minimum of 50% of cottages must be oriented to the common courtyard.
- (B)** Cottages oriented to the common courtyard must be within 10 feet of the courtyard.
- (C)** Cottages must be connected to the common courtyard by a pedestrian path.
- (D)** Cottages must abut the courtyard on at least two sides of the courtyard.
- (E)** The common courtyard must be at least 15 feet wide at its narrowest width.

3. **Community Buildings.** Cottage cluster developments may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:

- a. Each cottage cluster is permitted one community building.

- b. A community building that meets the BDC definition of a dwelling unit must have a building footprint less than 900 square feet, unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.

4. **Pedestrian Access.**

- a. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:
 - i. The common courtyard;
 - ii. Shared parking areas;
 - iii. Community buildings; and
 - iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.
- b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

5. **Parking Design.**

- a. Clustered parking. Off-street parking may be arranged in clusters, subject to the following standards:
 - i. Cottage cluster developments with fewer than 16 cottages are permitted parking clusters of not more than 6 contiguous spaces.
 - ii. Cottage cluster developments with 16 cottages or more are permitted parking clusters of not more than 8 contiguous spaces.
 - iii. Parking clusters must be separated from other spaces by at least four feet of landscaping.
 - iv. Clustered parking areas may be covered.
- b. Parking location and access. *(Used BDC requirements)*
 - i. Parking must not be located in the perimeter setbacks and must be screened from public streets and adjacent residential uses by a landscape buffer containing landscaping and/or architectural screening. The width of the landscape buffer is the same width as the perimeter setbacks. See subsection (c) of this section.
 - (A). Exception. Parking is allowed on a driveway between the garage or carport of a cottage and the street.
 - ii. Aisle widths must comply with 3.3.300(F), except a 20-foot access aisle is permitted for 90 degree parking.
- c. Screening. Landscaping, fencing, or walls at least three feet tall must separate clustered parking areas and parking structures from public and private streets.
- d. Garages and carports.

- i. Detached garages must not exceed 450 square feet in floor area per cottage. **(Same size as BDC)**
 - ii. A detached group of attached garages must not exceed 1,600 square feet and must be separated from other groups of attached garages by at least four feet measured between their building footprints.
 - iii. Garage doors for attached and detached individual garages must not exceed 20 feet in width.
6. **Accessory Structures.** Accessory structures must not exceed 400 square feet in floor area.
 - a. Exception. For garages, see subsection 3.8.900(K)(5)(d). **(Added this for clarity since garages can be considered an accessory structure.)**
7. **Existing Structures.** On a lot or parcel to be used for a cottage cluster development, an existing detached single unit dwelling on the same lot at the time of proposed development of the cottage cluster may remain within the cottage cluster development area under the following conditions:
 - a. The existing dwelling may be nonconforming with respect to the requirements of this code.
 - b. The existing dwelling may be expanded up to the maximum height of the corresponding zoning district.
 - c. Existing dwellings that exceed the maximum building footprint may not be expanded.
 - d. The existing dwelling is excluded from the calculation of orientation toward the common courtyard.

L. Accessory Dwelling Units. Accessory dwelling units are not permitted in cottage cluster developments. **(Added to make clear ADUs are not allowed)**

M. Public Utilities. All lots must be served by individual services from a private or public distribution main. Any deviations from City standards must be approved by the City Engineer. Private services, franchises, sewer and water, must not cross property lines unless there is no means of providing private service laterals from a distribution main, as approved by the City Engineer. Where private services are permitted to cross property lines, the services must be placed in an easement. **(From the BDC)**

N. Covenants, Conditions and Restrictions. Subsequent to final plat approval but prior to issuance of a building permit for any structure in a cottage housing development, a set of conditions, covenants and restrictions (CC&Rs) for the cottage cluster development must be reviewed and, if approved by the City, recorded with Deschutes County. The CC&Rs run with the land and may be removed or modified only upon approval of the City of Bend. The CC&Rs must create a homeowners' association that will provide for maintenance of all common areas in the cottage housing development. **(From the BDC)**

3.8.1000 Shared Courts.

A. Applicability. Shared courts are permitted in RM and RH Zoning Districts and in the Mixed-Use Zoning Districts where standalone residential uses are permitted in Table 2.3.200, Permitted and Conditional Uses.

