

BEND DEVELOPMENT CODE SECTION 3.6.200 (D)
STANDARDS FOR SINGLE-FAMILY ATTACHED TOWNHOMES

- ❑ Building Mass Supplemental Standard. Within the RS and RM-10 Districts, the number and width of consecutively attached townhomes (i.e., with attached walls at property line) shall not exceed four units. Within the RM and RH Districts the number and width of consecutively attached townhome units shall not be restricted.
- ❑ Alley Access Developments. Townhome developments and subdivisions (four or more lots) shall receive vehicle access only from a rear alley, except when existing development patterns or topography make construction of an alley impractical (see subsection (D)(3) of this section for standards for street access developments). Alley(s) shall be created at the time of subdivision approval, in accordance with BDC Chapters 3.1, Lot, Parcel and Block Design, Access and Circulation, 3.4, Public Improvement Standards, and 4.3, Subdivisions, Partitions, Replats and Property Line Adjustments. As necessary, the City shall require dedication of right-of-way or easements and construction of pathways between townhome lots (e.g., between building breaks) to implement the standards in BDC 3.1.300, Multi-Modal Access and Circulation.
- ❑ Street Access Developments. Townhomes receiving access directly from a public or private street shall comply with all of the following standards, in order to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the streets, and minimize paved surfaces for better stormwater management.
 - When garages or carports face the street, the garage or opening shall set back a minimum of 20 feet from the property line fronting the street.
 - The maximum allowable apron and driveway width facing the street is 24 feet per dwelling unit. The maximum combined garage width per unit facing the street is 50 percent of the total building width.
 - Two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than 20 feet (i.e., the width of one on-street parking space). When a driveway serves more than one lot, the developer shall record an access and maintenance easement/agreement to benefit each lot, prior to building permit issuance.
- ❑ Areas Owned in Common. Areas shall be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the City prior to issuance of a building permit