

Chapter 2.7 SPECIAL PLANNED DISTRICTS, REFINEMENT PLANS, AREA PLANS AND MASTER PLANS

2.7.4100 Easton Master Planned Development

2.7.4110 Purpose.

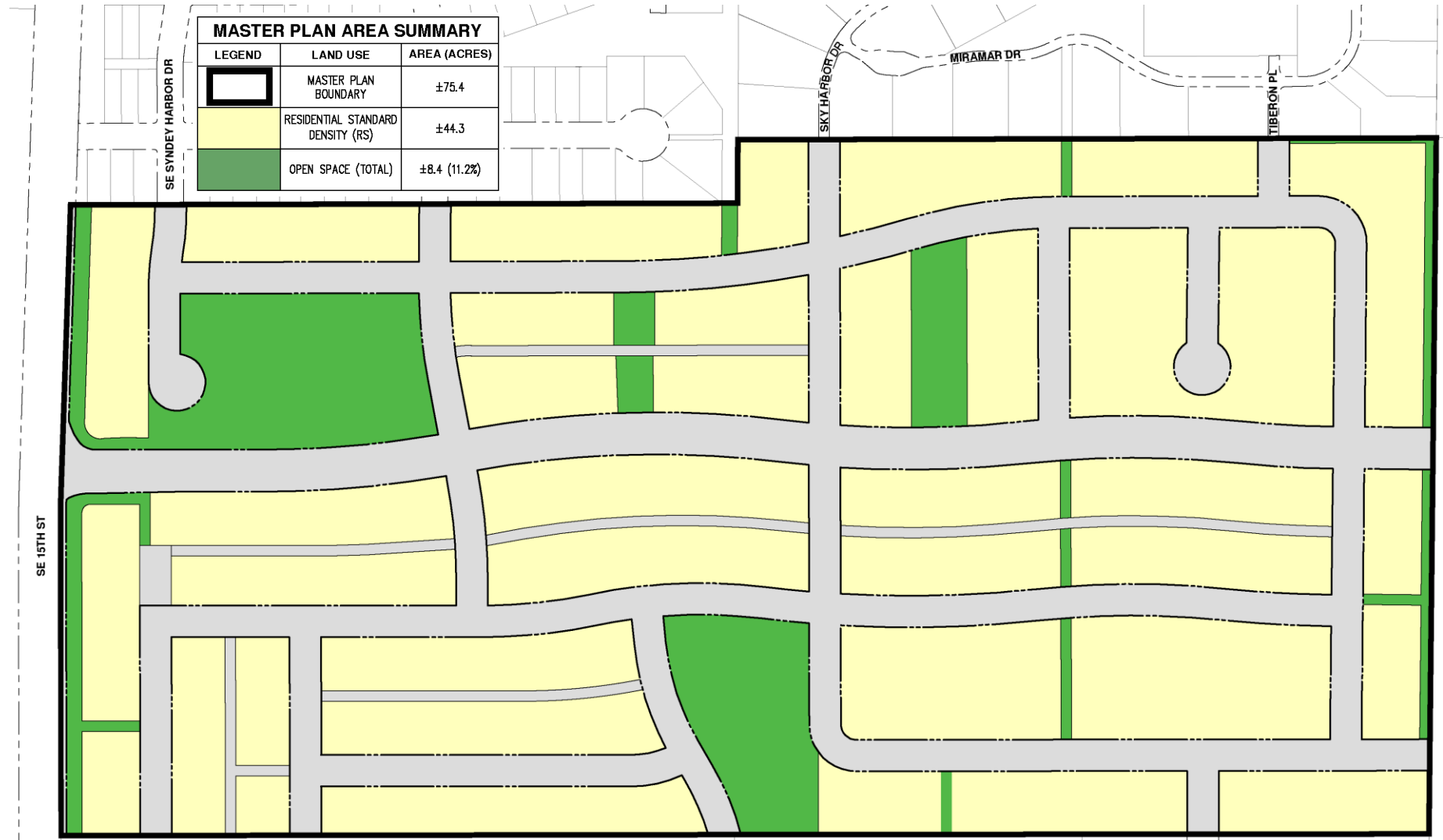
The purpose of the Easton Master Planned Development is to create a new residential neighborhood that sets the stage for a complete community extending south along the eastern side of SE 15th Street to Knott Road. The development standards will:

