

**DRAFT**  
**Development Code Update**  
**August 31, 2023**  
 Prepared by:  
 City of Bend Planning Division

File #: PLTEXT20230479

Note:

Text in underlined typeface is proposed to be added

Text in ~~strike through~~ typeface is proposed to be deleted

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

Staff comments are ***bold and italicized***

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**Bend Comprehensive Plan**

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**Chapter 5**

**HOUSING**

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**Residential Plan Districts**

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**Table 5-1. Residential Plan Districts**

*(Other Plan Designations in Table 5-1 remain unchanged)*

Plan Designation	Characteristics	Implementing Zone(s)*	Density Range (dwellings per gross acre)**
<b>Urban High Density</b>	The Urban High Density designation is intended to provide land for primarily high density multi-unit residential, with	Residential High Density (RH)	Min: 21.7

	opportunities for neighborhood commercial uses. It also provides opportunities for supporting public and institutional uses on a case-by-case basis. It is generally suitable for locations in proximity to downtown, commercial areas and/or transit corridors.		<del>Max: 43.0</del> <u>No Maximum</u>
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\*Inside the Bend UGB, the Urban Area Reserve (UAR-10) and Suburban Residential (SR-2½) zoning districts are holding zones to preserve land for future urban development consistent with underlying urban plan designations. They are intended to provide limited opportunities for housing and limited other rural uses that will not interfere with future development of urban uses. Inside the Bend UGB, the SR-2½ district is intended for use only for areas with existing rural development patterns, and is generally not appropriate for large tracts of vacant land.

\*\*See Bend Development Code for methodology to calculate minimum and maximum densities.

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## Chapter 11

### Growth Management

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**Table 11-1. Residential Master Plan Minimum Density and Housing Mix**

*(Other Residential Districts in Table 11-1 remain unchanged)*

Residential District	Implementing Zone(s)	General Density Range*	Master Plan Minimum Density*	Master Plan Minimum Housing Mix **
Urban High Density	Residential High Density (RH)	Min: 21.7 Max: <del>43.0</del> <u>No Maximum</u>	21.7	90%

\*Density is expressed as dwellings per gross acre. See Bend Development Code for methodology to calculate minimum and maximum densities and for exemptions to the general density ranges.

\*\*Housing mix is expressed as the minimum percent of units that must be townhomes, cottage developments, duplexes/triplexes/quadplexes and/or multi-units. See Bend Development Code for definitions of housing types.

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## **Bend Development Code**

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### **Chapter 1.2**

#### **DEFINITIONS**

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**Single room occupancy** means a residential development with no fewer than four attached units that are independently rented and lockable and provide living and sleeping space for the exclusive use of an occupant(s) but require that the occupant(s) share sanitary or food preparation facilities with other units in the occupancy. See BDC 3.6.200.O, Single Room Occupancy.

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### **BDC Chapter 2.1**

#### **RESIDENTIAL DISTRICTS (UAR, RL, RS, RM-10, RM, RH)**

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##### **2.1.100 Purpose, Applicability and Location.**

A. *Purpose.* Residential Districts are intended to promote the livability, stability, safety and improvement of the City of Bend's neighborhoods based on the following principles:

- Make efficient use of land and public services, and implement the Comprehensive Plan, by providing ~~minimum and maximum~~ density standards for housing.

- Accommodate a range of housing needs, including owner-occupied and rental housing.
- Provide for compatible building and site design at an appropriate neighborhood scale which reflects the neighborhood character.
- Reduce reliance on the automobile for neighborhood travel and provide options for walking and bicycling.
- Provide direct and convenient access to schools, parks and neighborhood services.

B. *Applicability.* This chapter applies to all development in the Urban Area Reserve District (UAR), Low Density Residential District (RL), Standard Density Residential District (RS), Medium-10 Density Residential District (RM-10), Medium Density Residential District (RM), and High Density Residential District (RH). These districts are identified on the City’s official Zoning Map. Properties designated within each district that contain additional standards must comply with the provisions of the applicable district, except as may be modified by this section. Properties within a designated Historic District must comply with the provisions of BC Chapter 10.20.

**Table 2.1.100. Zone District Characteristics**

*(Other Zone District Characteristics in Table 2.1.100 remain unchanged)*

High Density Residential (RH)	The High Density Residential District is intended to provide land for primarily high density multi-unit residential in locations close to shopping and services, transportation and public open space <u>and to provide a transitional use area between other Residential Districts and other less restrictive areas.</u> The <u>minimum</u> density <del>range</del> of the district is 21.7 <del>to 43.0</del> units per gross acre and there is no maximum density. <del>and must provide a transitional use area between other Residential Districts and other less restrictive areas.</del>
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**2.1.200 Permitted and Conditional Uses.**

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**Table 2.1.200 – Permitted and Conditional Uses**

*(Other uses in Table 2.1.200 remain unchanged)*

Land Use	RL	RS	RM-10	RM	RH	UAR
<b>Residential</b>						
<u>*Single room occupancies.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>

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**2.1.300 Setbacks.**

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*D. Rear Setbacks.*

1. *RL and UAR Districts.* The minimum rear setback is 20 feet.

Exception. In the RL Zone on corner lots within a platted subdivision, the minimum rear setback is 10 feet.

2. *RS, RM-10, RM and RH Districts.* The minimum rear setback is five feet. ~~When multi-unit residential or nonresidential uses abut a single-unit detached dwelling in the RS District, the rear setback abutting the RS District must increase one-half foot for each foot by which the building height exceeds 20 feet.~~

Exception: Development in conformance with the provisions of BDC Chapter 3.8, Development Alternatives.

*E. Side Setbacks.*

1. *RL and UAR Districts.* The minimum side setback is 10 feet.
2. *RS, RM-10, RM and RH Districts.* The minimum side setback is five feet. ~~When multi-unit residential or nonresidential uses abut a single-unit detached dwelling in the RS District, the side setback abutting the RS District must increase one-half foot for each foot by which the building height exceeds 20 feet.~~

Exception: Development in conformance with the provisions of BDC Chapter 3.8, Development Alternatives.

**Table 2.1.300 – Typical Residential District Setbacks**

	Front	Rear	Side
UAR	10 ft./20 ft.	20 ft.	10 ft.
RL	10 ft./20 ft.	10 ft./20 ft.	10 ft.
RS	10 ft., except garages and/or carports must be set back 20 ft.	5 ft.*	5 ft.*
RM-10, RM and RH	10 ft., except garages and/or carports must be set back 20 ft.	5 ft.*	5 ft.*

\*When multi-unit residential, single room occupancies with more than six units or nonresidential uses abut one or more dwelling units in the RL or RS District, the setback abutting the RL or RS District must increase one-half foot for each foot by which the building height exceeds 20 feet. Where a fractional number results, the number may be rounded down to the nearest whole number.

