



**REGULAR MEETING OF THE
NORTH BEND PLANNING COMMISSION**

**Thursday, October 22, 2020, 7:00-9:00 PM
Online Meeting**

The meeting is an online meeting via Microsoft Teams. Click the following link to join the meeting, or dial in via telephone via the number below:

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Conference ID: 614 985 025#

AGENDA

- 1) 7:00 Call to order and roll call**
- 2) 7:01 Opportunity for public comment on non-agenda items (3 minutes per person)**
- 3) 7:04 Approval of Agenda (no items this meeting for Consent Agenda)**
- 4) 7:04 Approval of Minutes of October 8, 2020 Planning Commission Meeting**
- 5) 7:40 Introduction – Amendments to NBMC 18.11 Cottage Residential, to convert it into a Medium Density Residential Zone (Mike McCarty)**
 - a) Seeking recommendation on areas of North Bend Zoning Map to include within the Medium Density Residential Zone and notify property owners**
 - b) Planning Commission deliberation on draft amendments to NBMC 18.11**
- 6) Adjournment by 9:00 unless otherwise approved by Commission**

Upcoming Agenda Items for November 12 meeting:

- Public Hearing – Amendments to NBMC 18.11 and North Bend Zoning Map to establish Medium Density Residential Zone (Mike McCarty)
- Introduction – Form Based Code in the Downtown Commercial Zone (Jesse Reynolds)

Agenda & Package distribution by hard copy: Planning Commission, City Hall Front Desk.

Agenda & Package distribution by e-mail: Mayor, Council, Planning Commission, Administrator, City Clerk, City Attorney, CED Director, other relevant staff.

Agenda and packet are also available to the general public from Notify Me via the City's website.



GUIDELINES FOR CITIZEN PARTICIPATION At Planning Commission Meetings

Citizen Participation and Contribution. Citizens are welcome and encouraged to attend all Planning Commission meetings and are encouraged to participate and contribute to the deliberations of the Commission. Recognition of a speaker by the Planning Commission Chair is a prerequisite to speaking and is necessary for an orderly and effective meeting. It will be expected that all speakers will deliver their comments in a courteous and efficient manner. At anytime during the meeting anyone making out-of-order comments or acting in an unruly manner will be subject to removal from the meeting.

Right to Speak at Public Hearing. Any person has the right to speak at any Public Hearing on the item on the agenda after the staff report and any clarifying questions of the Planning Commission, but before the Planning Commission has discussed the item and action is taken. Speakers are requested to supply their contact information requested on the sign-in sheet to assist the Clerk with the Minutes.

Manner of Addressing Planning Commission. Each person desiring to address the Planning Commission shall stand, state his/her name and address for the record, and unless further time is granted by a majority of the Planning Commission, must limit his/her remarks to three (3) minutes. All remarks shall be addressed to the Chair of the Planning Commission and not to any member individually. All speakers shall be courteous and shall not engage in, discuss or comment on personalities or indulge in derogatory remarks or insinuations.

Spokesperson for Group of Persons. In order to expedite matters and to avoid repetitious presentations, delay or interruption of the orderly business of the Planning Commission, whenever any group of persons wishes to address the Planning Commission on the same subject matter, it shall be proper for the Chair of the Planning Commission to request that a spokesperson be chosen by the group to address the Planning Commission.

Items Not on the Agenda (Citizen's Comments). The Chair of the Planning Commission will provide an opportunity for Citizens to speak on any subject that is not part of the Planning Commission Agenda for that night's meeting. Each person desiring to address an item that is not on the Planning Commission Agenda shall stand, state his/her name and address for the record, state the subject he/she wishes to discuss, if he/she is representing a group or organization the name should be stated, and unless further time is granted by a majority of the Planning Commission, must limit his/her remarks to three (3) minutes. Speakers are requested to supply the contact information requested on the sign-in sheet to assist the Clerk with the Minutes.

NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, October 8, 2020 at 7:00 PM
- Online Meeting -

Please Note: A complete audio recording of this meeting is available on the City of North Bend website, www.northbendwa.gov, under: Government - Boards & Commissions - Planning Commission - Meeting Audio

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Planning Commissioners present: Judy Bilanko, James Boevers, Heather Bush, Scott Greenberg, Olivia Moe, Suzan Torguson, and Gary Towe (Chair). City Staff Present: Mike McCarty, Senior Planner; Jesse Reynolds, Economic Development Manager; and Rebecca Deming, Community & Economic Development Director.

AGENDA ITEM #2: Opportunity for Public Comment

Chair Towe asked if anyone online in attendance would like to comment on any subject. No one so spoke.

AGENDA ITEM #3: Approval of Agenda (no items this meeting for Consent Agenda)

The Agenda for tonight's meeting was Approved.

AGENDA ITEM #4: Approval September 24, 2020 Planning Commission Meeting Minutes

The Minutes from the September 24, 2020 Planning Commission were approved.

AGENDA ITEM #5: Development Agreement with Puget Western, Inc. to allow septic system for Mario Site Light Industrial Development, subject to participation in Utility Local Improvement District to provide sewer service to area and connection to sewer once available (Jesse Reynolds)

a) Staff Introduction

Economic Development Manager Jesse Reynolds introduced Commissioners to this Development Agreement.

b) Planning Commission deliberation and recommendation

Commissioner Torguson made a Motion to Approve the Development Agreement as written. Commissioner Moe seconded the Motion.

There was discussion between the Commissioners on this Agenda Item.

The vote was 6-1 (Greenberg) to Approve the Development Agreement as written. The Motion was Approved.

AGENDA ITEM #6: Introduction – Missing Middle Housing, Medium Density Residential Zone, and Form Based Code (presentation only)

Mr. Reynolds introduced to the Commissioners the grant available for this Agenda Item.

Senior Planner Mike McCarty introduced to the Commissioners Medium Density Residential typologies.

There was discussion, including questions asked and answers given, between the Commissioners and city staff on the proposed Medium Density Residential Zone. The Commission requested giving each area under consideration a number (example: Area 1, Area 2, Area 3).

AGENDA ITEM #7: Adjournment by 9:00 PM unless otherwise approved by Commission

The meeting was adjourned at 8:28 PM.

1 **Upcoming Agenda Items for October 8th Meeting:**

- 2 • **Introduction – Amendments to NBMC 18.11 to establish Medium Density Residential Zone**
3 **(Mike McCarty)**

4
5 The next Planning Commission meeting will be October 22, 2020 and will be held online.

6
7 ATTEST:

8
9 _____
10 Gary Towe, Chair

Mike McCarty, City of North Bend

DATE: October 15, 2020
TO: Planning Commission
FROM: North Bend Planners
SUBJECT: Medium Density Residential Zone Areas, and proposed amendments to NBMC 18.10 and 18.11