- Provide a mix of housing types for owners and renters of multiple lifestyles and income levels – including workforce housing – all in a coordinated neighborhood.
- Establish design standards for streets and blocks in order to create safe, functional, and attractive streetscapes.
- Create safe, attractive, and efficient pedestrian routes and other multi-modal transportation options.
- Preserve open space for a neighborhood-scale park, trail system, multiple pocket parks, and other community amenities.

2.7.4120 Applicability

The Easton Master Planned Development standards apply to the property identified in Figure 2.7.4120. The special standards of the Master Plan supersede the standards of the underlying zone and other applicable standards of the Bend Development Code. ~~The standards in the underlying zone only apply where referenced. Where there is a conflict between the provisions of the Easton Master Plan and those of the underlying zone or other portions of the Development Code, the provisions of this district will control.~~

Figure 2.7.4120 Easton Master Plan



2.7.4130 Definitions.

- A. **Fourplex** means a type of housing with four dwelling units on one lot or parcel.
- B. **Lot Line, Front** means the property line abutting a street or open space tract.
- **Primary Front Lot Line** means the shortest front lot line abutting a street or open space. If there is more than one such lot line of equal length, then the applicant or property owner must choose which lot line is to be the Primary Front Lot Line.
 - **Secondary Front Lot Line** means all other front lot lines except the Primary Front Lot Line

2.7.4140 Review Procedures.

The following review procedures are applicable to single-family dwellings, duplexes, triplexes, and fourplexes within the Easton Master Planned Development:

- A. Single-family dwellings, duplexes, triplexes, and fourplexes are subject to BDC 4.2.400 *Minimum Development Standards Review*. BDC 3.6.200(H) Duplex and Triplex Development, BDC 4.2.500 *Site Plan Review* and BDC 4.2.600 *Design Review* do not apply.
1. Exemptions.
- a. The following uses are exempt from BDC 4.2.400, Minimum Development Standards Review with existing full utility and full street frontage infrastructure:
 - i. Single-family detached housing.
 - ii. Attached single-family townhomes with vehicular access from an alley.
 - iii. Duplexes, triplexes, and fourplexes with vehicular access from an alley.
 - b. Single-family dwellings, duplexes, triplexes, and fourplexes that meet the standards of BDC 4.2.400(A)(3) are exempt from BDC 4.2.400, Minimum Development Standards Review.
- B. All other uses are subject to BDC 4.2.500, Site Plan Review. BDC 2.1.900 Architectural Design Standards, ~~BDC 3.6.200(H) Duplex and Triplex Development~~, and BDC 4.2.600, Design Review, do not apply.

2.7.4150 Residential Zoning Districts

- A. **Permitted Uses.** The land uses listed in Table 2.7.4150 are permitted in the Residential Districts, subject to the provisions of this chapter. Only land uses that are specifically listed in Table 2.7.3950, land uses that are incidental and subordinate to a permitted use, and land uses that are approved as “similar” to those in Table 2.7.3950 may be permitted.

Table 2.7.4150 – Permitted and Conditional Uses

Land Use	RS
Residential	
Single-Family Detached Housing	P
*Courtyard Housing	P
*Accessory Dwelling Units (ADUs)	P
*Attached Single-Family Townhomes	P
Duplexes, Triplexes, Fourplexes	P
**Cottage Developments	P
Residential Care Home (5 or fewer residents)	P
Adult Day Care	P
Family Childcare Home (16 or fewer children)	P
*Home Business (Class A/Class B)	P
*Accessory Uses and Structures	P
*Public and Institutional	
Parks	P
Recreational Facilities	P
***Schools	P
Miscellaneous Uses	
*Short-Term Rental	P

* Subject to special standards as described in BDC Chapter 3.6, Special Standards and Regulations for Certain Uses.