**2.1.500 Lot Area and Dimensions.**

Lot areas and lot dimension standards for residential uses are listed in Table 2.1.500. For other residential uses listed in Table 2.1.200, the lot area and dimensions are subject to the type of residential structure being occupied. Lot development must be in conformance with BDC 2.1.600, Residential Density. Lot area and dimensions exceptions for affordable housing, see BDC 3.6.200(C).

**Table 2.1.500. Lot Areas and Dimensions in the Residential Districts by Housing Type and Zone**

Residential Use	Zone	Minimum Lot Area	Minimum Lot Width/Depth	Exceptions
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Single-Unit Detached Dwelling; Manufactured Homes on Lots (See BDC 3.6.200(E); Residential Care Homes and Facilities (See BDC3.6.200(J))	UAR	10 acres	Width: 300 ft. min. average lot width with a min. street frontage of 150 ft.	No exceptions permitted
	RL	10,000 sq. ft.	Width: 50 ft. at front property line Depth: 100 ft.	Bulb of a cul-de-sac minimum width: 30 ft. min. at the front property line except for townhomes and flag lots
	RS RM-10	4,000 sq. ft.	Width: 40 ft. at front property line Depth: 50 ft.	Except for townhomes, corner lots or parcels must be at least five feet more in width than the minimum lot width required in the zone  Lots or parcels 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
	RM	2,500 sq. ft.	Width: 30 ft. at the front property line Depth: 50 ft.	
	RH	Not applicable	Not applicable	
Duplex, Triplex, and Quadplex. See BDC 3.6.200(H)	UAR	Not applicable	Not applicable	Development alternatives: see BDC Chapter 3.8
	RL	Duplex: 10,000 sq. ft. Triplex: 10,000 sq. ft. Quadplex: 10,000 sq. ft.	Width: 50 ft. at front property line Depth: 100 ft.	
	RS RM-10	Duplex: 4,000 sq. ft. Triplex: 4,000 sq. ft. Quadplex: 4,000 sq. ft.	Width: 40 ft. at front property line Depth: 50 ft.	
	RM	Duplex: 2,500 sq. ft.		

		Triplex: 4,000 sq. ft. Quadplex: 4,000 sq. ft.	Width: 30 ft. at the front property line Depth: 50 ft.
	RH	Duplex: 1,250 sq. ft. Triplex: 2,500 sq. ft. Quadplex: 2,500 sq. ft.	
<u>Single Room Occupancy</u>	<u>UAR</u>	<u>Not applicable</u>	<u>Not applicable</u>
	<u>RL</u>	<u>10,000 sq. ft.</u>	<u>Width: 50 ft. at front property line</u> <u>Depth: 100 ft.</u>
	<u>RS</u>	<u>4,000 sq. ft.</u>	<u>Width: 40 ft. at front property line</u>
	<u>RM-10</u>		<u>Depth: 50 ft.</u>
	<u>RM</u>	<u>4,000 sq. ft.</u>	<u>Width: 30 ft. at the front property line</u>
	<u>RH</u>	<u>2,500 sq. ft.</u>	<u>Depth: 50 ft.</u>
Townhomes	UAR	Not applicable	Not applicable
See BDC 3.6.200(D)	RL, RS, RM-10, RM	Average minimum lot or parcel size: 1,500 sq. ft. for each unit	Width: 20 ft. at front property Depth: 50 ft.



	RH	Average minimum lot or parcel size: 1,200 sq. ft. for each unit		
Multi-Unit Dwelling (more than 4 units)	UAR	Not applicable	Not applicable	
	RL <sup>*</sup> , RS <sup>*</sup> , RM-10	4,000 sq. ft. for each unit	Width: 30 ft. at front property line  Depth: 50 ft.	
	RM, RH	None		

\*When permitted as part of a master plan subject to BDC Chapter 4.5, Master Plans.

**2.1.600 Residential Density.**

A. *Residential Density Standard.* The following density standards apply to all new development in all of the Residential Districts, except as specified in subsection (B) of this section. The density standards shown in Table 2.1.600 are intended to ensure efficient use of buildable lands and provide for a range of needed housing, in conformance with the Bend Comprehensive Plan.

1. The density standards may be averaged over more than one development phase (i.e., as in a subdivision or Master Planned Development).

**Table 2.1.600. Residential Densities**

<b>Residential Zone</b>	<b><u>Minimum Density Range</u></b>	<b><u>Maximum Density</u></b>
Urban Area Reserve (UAR10)	1 unit/10 gross acres	<u>1 unit/10 gross acres</u>
Low Density Residential (RL)	1.1 — <del>4.0</del> units/gross acre	<u>4.0 units/gross acre</u>
Standard Density Residential (RS)	4.0 — <del>7.3</del> units/gross acre	<u>7.3 units/gross acre</u>
Medium Density Residential (RM-10)	6.0 — <del>10.0</del> units/gross acre	<u>10.0 units/gross acre</u>

Medium Density Residential (RM)	7.3 — <del>21.7</del> units/gross acre	<u>21.7 units/gross acre</u>
High Density Residential (RH)	21.7 — <del>43</del> units/gross acre	<u>No maximum</u>

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**2.1.700 Maximum Lot Coverage and Floor Area Ratio.**

A. *Maximum Lot Coverage and Floor Area Ratio.* The following maximum lot coverage and floor area ratio standards apply:

**Table 2.1.700. Residential Lot Coverage**

Residential Zone	Lot Coverage	FAR
Low Density Residential (RL)	35%	None
Standard Density Residential (RS), and Medium-10 Density Residential (RM-10)	50% for lots or parcels with single-story dwelling unit(s) and single-story accessory structures <u>and single-story single room occupancies.</u>  45% for all other lots or parcels.	1.1 for three-story residential uses and accessory structures.  None for all other uses.
Medium Density Residential (RM)	50% for lots or parcels with single-story single-unit detached dwelling unit(s) and single-story accessory structures.  45% for all other lots or parcels with single-unit detached dwellings and accessory structures and nonresidential uses.  60% for lots or parcels with townhomes, duplexes, triplexes, quadplexes, <u>single room occupancies</u> and multi-unit and accessory structures.	None

High Density Residential (RH)	None	None
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### 2.1.900 Architectural Design Standards.