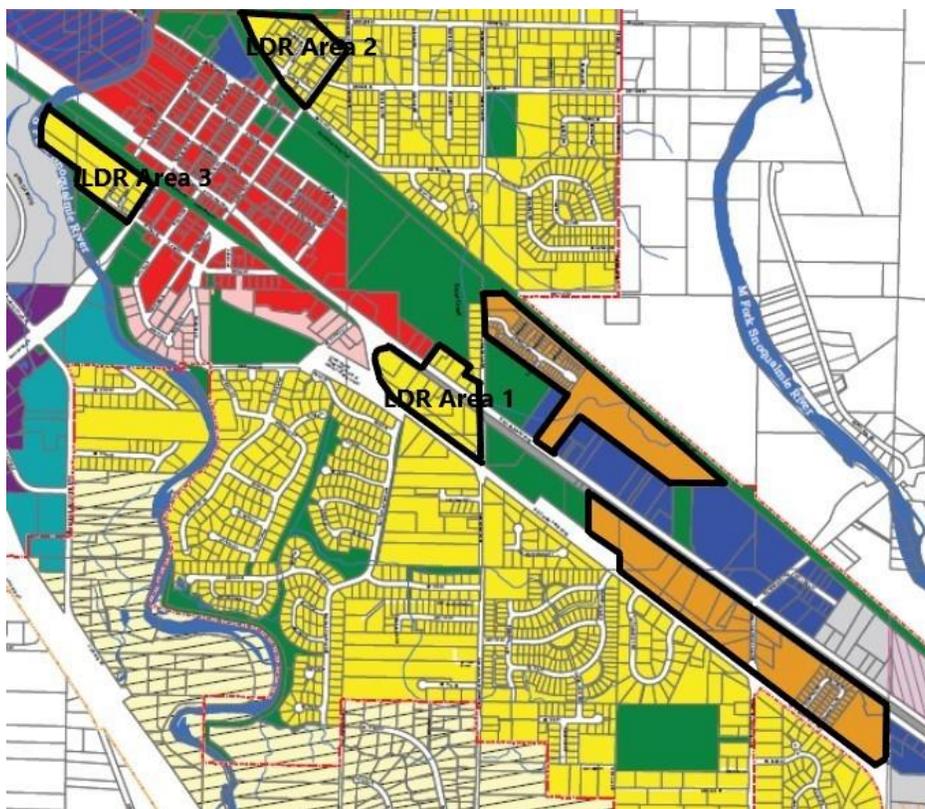
Planning Commission,

At your upcoming October 22 meeting, staff will be seeking your recommendation on areas to include with the Medium Density Residential Zone, and to begin your review of the draft MDR regulations.

1. AREAS TO INCLUDE IN MDR:

Consistent with the grant the City has received from the Department of Commerce, staff recommend amending the Cottage Residential Zone into the new Medium Density Residential (MDR) Zone.

In addition, at your last meeting, you discussed additional areas around the Downtown Commercial Zone that are currently zoned Low Density Residential (LDR) that may make sense to rezone into MDR. The City Council's initial feedback to staff was that they didn't want to include other areas, but in your initial discussion at your October 8 meeting, you indicated that you wanted to explore this further, given the proximity of these areas to the downtown. Those areas are again provided below. (Existing Cottage Residential Zone converting to MDR is shown in orange, LDR areas shown in yellow).



Community and Economic Development Department
920 SE Cedar Falls Way, North Bend, WA 98045
Tel: 425.888.5633 / Fax: 425.888.5636

The aerial photos of LDR areas 1-3 are shown below, and help to depict the current land use patterns within these areas.

1. **LDR Area 1.** LDR zone properties fronting to E. North Bend Way between the entrance to Torguson Park and Thrasher Ave. NE, and between E. North Bend Way, Maloney Grove Ave. SE, and SE Cedar Falls Way.



2. **LDR Area 2.** The LDR Zone just north of downtown, bounded by the Snoqualmie Valley Trail to the south and west, Ballarat Ave. N. to the east, and City property known as the "Tollgate Forest" to the north.



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3. **LDR Area 3.** The LDR zone immediately west of the downtown, across Bendigo Boulevard from Bartells



I need your recommendation on whether to include these areas in the area being consider for MDR, in order to notify property owners accordingly of the potential for amendments to the City's zoning map and land use regulations. We plan to hold a public hearing at the November 12 Planning Commission meeting, and need to notify these owners appropriately ahead of that hearing.

Because these areas are currently LDR, a smaller transition to MDR could be to limit density within them to 6 units per acre, allowing the different typologies, but not creating a significant increase in development capacity over what they currently allow, keeping in mind Council's concern about community response to growth. In addition to the standard MDR zone (proposed for the same 10 du/acre as the existing CR zone), the draft regulations propose an MDR-6 Zone (which could include the selected LDR areas, as well as the properties within the existing CR zone that front to Stilson Ave., described further under NBMC 18.11.070(B).

