CITY OF BEND

HOW TO FIND & NAVIGATE THE BEND DEVELOPMENT CODE

The **Bend Development Code (BDC)** is a published compilation of City land use laws that regulate development within Bend. Understanding how to find and navigate the BDC is important for anyone who is interested in learning what land uses are allowed in Bend, and the criteria used by decision-makers in approving land use applications.

How to find the Bend Development Code

You can access the BDC through the City of Bend website **bendoregon.gov**.

DIRECTIONS

Here is how you can access the code from the City of Bend homepage:

a. Under the main menu at the top of the page, under *Government*, select *City Codes*

b. On the *City Codes* page, click on the ***BEND CODE / DEVELOPMENT CODE / COMPREHENSIVE PLAN*** icon.

c. From there you will be taken to a code publishing website and the three codes will appear along the left side of the page.

d. Select ***Development Code*** from the menu on the ***Bend Development Code*** site.

Getting Familiar with the Code

Before diving into the BDC, it is imperative that you understand why the development code exists. The BDC codifies the zoning and land division policies identified in **Bend's Comprehensive Plan**, and the requirements outlined in it are used by land use applicants and decision-makers to ensure project compliance. By first understanding the vision of the **Comprehensive Plan**, you will be able to view projects and code text through the same lens.

After you understand the Comprehensive Plan's role in development, you will want to familiarize yourself with the basic format of the BDC. **A full table of contents is not available on the code publishing site, so we've included a breakdown as an attachment to this navigation guide.** Additionally, several key chapters within the code are worth checking out as you familiarize yourself with the code's content:

a. Chapter 1.0 is a brief, good explanation of what content is in each "title."

b. Chapter 1.2 is a glossary of all words or phrases that the City felt the reader would need to understand to correctly apply the BDC. For example, the definition of building height is very useful in trying to decipher a building's height.

c. Chapter 4.1 lists all the text regulating the procedures for applications.

d. Chapter 3.3 is where you find the parking requirements and all the parking credits an application might be eligible for.

e. Chapter 4.2 includes the criteria a decision-maker must comply with in making a land use decision on an application.

f. Chapter 4.7 includes the criteria for preparing a traffic report.

Once you understand the foundation and format of the BDC, you can more successfully dive into detail about the specific land uses in Bend.

Navigating the Code for Specific Text

There are many types of land use applications, all which have different requirements as defined by the BDC. These requirements are included in the notifications sent out by the City and posted on the project site. Generally, BDC requirements are broken into two categories that land use applicants must follow when designing a project - siting standards for site plans, and design standards for building structures.

If you need assistance in understanding what requirements apply to a project you are interested in, check out the Path to Reviewing a Land Use Application.

DIRECTIONS

If you know what code section you are searching for, there are ways perform a direct search of the code:

Expand Development Code Contents

a. From the code publishing landing page, the three codes will appear along the left side of the page.

b. Click on the "+" sign in front of Development Code. Clicking on the plus sign causes the next level of the contents ("title") to appear.

c. Placing your cursor on the "+" sign in front of a specific "title" and clicking opens up the next lower level of the "title". The same process allows the navigator to go deeper and deeper into the code. Meanwhile, the entire text of each level is shown on the balance of your screen.

Use the Search Tool

You can use a word search tool located on the left side of the code publishing webpage, though the "findings" will search all three codes for results, not just the development code.

Reach Out for Assistance

Contact the City of Bend's Planning Division who can provide assistance at planning@bendoregon.gov or (541) 388-5580 ext. 3, or ask for help from your **Neighborhood Association Land Use Chair**.

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Development Code: codepublishing.com/OR/Bend#!/BendDCNT.html

TITLE 5 EXCEPTIONS TO CODE

Accommodation Information for People with Disabilities
To obtain this information in an alternate format such as Braille, large print, electronic formats, etc.
please contact Makayla Oliver, Community Relations Manager at moliver@bendoregon.gov or
(541) 323-8571. Relay Users Dial 7-1-1.