

Campus Commercial Prototype, C.1

(covers District 1 lot 17, District 2 lots 3 & 4, Potts Court lots 1, 2, 3, 4, 5, 6, Phase 10 lot 507 and Phase 23 lot 8; these lots may also be designed under the T.2 Prototype)

This building prototype is intended for larger commercial lots or a combination of adjacent, smaller, commercial lots with multiple buildings in a campus setting to accommodate more parking in a suburban setting. Architectural style of the buildings should be similar or complementary to enhance the campus setting. Individual buildings are typically less than 20,000 square feet in size and can be one or multiple story abutting a common/shared parking lot. Buildings shall abut a street, but main building entries will typically address the interior parking lot. Parking is allowed on the sides of buildings, although the preferred location for parking is at the interior of the lot.

Building Height: Building heights restricted to heights noted under the CL and ME zones of the Bend Development Code.

Lot Size: Varies.

Lot Coverage: No maximum.

Setbacks: CL and ME zones setbacks as noted in the Bend Development Code. CL setbacks are 10' minimum front, no minimum rear or side yard setbacks. Front setback may be increased to encourage public spaces between sidewalks and the building entrances. ME setbacks are 0' minimum front, no minimum rear or side yard setbacks, unless abutting a residential zone, then 10' side and/or rear setback is required.

Parking: Parking shall be located in the interior of the site. Exceptions to allow parking at the side of the building shall be conditional based on case by case review by the ARC. The ARC may require additional architectural and landscaping enhancements related to side yard parking layouts. On street parking is permitted on collector and local streets adjacent to lot.

Landscaping & Exterior Lighting: See Commercial Rules & Design Guidelines.

Signage (C.1 Signage to be incorporated into the NWX Signage Guidelines): A Site Campus sign identifying the campus name is allowed and may be incorporated into a masonry site wall, or a separate monument type sign. Site Campus lettering and any logo is limited to 24 square feet on a masonry site wall. A monument type site campus sign is limited to 24 square feet, exclusive of the monument base that shall be no taller than 12". The maximum height of the monument site campus sign shall be 6 feet, exclusive of the base. Larger monument campus signage may be allowed on a case by case basis at the discretion of the ARC. Both masonry site wall signage or monument campus signage are subject to ARC review and approval.

Campus Directory signs are considered wayfinding signage and are allowed provided they are installed adjacent to the primary driveway entries to the site (must meet city of Bend clear vision requirements) and are limited to 24 square feet total in size allocated between the number of driveways with Campus Directory signs on the campus but must be consistent. Campus Directory signage size limitation does not include the sign base which shall no taller than 12". Directory lettering is limited to 4" maximum, and all lettering shall be the same font, color and size; no logos allowed on Campus Directory signs. Campus Directory signs are subject to ARC review and approval.

Building tenant wall signage: Tenant wall signage can be up to 10 square feet in size on the parking lot side of the building and located adjacent to the tenant's primary entry. In addition, a tenant wall sign up to 10 square feet is allowed on the street side of the building provided the tenant occupies at least 25% of the leasable building space.

Street side tenant wall signage across from or adjacent to residential properties shall not be illuminated. Tenant wall signage must be located on an exterior wall of the tenant's occupied space. Exceptions for retail/restaurant street side signage may be granted and will be considered on a case by case basis. In addition to tenant wall signage, a tenant may have one street level storefront window or glass door sign up to 4 square feet. Window signs are only allowed on a ground floor window or door. All interior signage visible from the exterior of the building, including neon signs, shall be submitted for approval by the ARC.

Each building may have one directory sign immediately adjacent to the main entry of the building. Building directory signs are limited to 12 square feet in size and the design shall integrate with the color and materials of the building. Larger directory signs may be allowed on a case by case basis at the sole discretion of the ARC.

Site Campus, Campus Directory and Tenant Wall signage may be illuminated; however, no internally illuminated signs are allowed.

Building Identification signage is limited to building address numbering. Numbering size and location must comply with Fire Department specifications and is subject to ARC review and approval. No other building identification signage is allowed.

Base Zone: Commercial Limited (CL), Mixed Employment (ME)

Overlay District: Commercial Mixed Employment Overlay District