2. DRAFT MEDIUM DENSITY RESIDENTIAL ZONE REGULATIONS, VIA AMENDMENTS TO EXISTING NBMC 18.10 and 18.11

The initial draft of the amendments is attached for your review. The overall intent within the existing Cottage Residential Zone is to convert this area into the MDR zone, keeping the allowed density at 10 units per acre consistent with Council's initial feedback and concerns about community response to additional growth, but allowing for a greater variety and a required mix of building typologies. To this effect, standards have been prepared, following guidance for various typologies from the Missing Middle Housing website. Illustrations were shared more fully at your October 8 meeting, but can be viewed again at www.missingmiddlehousing.com.

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Of note, NBMC 18.11 and NBMC 18.10.020 represent the primary amendments to establish the MDR Zone. Amendments to multiple other code sections will need to accompany these amendments to change references from CR to MDR. Those are not yet available but will be prepared with your next Planning Commission packet for your November 12 meeting, together with the formal staff report to the Planning Commission on the amendments.

Control on Tenure

At your last meeting, you expressed interest in a provision that would require that developments include a minimum percentage of owner-occupied units and/or limit conversion of units to rental housing to preserve more options on the market for buyers looking for medium-density residential housing. This could be achieved through a deed restriction requiring that a certain number of units within a development (perhaps for developments over a certain size) to be owner-occupied for a specified minimum timeframe.

Of related note, an older version of the City's cottage regulations required cottage developments be built as fee-simple (owner-occupied) projects, prior to the adoption of the Cottage Regulations currently in effect. At the time of the last amendments to the Cottage Regulations, the direction was to move away from controls on tenure, leaving that to the market rather than the City becoming involved. We will seek your discussion and direction on this at the meeting.

We look forward to your discussion and direction on these items on October 22.

Sincerely,
Mike McCarty
Senior Planner

NBMC 18.18.010 shall be amended as follows:

18.10.010 Zoning districts – Established.19

There are hereby established the following zoning districts. Zoning district locations are delineated on the official zoning map.

District:	Abbreviation:
Constrained Low-Density Residential	(CLDR)
Low-Density Residential	(LDR)
High-Density Residential	(HDR)
Cottage-Medium Density Residential	(CRMDR)
Neighborhood Business	(NB)
Downtown Commercial	(DC)
Interchange Commercial	(IC)
Interchange Mixed Use	(IMU)
Employment Park-1	(EP-1)
Employment Park-2	(EP-2)
Parks, Open Space and Public Facilities	(POSPF)

NBMC 18.18.020 shall be amended as follows:

18.10.020 Zoning districts – Purposes.

In addition to general purposes of the zoning title outlined in NBMC 18.02.020, zoning districts have the following respective purposes in subsections A, B, C, D, E, and F of this section. NBMC 18.10.025(B) describes overlay districts that apply to specific areas.

A. Purposes – LDR and CLDR Districts.

1. Provide for neighborhoods of predominately single-family structures at a gross density of four dwelling units per acre for LDR, with an allowance for cottage housing developments within the LDR of up to eight units per acre under limited circumstances subject to the provisions of Chapter 18.11 NBMC, Cottage Residential, and single-family structures of up to two dwelling units per acre for CLDR, as designated on the zoning map;
2. The CLDR district is recognized for having larger lots or development constraints, such as frequently flooded areas, geologically hazardous areas, river and stream corridors, channel migration areas, wetlands, and native wildlife and fish habitat. Density in this zone shall not exceed two dwelling units per gross acre. Furthermore, large estate size lots, in excess of 18,000 square feet minimum lot size is the intent within the CLDR district;
3. Accommodate other uses compatible with single-family residences and other types of innovative styles of residential units including accessory dwelling units and cottage housing developments under limited circumstances within the LDR district subject to the provisions of Chapter 18.11 NBMC, Cottage Residential;
4. Maintain the integrity and character of existing neighborhood areas, including requiring that all units be held in fee simple ownership status;
5. Create attractive and satisfying neighborhood environments for family life;
6. Ensure that adequate sewer, water, and other utilities and services are provided;

7. Provide for public amenities such as passive and active recreation areas, open space, and trails and promote the opportunity for area-wide coordination and continuity of pedestrian, bicycle, and greenbelt corridors;
8. Assure development gives due consideration to existing development or that which can be reasonably anticipated on adjacent lands, with respect to common infrastructure requirements and compatibility of uses;
9. Promote a traditional neighborhood development pattern and scale which serves to maintain and enhance existing small-city character and pedestrian orientation; and
10. Implement provisions of the comprehensive plan, including the vision plan, related to residential areas.

