



Planning Division
City of Bend
(541) 388-5580 ext. 3
planning@bendoregon.gov
710 NW Wall Street, Bend OR 97703

ACCESSORY DWELLING UNIT QUICK REFERENCE GUIDE

ELIGIBILITY

- ADUs are permitted uses on residentially-zoned lots or parcels with a single-unit dwelling, townhome, or manufactured home.
- A maximum of one ADU is allowed per lot or parcel.
- The City recommends that the applicant complete their due diligence by checking any applicable private Conditions, Covenants, and Restrictions (CC&Rs) that may limit ADUs on the subject property. The City does not enforce or monitor private CC&Rs.
- ADUs in NorthWest Crossing must comply with special standards outlined in [BDC 2.7.300](#). For all other properties, the standards of [BDC 3.6.200.B](#) apply, summarized below.
- Special standards apply to units on properties that are Historic Resources or located in the Historic Districts (see [Bend Code 10.20](#)) or Waterway Overlay Zone (WOZ) (see [BDC 2.7.600](#)).

SIZING LIMITS

Maximum Floor Area 800 sq. ft. of enclosed floor area

Review [BDC 3.6.200.B.3](#) for guidance on calculating floor area.

Maximum Floor Area Ratio (FAR) (for all buildings on site)	RS: 1.1 FAR for three-story residential uses and accessory structures All other zones: None
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Review [BDC 1.2 Definitions](#) for guidance on calculating FAR.

Maximum Lot Coverage:	Adhere to existing lot coverage requirements for your zoning district (see BDC Chapter 2.1.700)
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Building Setbacks:	Adhere to setback requirements for your zoning district (see BDC Chapter 2.1.300)
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Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact the Planning Division at planning@bendoregon.gov or (541) 388-5580; Relay Users Dial 7-1-1.

Detached ADU setback from primary single-unit dwelling:

6 ft. (see [BDC 3.6.200.B.5](#))

Does not apply when the primary single-unit dwelling 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.

Maximum Height

Adhere to existing height requirements for your zoning district
(see [BDC Chapter 2.1.800](#))

PARKING

Minimum On-Site Spaces:

None

SITE IMPROVEMENTS (SEE [BDC 4.2.400](#))

Parking and Driveways:

If no changes are proposed to the existing driveway and/or existing parking, then driveway and apron improvements are not required for an ADU. Proposed parking areas and driveways must be paved and proposed driveway aprons must conform to City of Bend Standards and Specifications and the City's adopted accessibility standards for sidewalks and walkways.

Water and Sewer Service:

Must meet Oregon code for one and two-unit 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)

REQUIRED REVIEW PROCESS

- 1) 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.
- 2) Register for and sign in to a CityView Portal account through the City of Bend's [Online Permit Center](#)
- 3) Communicate with the Residential Plans Examiner in the Building Division either at the Permit Center or [email](#), regarding separation requirements, kitchen requirements, plumbing fixture count, and other Building Code requirements. Confirm Building Code requirements for a kitchen.
- 4) File for a [Building Permit](#) (Review time varies; anticipate 4-8 weeks)



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- 5) Pay permit fees and System Development Charges (SDCs)
- 6) City issues Building Permit

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.

FEES

Building Permit	E-mail building@bendoregon.gov for estimate (<i>Note: fee estimate includes SDCs</i>)
System Development Charges (SDCs)	See Residential System Development Charges under Quick Reference Guides here: System Development Charges



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