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B. *Applicability.* This section applies to all of the following types of buildings:

1. Multi-unit residential;
2. Single room occupancy with more than six units;
- 2- 3. Public and institutional buildings in Residential Zones;
- 3- 4. All other types of permitted/conditional nonresidential use buildings listed in Table 2.1.200 when built in a Residential Zone.
  - a. *Exemption.* Neighborhood commercial uses listed in Table 2.1.200.

C. *Standards.* All buildings that are subject to this section shall comply with all of the following standards. The graphics provided with each standard are intended to show examples of how to comply. Other building styles and designs can be used to comply, so long as they are consistent with the text of this section. An architectural feature (i.e., as shown in the graphics) may be used to comply with more than one standard.

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2. ~~*Building Orientation.* All building elevations adjacent to a street right-of-way shall provide doors, porches, balconies, and/or windows. A minimum of 40 percent of front (i.e., street-facing) elevations, and a minimum of 30 percent of side and rear building elevations, shall meet this standard. **Percent of elevation** is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. The standard applies to each full and partial building story.~~

*Building Design and Orientation Standards.*

- a. Design Standards. All building elevations must provide doors, porches, balconies, terraces and/or windows for a minimum of 30 percent of each full and partial building story. A minimum of 40 percent is required for street-facing elevations located within 50 feet of a front lot line. **Percent of**

elevation is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows.

Exceptions:

- ~~a.~~ b. Orientation Standards. ~~A multi-unit building may have its~~ A minimum of one building must have an entrance facing the street or be oriented to a side yard when a direct pedestrian walkway is provided between the building entrance and the street in accordance with the standards in BDC Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation. In this case, at least one entrance shall be provided not more than 30 feet from the closest sidewalk or street.
- ~~b. A multi-unit building may be oriented to a common use courtyard.~~

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#### **2.1.950 Design Standards (Triplex, Quadplex and Townhome).**

A. *Applicability.* This section applies to all of the following types of buildings:

1. Triplex.
2. Quadplex.
3. Townhome.
4. Single room occupancy with up to six units.

For purposes of this section, a "street" also means a tract for mid-block developments and T-courts.

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~~C. *Front Door Orientation Standards.* The following front door orientation standards are required for lots and parcels with frontage onto a street. For triplexes and quadplexes, these standards are only required to be met for one of the dwelling units. The entrance must either:~~

- ~~1. Face the street;~~
- ~~2. Be at an angle of up to 45 degrees from the street;~~

3. ~~Face a common open space that abuts the street and be abutted by dwellings on at least two sides; or~~
4. ~~Open onto a porch. The porch must be at least 20 square feet in area and have at least one entrance facing the street or have a roof. A covered walkway or breezeway is not a porch.~~
5. ~~Exemptions to Orientation Standards.~~
  - a. ~~Triplexes, quadplexes and townhomes created by a conversion of an existing dwelling unit.~~
  - b. ~~Dwelling units located on the flag portion of a flag lot.~~

***(Relocated to BDC 2.1.1100 so that it applies to single-unit detached and duplexes too.)***

D. C. Windows and Doors. A minimum of 15 percent 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 percent calculation for windows/door areas.

1. Exemptions to the Windows and Doors Standards.

- a. Facades separated from the street front lot property line by a dwelling unit are exempt from meeting this standard.
- b. Triplexes, quadplexes, and townhomes and single room occupancies created by a conversion of an existing dwelling unit.

**Figure 2.1.950.DC.**



## 2.1.1000 Multi-Unit Residential Districts (RM, RH).

A. *Purpose/Intent Statement.* The Medium and High Density Residential Districts are intended to provide land for a mix of ~~attached middle housing~~, and multi-unit dwellings and single room occupancies in locations that are convenient to service commercial uses and future transit opportunities.

B. *Development Standards for Multi-Unit Developments in the RM and RH Districts.* In addition to the site development standards in BDC Chapter 4.2, the following standards apply to multi-unit developments of five units or more and single room occupancies with more than six units, unless otherwise stated:

1. *Common Open Space (20 units or more).* In addition to the required setback yards, a minimum of 10 percent of the site area must be designated and permanently reserved as usable common open space in all ~~large-scale (20 units or more)~~ multiple-unit and single room occupancy developments with 20 units or more, unless a credit in subsection (B)(1)(a) of this section is approved. The site area is defined as the lot or parcel on which the development is planned, after subtracting any required dedication of street right-of-way and other land for public purposes (e.g., public park or school grounds, etc.). Sensitive lands and historic buildings or landmarks open to the public and designated by the Bend Comprehensive Plan may be counted toward meeting the common open space requirements.

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2. *Private Open Space.* Private open space areas are required for ground-floor and upper-floor ~~housing~~ units through compliance with all of the following standards:

- a. Ground-floor ~~housing~~ units must have patios or decks at least four feet deep and measuring at least 48 square feet. **Ground-floor housing** means the ~~housing~~ unit's entrance (front or rear) is within five feet of the finished ground elevation, after grading and landscaping;
- b. A minimum of 50 percent of all upper-floor ~~housing~~ units must have balconies or porches at least four feet deep and measuring at least 48 square feet. **Upper-floor housing** means ~~housing~~ units that are more than five feet above the finished grade, after grading and landscaping; and
- c. Ground-floor private open space areas must not be located within 12 feet of trash receptacles.

3. *Trash Receptacles.* Trash receptacles must not be located within setbacks for property lines shared with single-unit detached and attached dwellings and must be screened on at least three sides with an

evergreen hedge or solid fence or wall of not less than six feet in height. Receptacles must be located for easy access by trash pick-up vehicles.

- C. *Housing Mix Standards in the RM District.* In order to ensure a mix of housing types that meets the City's overall housing needs, in addition to minimum and maximum density standards in BDC 2.1.600, at least 50 percent of the total housing units in residential developments on any property or combination of properties between three acres and 20 acres in the RM District must be middle housing, single room occupancy and/or multi-unit dwellings. The standards of BDC 4.2.500(E) apply to properties of 20 acres in size and greater.

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#### **2.1.1100 Other Design Standards.**

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#### E. Front Door Orientation Standards.

1. Applicability. This section applies to the following types of buildings:

- a. Single-unit dwellings
- b. Duplex.
- c. Triplex.
- d. Quadplex.
- e. Townhome.
- f. Single Room Occupancy

2. Standards. The following front door orientation standards are required for lots and parcels with frontage onto a street. For purposes of this section, a "street" also means a tract for mid-block developments and T-courts. For duplexes, triplexes and quadplexes, these standards are only required to be met for one of the dwelling units. For single room occupancies, this standard is only required to be met for one entrance. The front door entrance must either:

- a. Face the street;

- b. Be at an angle of up to 45 degrees from the street;
- c. Face a common open space that abuts the street and is abutted by dwellings on at least two sides; or
- d. Open onto a porch. The porch must be at least 20 square feet in area and have at least one entrance facing the street or have a roof. A covered walkway or breezeway is not a porch.

