

Duplexes in Residential Zoning Districts

Quick Reference Guide

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COMMUNITY
DEVELOPMENT

A **Duplex** is defined as two dwelling units on the same property. They may be detached or attached, either horizontally or vertically. **See Bend Development Code (BDC) 3.6.200.H Duplex and Triplex Development at bendoregon.gov/citycode for detailed requirements.**

Accessory dwelling units are regulated under BDC 2.1 and 3.6.200.B.

Two side-by-side dwellings sharing a common wall but located on their own lots are considered townhomes or single-family attached dwellings, regulated under BDC 2.1 and 3.6.200.D.

This guide covers duplexes in residential zoning districts. For duplexes in Mixed Use zoning districts, refer to [BDC 2.3](#).

Eligibility

ALL of the following eligibility criteria must be met:

1. The property's zoning must allow duplexes as a permitted or conditionally-permitted use.
 - Duplexes are permitted uses in the RH, RM, RM-10 and RS zoning districts. In the RL zoning district, duplexes are permitted uses if the property is a corner lot and conditionally-permitted uses if the property is not on a corner (see [BDC 2.1.200](#)).
2. The property must meet lot area/dimension requirements for a duplex (see [BDC 2.1.500](#)).

Zoning District	Minimum Lot Area	Minimum Lot Dimensions
RL	20,000 sq. ft. with approved septic or sewer system	Minimum lot width: 100 ft. average Minimum lot depth: 100 ft.
RS	6,000 sq. ft.	Minimum width: 40 ft. at front property line, except for flag lots and lots served by private lanes. (see BDC 4.3.700) Minimum lot depth: 50 ft.
RM-10	6,000 sq. ft.	
RM	None	Minimum width: 30 ft. Lot depth: 50 ft.
RH	None	Minimum width: 30 ft. Lot depth: 50 ft.

3. The property must meet the density range for the zoning district, or qualify for a density exemption. Refer to [BDC 2.1.600](#) for details on calculations and exemptions.

Zoning District	Density Range
RL	1.1 – 4.0 units/gross acre
RS	4.0 – 7.3 units/gross acre
RM-10	6.0 – 10.0 units/gross acre
RM	7.3 – 21.7 units/gross acre
RH	21.7 – 43 units/gross acre

Sizing Limits and Considerations

Maximum Lot Coverage: See [BDC 2.1.700](#)

Building Setbacks: See [BDC 2.1.300](#)

Building Height See [BDC 2.1.800](#)

Each unit must provide 60 square feet of enclosed storage area, which cannot be located in setbacks.

Other Space Considerations: Each unit must provide an enclosure area for trash and recycling.
See [BDC 3.6.200.H](#)

Detached dwelling units must be at least six feet apart as measured between building footprints.

Outdoor Space and Landscaping Standards

Each unit must have either a usable open space or exterior patio consistent with the following guidelines:

Dwelling Units	Usable Open Space	Exterior Patio or Deck
1 and 2 bedroom units	200 square feet per unit	100 square feet per unit
3 bedroom units or larger	300 square feet per unit	150 square feet per unit

A minimum of 15 percent of the site must be landscaped in conformance with [BDC Chapter 3.2](#). If preserved during construction, existing natural landscaping can count towards this requirement.

- Lawns must be irrigated with an underground irrigation system.
- An exterior patio or deck will not be counted as part of the landscape requirement.

Site Improvements

Parking and Driveways: Required parking areas and driveways must be paved.

Sidewalk and Curbs: Sidewalks must be installed if sidewalks exist within 600 ft. of the property on the same side of the street; corner lots require ADA-compliant curb ramps (see [BDC 4.2.400](#)).

Street Trees: Street trees must be planted in conformance with [BDC 3.2.400](#).

Street and/or Alley Improvements: Construction of improvements is dependent on existing improvements adjacent to the property. Refer to [BDC 4.2.400](#) for more information.

Water and Sewer Service:	Must meet Oregon code for one and two-family dwellings (Consult a licensed plumber or professional designer/architect to determine if code requirements are met).
If property is <i>not</i> served by City of Bend Water	A will-serve letter is required from the serving water district (Call Avion at 541-382-5342 or Roats at 541-382-3029).
If property is on a septic system and over 400 ft. from City of Bend sewer	Septic Authorization Form signed by City of Bend and Deschutes County required.
If property is on a septic system and less than 400 ft. from City of Bend sewer	Connection to City of Bend sewer main will be required.

Parking

Minimum On-Site Spaces:

One-bedroom units	One space per unit
Two or more bedroom units	Two spaces per unit <ul style="list-style-type: none"> Up to 50% of required parking may be on-street if on-street parking credit is permitted (see BDC 3.3.300).

Minimum Dimensions

If stall is at 90 degrees:	9 x 20 ft.
If stall is parallel and on private property:	9 x 22 ft.
For stalls at other angles	See BDC 3.3.300.E.1

Minimum Backup Distance

Alley parking	24 ft.
Side entry garages	20 ft.

Required Review Process

- 1) File and pay fee for [Minimum Development Standards Review](#) (Review time ~30 days) or a [Conditional Use Permit](#), as required by the zoning district (Review time ~6-8 weeks)
- 2) Review decision and file for a [Building Permit](#) (Review time varies; anticipate 4-8 weeks)
- 3) City issues Building Permit
- 4) Pay permit fees and System Development Charges (SDCs)

2019 Fees (effective July 1, 2019 – December 31, 2019)*

Minimum Development Standards (MDS) Review	\$1,236.56
Conditional Use Permit	\$3,128.32

Building Permit

E-mail building@bendoregon.gov for estimate
(Note: fee estimate includes SDCs)

System Development Charges (SDCs)

For a duplex on previously undeveloped property:

Streets	\$7,612.00
Parks	\$11,288
Water (if served by City)	\$5,485.00 for ¾-inch service; \$9,324.50 for 1-inch
Sewer (if served by City)	<u>\$9,782.00</u>
	\$34,167.00 - \$38,006.50 total

For redevelopment or infill, SDC credits may apply.

*Fees are subject to change after the duration of the effective period