



Planning Division
 City of Bend
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COTTAGE DEVELOPMENTS IN RESIDENTIAL ZONING DISTRICTS

QUICK REFERENCE GUIDE

A Cottage Development can be either a **Cottage Housing Development** or a **Cottage Cluster Development**. See Bend Development Code (BDC) 3.8.500, Cottage Housing Development and BDC 3.8.900, Cottage Cluster Development for detailed requirements.

This guide covers **Cottage Housing Developments** and **Cottage Cluster Developments** in residential zoning districts.

ELIGIBILITY

Cottage Housing Development <i>(Adopted May 6, 2015)</i>	Cottage Cluster Development <i>(Adopted October 6, 2021 in compliance with HB 2001)</i>
Standard Density Residential (RS) and Medium Density Residential (RM)	Low Density Residential (RL) District, Standard Density Residential (RS) and Medium Density Residential (RM)

MINIMUM DENSITY

Cottage Housing Development

RS: 4 cottages (dwelling units) per gross acre
 RM District: 12 dwelling units per gross acre.

Cottage Cluster Development

RL, RS and RM: 4 cottages (dwelling units) per gross acre

MAXIMUM DENSITY

Cottage Housing Development

The maximum density must not exceed that of the relevant zoning district.
 RS & RM density calculation is based on the following floor area:

Cottage Cluster Development

No maximum density



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- Dwelling units 600 sq. ft. or smaller: 0.25 of a dwelling unit.
- Dwelling units 601 to 1,200 sq. ft.: 0.50 of a dwelling unit.

NUMERICAL STANDARDS

Cottage Housing Development

Must contain a minimum of 4 cottages & a maximum of 12 arranged in a cluster.

Cottage Cluster Development

Must contain a minimum of 3 cottages & a max of 12 cottages per common courtyard.

DEVELOPMENT STANDARDS

Development Standard

Cottage Housing Development

Cottage Cluster Development

Minimum Lot Size

No minimum

RL: 10,000 sq. ft.

RS& RM Districts: 4,000 sq. ft.

There is no minimum lot size for a cottage located on its own lot or parcel.

Minimum Lot or Parcel Width

The development site must have the minimum frontage on a public or private street as required by the underlying zone.

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.

Setbacks and Building Separation

Perimeter Setbacks

- Minimum front setback: 10'
- Minimum setback from all other exterior boundary property lines: 5'

Interior Building Separation

There must be a minimum separation of 6' between the building footprints of the cottages. On cottage sides with a main entrance, the minimum separation is 10'. Structures other than cottages must meet minimum building code setback requirements.

Perimeter Setbacks

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

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

Interior Building Separation

There must be a minimum separation of 6' between the building footprints of the cottages. On cottage sides with



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a main entrance, the minimum separation is 6'. Structures other than cottages must meet minimum building code setback requirements.

Lot Coverage & Floor Area Ratio

None

None

Dwelling Unit Size

Maximum floor area per dwelling unit: 1,200 sq. ft.

- Does not include garages.

Maximum cottage building footprint must be less than 900 sq. ft.

- Does not include detached garages or carports; accessory structures; or unenclosed covered or uncovered porches, patios, decks, balconies or stoops 18 inches or less.
- Individual attached garages up to 200 sq. ft. are exempt from the maximum building footprint.

Garages

- Individual detached garages cannot exceed 450 sq. ft. of floor area & no more than 18' in height.
- Only 1 garage is allowed per cottage.

- Detached garages must not exceed 450 sq. ft. in floor area per cottage.
- A detached group of attached garages must not exceed 1,600 sq. ft. & must be separated from other groups of attached garages by at least 4' measured between their building footprints.
- Garage doors for attached & detached individual garages must not exceed 20' in width.

Accessory Structures

Accessory structures for common usage are allowed in the common open space areas. Other accessory structures (except garages) are prohibited.

Accessory structures must not exceed 400 sq. ft. in floor area.



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ADUs	Not permitted	Not permitted
Community Building	Accessory structures for common usage are allowed in the common open space areas. Other accessory structures (except garages) are prohibited.	<ul style="list-style-type: none"> • Each cottage cluster is permitted 1 community building. • A community building that meets the BDC definition of a dwelling unit must have a building footprint less than 900 sq. ft., 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.
Height	RS: 35' RM: 40' Garages may be no more than 18' in height	RL and RS: 35' RM: 40'

DESIGN STANDARDS

Development Standards	Cottage Housing Development	Cottage Cluster Development
Cottage Orientation	At least 50% of the cottages must be oriented around & have their main entrance facing the common open space.	Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path. A minimum of 50% of cottages within a cluster must be oriented to the common courtyard and must: <ul style="list-style-type: none"> • Have a front door entrance facing the common courtyard or have a front door entrance open to a covered porch the has an entry facing the common courtyard. A



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		<p>covered walkway or breezeway is not a porch.</p> <ul style="list-style-type: none"> • Be within 10' from the common courtyard, measured from an exterior wall of the cottage or covered porch to the nearest edge of the common courtyard; and • Be connected to the common courtyard by a pedestrian path. <p>Cottages within 20' 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.</p> <p>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.</p>
<p>Common Courtyard</p>	<ol style="list-style-type: none"> 1. Provide a centrally located open space area & have cottages abutting at least 2 sides. 2. Contain a minimum of 400 sq. ft. per cottage. 3. At least 50% of the cottages must abut common open space. 	<ol style="list-style-type: none"> 1. A minimum of 65% of the cottages within a cottage cluster development must share a common courtyard in order to provide a sense of openness and community of residents.