B. Permitted Uses.

1. Townhomes.

2. ADUs

C. Development Site. Must comply with the minimum frontage requirements of the underlying zone.

D. Shared Court Lots and Parcels.

1. No minimum lot size.

2. The private access drive provides frontage for the interior lots or parcels. Property lines abutting the private access drive are considered front property lines.

3. The setbacks of the underlying zoning district apply except the following front setbacks apply to property lines abutting the private access drive:

a. The minimum front setback is five feet for enclosed livable spaces.

b. Garage entrances accessing the private access drive must be set back at either five feet from the property line, or a minimum of 20 feet from the property line. If the garage entrance is set back five feet from the property line, it may not be located closer to the front property line than the ground floor enclosed livable space of the dwelling unit. See Figure 3.8.1000.

E. Private Access Drive.

1. Vehicular access must be from the private access drive. For purposes of this subsection, a private access drive provides vehicular access to dwelling units and off-street parking areas within the shared court and is not a street or road. The access must not extend to abutting properties.

2. Minimum access width and pavement width must be 24 feet, unless the Oregon Fire Code requires wider widths (i.e., aerial access and fire hydrant placement) and must be recorded as a tract and include a public access easement.

3. Except for corner development sites, private access drives must not allow through movement of vehicles to different streets unless allowed by the City Engineer, which may impose additional conditions of approval or design requirements.
4. A pedestrian pathway must be provided at the end of the private access drive when it would connect to abutting streets or where appropriate to other developments. If the pedestrian pathway connects to abutting streets, a public access easement must be recorded on the property.

F. Public Utility Easement.

1. A minimum three-foot-wide public utility easement must be provided on each side of the private access drive when public utilities are proposed to serve the lots. The City Engineer and/or the public franchise utilities may require wider utility easements.

G. City of Bend Water and Sewer Utilities. Conformance is achieved when one of the following options is met:

1. Utilities are located in the private access drive and include a public sewer main and private water laterals; or
2. Utilities are located in the private access drive and all utilities are public.
3. All public mains must be within a public utility easement in conformance with the City of Bend Standards and Specifications.

H. Off-Street Parking.

1. Dwelling Units: See Table 3.3.300, Required Off-Street Vehicle Parking Spaces. Required parking spaces may be provided in tandem.
2. Guest parking: 0.25 spaces per dwelling unit. Where a fractional number of spaces results, the required number of spaces must be rounded down to the nearest whole number.
3. No parking is allowed within the private access drive. "No Parking" signs are required and must be maintained.
4. Common off-street parking, including guest parking, may abut the private access drive when located outside of the minimum required dimensions of the private access drive. The off-street parking must be

located in a common tract and the homeowners' association must be responsible for enforcing this requirement.

5. Parking is prohibited between the street and the dwelling units.

I. Design Standards.

1. Front Door.

a. Dwelling units that abut a street must have the front door entrance oriented toward the street frontage. A three-foot or wider path that is physically separated from the private access drive must be provided from the sidewalk to the front door. The entrance must either:

i. Face the street;

ii. Be at an angle of up to 45 degrees from the street;

iii. Face a common open space that abuts the street and is abutted by dwellings on at least two sides; or

iv. Open onto a porch. The porch must be at least 20 square feet in area & have at least one entrance facing the street or have a roof. A covered walkway or breezeway is not a porch.

b. Exception to the front door standards in subsection (a).

i. When the lot or parcel abuts an arterial.

ii. When the development site's frontage is 75 feet or less.

c. Dwelling units that are on the interior of the shared court development must have the front door entrance oriented toward the private access drive or open to a porch covered by either a roof or living space. A covered walkway or breezeway is not a porch. If the main entrance is from a covered porch, the covered porch must:

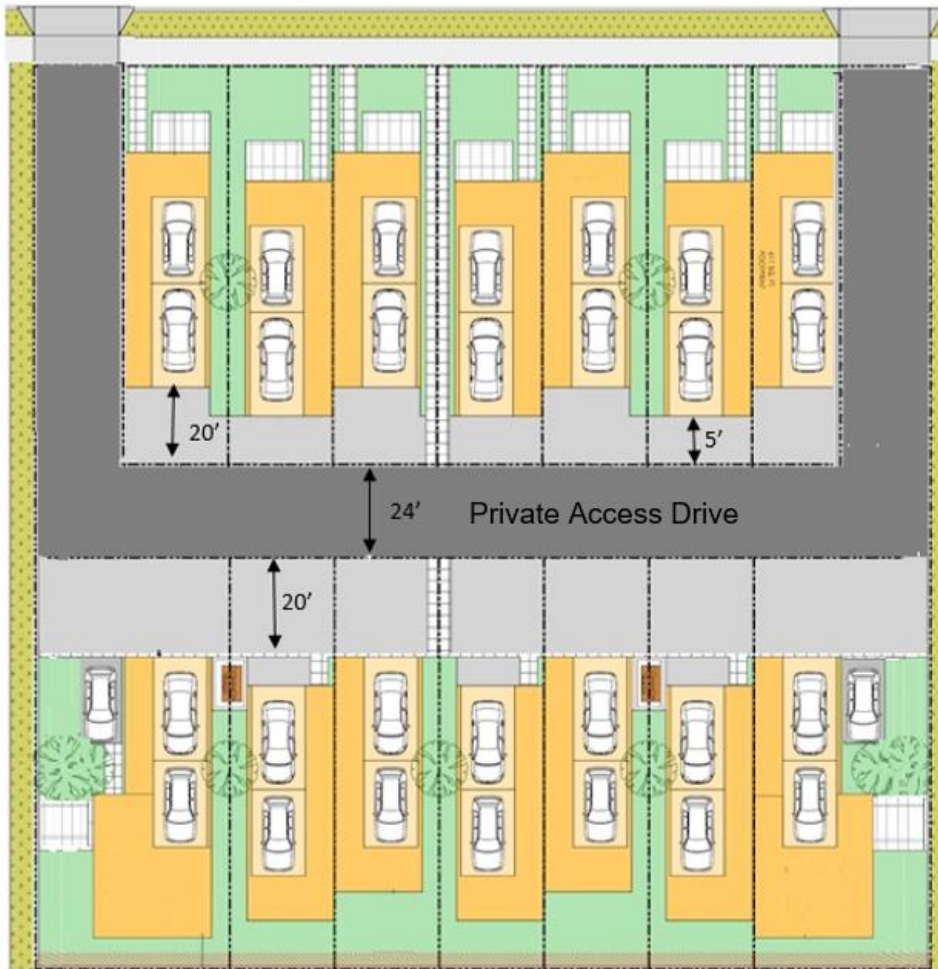
i. Meet a minimum area of 20 square feet;

ii. Meet a minimum depth of four feet; and

iii. Have an entry that faces the private access drive.

- J. BDC 2.1.950 Design Standards and BDC 3.6.200(D), Townhomes do not apply to shared court developments.
- K. Trash Receptacles. Each dwelling unit must provide an enclosure area for trash and recycling or a common receptacle area must be provided. The trash receptacle area may be located in a garage; provided, that it does not interfere with required vehicle parking. A common receptacle must not be located within setbacks from property lines shared with existing residential developments and must be screened on at least three sides with a solid fence or wall of not less than six feet in height. Receptacles must be located for easy access by trash pick-up vehicles.
- L. Covenants, Conditions and Restrictions. Subsequent to final plat approval but prior to issuance of a building permit for any structure in a shared court development, a set of conditions, covenants and restrictions (CC&Rs) for the development must be reviewed and, if approved by the City, recorded with Deschutes County. The CC&Rs run with the land and may be removed or modified only upon approval of the City of Bend. The CC&Rs must create a homeowners' association that will provide for maintenance of all common areas including the private access drive and common off-street parking areas in the development.
- M. Lots or parcels that front an arterial may have a fence in the front setback not exceeding six feet in height. Fencing must comply with the clear vision area standards of BDC 3.1.500.