B. Purposes – HDR District.

1. Provide for neighborhoods and/or areas of predominantly multifamily structures, but with a mix of housing types including affordable housing units;
2. Accommodate other uses compatible with multifamily residences;
3. Create attractive and satisfying environments for family and household life;
4. Ensure that adequate sewer, water, and other utilities and services are provided;
5. Provide for public amenities such as passive and active recreation areas, open space, and trails, and promote the opportunity for area-wide coordination and continuity of pedestrian, bicycle, and greenbelt corridors;
6. Assure development which gives due consideration to existing development or that which can be reasonably anticipated on adjacent lands, with respect to common infrastructure requirements and compatibility of uses;
7. Promote a traditional neighborhood development pattern and scale which serves to maintain and enhance existing small-city character and pedestrian orientation;
8. Implement provisions of the comprehensive plan, including the vision plan, related to residential development.

C. Purpose – ~~Cottage Medium Density Residential Districts (CRMDR)~~.

1. Encourage a diverse mix of attached and detached housing, including buildings with multiple units compatible in scale and form with detached single-family homes, pursuant to the provisions of Chapter 18.11 NBMC, Medium Density Residential, innovative housing types of predominantly single-family smaller detached housing (i.e., cottage housing), with a limited number of two-unit homes, carriage units, and standard single-family homes pursuant to the provisions of Chapter 18.11 NBMC, Cottage Residential;
2. Allow smaller lot sizes and increased densities ~~from six to 10 DU/acre gross~~ as follows to create greater economic choices for homebuyers in North Bend;
 - a. Within the MDR-10 District, allow for gross densities between 6-10 DU/acre.
 - b. Within the MDR-6 District, allow for gross densities between 4-6 DU/acre.
3. Accommodate other uses compatible with residential life;
4. Create attractive and satisfying environments for family and household life;
5. Ensure that adequate sewer, water, and other utilities and services are provided;
6. Provide for public amenities such as passive and active recreation areas, open space, and trails, and promote the opportunity for area-wide coordination and continuity of pedestrian, bicycle, and greenbelt corridors;

7. Assure development which gives due consideration to existing development or that which can reasonably be anticipated on adjacent lands, with respect to common infrastructure requirements and compatibility of uses;
8. Promote a traditional ~~cottage~~-neighborhood development pattern centered around common open spaces, and a scale which serves to maintain and enhance existing small-city character and pedestrian orientation;
9. Implement provisions of the comprehensive plan, including the vision plan, related to residential development.

NBMC 18.18.010 shall be amended as follows:**Chapter 18.11****MEDIUM DENSITY RESIDENTIAL DEVELOPMENT**

Sections:

- 18.11.010 User guide.
- 18.11.020 Standards, intent, and voluntary provisions.
- 18.11.030 Housing types defined.
- 18.11.040 Parameters for cottages, carriage units and two-unit homes.
- 18.11.050 Cottage housing design standards and guidelines.
- 18.11.055 Parameters for other Medium Density Residential Typologies
- 18.11.060 Low-density residential and standard single-family when mixed within MDR zone.
- 18.11.070 Medium Density Residential zone-wide design parameters.

18.11.010 User guide.

This chapter provides standards when developing medium-density residential housing typologies, including small apartment buildings, bungalow courts, small townhouses, live work, cottages, carriage units, and two-unit and three-unit homes in zones where said uses are allowed. This chapter also provides provisions regulating the development of low-density residential single-family within the Medium Density Residential zone, resulting in a mix of housing choices and densities within said zone.