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	<ol style="list-style-type: none"> 4. Common open space must have a minimum average width of 20'. 5. Each cottage must be connected to the common open space by a pedestrian pathway. 6. Areas such as utility vaults, perimeter setbacks & common parking areas & driveways are not counted in the common open space requirements. 7. Common open space may contain an ASI or drainage swale area, provided the area is usable open space. 8. Required common open space must be provided at ground level in a contiguous commonly owned tract with an easement indicating that it benefits all lots in the CHD. 9. The common open space areas must be constructed & landscaped prior to filing a final plat or, in the case of a site plan, construction and landscaping will be tied to final occupancy of the first cottage. 10. The common open space must be recorded as a perpetual open space to benefit all residents of the cottage housing development prior to filing a final plat or prior to obtaining a building permit. 	<ol style="list-style-type: none"> 2. Must contain a min of 3 & a max of 12 cottages per common courtyard. 3. Contain a minimum of 150 sq. ft. per cottage. 4. Cottages must abut the common courtyard on at least 2 sides. 5. The common courtyard must be a min of 15' wide at its narrowest dimension. 6. The common courtyard must be a single, contiguous piece & separated from another common courtyard by a min of 10'. 7. 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. 8. The common courtyard must be developed with a mix of landscaping, lawn area, pedestrian paths, &/or paved courtyard area, & may also include recreational amenities. Impervious elements of the common courtyard must not exceed 75% of the total common courtyard area. 9. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.
<p>Private Open Space</p>	<p>Private open space adjacent to each cottage is intended for the exclusive use by the cottage resident.</p>	<p>No requirements.</p>



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	<ul style="list-style-type: none"> • Provide a total of 400 sq. ft. of private open space that includes a minimum of 200 sq. ft. of contiguous usable open space adjacent to each cottage with no dimension less than 10'. • Covered entries and uncovered patios and decks in excess of the required 80 sq. ft. may be included in the private open space calculation. 	
<p>Pedestrian Access</p>	<p>Pedestrian pathways in compliance with BDC 3.1.300(B) must be included to provide for movement of residents and guests from parking areas to homes and other amenities. These pathways must be shown on the subdivision tentative plan or site plan and be part of the common areas/tracts.</p>	<p>An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:</p> <ul style="list-style-type: none"> • The common courtyard; • Shared parking areas; • Community buildings; & • Sidewalks in public ROW abutting the site or ROW if there are no sidewalks. <p>The pedestrian path must be hard-surfaced & a minimum of 4' wide.</p>
<p>Parking Design</p>	<ul style="list-style-type: none"> • Parking may be located within an enclosed garage, carport or unenclosed parking space. • Parking may be located in common tracts if intended to be shared by the entire CHD in groups of not more than five adjoining spaces separated by at least four feet of landscaping. An enclosed garage or carport intended to be shared by the entire CHD must not exceed 1,200 sq. ft. in size. 	<p>Clustered parking</p> <p>Off-street parking may be arranged in clusters, subject to the following standards:</p> <ul style="list-style-type: none"> • Cottage cluster developments with fewer than 16 cottages are permitted parking clusters of not more than 6 contiguous spaces. • Cottage cluster developments with 16 cottages or more are permitted parking clusters of not more than 8 contiguous spaces.



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	<ul style="list-style-type: none"> • 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. • 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. • Parking is allowed on a driveway between the garage or carport of a cottage and the street. • All parking must provide a minimum of 24' for maneuvering and backing movements from garages, carports and/or parking areas. 	<ul style="list-style-type: none"> • Parking clusters must be separated from other spaces by at least four feet of landscaping. • Clustered parking areas may be covered. <p>Parking location and access</p> <ul style="list-style-type: none"> • 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 &/or architectural screening. The width of the landscape buffer is the same width as the perimeter setbacks. • Parking is allowed on a driveway between the garage or carport of a cottage and the street. • Aisle widths must comply with 3.3.300(F), except a 20' access aisle is permitted for 90 degree parking. <p>Screening</p> <ul style="list-style-type: none"> • Landscaping, fencing, or walls at least 3' tall must separate clustered parking areas and parking structures from public & private streets.
<p>Covered Entry, Uncovered Patio & Deck</p>	<p>Each cottage must include a covered entry and/or an uncovered patio or deck. Cottages that abut the common open space must orient the covered entry &/or uncovered patio or deck to the common open space. Conformance with these standards is achieved when each cottage includes one of the following:</p>	<p>No design standards.</p>



