

# Triplexes in Residential Zoning Districts

## Quick Reference Guide

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COMMUNITY  
DEVELOPMENT

A **Triplex** is defined as three dwelling units on one lot or parcel. 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](http://bendoregon.gov/citycode) for detailed requirements.**

Three 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 triplexes in residential zoning districts. For triplexes 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 triplexes as a permitted or conditionally-permitted use. ([BDC Table 2.1.200](#))
  - Triplexes are permitted uses in the RH, RM, RM-10 and RS zoning districts.
  - In the RL zoning district, triplexes require a conditional use permit ([See BDC 4.4.400](#)) unless they are part of a master plan subject to [BDC Chapter 4.5](#).
2. The property must meet lot area/dimension requirements for a triplex (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<br>Minimum lot depth: 100 ft.   |
| RS              | 9,000 sq. ft.                                       | Minimum width: 40 ft. at front property line, except for flag lots and lots served by private lanes. (see <a href="#">BDC 4.3.700</a> )<br>Minimum lot depth: 50 ft. |
| RM-10           | 9,000 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

|   |               |      |
|---|---------------|------|
| <b>Maximum Lot Coverage:</b><br>See <a href="#">BDC 2.1.700</a> | RL            | 35%  |
|   | RS, RM, RM-10 | 60%  |
|   | RH            | None |

**Building Setbacks:** See BDC [2.1.300](#)

|   |                                     |         |
|---|-------------------------------------|---------|
| <b>Building Height</b><br>See <a href="#">BDC 2.1.800</a> | RL, RS, RM-10, RM                   | 30 feet |
|   | RM lots created after December 1998 | 35 feet |
|   | RH                                  | 45 feet |

**Other Space Considerations:**  
See [BDC 3.6.200.H](#)

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

Each unit must provide an enclosure area for trash and recycling.

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 or deck 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

|  |  |
|--|--|
| <b>Parking and Driveways:</b>            | Required parking areas and driveways must be paved.  |
| <b>Sidewalk and Curbs:</b>               | 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 <a href="#">BDC 4.2.400</a> ). |
| <b>Street Trees:</b>                     | Street trees must be planted in conformance with <a href="#">BDC 3.2.400</a> .   |
| <b>Street and/or Alley Improvements:</b> | Construction of improvements is dependent on existing improvements adjacent to the property. Refer to <a href="#">BDC 4.2.400</a> for more information.  |

|  |  |
|--|--|
| <b>Water and Sewer Service:</b>                        | Must meet Oregon code. New connections to the public sewer system are regulated by <a href="#">Bend Code Title 15</a> .<br>(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<br>(Call Avion at 541-382-5342 or Roats at 541-382-3029).  |

## 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"> <li>• <i>Up to 50% of required parking may be on-street if on-street parking credit is permitted (see <a href="#">BDC 3.3.300</a>).</i></li> </ul> |

### 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 <a href="#">BDC 3.3.300.E.1</a> |

### Minimum Backup Distance for Parking:

|                    |        |
|--------------------|--------|
| Alley parking      | 24 ft. |
| Side entry garages | 20 ft. |

## Required Review Process

- 1) File and pay fee for [Triplex Review](#) or a [Conditional Use Permit](#), as required by the zoning district (Review time ~6-8 weeks) If the Triplex requires a Conditional Use Permit, then both Triplex Review and Conditional Use Permit applications must be filed. In this instance, applicants will only be charged a fee for the Conditional Use Permit and not for the Triplex Review.
- 2) Review decision and file for a [Building Permit](#) (Review time varies; anticipate 4-8 weeks).
- 3) City issues Building Permit.
- 4) Pay Building Permit fees and System Development Charges (SDCs).

## Fees (effective July 1, 2020 – June 30, 2021)\*

|                               |            |
|-------------------------------|------------|
| <b>Triplex Review</b>         | \$1,470.56 |
| <b>Conditional Use Permit</b> | \$3,128.32 |

|                        |  |
|------------------------|--|
| <b>Building Permit</b> | E-mail <a href="mailto:building@bendoregon.gov">building@bendoregon.gov</a> for estimate<br>(Note: fee estimate includes SDCs) |
|------------------------|--|

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### System Development Charges (SDCs)

*For a triplex on previously undeveloped property:*

|                           |  |
|---------------------------|--|
| Streets                   | \$12,555.00  |
| Parks                     | \$17,532.00  |
| Water (if served by City) | \$5,578.00 for ¾-inch service; \$9,482.60 for 1-inch |

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Sewer

\$11,937.60

\$47,602.60 - \$51,507.20 (Total SDC Fees)

*For redevelopment or infill, SDC credits may apply.*

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

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