3. Exemptions to Orientation Standards.

- a. Duplexes, triplexes, quadplexes, townhomes and single room occupancy created by a conversion of an existing dwelling unit.
- b. Dwelling units located on the flag portion of a flag lot.

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**Chapter 2.7**

**Special Planned Districts, Refinements Plans, Area Plans and Master Plans.**

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**Article III. Dean Swift Refinement Plan Development Standards.**

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B. *Use Standards.* The special standards of the Dean Swift Refinement Plan area supersede the standards of the underlying zone. Where no special standards are provided, the applicable standards of the underlying zone apply.

1. *Modified RM Residential Overlay.*

- a. Sub-area "A" is located along the north side of Carl and Don Streets and south of the Highway 20 Commercial District. Sub-area "A" does not extend to Purcell Boulevard. The purpose of this area is to provide a transition between the commercial development to the north along Highway 20 and the residential neighborhood. The development characteristics of sub-area "A" are as follows:

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•Lot coverage is 50 percent except townhomes, duplexes, triplexes, quadplexes, single room occupancies and multi-units is 60 percent.

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J. *Design Standards.* The design standards are intended to provide detailed human-scale design to preserve the quaint character of the neighborhood while allowing flexibility to develop a variety of building types.

All single-unit detached dwellings, duplexes, triplexes, quadplexes, single room occupancies, cottage cluster developments, townhomes, multiple-units, shelters, and mixed-use and commercial buildings must comply with all of the following standards. The illustrations provided are intended to show how to comply, not restrict building types. Other building types and designs can be used to comply so long as they are consistent with the design standards.

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#### **Article IV. Medical District Overlay Zone**

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##### **2.7.530 Development Standards.**

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B. *Lot Requirements.* The following lot requirements must be observed:

1. *Lot Width.* For single-unit dwellings, duplexes, triplexes, quadplexes, single room occupancies and multiple-unit the lot must be a minimum width of 30 feet. This lot width may be reduced to 20 feet for lots in an approved townhome land division.

For any other use there is no minimum lot width.

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3. *Side and Rear Setback.* The minimum rear and side setback is five feet.

Exceptions. When a multi-unit residential, single-room occupancy with more than six units or nonresidential use abuts a lot or parcel with a single-unit detached dwelling or a middle housing dwelling unit located outside of the Medical District Overlay Zone, the setback abutting the single-unit detached dwelling or

middle housing dwelling unit must increase one-half foot for each foot by which the building height exceeds 15 feet. Where a fractional number results, the number may be rounded down to the nearest whole number.

4. *Lot Coverage.* The following maximum lot coverage standards apply to all development within the MDOZ:

**Lot Coverage**

Zone	Maximum Lot Coverage
Medium Density Residential (RM)	50% for lots or parcels with single-unit detached dwelling unit(s).  60% for lots or parcels with townhomes, duplexes, triplexes, quadplexes, <u>single room occupancies</u> and multi-unit.  For any other use there is no maximum lot coverage.
High Density Residential (RH)	None
Convenience Commercial (CC) District	None

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**2.7.550 Architectural Design Standards.**

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*B. Building Height Transition.*

1. This standard applies to new and vertically expanded buildings on property located in the Medical District Overlay Zone within 100 feet of the boundary of the overlay zone and new or vertically expanded buildings adjacent to properties developed with single-story residential uses within the Medical District Overlay Zone, except that this standard shall not apply to new or vertically expanded single-unit detached dwellings and duplexes. (***Consistent with HB 2001***)

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### Article VII. Murphy Crossing Refinement Plan.

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#### 2.7.820 Districts.

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D. *Special Development Standards.* In addition to the development standards outlined in the City's Development Code, the following standards apply:

**Table 2.7.820.D.**

<b>Standard</b>	<b>RS Single-Unit</b>	<b>RM Multi-Unit</b>	<b>ME Mixed-Use</b>	<b>CG General Commercial</b>
<b>Density</b>	4 – 7.3 units/gross acre	7.3 – 21.7 units/gross acre		NA
<b>Setbacks:</b>				
<b>• Front</b>	Min. of 6 ft. for home, 20 ft. for garage	Min. of 6 ft. for home, 20 ft. for garage. Building entrances shall be oriented to the street front. Max. setback shall be 10 ft.	Min. of 5 ft. Max. setback shall be 10 ft. Except forecourt frontage may be 20 ft.	Min. of 5 ft. Max. setback shall be 10 ft. Except forecourt frontage may be 20 ft.
<b>• Side</b>	Min. of 5 ft. for 1 side and the sum of 2 side yards shall be 12 ft.	Min. of 5 ft.	No minimum required, except when abutting an “R” zone see	No minimum required, except when abutting an “R” zone see BDC <del>2.2.500(E)</del> <u>2.2.400(A)(6)</u>

			BDC <del>2.2.500(E)</del> <u>2.2.400(A)(6)</u>	
<b>• Rear</b>	Min. 15 ft.	Min. 10 ft.	No minimum required, except when abutting an “R” zone see BDC <del>2.2.500(E)</del> <u>2.2.400(A)(6)</u>	No minimum required, except when abutting an “R” zone see BDC <del>2.2.500(E)</del> <u>2.2.400(A)(6)</u>
<b>Lot coverage</b>	35%	40%	50%	NA
<b>Building height</b>	35 ft.	30 ft./2 stories for buildings fronting on Murphy Road and the local north/south street bordering the park. 40 ft./3-story buildings are permitted elsewhere.  *See Exceptions below	45 ft./3 stories	
<b>Lot access</b>	Where new RS lots abut existing RL development, access shall be from the street.  All other lots shall access from an alley.	All vehicular access shall be from an alley/private drive or internal parking lot.		
<b>Parking standards</b>	As required by <u>See BDC Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking.</u> <del>except for the large box retail uses located in the north 400 ft. of the CG Zone, those uses may provide a maximum of 6 parking spaces per 1,000 gross sq. ft. of building area.</del>			

