



See Bend Development Code (BDC) [2.1 Residential Districts](#) at [www.bendoregon.gov/citycode](http://www.bendoregon.gov/citycode) for detailed requirements.

**Applicability**

This guide applies to residential development within Residential Districts.

**Special Districts**

Properties that contain additional standards shall comply with those standards, as they may supersede the requirements described in [BDC 2.1](#). Special Districts include, but are not limited to, the following (most of which can be found under [BDC 2.7](#)):

- Historical District or individually listed historic properties (See [Bend Code \(BC\) 10.20](#))
- Bend Central District
- Lava Ridge and Murphy Crossing Refinement Plan Areas
- Waterway Overlay Zone/Flood Plain/Upland/River Areas of Special Interest
- Northwest Crossing, Juniper Ridge, Medical District, and Manufactured Home Park Redevelopment Overlay Zones
- Farmington Reserve, Stone Creek, and Wildflower Planned Developments

**Permitted and Conditional Uses**

[BDC 2.1.200](#)

See [BDC 2.1.200](#) for a full list of Permitted and Conditional Uses within each Zoning District. Some common residential uses include the following:

- Single Family Dwellings
- Accessory Dwelling Units
- Accessory Structures
- Duplexes/Triplexes/Quadplexes
- Townhomes
- Additions

**Building Setbacks**

[BDC 2.1.300](#)

**Setback** means the minimum allowable horizontal distance from a given point or line of reference, such as a property line, to the nearest vertical wall, building footprint or other element of a building or structure as defined herein. Note: Where a public access easement abuts the street or alley in lieu of right-of-way, the interior easement line becomes an assumed property boundary for the purposes of setbacks.

**Special Setbacks**

Where a property abuts right-of-way, a Special Setback shall apply. The required standard front setback shall be measured from the special setback line rather than the front property line, if the front property line is closer to the street centerline than listed in the table below. See [BDC 3.4.200.J](#).

Street Classification	Special Setback from Centerline of Street
Local	30 feet
Collector	40 feet
Arterial	50 feet

## Typical Residential District Setbacks

Zone	Front Setback	Rear Setback	Side Setback
UAR	20 ft;	20 ft.	10 ft.
RL	EXCEPT on corner lots and through lots, one front yard setback can be 10 feet provided that the garage is set back 20 feet; and,  EXCEPT an unenclosed covered or uncovered porch, patio, deck or stoop not exceeding 18 inches in height may be set back 10 ft.	20 ft;  EXCEPT on corner lots, the rear yard setback can be 10 ft.	
RS	10 ft;	5 ft.	5 ft.
RM-10, RM, and RH	EXCEPT garages and/or carports shall be setback 20 ft; and  EXCEPT an unenclosed covered or uncovered porch, patio, deck or stoop not exceeding 18 inches in height may be set back six feet; and,  EXCEPT side-loaded garages where the side wall of the garage faces the street, the front setback for the garage side wall may be 10 ft. The garage must have a window(s) in the side or rear wall facing the street that is a minimum of six sq. ft.	5 ft.	5 ft.

### Other Setback Requirements

- When an alley is less than 20 ft. wide, the setback abutting the alley must be increased to provide 24 ft. of backing and maneuvering distance from garages, carports and/or parking areas.
- Eaves and other architectural features may not encroach more than 2 ft. into setbacks.
- Rear yard setbacks on irregular or triangle-shaped lots are determined by drawing a line between the two side yards that measures 10 feet, and measuring the rear yard setback perpendicular to that line.
- Clear vision areas are required at driveways, intersections, and railroads. See [BDC 3.1.500](#).
- Solar setbacks may be required for RS and RM zoned lots 5,000 sq. ft. or greater with a minimum north-south lot dimension of 80 ft. See [BDC 3.5.400](#).

### Maximum Lot Coverage and Floor Area Ratio (FAR)

[BDC 2.1.700](#)

**Floor area ratio (FAR)** means a measurement of building density calculated by dividing the gross enclosed floor area of a building measured to the inside of the external walls by the land area of the development.

**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 10 percent of the total lot area. Eaves are not included in lot coverage.

**Building Footprint** means the outline of a building (excluding exterior materials and wall sheathing), including cantilevered areas.

**Table 2.1.700. Residential Lot Coverage**

Residential Zone	Lot Coverage	FAR
RL	35%	None
RS and RM-10	50% for lots or parcels with single-story dwelling unit(s) and single-story accessory structures. 45% for all other lots or parcels.	1.1 for three-story residential uses and accessory structures. None for all other uses.
RM	50% for lots or parcels with single-story single-unit detached dwelling unit(s) and single-story accessory structures. 45% for all other lots or parcels with single-unit detached dwellings and accessory structures and nonresidential uses. 60% for lots or parcels with townhomes, duplexes, triplexes, quadplexes, and multi-unit and accessory structures.	None
RH	None	None

Exceptions:

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

**Lot Area and Dimensions**

[BDC 2.1.500](#)

**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-Unit Detached Dwelling; Manufactured Homes on Lots (See <a href="#">BDC 3.6.200(E)</a> ); Residential Care Homes and Facilities (See <a href="#">BDC 3.6.200(J)</a> )	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 Except for townhomes, corner lots or parcels must be at least five feet more in width than the minimum lot width required in the zone
	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 front property line Depth: 50 ft.	
	RH	N/A	N/A	
UAR	N/A	N/A		
Duplex, Triplex, and Quadplex. (See <a href="#">BDC 3.6.200(H)</a> )	RL	Duplex: 10,000 sq. ft. Triplex: 10,000 sq. ft. Quadplex: 10,000 sq. ft.	Width: 50 ft. at front property line Depth: 100 ft.	
	RS RM-10	Duplex: 4,000 sq. ft. Triplex: 4,000 sq. ft. Quadplex: 4,000 sq. ft.	Width: 40 ft. at front property line Depth: 50 ft.	
	RM	Duplex: 2,500 sq. ft.	Width: 30 ft. at the front property line	