Figure 3.8.1000 (Conceptual)
Street



Chapter 4.1

DEVELOPMENT REVIEW AND PROCEDURES

4.1.215 Public Meeting.

C. Applications must be submitted to the City within 180 days of the public meeting. If an application is not submitted in this timeframe, the applicant will be required to hold a new public meeting. (New requirement)

4.1.420 Mailed Notice of Type II Applications. (Mail to situs address in addition to property owner address. Recommendation by PC on January 11, 2021)

A. Notice of Type II applications must be mailed at least 14 days prior to the issuance of a decision to persons entitled to notice under BDC 4.1.423. Such notice must include all the information specified under BDC 4.1.424 except for the information specified in BDC 4.1.424(A)(7) and (10). Written notice must be sent by mail to the following persons:

1. The applicant.
2. Owners of record of property as shown on the most recent property tax assessment roll of property located, and to the addresses based on the City's current addressing records:
 - a. Within 250 feet of the property that is the subject of the notice and where any structure being proposed is less than or equal to 50 feet in height. The notice boundary will increase by 250 feet for every 25-foot increment of structure height above 50 feet.
 - b. The applicant must bear the cost (i.e., mailing, etc.) of any notice.

4.1.423 Mailed Notice of Type III Applications. (Mail to situs address in addition to property owner address. Recommendation by PC on January 11, 2021)

A. Except as otherwise provided for herein, notice of a Type III application must be mailed at least 20 days prior to the evidentiary hearing for those matters set for one evidentiary hearing, or 10 days prior to the first evidentiary hearing where two or more evidentiary hearings are held. Written notice must be sent by mail to the following persons:

1. The applicant.

2. Owners of record of property as shown on the most recent property tax assessment roll of property located, and to the addresses based on the City's current addressing records:
 - a. Within 500 feet of the property that is the subject of the notice and where any structure being proposed is less than or equal to 50 feet in height. The notice boundary must increase by 250 feet for every 25-foot increment of structure height above 50 feet.
 - b. The applicant must bear the cost (i.e., mailing, etc.) of any notice.

Chapter 4.2

MINIMUM DEVELOPMENT STANDARDS REVIEW, SITE PLAN REVIEW AND DESIGN REVIEW

4.2.100 Purpose.

The purpose of Minimum Development Standards Review (MDS) is to:

- Streamline development review for minor additions or expansions and/or changes of use, and applicable single-family unit detached dwellings, ~~single-family attached~~ townhomes, accessory dwelling units ~~and duplexes, triplexes and quadplexes and cottage cluster developments~~ dwellings.
- Ensure compliance with specific appearance, transportation safety and utility standards specified in this code.

The purpose of Site Plan Review is to:

- Provide rules, regulations and standards for efficient and effective administration of Site Plan Review;
- Carry out the development pattern and plan of the City according to the Bend Comprehensive Plan policies;
- Promote the public health, safety and general welfare;
- Ensure adequate public facilities and services are available to serve new development;
- Encourage efficient use of land resources, full utilization of urban services, mixed uses, transportation options, and detailed human-scaled design.

The purpose of Design Review is to:

- Ensure detailed, human-scale design, while affording flexibility to use a variety of architectural building styles.

4.2.200 Review Processes.

- A. Minimum Development Standards Review. Applications are reviewed under the Type I process. If Minimum Development Standards Review is combined with a Waiver or Modification of Public Improvement Standards, the application ~~shall~~must be reviewed following the Type II process.
- B. Site Plan Review. Applications that do not meet the applicability of the Minimum Development Standards Review ~~shall~~must be processed as Site Plan Review. Site Plan Review applications are reviewed following the Type II process.
- C. Design Review. Applications are reviewed under the Type II process.

