



CITY OF BEND

MEMO

To: City of Bend Core Area Advisory Board

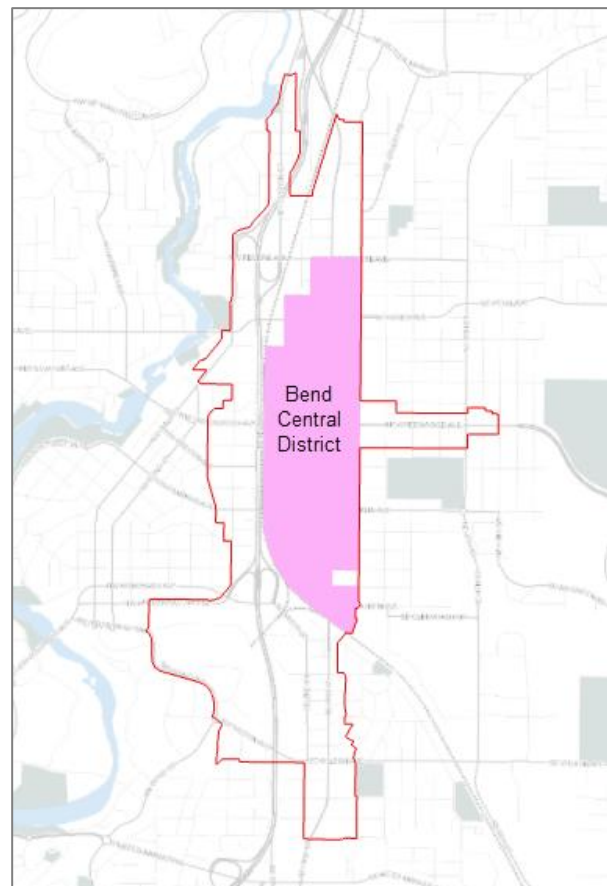
From: Colin Stephens, Community Development Director

Date: 11/14/2025

Re: Core Area Zoning and Allowed Uses

In response to materials distributed to the Core Area Advisory Board (CAAB) on October 15, 2025, the Community Development Department staff are offering a more complete analysis of where certain uses are allowed in the Core Area Tax Increment Finance (TIF) area. The primary issue with the data previously provided to the CAAB is that it did not account for the specific land use table applicable to the four subdistricts in the Bend Central District (BCD) in Bend Development Code Table 2.7.3220, which supersedes the underlying zoning districts in the Core TIF Area.

For reference, the map to the right shows the Core TIF Area outlined in red, with the Bend Central District overlay shown in pink.



Bend Central District within the Core Tax Increment Financing Area (outlined in red)

Table 1 lists the zoning districts in the Core TIF Area, excluding the land area within the BCD, and indicates if certain uses are allowed, based on the uses highlighted in the previous information provided to the CAAB.

Table 1 - Core TIF Area, Excluding the Bend Central District

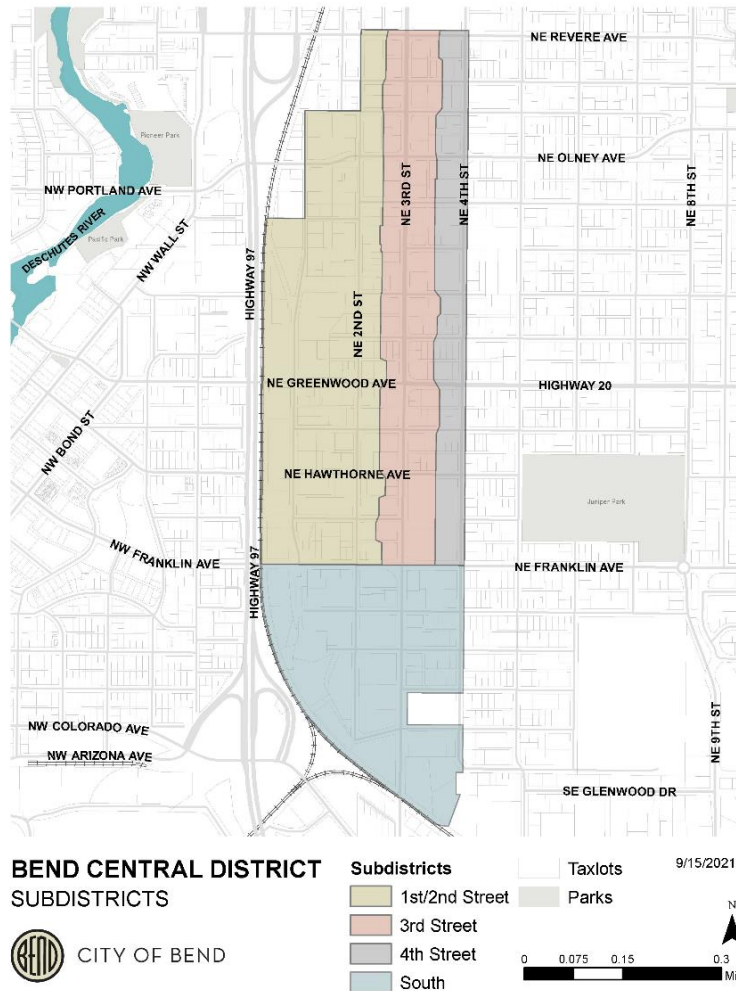
Zoning District	Total Acres	Total Taxlot Acres¹	% of Taxlot Acres	Housing Permitted?	Mixed-Use Permitted?	Light Industrial Permitted?
CB	13.87	7.12	2.96%	Yes	Yes	Yes, limited
CC	0.5	0.45	0.19%	Yes	Yes	Yes, limited
CG	32.7	7.63	3.17%	Yes	Yes	Yes, limited
CL	161.44	79.29	32.95%	Yes	Yes	Yes, limited
CN	0.08	0	0.00%	-	-	-
IG	2.09	1.34	0.56%	No	No	Yes
IL	53.39	30.16	12.53%	No	No	Yes
ME	43.33	26.28	10.92%	Only as mixed-use	Yes	Yes
MN	17.59	11.03	4.58%	Yes	Yes	Yes, limited
MR	14.27	9.92	4.12%	Yes	Yes	Yes
MU	72.15	56.62	23.53%	Yes	Yes	Yes, limited
PF	7.24	5.14	2.14%	No	No	No
RH	10.27	4.36	1.81%	Yes	Yes	No
RM	7.45	0.07	0.03%	Yes	Yes	No
RS	2.55	1.24	0.52%	Yes	CUP	No
TOTALS	438.92	240.65	100.0%	-	-	-

