



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

ZONING DISTRICTS

QUICK REFERENCE GUIDE

Zoning laws dictate how real property can be used in certain areas. Zoning laws and districts are established to organize cities and counties into areas, shapes, and sizes that best promote the public health, safety and general welfare while carrying out the goals set by the Comprehensive Plan.

The table below is a summary of the [Bend Development Code](#) and is not comprehensive. The Examples of Permitted Uses listed are meant to serve as concepts and are not a complete list of all uses allowed. Excluded from this table are examples of allowed conditional uses, which can be found in the use tables of each Zoning District in the Bend Development Code. Additionally, there are many Special Planned Districts and Master Plan areas with regulations that may supersede those of the underlying zone. These areas are listed at the bottom of this table and are explained fully within [Chapter 2.7](#) of the Bend Development Code.

Standard Zoning Districts

Zone	Purpose	Examples of Permitted Use
UAR- Urban Area Reserve	To serve as a holding category as urban growth takes place elsewhere in the planning area, and to be preserved as long as possible as useful open space until needed for orderly growth.	<ul style="list-style-type: none"> • Single-unit dwellings • Home occupations
CB- Central Business	This zone is intended to serve as the central trading area for the City and surrounding urbanized areas and to maintain a distinct storefront character.	<ul style="list-style-type: none"> • Bank or other financial institution • Business or professional office • Retail store
CC- Commercial Convenience	This zone is intended to provide locations for a relatively wide range of small businesses and services which fit into the residential development pattern as a convenience to residents in that part of the City and to recognize existing uses of this type within the City.	<ul style="list-style-type: none"> • Food and health food store • Medical and dental clinic and office • Restaurant
CG- General Commercial	This zone is intended to provide for a broad mix of commercial uses and for wholesale and heavier commercial uses that have large site requirements and are oriented to higher classification roads.	<ul style="list-style-type: none"> • Wholesale business, storage, warehousing, and trucking company • Auto and truck sales, new or used, service and repair

		<ul style="list-style-type: none"> • Contractor's office and equipment storage yard or storage and rental of equipment
CL- Limited Commercial	This zone is intended to provide for a wide range of retail, service, and tourist commercial uses in the community along highways or in new commercial centers.	<ul style="list-style-type: none"> • Bicycle shop • Restaurant or deli • Medical and dental clinic and office • Office - business or professional
CN- Neighborhood Commercial	This zone is intended to provide pedestrian-friendly small businesses and services in residential areas of the City for the convenience of nearby residents; also to recognize existing uses of this type within the City.	<ul style="list-style-type: none"> • Grocery stores or specialty food store • Barber, salon and/or beauty shop • Coffee shop, cafe, or delicatessen not to exceed 2,000 square feet of gross floor area • Pharmacy
IG- General Industrial	This zone is intended to provide for the establishment of light and heavier industrial uses essential to the development of a balanced economic base in an industrial environment with minimum conflict between industrial uses and nonindustrial uses.	<ul style="list-style-type: none"> • Manufacturing, processing, repairing, research, assembling, wholesale or storage uses • Public buildings and public utility structures and yards, including railroad yards
IL- Light Industrial	This zone is intended to provide for those heavier commercial and light industrial uses with easy access to collector and arterial streets.	<ul style="list-style-type: none"> • Light manufacturing, wholesale • Equipment rental and repair. • Public buildings • Commercial parking lots
ME- Mixed Employment	This zone is intended to provide for a mix of uses such as office, retail, services, light manufacturing and warehousing that offer a variety of employment opportunities, while supporting residential uses in an aesthetic mixed environment.	<ul style="list-style-type: none"> • Retail stores and shops not to exceed 50,000 square feet in gross floor area • Restaurants, delicatessens, coffee shops, taverns without drive-up window service • Warehouses, IT businesses, or production studios
MR- Mixed-Use Riverfront	This zone is intended to implement the General Plan policies for the creative redevelopment of mill site properties adjacent to the Deschutes River.	<ul style="list-style-type: none"> • Theater, production office, or day care • Motel, hotel or similar lodging facilities • Offices

