



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

DUPLEXES IN RESIDENTIAL ZONING DISTRICTS

QUICK REFERENCE GUIDE

A Duplex is defined as two dwelling units on the same property. They may be detached or attached, either horizontally or vertically. See [Bend Development Code \(BDC\) 2.1](#) and [BDC 3.6.200.H](#) for detailed requirements. If one of the two units is 800 square feet or less, it may qualify as an accessory dwelling unit. See [3.6.200.B](#).

Two side-by-side dwellings sharing a common wall but located on their own individual lots are considered townhomes, regulated under [BDC 2.1](#) and [3.6.200.D](#).

This guide covers duplexes in residential zoning districts. For duplexes in Mixed Use zoning districts, refer to [BDC 2.3](#).

ELIGIBILITY

Duplexes are permitted uses in the RL, RS, RM and RH zoning districts.

DEVELOPMENT STANDARDS

Lot Area and Dimension Requirements (see BDC 2.1.500)		
Zoning District	Minimum Lot Area	Minimum Lot Dimensions
RL	10,000 sq. ft.	Minimum lot width: 50 ft. Minimum lot depth: 100 ft.
RS	4,000 sq. ft.	Minimum width: 40 ft. Minimum lot depth: 50 ft.
RM	2,500 sq. ft.	Minimum width: 30 ft. Lot depth: 50 ft.
RH	1,250 sq. ft.	Minimum width: 30 ft. Lot depth: 50 ft.
All		<ul style="list-style-type: none"> Bulb of a cul-de-sac minimum width: 30 ft. min. Corner lots or parcels must be at least five feet more in width Development alternatives: see BDC Chapter 3.8



Accommodation Information for People with Disabilities

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Minimum Density: Units/Gross Acre	<ul style="list-style-type: none"> • RL: 1.1 • RS: 4.0 • RM: 7.3 • RH: 21.7
Maximum Density:	None
Maximum Lot Coverage:	<ul style="list-style-type: none"> • RL: 35% • RS: 50% for single-story and 45% for all others • RM: 60% • RH: None
Building Setbacks:	See BDC 2.1.300
Building Height:	<ul style="list-style-type: none"> • RL and RS: 35 feet • RM: 40 feet • RH: 50 feet
Floor Area Ratio:	In the RS District, the FAR as defined in BDC Chapter 1.2, Definitions , must not exceed 1.1 for three-story residential uses and accessory structures. None for all other uses in the RS District. All other zones: none.
Spacing Requirement:	Detached dwelling units must be at least six feet apart as measured between building footprints.

SITE IMPROVEMENTS (SEE [BDC 4.2.400.A.3.B](#))

Parking and Driveways: See BDC 3.6.200.H.2	<ul style="list-style-type: none"> • Proposed parking areas and driveways must be paved. Driveway apron design must conform to City of Bend Standards and Specifications. • For lots or parcels abutting an alley, access must be taken from the alley in accordance with BDC 3.1.400(F)(3). • Driveway access must be from the street with the lowest classification. • Duplexes may have two driveway approaches on local streets, when not abutting an alley. • The combined width of driveway approaches must not exceed 32 feet. • A seven foot separation is required between approaches. • The minimum driveway width is 10 feet.
Pedestrian Access:	A hard surface pedestrian access route, with a minimum width of four feet, must be provided from each dwelling unit to the street upon which it is addressed. If the route is fenced, there must be a gate to allow access.
Sidewalk and Curbs:	Sidewalks must be installed along all frontage(s) 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.



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Street and/or Alley Improvements:	Full street and/or alley improvements must be constructed along the frontages of the property when an improved street and/or alley has been built to the property line. If the property has alley access, and one or more alley driveway approaches are not improved to City of Bend Standards and Specifications, then an alley approach must be improved to City of Bend Standards and Specifications.
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 . <i>(Consult a licensed plumber or professional designer/architect to determine if code requirements are met)</i> A will-serve letter is required from the serving water district if property is not served by City of Bend water. <i>(Call Avion at 541-382-5342 or Roats at 541-382-3029).</i>

PARKING

Minimum On-Site Spaces: None

DESIGN STANDARDS (SEE BDC 2.1.1100.E)

Front Door Orientation Standards	The entrance for one of the dwelling units must either: <ul style="list-style-type: none">• Face the street;• Be at an angle of up to 45 degrees from the street;• Face a common open space that abuts the street and is abutted by dwellings on at least two sides; or• Open onto a porch. The porch must be at least 20 sq. ft. in area & have at least one entrance facing the street or have a roof. A covered walkway or breezeway is not a porch. Exemptions to Orientation Standards: <ul style="list-style-type: none">• Duplexes created by a conversion of an existing dwelling unit.• Dwelling units located on the flag portion of a flag lot.
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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 [Building Permit](#) (Review time varies; anticipate 4-8 weeks)



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- 4) Pay permit fees and [System Development Charges \(SDCs\)](#)
- 5) 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) <i>For a duplex on previously undeveloped property:</i> <i>For redevelopment or infill, SDC credits may apply.</i>	See Residential System Development Charges under Quick Reference Guides here: System Development Charges



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