<b>Frontage types</b>	Not regulated	<ul style="list-style-type: none"> <li>• Front Yard and Porch</li> <li>• Stoop</li> </ul>	<ul style="list-style-type: none"> <li>• Stoop</li> <li>• Forecourt</li> <li>• Storefront</li> </ul>	<ul style="list-style-type: none"> <li>• Forecourt</li> <li>• Storefront</li> <li>• Gallery</li> </ul>
<b>Min. building frontage</b>	Not regulated	50%	80%	65%
<b>Special landscape setback</b>	1.	Development along the east side of the north/south local street bordering the park between Murphy Road and the southern frontage road alignment shall provide an additional 10-foot landscaped pedestrian easement. The easement shall be combined with the street right-of-way to provide a pleasant pedestrian trail system the length of the Murphy Crossing project area that will easily connect to existing and planned trails, parks and open space. The pedestrian trail replaces the required sidewalk along that street frontage.		
	2.	Development along both sides of the frontage road between Murphy Road and the Parkway off-ramp/roundabout shall provide an additional 4 ft. of sidewalk adjacent to the public sidewalk.		
<b>Architectural design</b>	<b>As required by BDC 2.1.900 and 2.2.800</b>			

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**Article IX. Farmington Reserve Master Planned Development**

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**2.7.970 Development Standards.**

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B. *Building Height.* Building height requirements are based on use as follows:

1. Multi-units, single room occupancies and quadplexes: 45 feet.

2. All other residential uses: 35 feet.

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**Article X. Central Oregon Community College (COCC) – Special Planned Districts/Overlay Zone**

**2.7.1004 Permitted and Conditional Uses.**

\*\*\*

**Table 2.7.1004.A – Permitted and Conditional Uses**

*(Other uses in Table 2.7.1004.A remain unchanged)*

Land Use	Core Campus Area	Campus Village Area
<b>Residential Uses</b>		
<u>Single room occupancy. See BDC 3.6.200.O. Single Room Occupancies, except they are not subject to a maximum number of units.</u>	P*	P

\*Use shall must primarily serve College students, faculty, staff, and/or employees or the intended use is associated with College activities and/or programs, or the use is accessory to a permitted use.

\*\*\*

**Article XII. Stone Creek Master Planned Development**

\*\*\*

**2.7.3040 Development Standards.**

\*\*\*

A. *Setbacks Standards.*

**Table 2.7.3040 – Setbacks**

***(Other standards in Table 2.7.3040 remain unchanged)***

Use	Front	Side	Rear
Single-Unit Detached, <u>Duplex/Triplex/Quadplex</u> , <u>Multi-Unit and Single Room Occupancy</u>	10 feet, except garages must be 20 feet	5 feet	5 feet
<del>Duplex/Triplex/Quadplex</del>	<del>10 feet, except garages must be 20 feet</del>	<del>5 feet</del>	<del>5 feet</del>
<del>Multi-Unit</del>	<del>10 feet, except garages must be 20 feet</del>	<del>5 feet</del>	<del>5 feet</del>

\*\*\*

C. *Building Mass and Scale.* There is no minimum or maximum floor area ratio requirement. All single-unit dwellings, townhomes, duplexes, triplexes and quadplexes have a maximum lot coverage of 60 percent. Multi-unit dwellings, commercial and public uses have no maximum lot coverage. Single room occupancies with six or less units have a maximum lot coverage of 60 percent and there is no maximum lot coverage for single room occupancies with more than six units.

D. *Lot Area and Dimensions.*

1. Single-unit detached, duplexes, triplexes, quadplexes, single room occupancies and townhomes must meet the lot area and dimension requirements for the RM zone contained in Table 2.1.500.
- ~~2. The minimum lot area is 5,500 square feet for triplex and quadplex. Triplex and quadplex units must have a minimum lot width of 30 feet and a minimum lot depth of 80 feet.~~
- ~~3. Two detached dwelling units are allowed on lots greater than 6,000 square feet.~~

4—2. There are no minimum lot area, width, or depth requirements for the Multi-Unit Residential District, Commercial District, or School, Park or Rec Center sites.

#### **2.7.3050 Single-Unit District.**

Development within the Single-Unit District is limited to detached or attached (townhome) single-unit dwellings, duplexes, triplexes, and quadplexes with no more than four dwelling units on a single lot, single room occupancies with up to six units and shelters.

#### **2.7.3055 Multi-Unit District.**

A. Multi-unit dwellings may be located on platted lots, as zero lot line products, or as units in a condominium or apartment development with shared use of common facilities such as driveways, parking areas, sidewalks, entryways, pedestrian access corridors, open space and lawn areas. Multi-unit dwellings need not have frontage on a public road so long as permanent legal access established through a nonrevocable easement, with provisions for maintenance, is provided to each dwelling unit.

B. Shelters are a permitted use. See BDC 3.6.600, Shelters.

C. Single room occupancies are a permitted use. See BDC 3.6.200.O, Single Room Occupancy.

\*\*\*

#### **2.7.3070 Housing Mix and Density.**

The Stone Creek Master Planned area includes 87.7 acres of total land area. The north 48 acres are zoned RM. The RM zoned area was developed with Silver Rail Elementary School and the neighborhood park, leaving 30 developable acres of RM zoned land. The south half of the plan area is 39.5 acres, of which 1.65 acres are zoned CC and 0.65 were added to the neighborhood park, leaving 37.2 acres of developable RS land. The density averaged over the master plan development area results in a minimum of 555 dwelling units.

The master plan area provides for a mix of housing types ~~as two-, three- and four-unit housing~~ as allowed in the Single-Family District Zone, in compliance with BDC 2.7.3040(D), and incorporates townhomes, single room occupancies and/or multi-unit residential housing units in the Multi-Unit District and Commercial District.

\*\*\*



**Article XIX. Discovery West Master Planned Development**

\*\*\*

**2.7.3740 Review Procedures.**

\*\*\*

D. Shelters are subject to BDC 3.6.600, Shelters and single room occupancies are subject to BDC 3.6.200.O, Single Room Occupancy.

\*\*\*

**2.7.3750 Large Lot Residential District.**

A. Permitted Uses.

\*\*\*

10. Single room occupancy. See BDC 3.6.200.O, Single Room Occupancy.

\*\*\*

**2.7.3760 Standard Lot Residential District.**

A. Permitted Uses.

\*\*\*

10. Single room occupancy. See BDC 3.6.200.O, Single Room Occupancy.

\*\*\*

**2.7.3770 Residential Mixed-Use District.**

\*\*\*

**C. Height Standards.** The following height standards apply in the Residential Mixed-Use District:

**Table 2.7.3770 Height Standards in the Residential Mixed-Use District**

Use	Building Height
Single-unit detached	35 feet
Townhome, duplex, triplex	35 feet
Multi-unit housing, live-work townhome and quadplex	45 feet
Cluster housing – Cottage	25 feet
Cluster housing – Mews	35 feet
<u>Single Room Occupancy</u> <u>Six or fewer units</u> <u>More than six units</u>	 <u>35 feet</u> <u>45 feet</u>

\*\*\*

**Article XXI. Petrosa Master Planned Development**

\*\*\*

**2.7.3940 Review Procedures.**

The following review procedures are applicable to uses and structures within the Petrosa Master Planned Development:

\*\*\*

C. Shelters are subject to BDC 3.6.600, Shelters and single room occupancies are subject to BDC 3.6.200.O, Single Room Occupancy.