** Subject to BDC 4.5.500.

*** Schools are permitted in the RS District, subject to the provisions of BDC 2.6.300 Public Facilities Zoning District (PF).

B. Setbacks.

	Primary Front	Secondary Front	Rear	Side
RS	10 ft.*	8 ft.*	5 ft.**	4 ft., except 8 ft. when side abuts an alley

*Garages and/or carports must maintain a minimum front setback of 20 feet.

**Garages and/or carports that access an alley must have a driveway with a minimum length of 18 feet.

Setback Exceptions.

1. BDC 2.1.300(H) Residential Compatibility Standards do not apply.
2. Attached Single-Family (Townhomes). Interior side setbacks are zero feet.
3. Architectural Features. The following architectural features are allowed to encroach into the front, side and rear setbacks by no more than two feet provided a minimum setback of three feet is provided from the property line: eaves, chimneys including fireplace enclosures and chimney chases, bay windows up to eight feet in width, window wells, and similar architectural features.
4. Front Setback Encroachments. The following may encroach into the front setback:
 - a. An unenclosed covered or uncovered porch, patio, deck or stoop with a maximum floor height not exceeding 18 inches may be set back a minimum of six feet from the front property line, as long as it does not encroach into any easement. No portion of the structure may encroach closer than six feet to the front property line including the architectural features in subsection (B)(3) of this section.
 - b. As shown in Figure 2.1.300, side entry garages that access a street must have a driveway with a minimum length of 20 feet from the front and side property lines.
 - c. Stairs, ramps and landings that are not roofed or enclosed above or below the steps may be in the front setback when they follow the grade.
5. Side and Rear Setback Encroachments. The following may encroach into side and rear setbacks:
 - a. An uncovered porch, patio, deck or stoop located above finished grade with a maximum floor height not exceeding 18 inches must be set back a minimum of 18 inches from the side and rear property lines, as long as it does not encroach into an easement.
 - b. Uncovered patios at finished grade are exempt from setbacks as long as it does not encroach into an easement.

C. Floor area ratio does not apply to any uses.

D. Lot Area and Dimensions. Lot areas and lot dimension standards for residential uses are listed in the following table. For other uses permitted in each zone, the lot area

and dimensions are subject to the type of residential structure being occupied. Lot area and dimensions exceptions for affordable housing, see BDC 3.6.200(C).

Lot Areas and Dimensions in Easton by Housing Type and Zone

Residential Use	Zone	Lot Area	Lot Width/Depth
Single-Family Detached Housing;	RS	Minimum area: 2,700 sq. ft.	Minimum width: 30 ft. at front property line Minimum lot depth: 75 ft.
Duplexes, Triplexes, and Fourplexes	RS	Minimum areas – Duplex: 3,900 sq. ft. Triplex: 5,500 sq. ft. Fourplex: 7,100 sq. ft.	Minimum width: 40 ft. at front property line Minimum lot depth: 50 ft.
Single-Family Attached Housing (Townhomes)	RS	Minimum area: 1,600 sq. ft. for each unit	Minimum width: 20 ft. at front property line for interior townhome lots and 24 ft. at front property line for exterior townhome lots Minimum lot depth: 50 ft.