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	<ul style="list-style-type: none"> • A covered entry of at least 80 sq. ft. with a minimum dimension of 6' on any side; • An uncovered patio or deck of at least 80 sq. ft. with a minimum dimension of 6' on any side. When the cottage abuts the common open space, a landscape buffer no less than three feet in width must be provided between the uncovered patio or deck and the common open space. The buffer must include a fence, wall or similar structure not to exceed three and one-half feet in height, except decorative arbors, gates, and similar features which must not exceed 6' in length; or • A combination of this section that is at least 80 sq. ft. with a minimum dimension of 6' on any side of the covered entry & uncovered patio or deck. 	
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SITE IMPROVEMENTS ([SEE BDC 4.2.400.A.3.B](#))

Development Standards	Cottage Housing Development	Cottage Cluster Development
Sidewalk and Curbs:	See BDC Chapter 3.4 PUBLIC IMPROVEMENT STANDARDS (codepublishing.com)	<p>MDS: Sidewalks must be installed if sidewalks exist within 600 ft. of the property on the same side of the street; corner lots require ADA-compliant curb ramps.</p> <p>Land Division: See BDC Chapter 3.4 PUBLIC</p>



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		IMPROVEMENT STANDARDS (codepublishing.com)
Street and/or Alley Improvements:	See BDC Chapter 3.4 PUBLIC IMPROVEMENT STANDARDS (codepublishing.com)	MDS: Full street and/or alley improvements must be constructed along the property frontages when an improved street and/or alley has been built to the property line. Land Division: See BDC Chapter 3.4 PUBLIC IMPROVEMENT STANDARDS (codepublishing.com)

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)*

Water and Sewer Service:

A will-serve letter is required from the serving water district if property is not served by City of Bend water. *(Call Avion at 541-382-5342 or Roats at 541-382-3029).*

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.

MINIMUM PARKING REQUIREMENTS

Cottage Housing Development

Off-street parking requirements are calculated based on the number of bedrooms per cottage unit:

- 1 bedroom: Minimum 1 space.
- 2 bedrooms: Minimum 1.5 spaces.
- 3 or more bedrooms: Minimum 2 spaces.

Up to 50% of required parking may be on-street if on-street parking credit is permitted (see [BDC 3.3.300](#))

Cottage Cluster Development

None

Off-street parking spaces may be provided for individual cottages or in shared parking clusters

Minimum Dimensions



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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	9X18 ft.
For stalls at other angles	See BDC 3.3.300.E.1

Minimum Backup Distance

Alley parking	24 ft.
Side entry garages	20 ft.

EXISTING STRUCTURES

Cottage Housing Development

Existing detached single-unit dwellings, which may become nonconforming with respect to the standards of this section, are permitted to remain, but the extent of the nonconformity may not be increased. The nonconforming dwelling units must be included in the maximum permitted cottage density.

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.

CC&RS

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 housing 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

REVIEW PROCEDURES

Cottage Housing Development	Cottage Cluster Development
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<p>If a cottage housing development is proposed with multiple units on an individual lot, site plan and design review apply in accordance with the procedures of BDC Chapter 4.2.</p> <p>The procedures and criteria of BDC Chapter 4.3 apply to cottage housing land divisions.</p> <p>Process:</p> <ol style="list-style-type: none">1) Register for and sign in to a CityView Portal account through the City of Bend's Online Permit Center2) File and pay fee for Site Plan Review or Land Division (Review time ~30 days for completeness check. Up to 120 days once deemed complete)3) After land use decision issuance, review decision and file for a Building Permit (Review time varies; anticipate 4-8 weeks)4) Pay permit fees and System Development Charges (SDCs)5) City issues Building Permit	<p>A Minimum Development Standards Review application is not required; however, compliance with BDC 4.2.400.A.3, Approval Criteria is required and will be verified through the building permit process.</p> <p>The procedures and criteria of BDC Chapter 4.3 apply to cottage cluster development land divisions.</p> <p>Process:</p> <ol style="list-style-type: none">1) Register for and sign in to a CityView Portal account through the City of Bend's Online Permit Center2) File and pay fee for a Land Division if applicable (Review time ~30 days for completeness check. Up to 120 days once deemed complete)3) Register for and sign in to a CityView Portal account through the City of Bend's Online Permit Center4) File for a Building Permit (Review time varies; anticipate 4-8 weeks)5) Pay permit fees and System Development Charges (SDCs)6) City issues Building Permit
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Planning Division review may be required for structures on properties that are Historic Resources or located in the Historic Districts or Waterway Overlay Zone (WOZ). For more information, please contact planning@bendoregon.gov or 541-388-5580 menu option 3.



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