



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

# TRIPLEXES AND QUADPLEXES IN RESIDENTIAL ZONING DISTRICTS

## QUICK REFERENCE GUIDE

A **Triplex** is defined as three dwelling units on one lot or parcel. A **Quadplex** is defined as four dwelling units on one lot or parcel. Triplexes and Quadplexes 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.

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

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

### ELIGIBILITY

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

### DEVELOPMENT STANDARDS

Lot Area and Dimension Requirements (see <a href="#">BDC 2.1.500</a> )		
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	4,000 sq. ft.	Minimum width: 30 ft. Lot depth: 50 ft.



#### Accommodation Information for People with Disabilities

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RH	2,500 sq. ft. <ul style="list-style-type: none"> <li>Lots or parcel existing prior to November 5, 2021, that are less than 2,500 square feet in the RH zone may have a triplex or a quadplex.</li> </ul>	Minimum width: 30 ft. Lot depth: 50 ft.
All		<ul style="list-style-type: none"> <li>Bulb of a cul-de-sac minimum width: 30 ft. min.</li> <li>Corner lots or parcels must be at least five feet more in width</li> <li>Development alternatives: see <a href="#">BDC Chapter 3.8</a></li> </ul>

**Minimum Density:**  
Units/Gross Acre

- RL: 1.1
- RS: 4.0
- RM: 7.3
- RH: 21.7

**Maximum Density:** None

**Maximum Lot Coverage:**

- 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:**

- 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.

**Spacing Requirement:** Detached dwelling units must be at least six feet apart as measured between building footprints.



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## 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. As shown in the Figure below, 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](#))

The entrance for one of the dwelling units 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.

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

### 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 (SEE [BDC 3.3.300](#))

Triplex Minimum On-Site Spaces: None

Quadplex Minimum On-Site Spaces: None



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**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 <a href="#">BDC 3.3.300.F.1</a>

**Minimum Backup Distance**

Alley parking	24 ft.
Side entry garages	20 ft.

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

**Parking and**

**Driveways:**

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

- Proposed parking areas and driveways must be paved. Driveway apron design must conform to City of Bend Standards and Specifications.
- Driveway access must be from the street with the lowest classification.
- For local street frontages, **triplexes** may have three driveway approaches not exceeding 32' in total width on one frontage, or two driveway approaches not exceeding 32' in total width on one frontage and one maximum 16' wide driveway approach on one other frontage.
- For local street frontages, **quadplexes** may have four driveway approaches not exceeding 32' in total width on one frontage or two driveway approaches not exceeding 32' in total width on one frontage and one maximum 16' wide driveway approach on one other frontage.
- A seven foot separation is required between approaches.
- 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 of any of the frontages, sidewalks must be constructed along all frontage(s); corner lots require ADA-compliant curb ramps.

**Street and/or Alley Improvements:**

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.  
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,



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then an alley approach must be improved to City of Bend Standards and Specifications with the proposed development.

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**Water and Sewer Service:**

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)

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).

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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)
- 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](mailto:planning@bendoregon.gov) or 541-388-5580 menu option 3.

## FEES

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<b>Building Permit</b>	E-mail <a href="mailto:building@bendoregon.gov">building@bendoregon.gov</a> for estimate (Note: fee estimate includes SDCs)
<b>System Development Charges (SDCs)</b> <i>For a triplex:</i>	See Residential System Development Charges under Quick Reference Guides here: <a href="#">System Development Charges</a>
<i>For a quadplex: For redevelopment or infill, SDC credits may apply.</i>	Please apply for a SDC Estimate through the <a href="#">Online Permit Center</a> under "Building, Permanent Signs & SDC Estimates." More information on SDC fees can be found <a href="#">HERE</a> .

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