Table 2 provides similar information for the land area within the BCD overlay. Taken together, the two tables provide accurate information for the entire Core TIF Area, which includes a total of about 637 acres.

¹ Total land area minus public right-of-way.

Table 2 - Bend Central District by Subdistrict

Subdistrict	Total Acres	Total Taxlot Acres ¹	% of Taxlot Acres	Housing Permitted?	Live/Work Permitted?	Light Industrial Permitted?
1 st /2 nd Street	76.19	51.6	39.41%	Yes	Yes, if attached	Yes w/certain standards
3 rd Street	43.49	27.78	21.22%	Yes	Yes, if attached	N
4 th Street	23.74	14.08	10.75%	Yes	Yes, if attached	N
South	54.80	37.47	28.62%	Yes	Yes, if attached	N
TOTALS	198.22	130.93	100.0%	-	-	-

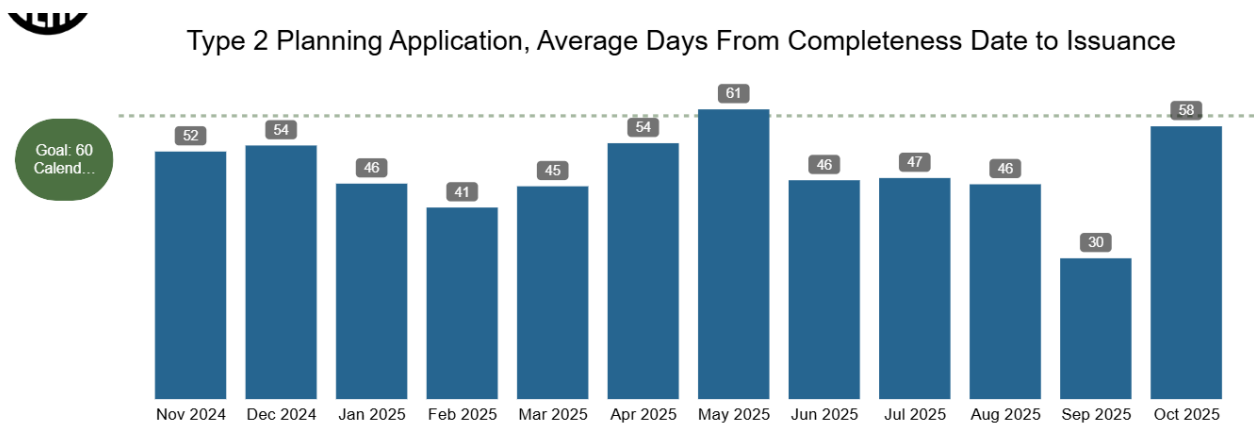


Bend Central District and Subdistricts

Collectively considering the Zoning Districts in the Core TIF Area (Table 1) and the BCD Subdistrict (Table 2) allowed uses, housing is allowed outright on approximately 308 acres of the 371.6 acres of total tax lot area in the Core TIF Area, which amounts to about 83% of the total developable land area of the Core TIF area. Another 26.28 acres (in the ME Zone) of developable land area) allows housing if it is developed as part of a new mixed-use building. In summary, it is possible to develop housing in 89.9% of the tax lot area in the Core TIF Area.

Light industrial uses are allowed on approximately 281 acres of the 371.6 acres of total tax lot area in the Core TIF Area, which amounts to about 75% of the developable area in the Core TIF Area.

Regarding Planning review times, most applications are processed under the Type II review procedure, which must be completed within 120 days of the acceptance of a complete application under state statute. The Planning Division has a goal of issuing such decisions within 60 days, which is usually accomplished. The graph below is from the CDD Council Dashboard, which is available on the Department's webpage. The average review time for the past 12 months is 50.3 days.



Also note that an applicant may apply for a building permit while the land use/planning review is underway. There is potential risk for the developer to do this because the site layout may change based on the land use decision, which could alter the building permit design. However, some applicants are willing to accept this risk to gain project time through concurrent permit review.