

Accessory Dwelling Unit

Quick Reference Guide

Planning Division
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COMMUNITY
DEVELOPMENT

An **accessory dwelling unit (ADU)** is a small dwelling unit on a property that contains a single-family dwelling unit as the primary use. An ADU may be attached to or detached from the single-family dwelling. ADUs are often called “mother-in-law apartments”, “granny flats”, or “garage apartments.”

See [Bend Development Code \(BDC\) 3.6.200.B](#) at bendoregon.gov/citycode for detailed requirements.

Eligibility

- ADUs are permitted uses on residentially-zoned lots or parcels with a single-family dwelling, townhome, or a manufactured home.
- A maximum of one ADU is allowed per lot or parcel.
- The City recommends that the applicant complete their due diligence by checking any applicable private Conditions, Covenants, and Restrictions (CC&Rs) that may limit ADUs on the subject property. The City does not enforce or monitor private CC&Rs.
- ADUs in NorthWest Crossing must comply with special standards outlined in [BDC 2.7.300](#). For all other properties, the standards of [BDC 3.6.200](#) apply, summarized below.
- Special standards apply to units on properties that are Historic Resources or located in the Historic Districts (see [Bend Code 10.20](#)) or Waterway Overlay Zone (WOZ) (see [BDC 2.7.600](#)).

Sizing Limits

Maximum Floor Area

if property is 6,000 sq ft. or less:	600 sq. ft. of enclosed floor area
if property is greater than 6,000 sq ft.:	800 sq. ft. of enclosed floor area

Review [BDC 3.6.200B](#) for guidance on calculating floor area.

Maximum Floor Area Ratio (FAR)

(for all buildings on site) 0.60

Review [BDC 3.6.200B](#) for guidance on calculating FAR.

Maximum Lot Coverage:

Adhere to existing lot coverage requirements for your zoning district (see [BDC Chapter 2.1.700](#))

Building Setbacks:

Adhere to ADU design standards (see [pg. 2](#)) and setback requirements for your zoning district (see [BDC Chapter 2.1.300](#))

Maximum Height for detached ADU

25 ft.

Maximum Height for attached¹ ADU:

Height for zoning district (see [BDC Chapter 2.1.800](#))

¹ “Attached” means that the ADU must share a common wall for at least 25 percent of the length of the primary dwelling unit or the entire length of one elevation of the ADU must be attached to the primary dwelling unit.

Design Standards

For detached ADUs:

Minimum distance² from primary single-family dwelling unit: 6 ft.

² Does not apply when the primary single-family dwelling unit was legally constructed prior to April 1, 2016 and the ADU is proposed to be located in a detached structure legally constructed prior to April 1, 2016.

For second story ADUs over 600 sq. ft. and abutting an SR 2 ½, RL, or RS zoned property with a residential development:
 Minimum setback of exterior doorways and outdoor living spaces (e.g., balconies or decks) on the second story and exterior staircases located in a side or rear yard: 10 ft.

Site Improvements (BDC 4.2.400)

Parking and Driveways: Required parking areas and driveways must be paved. Driveway apron design and location for all existing and proposed driveways must conform to City of Bend Standards and Specifications and the City’s adopted accessibility standards for sidewalks and walkways.

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)*

Parking

Minimum On-Site Spaces: Two spaces for the primary dwelling. No parking is required for accessory dwelling units.
 • One space 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 for Alley Parking: 24 ft.

Required Review Process

- 1) File and pay fee for [Minimum Development Standards](#) Review (Review time ~30 days)
- 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)

Planning Division review may be required for accessory structures on properties that are Historic Resources or located in the Historic Districts or Waterway Overlay Zone (WOZ). For more information, please contact bendplanning@bendoregon.gov or 541-388-5570 menu option 3.

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

Minimum Development Standards (MDS) Review	\$1,236.56
Building Permit	E-mail building@bendoregon.gov for estimate (Note: fee estimate includes SDCs)
System Development Charges (SDCs)	
Streets	\$1,977.00
Parks	<u>\$3,586.00</u> \$5,563.00 minimum
Water & Sewer	Varies (only applicable if upgrading size of water/sewer service lines)

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