

## WHAT IS THE COMPREHENSIVE PLAN AND MAP?

**The Comprehensive Plan (the Plan)** guides land-use planning and development in Bend. The Plan was recently updated with the Urban Growth Boundary planning project in 2016. The Plan includes maps, goals, policies and separate designations for residential, commercial, mixed-use, industrial, surface mining, and public facilities. The Plan describes the types of development expected in these areas. In addition, the Plan includes elements for transportation, water, and sewer infrastructure to support planned land uses. All development within the City must be consistent with the Plan. These land-use designations are shown on the Plan map.

## WHAT IS THE DEVELOPMENT CODE AND ZONING MAP?

**The Zoning Map** identifies Zoning Districts that implement the Plan designations referenced above. The Development Code details what uses are permissible in the different Zoning Districts. The Development Code allows development that is consistent with the Plan designations.

As an example, the Plan identifies policies for multifamily development. The Plan map identifies where the multifamily projects will be located generally. The Zoning Districts and the Development Code provide the specific regulations such as allowable heights, parking requirements and other similar items with which specific multi-family development comply.

### *In Summary...*

Generally, the Comprehensive Plan is the blueprint for how the community of Bend will grow. The Zoning Districts are the tools that ensure development is consistent with the Plan. The Development Code identifies the allow land uses and development regulations in each Zoning District.

## PLAN DESIGNATIONS AND ZONING DISTRICTS IN THE SOUTHEAST EXPANSION AREA

### **Low Density Residential (RL)**

What the Plan Says - The Urban Low Density designation is intended for low density urban residential development. It may be used in areas that are already developed with low density housing where minimal infill is appropriate or on vacant land as part of a “transect” from urban to rural densities where consistent with the Growth Management policies of this Plan. It is intended to provide for residential uses, with an emphasis on single family detached homes, although a broader mix of housing types is encouraged for new neighborhoods.

What the Code Says - The Low Density Residential District consists of large urban residential lots that are served with a community water system and DEQ permitted community or municipal sewer systems. The residential density range in this district is 1.1 to 4.0 dwelling units per gross acre.

## **Standard Density Residential (RS)**

What the Plan Says - The Urban Standard Density designation is intended to provide opportunities for a variety of residential housing types at the most common residential densities in places where sewer and water services are available. It is intended to provide for residential uses, with a mix of single family detached homes and other housing types at a scale compatible with single family homes. It also provides opportunities for supporting public and institutional uses on a case-by-case basis.

What the Code Says - The Standard Density Residential District is intended to provide opportunities for a wide variety of residential housing types at the most common residential densities in places where community sewer and water services are available. The residential density range in this district is 4.0 to 7.3 dwelling units per gross acre.

## **Medium Density Residential (RM)**

What the Plan Says - The Urban Medium Density designation is intended to provide for a mix of housing types, with an emphasis on multifamily residential and medium-scale attached housing types, and opportunities for limited neighborhood commercial uses. It also provides opportunities for supporting public and institutional uses on a case-by-case basis. It is suitable in areas where sewer and water service are available. It is most appropriate for areas in proximity to commercial areas and along or near major transportation and transit corridors.

What the Code Says - The Medium Density Residential District is intended to provide primarily for the development of multifamily residential in areas where sewer and water service are available. The residential density range in the district is 7.3 to 21.7 units per gross acre and shall provide a transitional use area between other Residential Districts and other less restrictive areas.

## **High Density Residential (RH)**

What the Plan Says - The Urban High Density designation is intended to provide land for primarily high density multifamily residential, with opportunities for neighborhood commercial uses. It also provides opportunities for supporting public and institutional uses on a case-by-case basis. It is generally suitable for locations in proximity to downtown, commercial areas and/or transit corridors.

What the Code Says - The High Density Residential District is intended to provide land for primarily high density multifamily residential in locations close to shopping and services, transportation and public open space. The density range of the district is 21.7 to 43.0 units per gross acre and shall provide a transitional use area between other Residential Districts and other less restrictive areas.

## **General Commercial (CG)**

What the Plan Says - The General Commercial designation provides a broad mixing of commercial uses that have large site requirements, are oriented to the higher classification roadways and provide services to the entire City and surrounding area.

What the Code Says - The General Commercial District provides a broad mix of commercial uses that have large site requirements, are oriented to the higher classification roadways and provide services to the entire City and surrounding area.

## **Light Industrial (IL)**

What the Plan Says - The Light Industrial designation provides for light industrial uses and limited heavy commercial and corporate office uses in areas with easy access to collector and arterial streets.

What the Code Says - This zone is intended to provide for heavier commercial and light industrial uses with easy access to collector and arterial streets.

## **Mixed Employment (ME)**

What the Plan Says - The Mixed Employment designation provides for a broad mix of employment uses and mixed use development. It is intended for areas that already exhibit a pattern of mixed development, or in new areas that provide a transition between different employment and residential uses.

What the Code Says - The Mixed Employment Zone is intended to provide a broad mix of uses that offer a variety of employment opportunities. Where Mixed Employment Districts occur on the edge of the City, their function is more transitional in nature providing service commercial businesses and supporting residential uses in an aesthetic mixed environment. In this instance, when residential units are provided, the units shall be within easy walking distance to the commercial and employment uses.

## **Public Facilities (PF)**

What the Plan Says - The Comprehensive Plan does not include a description for a Public Facilities plan designation.

What the Code Says - The Public Facilities Zoning District is intended to provide area for buildings and facilities that are owned and operated by Federal, State, or local governments, public utilities, special districts, or nonprofit organizations which are used to provide governmental or public services. This zone also provides for school sites, public park and recreational facilities, natural areas, trails, wetlands, and similar types of open space owned and managed by a local government or special district.