Exceptions:

1. Bulb of a cul-de-sac or knuckle corner minimum width: 30 ft. at the front property line;
 2. Corner lots or lots where a side lot line abut an alley must be at least four feet more in width than the minimum lot width required in the zone.
 3. Frontage on a public street, private street, or open space tract is required. Lots fronting open space tracts must take access from a rear alley, and the property line fronting open space must be considered a front property line.
 4. Other exceptions permitted in the underlying Residential District are also permitted.
- E. Residential Density. Density standards may be averaged over more than one development phase within the Easton Master Plan, but gross density must be 5.11 to 7.3 units/acre. Duplexes, triplexes, and fourplexes are exempt from the maximum density standards, except when lots are created as part of a new subdivision application.
- F. Maximum Lot Coverage. The following maximum lot coverage standards apply to all development within the Residential Districts as follows:

Residential Lot Coverage

Residential Zone	Lot Coverage
Standard Density Residential (RS)	50% for lots with 2+ story homes 55% for lots with single-story homes 60% for lots with attached single-family townhomes, duplexes, triplexes and multifamily

G. Building Height Maximum: 30 feet

H. Architectural Design Standards. Buildings are not subject to the design standards of the underlying zoning district or the standards in BDC 3.6 Special Standards and Regulations for Certain Uses, except where explicitly referenced.

K. Additional Standards for Townhomes, Duplexes, Triplexes, and Fourplexes. Townhomes, duplex, triplex, and fourplex development not accessed by an alley must comply with the following standards:

1. Townhomes located on lots that meet the minimum width requirement for detached single-family homes are not subject to BDC 3.6.200(D), but must comply with the following standards:
 - a. Driveway approaches must be separated by a minimum of seven feet.
 - b. Driveway approaches must not exceed 20 feet in width.
2. Driveway approaches for duplexes, triplexes, and fourplexes must comply with the following standards:
 - a. The total width of all driveway approaches must not exceed 32 feet per frontage. For lots or parcels with more than one frontage, see subsection (K)(2)(c) of this section.
 - b. Driveway approaches may be separated when located on a local street. If approaches are separated, they must be separated by a minimum of seven feet.
 - c. In addition, lots or parcels with more than one frontage must comply with the following:
 - i. Lots or parcels must access the street with the lowest classification.
 - ii. Lots or parcels with frontages only on collectors and/or arterial streets may have one driveway approach. When lots or parcels only have frontages on collector streets or only on arterial streets, the City Engineer will determine which frontage may have one driveway approach based on the following:

- (A) Distance from the nearest intersection;
- (B) Clear vision areas;
- (C) Topography;
- (D) Utility conflicts; and
- (E) Pedestrian and bike conflicts in the vicinity.

iii. Lots or parcels with frontages only on local streets must comply with the following:

- (A) Duplexes may have two driveway approaches not exceeding 32 feet in total width on one frontage or one maximum 16-foot-wide driveway approach per frontage.
- (B) Triplexes may have three driveway approaches not exceeding 32 feet in total width on one frontage or two driveway approaches not exceeding 32 feet in total width on one frontage and one maximum 16-foot-wide driveway approach on one other frontage.
- (C) Fourplexes may have four driveway approaches not exceeding 32 feet in total width on one frontage or two driveway approaches not exceeding 32 feet in total width on one frontage and one maximum 16-foot-wide driveway approach on one other frontage.

- 3. Clear vision standards do not apply between driveway approaches on local streets. All other standards in BDC 3.1.500, Clear Vision Areas, apply.
- 4. For lots or parcels abutting an alley, access may be required to be taken from the alley in accordance with BDC 3.1.400(F)(3).

M. On-Site Surface Water Drainage

- 1. On-site surface water drainage may be addressed in the following ways. Alternatives may be approved by the City Engineer:
 - a. Roof drainage originating from residential properties may be conveyed to a public street and/or public storm drain collection and disposal system by subsurface piping, or curb weepholes, as approved by the City Engineer during permit review.
 - b. Roof and surface drainage originating from residential properties may be conveyed to a private storm drain collection and disposal system located in a Private Tract or easement. The City may allow for private drainage systems in

the public right-of-way if deemed appropriate by the City and maintenance agreements are executed between the homeowner's association and the City.

