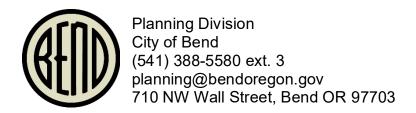
Last Revised Date: 07/27/2023



# 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 <u>BDC</u> <u>2.7.300</u>. For all other properties, the standards of <u>BDC 3.6.200.B</u> apply, summarized below
- Special standards apply to units on properties that are Historic Resources or located in the Historic Districts (see <u>Bend Code 10.20</u>) or Waterway Overlay Zone (WOZ) (see <u>BDC 2.7.600</u>).

#### 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
Review <u>BDC 1.2 Definitions</u> for guidance on calculating FAR.	All other zones: None
Maximum Lot Coverage:	Adhere to existing lot coverage requirements for your zoning district (see <u>BDC Chapter</u> <u>2.1.700)</u>
Building Setbacks:	Adhere to setback requirements for your zoning district (see <u>BDC Chapter 2.1.300</u> )

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#### Detached ADU setback from primary singleunit dwelling:

6 ft. (see <u>BDC 3.6.200.B.5</u>)

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.

Adhere to existing height requirements for your **Maximum Height** zoning district (see BDC Chapter 2.1.800)

#### **PARKING**

Minimum On-Site Spaces: None

# SITE IMPROVEMENTS (SEE <u>BDC 4.2.400</u>)

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 Parking and Driveways: must conform to City of Bend Standards and Specifications and the City's adopted accessibility standards for sidewalks and walkways. Must meet Oregon code for one and two-unit dwellings. New connections to the public sewer system are regulated by Bend Code Title 15. Water and Sewer Service: (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) File for a <u>Building Permit</u> (Review time varies; anticipate 4-8 weeks)
- 4) Pay permit fees and System Development Charges (SDCs)
- 5) City issues Building Permit



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**Accommodation Information for People with Disabilities** 

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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 <a href="mailto:planning@bendoregon.gov">planning@bendoregon.gov</a> or 541-388-5580 menu option 3.

### **FEES**

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