



Planning Division
 City of Bend
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 710 NW Wall Street, Bend OR 97703

TOWNHOMES IN RESIDENTIAL ZONING DISTRICTS

QUICK REFERENCE GUIDE

A Townhome is defined as a single-unit dwelling on its own lot or parcel, sharing a common side wall with another unit at the property line. The common wall must be fully enclosed and shared for at least 25% of the length of each dwelling unit’s enclosed elevation, not including uncovered or open, covered porches, patios, decks or stoops. The common wall may be any wall of the dwelling unit, including the wall of an attached garage.

Common areas must be maintained by a homeowners’ association or other legal entity. A homeowners’ association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions must be recorded and provided to the City prior to issuance of a building permit.

See [Bend Development Code \(BDC\) 2.1](#) and [BDC 3.6.200.D](#) for detailed requirements.

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

ELIGIBILITY

Townhomes 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 RS RM	Average minimum lot or parcel size: 1,500 sq. ft. for each unit	Minimum lot width: 20 ft. Minimum lot depth: 50 ft.
RH	Average minimum lot or parcel size: 1,200 sq. ft. for each unit	
All		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.

DESIGN STANDARDS (SEE [BDC 2.1.950](#))

Garage Door Standards

The maximum combined garage door width facing the street is 50% of the total building width. The maximum combined garage door width facing the street may be up to 60% of the total building width if the front door entrance is within 10' of the longest street-facing wall of the dwelling unit. See Figure 2.1.950.B.

Exemptions:

- Existing garages legally constructed prior to November 5, 2021.
- When the side or rear wall of the garage faces the street, provided the standards of [BDC 2.1.300.F.1.a](#) are met.

Front door Orientation Standards (See [BDC 2.1.1100.E](#))

For interior units, the entrance must either:

- 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.

- Townhomes created by a conversion of an existing dwelling unit.
- Dwelling units located on the flag portion of a flag lot.



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Windows and Doors

A minimum of 15% of the area of all street facing facades must include windows and/or doors. Gabled areas and garage doors (in blue) and roofs (in white) are not included in the base wall calculation when determining the minimum 15% calculation for windows/door areas. Facades separated from the street property line by a dwelling are exempt from meeting this standard. See [BDC 2.1.950.D](#)

PARKING

Minimum On-Site Spaces: None

Minimum Dimensions

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 9 x 20 ft.

For stalls at other angles See [BDC 3.3.300.F.1](#)

Minimum Backup Distance

Alley parking 24 ft.

Side entry garages 20 ft.

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

Alley Access Developments

Townhome developments and subdivisions (four or more lots) must receive vehicle access only from a rear alley, except when existing development patterns or topography make construction of an alley impractical.

See [BDC 3.6.200.D.2](#)

For lots or parcels abutting an alley, access must be taken from the alley. See [BDC 3.1.400.F.3](#).

Parking and Driveways:

See [BDC 3.6.200.D.3](#)

Proposed parking areas and driveways must be paved. Driveway apron design must conform to City of Bend Standards and Specifications.

- Townhomes may have a maximum of one driveway approach.
- Driveway access must be from the street with the lowest classification.
- The total width of shared driveway approaches must not exceed 32'. When a driveway serves more than one lot, the developer must record an access and maintenance easement/agreement to benefit each lot, prior to building permit issuance.
- Driveway approaches on local streets must be separated in compliance with the following:
 - Approaches must be separated by a minimum of seven feet; and



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- Except for shared approaches, the maximum width is 16’.
- The minimum driveway width is 10’.

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 if sidewalks exist within 600 ft. of the property on the same side of the street; corner lots require ADA-compliant curb ramps.
Street and/or Alley Improvements:	<p>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.</p> <p>If there is alley access to the property and one or more of the 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 with the proposed development.</p>
Water and Sewer Service:	<p>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></p> <p>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></p>

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)
- 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>
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System Development Charges (SDCs)

See Residential System Development Charges under Quick Reference Guides here: [System Development Charges](#)



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