



Planning Division
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PRE-APPLICATIONS

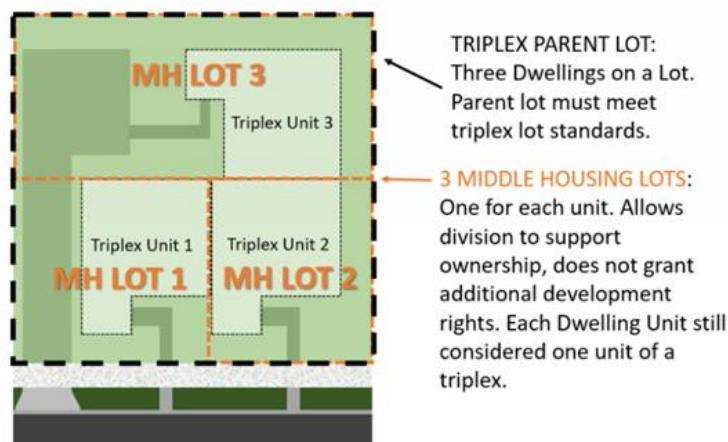
MIDDLE HOUSING LAND DIVISION – BEST PRACTICES BEFORE YOU SUBMIT

The following is a list of development standards or issues that can typically arise when the City reviews an application for a **Middle Housing Land Division**. We recommend you research the applicability of these Bend Development Code (BDC) requirements to your site or proposal before developing your conceptual project and submitting for a Pre-Application meeting.

This list is not exhaustive – every site and project can raise unique issues – but it is a good starting point to understand how each item may influence your design or overall project cost.

CONCEPTUAL LAYOUT

1. Does the proposed or existing middle housing meet the development standards required for its housing type (e.g., setbacks, lot coverage, design review, building orientation). (BDC Title 2 and Chapter 3.6)
2. Consider the location and number of new access points (e.g., alleys, driveways) proposed onto existing or new streets. Some sites can have only one access point and it must be from the street with the lowest classification, and not along a designated Bicycle Low-Stress Network. (BDC Chapter 3.1)
3. Review for compliance with minimum and maximum (if applicable) allowed residential densities. (BDC Title 2)



Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact the Planning Division at planning@bendoregon.gov or (541) 388-5580; Relay Users Dial 7-1-1.



4. Design for the required minimum 4-foot wide pedestrian access from each dwelling to the street. (BDC Section 4.3.700)

TRANSPORTATION / CIRCULATION

1. Will any right-of-way dedication be required for existing streets that abut the project site? (BDC Chapter 3.4)
2. Will any street frontage improvements (sidewalk, curb/gutter, bike lanes, etc.) be required? Even if sidewalk exists along the property frontage, if it does not meet the current minimum width, it may need to be replaced. (BDC Chapter 3.4)
3. If the site is located along a Low-Stress Network (Figure 5-1 in the [TSP](#)) or City Standards & Specifications Appendix C - [Connector Routes and Crossings Map](#), additional frontage improvements (e.g., multi-use path) may be required. (BDC Chapter 3.4)
4. Will the proposed site circulation meet Fire Department requirements for fire truck access? Will a fire truck turn-around area be required?

PUBLIC SERVICES

1. Can the resulting parcels/lots be served by water and sewer laterals to each dwelling?
2. Is the water flow adequate for fire hydrants/Fire Department needs?
3. Will additional fire hydrants be required?

OTHER CONSIDERATIONS

1. Review to understand if/how many existing trees (larger than 6" in diameter as measured 4.5 feet above the ground) must be retained. If any required trees cannot be retained, understand the mitigation options (BDC 3.2.200)
2. Refer to the [Middle Housing Land Divisions Quick Reference Guide](#) for more detailed information about applicable development standards, submittal requirements, and review process.



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