\*\*\*

**2.7.3950 Residential Zoning Districts.**

**A. Permitted Uses.** The land uses listed in Table 2.7.3950 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 2.7.3950 – Permitted and Conditional Uses**  
*(Other uses in Table 2.7.3950 remain unchanged)*

Land Use	RS	RM	RH
<b>Residential</b>			
<u>*Single room occupancy</u>	<u>P</u>	<u>P</u>	<u>P</u>

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

\*\*Subject to BDC 3.8.500.

\*\*\*Schools are permitted in the RS, RM, and RH Districts, subject to the provisions of BDC 2.6.300, Development Standards.

**B. Setbacks.**

	Primary Front	Secondary Front	Rear*	Side
RS, RM, and RH	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.

\*\* When multi-unit buildings containing five or more units, single room occupancies with more than six units or nonresidential uses abut a detached single-unit dwelling or duplex on land designated RS, any side or rear setback abutting the RS land must increase one-half foot for each foot by which the building height exceeds 20 feet. Where a fractional number results, the number may be rounded down to the nearest whole number.

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

\*\*\*

**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 Petrosa Residential Districts by Housing Type and Zone**

*(Other standards in Table remain unchanged)*

Residential Use	Zone	Lot Area	Lot Width/Depth
Single-Unit Detached Dwellings	RS	Minimum area: 2,800 sq. ft.	Minimum width: 30 ft. at front property line Minimum lot depth: <del>75</del> <u>50</u> ft.
	RM	Minimum area: 2,500 sq. ft.	Minimum width: 30 ft. at the front property line Minimum lot depth: 50 ft.
	RH	Not applicable	Not applicable
Single Room Occupancy	RS	Minimum area: 10,000 sq. ft.	Minimum width: 30 ft. at front property line Minimum lot depth: 50 ft.
	RM	None	Minimum width: 30 ft. at the front property line
	RH	None	Minimum lot depth: 50 ft.

\*\*\*

**E. Residential Density.** The Petrosa Master Planned Development implements the BCP by ensuring capacity for a minimum of 1,100 housing units within the Northeast Edge Expansion Area and including at least 110 single-unit attached housing units and at least 440 multi-unit and duplex/triplex housing units within the Master Plan boundary itself. Therefore, minimum and maximum densities for each zone do not apply except single-room occupancies are subject to BDC 3.6.200.O, Single Room Occupancy.

**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 <u>and 2+ story single room occupancies</u>  55% for lots with single-story homes <u>and single-story single room occupancies</u>
Medium Density Residential (RM)	50% for lots with 2+ story homes  55% for lots with single-story homes  60% for lots with townhomes, duplexes, triplexes, quadplexes, <u>single room occupancies</u> and multi-unit
High Density Residential (RH)	None

\*\*\*

**Article XXII. Treeline Master Planned Development.**

\*\*\*

**2.7.4040 Review Procedures.**

The following review procedures are applicable to uses and structures within the Treeline Master Planned Development:

- A. Single-unit detached dwellings, townhomes, accessory dwelling units, and duplexes are subject to BDC 4.2.400, Minimum Development Standards Review. 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. [
- B. Shelters are subject to BDC 3.6.600, Shelters and single room occupancies are subject to BDC 3.6.200.O, Single Room Occupancy.**

\*\*\*

### 2.7.4050. Residential Zoning Districts

A. **Permitted Uses.** The land uses listed in Table 2.7.3950 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 2.7.4050 – Permitted and Conditional Uses**

*(Other uses in Table 2.7.4050 remain unchanged)*

Land Use	RL	SLO
* <u>Single Room Occupancy</u>	<u>N</u>	<u>P</u>

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

\*\*\*

D. **Lot Area and Dimensions.** Lot areas and lot dimension standards for residential uses are listed in the following table:

**Lot Areas and Dimensions by Housing Type and Zone/Overlay**

*(Other standards in the Table remain unchanged)*

Residential Use	Zone/ Overlay	Lot Area	Lot Width/Depth
	RL	Minimum area: 10,000 sq. ft.	Minimum lot width: 100 ft.

Single-Unit Detached Dwellings, and Duplexes <u>and Single Room Occupancy</u>			Minimum lot depth: 100 ft.
	SLO	Minimum area: 4,000 sq. ft.	Minimum width: 40 ft. at front property line  Minimum lot depth: 75 ft.

\*\*\*

**F. Maximum Lot Coverage.** The following maximum lot coverage standards apply to all development within the residential districts as follows:

**Residential Lot Coverage**

Zone/Overlay	Maximum Lot Coverage
Low Density Residential (RL)	35%
Standard Lot Overlay (SLO)	45% for lots with two-story homes <u>and two-story single room occupancies</u>  50% for lots with single-story homes and single-story accessory structures <u>and single story single room occupancies</u>

\*\*\*

**Article XXIII. Easton Master Planned Development**

\*\*\*

**2.7.4140 Review Procedures.**

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

A. Single-unit dwellings, accessory dwelling units, townhomes, duplexes, triplexes, and quadplexes are subject to BDC 4.2.400, Minimum Development Standards Review. BDC3.6.200(H), Duplex, Triplex and Quadplex Development, BDC 4.2.500, Site Plan Review, and BDC 4.2.600, Design Review, do not apply. A Minimum Development Standards Review application is not required; however, compliance with BDC 4.2.400, Approval Criteria, is required and will be verified through the building permit process.

B. Shelters are subject to BDC 3.6.600. Shelters and single room occupancies are subject to BDC 3.6.200.O. Single Room Occupancy.

~~B.~~ C. All other uses are subject to BDC 4.2.500, Site Plan Review. BDC 2.1.900, Architectural Design Standards, BDC 2.2.600, Commercial Design Review, 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**

*(Other uses in Table 2.7.4150 remain unchanged)*

Land Use	RS	RM	MHO
<b>Residential</b>			
<u>*Single Room Occupancy</u>	<u>P</u>	<u>P</u>	<u>P</u>

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

\*\*Schools are permitted in the RS District, subject to the provisions of BDC 2.6.300, Development Standards.