<p>MU – Mixed-Use Urban</p>	<p>This zone is intended to provide opportunities for vibrant mixed-use centers and districts in areas with high-quality connectivity to and within the area. It is intended to allow for a denser level of development of a variety of commercial and residential uses than in surrounding areas with an emphasis on retail and entertainment uses at the street level.</p>	<ul style="list-style-type: none"> • Theater, indoor recreation facility, or day care • Motel, hotel or similar lodging facilities • Offices
<p>MN – Mixed-Use Neighborhood</p>	<p>This zone is intended to provide neighborhood-scaled, pedestrian-oriented mixed-use centers and corridors with a range of residential, retail, service, and office uses that are compatible with adjacent development.</p>	<ul style="list-style-type: none"> • Restaurant, coffee shop, or tavern without drive-up window service • Motel, hotel or similar lodging facilities • Offices
<p>PF- Public Facilities</p>	<p>This zone is intended to provide area for buildings and facilities that are owned and operated by Federal, State, or local governments, public utilities, special districts, or nonprofit organizations which are used to provide governmental or public services. This zone also provides for school sites, public park and recreational facilities, natural areas, trails, wetlands, and similar types of open space owned and managed by a local government or special district.</p>	<ul style="list-style-type: none"> • Public buildings such as City Hall, County courthouse, administrative buildings • Public parks, playgrounds, swimming pool, skateboard park, pedestrian/bicycle trails and similar public recreation facilities
<p>PO- Professional Office</p>	<p>This zone is intended to provide for professional offices in locations near arterial or collector streets and provide a transition of uses between residential areas and other more intensive zones. Through design standards, this zone is intended to create a mix of high density residential housing, office and service commercial developments that are pedestrian-oriented and provide a positive contribution to the streetscape.</p>	<ul style="list-style-type: none"> • Offices and studios of accountants, architects, artists, attorneys, authors, consultants, counseling services, designers, engineers, insurance agents, medical professionals, photographers, and surveyors
<p>RL- Low Density Residential</p>	<p>This zone is intended to provide large urban lots for development with a DEQ permitted community sewer, private on-site septic system, or municipal sewer system.</p>	<ul style="list-style-type: none"> • Single-unit dwelling, duplex, triplex, or quadplex • Home occupations
<p>RS- Standard Density Residential</p>	<p>This zone is intended to provide for the most common urban residential densities in places where community sewer services are or will be available.</p>	<ul style="list-style-type: none"> • Single-unit dwelling, duplex, triplex, or quadplex • Accessory Dwelling Unit (ADU) • Home occupations

<p>RM-10- Medium-10 Density Residential</p>	<p>This zone is intended to provide for the development of manufactured home parks and low density multiple unit residential structures where such buildings are reasonably spaced on the lot to provide for light, air, privacy, safety and insulation against transmission of sound in areas with sewer and water services.</p>	<ul style="list-style-type: none"> • Single-unit dwelling, duplex, triplex, or quadplex • Accessory Dwelling Unit (ADU) • Mobile home park • Home occupations
<p>RM- Medium Density Residential</p>	<p>This zone is intended to provide for the development of medium density multiple unit residential structures where such buildings are reasonably spaced on the lot to provide for light, air, privacy, safety and insulation against transmission of sound in areas with sewer and water services.</p>	<ul style="list-style-type: none"> • Single-unit dwelling, duplex, triplex, or quadplex • Accessory Dwelling Unit (ADU) • Townhomes • Home occupations
<p>RH- High Density Residential</p>	<p>This zone is intended to provide for high density multiple-unit developments in locations close to shopping and services, transportation or public open space, and, in appropriate locations to provide a transitional use area between residential areas and other less restrictive zones. The professional and office uses included in this zone are intended to enhance the function of this zone in transitional areas and to encourage this transition in a more residential character.</p>	<ul style="list-style-type: none"> • Single-unit dwelling, duplex, triplex, or quadplex • Townhomes • Multi-unit developments. • Offices for: architect or designer, accountant, attorney, dentist, physician or other medical professionals
<p>SM- Surface Mining</p>	<p>This zone is intended to allow the extraction of surface mining materials needed by the community while protecting the health and safety of adjoining residents and uses.</p>	<ul style="list-style-type: none"> • Extraction of materials including sand, gravel, rock, cinders, pumice, topsoil, fill material (including select fill) and any other mineral or aggregate material

Special Planned Districts

Lava Ridge Refinement Plan, NorthWest Crossing Overlay Zone, Dean Swift Refinement Plan, Medical Overlay Zone, Water Overlay Zone, Flood Plain Combing Zone, Murphy Crossing Refinement Plan, Manufactured Home Park Redevelopment Overlay, Farmington Reserve Master Plan, COCC Overlay Zone, Juniper Ridge Overlay Zone, Stone Creek Master Plan, Wildflower Mater Plan, Bend Central District, Southeast Area Plan, River Vale Master Plan, OSU Cascades Overlay Zone, 15th Street School Overlay Zone, Discovery West Master Plan, Shevlin West Master Plan, Petrosa Master Plan, Treeline Master Plan, Easton Master Plan, Stevens Ranch Master Plan, Talline Master Plan, Gateway North Master Plan, Parkside Place Master Plan, Timber Yards Master Plan, and Caraway Master Plan.