

Exhibit A

DRAFT
Development Code Update
May 16, 2018

Prepared by:
City of Bend Planning Division

Note:

Text in underlined typeface is proposed to be added

Text in ~~strikethrough~~ typeface is proposed to be deleted

***Indicates where text from the existing code has been omitted because it will remain unchanged.

Chapter 4.2

MIMIMUM DEVELOPMENT STANDARDS REVIEW, SITE PLAN REVIEW AND DESIGN REVIEW

4.2.400 Minimum Development Standards Review

A. Minimum Development Standards Review for Single-Family Detached Dwellings, Single-Family Attached Townhomes, Accessory Dwelling Units and Duplex Dwellings.

1. Applicability. This section applies to the construction of a new single-family detached dwelling, single-family attached townhome, accessory dwelling unit or duplex dwelling. Dwellings ~~shall~~ are also be considered new if new construction is equal to or greater than 50 percent of the square footage of the existing dwelling (including partial to full demolition replaced with new square footage).
2. Exemptions. Single-family detached dwellings that have existing full utility and full street frontage infrastructure are exempt.
3. Approval Criteria. The Review Authority ~~shall~~ must approve, approve with conditions, or deny an application for Minimum Development Standards Review based upon the criteria listed below.
 - a. The proposed land use is a permitted or conditionally permitted use in the zoning district.
 - b. In addition to the standards below, conditionally permitted uses require approval of a Conditional Use Permit and ~~shall~~ must meet the criteria in BDC 4.4.400.
 - c. The following standards are met:

- i. The land use, building/yard setback, lot area, lot dimensions, density, lot coverage, building height, design review standards and other applicable standards of the underlying zoning district are met.
- ii. Single-family attached townhomes, accessory dwelling units and duplexes ~~shall~~ must comply with the corresponding standards of BDC Chapter 3.6, Special Standards and Regulations for Certain Uses.
- iii. Where available, public water and sewer mains ~~shall~~ must be extended through the length of the property frontage with services provided to the dwelling unit(s).
- iv. Street and Alley Improvements.
 - (A) Full street and/or alley improvements ~~shall~~ must be constructed along the frontages of the property when an improved street and/or alley has been built to the property line. When a street and/or alley has been built to the property line and is not constructed to City standards, an alternative design may be approved by the City Engineer to match existing improvements. The Development Services Director may grant a waiver of this requirement under BDC 3.4.150. In such cases, an agreement to not remonstrate against the formation of a local improvement district ~~shall~~ must be recorded against the property; however, a waiver ~~shall~~ must be processed as a Type II process.
 - (B) For properties over one acre in size where future division of the property is allowable, street and/or alley improvements are not required if any portion of the dwelling is located more than 300 feet from an improved street or alley. In such cases, an agreement to not remonstrate against the formation of a local improvement district ~~shall~~ must be recorded against the property.
 - (C) Street improvements are not required for accessory dwelling units.
- v. When an existing public sidewalk exists within 600 feet of the front property line on the same side of the street of any of the frontages, sidewalks ~~shall~~ must be constructed along all frontage(s) of the site. A corner lot or parcel has two or more front property lines and frontages. Sidewalks are not required for accessory dwelling units.

- vi. Driveways and required parking areas ~~shall~~ must be paved with asphalt, concrete or comparable surfacing; a durable nonpaving material (e.g., grass-crete, eco-stone) may be used to reduce surface water runoff and to protect water and air quality. Gravel is not allowed. Driveway apron design and location ~~shall~~ must conform to City of Bend Standards and Specifications and the City's adopted accessibility standards for sidewalks and walkways.