- c. Roof drainage originating from residential properties may be comingled with drainage originating from public streets, private streets, and/or alleys and conveyed to a non-UIC system located within a private tract to be owned by a homeowners association with a maintenance agreement between the homeowners association and the City outlining operational and maintenance responsibilities. The City may allow for comingled drainage to be conveyed to a non-UIC system located in the public right-of-way if deemed appropriate by the City and maintenance agreements are executed between the homeowner's association and the City.
- d. Private drainage facilities must be contained within the same or previous subdivision phase, or a stormwater easement must be provided for the stormwater facilities.
- e. Stormwater easements must be provided for public drainage facilities located on private property.
- f. An owners association must be responsible for installing and maintaining any required landscaping in private facilities located in a private tract.
- g. A storm water maintenance agreement must be signed with the City prior to final plat of the subdivision phase.

N. BDC 3.5.200 Outdoor Lighting Standards does not apply.

2.7.4160 Special Street Standards

- A. Figure 2.7.4160 depicts the street type, tentative street location and alignment in the Easton Master Planned Development and the standards to correspond to each street type. The precise street alignment will be established through the approval of tentative subdivision plans. The Easton Master Planned Development Street Type Plan and the Easton Master Planned Development Street Standards, Figure 2.7.4160, will be applied to the Easton Master Planned Development as illustrated except when an alternate standard is permitted under this section or through the tentative plan approval process.
- A. Any City street standard adopted after the effective date of the ordinance codified in this chapter, which permits a lesser street standard, may be applied to the Easton Master Planned Development during the subdivision review process.

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2.7.4170 Transportation Mitigation Plan

- A. Applicability. The following Transportation Mitigation Plan applies to all development within the Easton Master Planned District. The Transportation Mitigation Plan is adopted and implemented pursuant to BDC 4.7.600(D)(1).
- B. Alternate Transportation Design Standards. Transportation facilities within the Easton Master Planned District must comply with the standards set forth in BDC 2.7.4160 and Figure 2.7.4160.
- C. Transportation Mitigation. The following transportation mitigation measures must be constructed pursuant to the deadlines set forth in Table 2.7.4170 below.

Table 2.7.4170

Mitigation Requirements	Trigger
Dedicate right-of-way for a single lane roundabout at SE 15 th Street and Caldera Drive	Phase 1
Stripe with crosswalks all legs of the intersection of SE 15 th Street and Caldera Drive. Install temporary lighting to illuminate crosswalks for safe routes to school, which must be relocated during roundabout construction.	Phases 1 and 2
Construction of a single lane roundabout at SE 15 th Street and Ferguson Road	Phase 1, unless otherwise approved to be constructed at a later date under a City agreement
Construct a minimum 10-foot multi-use path from the Bridges at Shadow Glen subdivision south to and through the lot frontage of SE 15 th Street	Phases 1 and 2
Construct Caldera Drive to City of Bend collector street standards, with a 46 foot paved cross section including 6 foot bike lanes (both sides), 2 foot buffers (both sides - between traffic and the bike lane), and two 11.5 foot travel lanes. Where parking bays are constructed, they will be 7.5 feet wide and constructed outside clear vision and sight distance. A 10-foot multi-use path shall be constructed on one side of the road and a 6-foot sidewalk on the other.	Phases 1, 3, 10

Mitigation Requirements	Trigger
Multi-use pathways that cross Caldera Drive must be striped, signed and include appropriate illumination	Phases 1, 3, 10
Construction of a single lane roundabout at 15 th Street and Caldera Drive	At 85% buildout (364 units), or 3,375 ADT/330 weekday PM peak hour trips
Extend the existing multi-use trail within the Bridges at Shadow Glen subdivision (east of 20901 SE Humber Lane) south to the proposed local road	Phase 13

2.7.4180 Future Capacity Reservation

- A. The Easton Master Plan reserves infrastructure capacity (sewer, water, and transportation) through and including **October 6, 2035**, for all site plan review and subdivision applications filed pursuant to the phasing plan through **October 6, 2035**. Site plan review and subdivision applications submitted after **October 6, 2035** will be subject to new utility and transportation analyses.