**B. Setbacks.**



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

\*\*\*When multi-unit buildings containing five or more units, single room occupancies with more than six units or nonresidential uses abut a detached single-unit dwelling or duplex on land designated RS, any side or rear setback abutting the RS land must increase one-half foot for each foot by which the building height exceeds 20 feet. Where a fractional number results, the number may be rounded down to the nearest whole number.

\*\*\*

**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**

*(Other standards in table remain unchanged)*

Residential Use	Zone	Minimum Lot Area	Lot Width/Depth
Single-Unit Detached Dwellings	RS	2,700 sq. ft.	Minimum width: 30 ft. at front property line  Minimum lot depth: <del>75</del> <u>50</u> ft.

	RM	2,500 sq. ft.	Minimum width: 30 ft. at the front property line  Minimum lot depth: 50 ft.
	MHO	Not applicable	Not applicable
<u>Single Room Occupancy</u>	<u>RS</u>	<u>7,000 sq. ft.</u>	<u>Minimum width: 40 ft. at front property line</u>  <u>Minimum lot depth: 50 ft.</u>
	<u>RM</u>	<u>None</u>	<u>Minimum width: 30 ft. at the front property line</u>  <u>Minimum lot depth: 50 ft.</u>
	<u>MHO</u>	<u>None</u>	

\*\*\*

F. *Maximum Lot Coverage.* The following maximum lot coverage standards apply to all development within the Residential Districts as follows:

**Residential Lot Coverage**

<b>Residential Zone</b>	<b>Lot Coverage</b>
Standard Density Residential (RS)  Medium Density Residential (RM)	50% for lots with 2+ story dwelling units  55% for lots with single-story dwelling units and single-story accessory structures  60% for lots with townhomes, duplexes, triplexes, quadplexes, <u>single room occupancies</u> and multi-unit
Middle Housing Overlay (MHO)	None

\*\*\*

**Article XXIV. Stevens Ranch Master Planned Development**

\*\*\*

**2.7.4240 Review Procedures for Residential Dwellings.**

Single-unit detached dwellings, townhomes, duplexes, triplexes and quadplexes are subject to BDC 4.2.400, Minimum Development Standards Review. BDC 4.2.500, Site Plan Review, and BDC 4.2.600, Design Review, do not apply. Uses that meet standards of BDC 4.2.400(A)(3) are exempt from BDC 4.2.400, Minimum Development Standards Review. Single room occupancies are subject to BDC 3.6.200.O, Single Room Occupancy.

**2.7.4250 Residential**

\*\*\*

**A. Permitted Uses.** The land uses listed in Table 2.7.4250.A are permitted in the Residential Districts within the Stevens Ranch Master Planned Development area in lieu of those listed in BDC Chapter 2.1 and are subject to the provisions of this chapter. The land uses identified with a “C” in Table 2.7.4250.A require conditional use permit approval prior to development, in accordance with BDC Chapter 4.4, Conditional Use Permits. Allowed uses also include land uses that are incidental and subordinate to a permitted use, and land uses that are approved as similar to those in Table 2.7.4250.A.

**Table 2.7.4250.A – Permitted and Conditional Uses**

*(Other uses in Table 2.7.4250.A remain unchanged)*

Land Use	RS	RM	RH
<b>Residential Uses</b>			
* <u>Single Room Occupancy</u>	<u>P</u>	<u>P</u>	<u>P</u>

\*\*\*

**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 structure being occupied. For lot area and dimensions exceptions for affordable housing, see BDC 3.6.200 (C).

**Table 2.7.4250.D – Lot Areas and Dimensions in the Stevens Ranch Residential Districts by Housing Type and Zone**

*(Other standards in Table 2.7.4250.D remain unchanged)*

Residential Use	Zone	Minimum Lot Area	Minimum Lot Width/Depth
Duplexes, Triplexes, Quadplexes	RS	2,800 sq. ft. (duplex) 4,000 sq. ft. (triplex) 4,000 sq. ft. (quadplex)	Width: 40 ft. at front property line Depth: 50 ft.
	RM	None	Width: 30 ft. at front property line Depth: 50 ft.
	RH	<i>(Cells need merged)</i>	<i>(Cells need merged)</i>
Single Room Occupancy	RS	4,000 sq. ft.	Width: 40 ft. at front property line Depth: 50 ft.
	RM	None	Width 30 ft. at front property line Depth: 50 ft.
	RH	None	

\*\*\*

**F. Maximum Lot Coverage.** The following maximum lot coverage standards apply to all development within the Residential Districts as follows:

**Table 2.7.4250.F – Residential Lot Coverage**

Standard Density Residential (RS)	60% for all single-unit detached, duplex, triplex, <del>and</del> quadplex, and single room occupancy. No maximum for townhomes.
-----------------------------------	--

Medium Density Residential (RM)	60% for all single-unit detached, duplex, triplex, <del>and</del> quadplex, <u>and single room occupancy with up to six units</u> . No maximum for townhomes, <u>single room occupancy with more than six units</u> or multi-unit.
High Density Residential (RH)	None

\*\*\*

**Article XXV. Talline Master Planned Development**

\*\*\*

**2.7.4440 Review Procedures.**

\*\*\*

D. Shelters are subject to BDC 3.6.600, Shelters and single room occupancies are subject to BDC 3.6.200.O. Single Room Occupancy.

\*\*\*

**Article XXVII. Parkside Place Master Planned Development**

\*\*\*

**2.7.4640 Residential Standards.**

\*\*\*

**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 structure being occupied. For lot area and dimensions exceptions for affordable housing, see BDC 3.6.200(C).

**Table 2.7.4640.D. Lot Areas and Dimensions in the Parkside Place Master Plan by Housing Type and Zone**

Residential Use	Zone	Minimum Lot Area	Minimum Lot Width/Depth
Single-Unit Detached Dwellings	RS	2,700 sq. ft.	Width: 30 ft. at front property line Depth: 50 ft.
Single Room Occupancy with up to six units	RM	2,100 sq. ft.	Width 20 ft. at front property line Depth: 50 ft.
	RH	Not applicable	Not applicable
Townhomes	RS	Average minimum lot or parcel size: 1,500 sq. ft. for each unit	Width: 20 ft. at front property line for interior townhome lots Depth: 50 ft.
	RM		
	RH	Average minimum lot or parcel size: 1,200 sq. ft. for each unit	
Multi-Unit Dwellings (5+ units) Single Room Occupancy with more than six units	RM, RH	None	Width: 30 ft. at front property line Depth 50 ft.