4.2.400 Minimum Development Standards Review.

- A. Minimum Development Standards Review for ~~Single-Family Unit~~ Detached Dwellings, ~~Single-Family Attached~~ Townhomes, Accessory Dwelling Units and Duplexes, Triplexes and Quadplexes and Cottage Cluster Developments ~~Dwellings~~.
 1. Applicability. This section applies to the construction of a new ~~single-family unit~~ detached dwelling, ~~single-family attached~~ townhome, accessory dwelling unit, ~~or duplex,~~ triplex and quadplex and cottage cluster developments ~~dwelling~~. Except as provided in subsection (A)(2)(c) of this section, a dwelling unit is also considered new if the livable space of an existing dwelling unit is increased by 50 percent or more. (Partial to full demolition of the existing dwelling unit's livable space replaced with new square footage of livable space is considered new square footage.)
 2. Exemptions. The following are not subject to this section: If exempted from the MDS process under this subsection, such development is still required to meet Approval Criterion 3.c.i.
 - a. ~~Single-family unit~~ detached dwellings, accessory dwelling units and duplexes that have existing full utility and full street frontage infrastructure.

- b. ~~Single-family attached~~ Townhomes that have existing full utility and full street frontage infrastructure, and have vehicular access from an alley.
 - c. New construction of 200 square feet or less in area to an existing dwelling unit's livable space.
3. Approval Criteria. The Review Authority must approve, approve with conditions, or deny an application for Minimum Development Standards Review based upon the criteria listed below.
- a. The proposed land use is a permitted or conditionally permitted use in the zoning district.
 - b. In addition to the standards below, conditionally permitted uses require approval of a Conditional Use Permit and must meet the criteria in BDC 4.4.400.
 - c. The following standards are met:
 - i. The land use, ~~building yard setbacks,~~ lot area, lot dimensions, density, lot coverage, building height, design review standards and other applicable standards of the underlying zoning district are met.
 - ii. ~~Single-family attached~~ Townhomes, accessory dwelling units, and duplexes, triplexes and quadplexes must comply with the corresponding standards of BDC Chapter 3.6, Special Standards and Regulations for Certain Uses.
 - iii. Where available, public water and sewer mains must be extended through the length of the property frontage with services provided to the dwelling unit(s).
 - iv. Street and Alley Improvements for All Uses Other Than ADUs.
 - (A) Full street and/or alley improvements must be constructed along the frontages of the property when an improved street and/or alley has been built to the property line unless the Development Services Director grants a waiver of this requirement under BDC 3.4.150, Waiver and Modification of Public Improvement Standards. When a street and/or alley has been built to the property line and is not constructed to City standards, an alternative design may be approved by the City Engineer to match existing improvements. In this case, a waiver under BDC 3.4.150 is not required.

- (B) For properties over one acre in size where future division of the property is allowable, street and/or alley improvements are not required if any portion of the dwelling is located more than 300 feet from an improved street or alley. In such cases, an agreement to not remonstrate against the formation of a local improvement district must be recorded against the property.
- v. Sidewalk Improvements for All Uses Other Than ADUs.
- (A) When an existing public sidewalk exists within 600 feet of the front property line on the same side of the street of any of the frontages, sidewalks must be constructed along all frontage(s) of the site. A corner lot or parcel has two or more front property lines and frontages.
- (B) Properties within the Woodriver Village subdivision must make a payment in lieu of constructing a sidewalk subject to BDC 3.4.160, Payment in Lieu of Sidewalk Construction.
- vi. Driveways and required parking areas must be paved with asphalt, concrete or comparable surfacing; a durable nonpaving material (e.g., grass-crete, eco-stone) may be used to reduce surface water runoff and to protect water and air quality or a ribbon driveway may be used in compliance with BDC 3.1.400. Gravel is not allowed. Driveway apron design and location must conform to City of Bend Standards and Specifications and the City's adopted accessibility standards for sidewalks and walkways. If a driveway is existing and no changes are proposed to the existing driveway and/or existing parking, then driveway and apron improvements are not required for an ADU.
- vii. Uses must comply with the corresponding standards of BDC Chapter 3.8, Development Alternatives.