		Triplex: 4,000 sq. ft. Quadplex: 4,000 sq. ft.	Depth: 50 ft.	Lots or parcels existing prior to November 5, 2021, that are less than 2,500 square feet in the RH Zone may have a triplex or a quadplex Development alternatives: see BDC Chapter 3.8
	RH	Duplex: 1,250 sq. ft. Triplex: 2,500 sq. ft. Quadplex: 2,500 sq. ft.		
Townhomes (See <a href="#">BDC 3.6.200(D)</a> )	UAR	N/A	N/A	
	RL, RS, RM-10, RM	Average minimum lot or parcel size: 1,500 sq. ft. for each unit	Width: 20 ft. at front property Depth: 50 ft.	
	RH	Average minimum lot or parcel size: 1,200 sq. ft. for each unit		
Multi-Unit Dwelling (more than 4 units)	UAR	N/A	N/A	
	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 Plans.

## Residential Density

[BDC 2.1.600](#)

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

For purposes of calculating minimum density, fractional units are rounded up to the next whole unit. For purposes of calculating maximum density, fractional units are rounded down to the next whole unit. Where existing streets abut the development site, the area of up to 30 feet of the abutting right-of-way width multiplied by the site frontage shall be added to the area subject to maximum housing density.

## Building Height

[BDC 2.1.800](#)

**Building Height** means the average maximum vertical height of an enclosed building or structure measured at a minimum of three equidistant points as shown on the following figure along each building elevation from finished grade to the highest point on the building or structure.

Residential Zone	Building Height
UAR, RL, RS, RM-10, and RM	35 feet
RM	40 feet
RH	50 feet

## Architectural Design Standards

[BDC 2.1.900](#)

See [BDC 2.1.900](#) for Architectural Design Standards related to all permitted/conditional uses in Residential Districts except Duplexes, Triplexes, Single-Family Dwellings, and ADUs.

*Last Revised Date: 07/27/2023*

## Site Improvements

[BDC 4.2.400](#)

### Parking, Driveways, and Access:

- Driveways and parking areas must be paved with an approved hard surface. Gravel is not permitted. See [BDC 4.2.400](#).
- Required driveway aprons shall conform to City [Standards and Specifications](#).
- One access point is permitted per lot, except single-family dwellings on corner lots at the intersection of two local streets may have one access point per frontage. Single-family dwellings on lots or parcels on a local street that are not corner lots and have a minimum frontage of 80 feet may have two access points, separated by a minimum of 10 feet.
- Access shall be from the lowest classification of street (alley if available). See [BDC 3.1.400.F](#).

### Sidewalk and Curbs:

Sidewalks must be installed if sidewalks exist within 600 ft. of the front property line on the same side of the street; corner lots require ADA-compliant curb ramps. Sidewalks are not required for accessory dwelling units. See [BDC 4.2.400](#).

### Street Trees:

Street trees required for multifamily projects must be planted in conformance with [BDC 3.2.400](#).

### Street and/or Alley Improvements:

Construction of improvements is dependent on existing improvements adjacent to the property. Street improvements are not required for accessory dwelling units. Refer to [BDC 4.2.400](#) for more information.

### Water and Sewer Service:

Must meet Oregon code for dwellings. New connections to the public sewer system are regulated by [Bend Code Title 15](#).  
*(Consult a licensed plumber or professional designer/architect to determine if code requirements are met)*

If property is *not* served by City of Bend Water

A will-serve letter is required from the serving water district  
*Call Avion at 541-382-5342 or Roats at 541-382-3029.*

## Parking

[BDC 3.3.300](#)

### Minimum On-Site Spaces:

None

### Minimum Dimensions:

If stall is at 90 degrees:	9 x 20 ft.
If stall is parallel:	9 x 22 ft.
Vehicle parking in a dwelling unit's garage or carport:	9 x 20 ft.
For stalls at other angles:	See <a href="#">BDC 3.3.300.F.1</a>

### Minimum Backup Distance for Parking:

24 ft. for perpendicular parking (less for angled parking)  
20 ft. for side entry garages

## Grading and Drainage

[BDC 3.4.500](#)

- Stormwater for a 25-year storm must be contained on-site.
- Drainage facilities should be shown on Site Plans (i.e., swales, detention ponds, flow arrows, etc.)
- Impervious area of 5,000 sq. ft. or greater requires Central Oregon Stormwater Manual report. See [BC 16.15](#).
- Compaction reports are required for building permits when fill is added, and for designated fill lots in subdivisions, per City records.

## Affordable Housing

[BDC 3.6.200.C](#)

For affordable housing developments in conformance with [BDC 3.6.200.C](#), the following exceptions may apply:

**Maximum Lot Coverage:** Where 50% or more of the dwelling units are deemed affordable, the entire development may develop with 50% lot coverage. See [BDC 3.6.200.C](#).

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**Maximum Height:** Building height may increase by 10 ft. above the zone district requirement if the units gained by the height increase are affordable housing units. See [BDC 3.6.200.C.4](#).

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**Parking:** No minimum. See [BDC 3.3.300](#).

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Maximum Density may be increased up to 150% as follows:

**Maximum Density:**

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

When calculating the number of affordable units, fractional units are rounded up to the next whole unit.

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