\*\*\*

F. **Maximum Lot Coverage.** The following maximum lot coverage standards apply to all development within the Residential Districts as follows:

**Table 2.7.4640.F. Residential Lot Coverage**

Zone	Maximum Lot Coverage
------	----------------------

Standard Density Residential (RS) and Medium Density Residential (RM)	60% for all single-unit detached, duplex, triplex, <del>and</del> quadplex, <u>and single room occupancy with up to six units</u> . No maximum for townhomes, <u>single room occupancy with more than six units</u> or multi-unit.
High Density Residential (RH)	None

\*\*\*

### Chapter 3.1

#### LOT, PARCEL AND BLOCK DESIGN, ACCESS AND CIRCULATION

\*\*\*

#### 3.1.400 Vehicular Access Management.

\*\*\*

F. **Access Management Requirements.** Access to the street and alley system must meet the following standards:

\*\*\*

#### 3. Alley Access.

\*\*\*

c. *Mixed-Use, Single Room Occupancy and Multi-Unit Developments.*

- i. *Clear and Objective Track.* For lots or parcels abutting an alley, access must be taken from the alley.
- ii. *Discretionary Track.* If the applicant states in the written narrative they are electing to use a Type II discretionary track, then the applicant may request that the Review Authority make a determination if the alley is impractical due to physical or topographical constraints, natural features or that the alley does not provide adequate or sufficient access to the proposed development and access to the higher classification roadway will be safe.

\*\*\*

~~J. *Vertical Clearances.* Driveways, private streets, aisles, turn-around areas and ramps shall have a minimum vertical clearance of 13 feet six inches for their entire length and width. *(Repealed with ORD XXX, Building and fire codes will regulate this.)*~~

\*\*\*

## Chapter 3.6

### SPECIAL STANDARDS AND REGULATIONS FOR CERTAIN USES

\*\*\*

#### 3.6.200 Residential uses.

\*\*\*

O. Single Room Occupancy. Single room occupancies must comply with the following standards in addition to the standards of the applicable zoning district:

1. Single room occupancies are permitted as follows:
  - a. In the RL and RS zone with a maximum of six units on each lot or parcel.
  - b. In the RM and RH zone with the maximum number of units consistent with the density standards of the corresponding zoning district.
2. Review Procedure.
  - a. Up to six units: Minimum Development Standards Review, see BDC 4.2.400 Minimum Development Standards Review.
  - b. More than six units: Site Plan Review, see BDC 4.2.500 Site Plan Review.
3. Single room occupancies must include a minimum of four attached units that are independently rented and lockable.
4. Each unit must provide living and sleeping space for the exclusive use of an occupant.
5. Occupants must share sanitary or food preparation facilities with the other units in the occupancy. The developer may provide both facilities as shared facilities; however, when one of the facilities isn't shared, it must be provided in each unit for the exclusive use of the occupant.
6. Short-term rentals. The use of a unit as a short-term rental is prohibited.

\*\*\*



## Chapter 4.3

### LAND DIVISIONS AND PROPERTY LINE ADJUSTMENTS

\*\*\*

#### 4.3.300 Tentative Plan.

\*\*\*

- B. *Informational Requirements.* A tentative plan must be prepared by a professional land surveyor, a registered professional engineer or a registered landscape architect and contain the information listed below. Some information may be omitted from the tentative plan if it is provided in accompanying materials. No tentative plan will be considered complete unless all the required information is provided.

\*\*\*

#### 3. Information Concerning Proposed Subdivision, Partition or Replat.

\*\*\*

- m. Proposed tracts and/or easements for locating, accessing, replacing, and servicing all utilities, which must include provisions that commit the owners or owners' designee to maintain (1) all elements of the tract or easement, and (2) any privately-owned utility facilities within the tract or easement.

\*\*\*

#### 4.3.400 Final Plat.

\*\*\*

- E. *Supplemental Information with the Final Plat.* The following data, if applicable, shall accompany the final plat.

\*\*\*

- ~~8. Condominium Plats. Any final plat for a condominium shall be accompanied by a copy of the condominium declaration. (In compliance with HB 3395)~~

\*\*\*

#### 4.3.700 Expedited and Middle Housing Land Division

##### A. *Applicability.*

\*\*\*

##### D. *Approval Criteria for an Expedited and Middle Housing Land Division.*

\*\*\*

2. ***Middle Housing Land Division Approval Criteria.*** The applicant for a middle housing land division must demonstrate that the application meets all of the following criteria:

\*\*\*

- d. The preliminary plat includes easements or tracts necessary for each dwelling unit for:
  - i. Locating, accessing, replacing, and servicing all utilities, a minimum of five feet in width-  
~~Easements across property lines must be avoided if utilities to the lot frontage can be obtained from existing mains or installation of new mains;~~
  - ii. Pedestrian access easement a minimum width of four feet from each dwelling unit to a private or public street and to any required common area;
  - iii. Any common use areas or shared building elements:
  - iv. Any driveways or parking; and
  - v. Any common area.

\*\*\*

- ~~f. Where a resulting lot or parcel abuts a street that does not meet City standards, street frontage improvements will be constructed in conformance with the City's Standards and Specifications and, if necessary, additional right-of-way will be dedicated to the public without reservation or restriction.~~

f. Where a resulting lot or parcel abuts a street that does not meet City standards, street frontage improvements must be constructed in conformance with BDC 3.4.200 F, Minimum Rights-of-Way and Street Sections.

g. If the original lot or parcel did not previously provide the dedication needed to meet current standards, additional right-of-way in compliance with BDC 3.4.200 Table A, Right-of-Way Widths for Dedicated Public Roadways must be dedicated to the City free and clear of all existing liens and encumbrances.

~~g.~~ h. The type of middle housing developed on the parent site is not altered by a middle housing land division.

\*\*\*

F. *Final Plat Requirements for Expedited and Middle Housing Land Divisions.*

\*\*\*

2. *Middle Housing Land Division Final Plat.*

\*\*\*

b. A final plat will not be approved until building permits are issued ~~and framing inspections for each dwelling units on each lot or parcel are passed.~~

\*\*\*

f. The applicant must record with the County Recorder approved tracts and/or easements for locating, accessing, replacing, and servicing all utilities, which must include provisions that commit the owners or owners' designee to maintain (1) all elements of the tract or easement, and (2) any privately-owned utility facilities within the tract or easement. The tracts or easements containing the maintenance provisions must be submitted to the County with the final plat.

g. The tentative approval of a middle housing land division is void if a final subdivision or partition plat is not recorded within three years of the tentative approval.