18.11.020 Standards, intent, and voluntary provisions.

For properties located within the Medium Density Residential (MDR) zone, the provisions of this chapter are required and mandated. For properties located within the downtown commercial (DC) zone and the low-density residential (LDR) zone, certain provisions of this chapter are available as alternatives to the development of typical detached single-family homes, subject to the limitations in this chapter. In the event of a conflict between the standards in this chapter and the standards in other chapters of the North Bend Municipal Code (NBMC), the standards in this chapter shall control. These standards are intended to address the changing composition of households, and the need for smaller, and more diverse housing choices. Providing for a variety of housing types also encourages innovation and diversity in housing design and site development, while ensuring compatibility with surrounding single-family residential development.

18.11.030 Housing types defined.

The following definitions apply to the housing types allowed through the provisions in this chapter:

- A. “Bungalow court apartment” means a single-story or one and one-half story multifamily building with units clustered around a common green that fronts to a public street.
- B. “Cottage” means a detached, single-family dwelling unit containing 1,500 square feet or less.
- C. “Carriage unit” means a single-family dwelling unit, not to exceed 800 square feet in gross floor area, located above a garage structure in a cottage or other mixed-typology housing development.
- D. “Live-work townhouse” means a townhouse that incorporates a ground-floor office space which has an independent exterior entrance, but which is internally connected with the townhouse, and which is intended for the exclusive use of the owner or tenant of the dwelling for his or her personal business or work space.
- E. “Small apartment building” means a multifamily structure containing up to 4 dwelling units.
- F. “Small townhouse building” means a building containing up to 4 townhouses in a row, and individual units no greater than 1,500 square feet in size.
- G. “Standard single-family home” means a detached, single-family dwelling unit containing 1,501 square feet or more.

H. “Two-unit home” means a form of a duplex containing two dwelling units, designed to look like a detached single-family home, which does not exceed 2,000 square feet total for both units, excluding garage space.

I. “Three-unit home” means a form of a triplex containing three dwelling units, designed to look like a detached single-family home, which does not exceed 3,000 square feet for all three units, excluding garage space.

18.11.035 Medium Density Residential Zone Density Requirements.

A. Within the Medium Density Residential Zone, allowed density for proposed development shall be permitted as follows:

- 1. Within the MDR-10 area identified on the City’s zoning map, gross density shall not exceed 10 units per acre and shall not be less than 6 units per acre.
- 2. Within the MDR-6 area identified on the City’s zoning map, gross density shall not exceed 6 units per acre.

18.11.040 Parameters for cottages .

The following parameters apply to cottages .

A. Density and Floor Area Ratio (FAR).

- 1. Cottage Development. Cottage developments shall not exceed 10 dwelling units per acre (DU/acre) for cottages, carriage units, and two-unit homes. On parcels zoned LDR, the maximum density for cottage clusters shall not exceed eight DU/acre. Density within the MDR Zone shall be as provided in 18.11.035 as a part of the development as a whole.
- 3. FAR shall not exceed 0.35.

B. Maximum Structure Size.

A minimum of 75 percent of the units shall be 1,200 square feet or less. Twenty-five percent of the units may be 1,500 square feet or less. An applicant may have an additional eight percent (up to 33 percent) of units sized larger than 1,200 square feet and up to 1,500 square feet, by providing one unit sized 900 square feet or smaller for every one unit larger than 1,200 square feet for all units in excess of the standard limitation of 25 percent of the units at 1,500 square feet or less.

C. Garages. A cottage may include a single attached garage, not to exceed an additional 300 square feet. Attached garages shall be located to the rear of cottages.

D. Cottage Development Size and Mix.

1. Maximum Development Size.



a. Within the cottage residential zone or downtown commercial zone, a cottage development shall not exceed 24 dwelling units (split among two or more clusters), except as may be exceeded with separation pursuant to subsection (E)(3) of this section.

b. Within the LDR zone, a cottage development shall not exceed 12 dwelling units.

2. Single-Story Cottage Mix. Each cluster of 12 dwelling units must provide at least one single-story cottage.

3. Not more than one two-unit structure and one carriage unit may be allowed within each cluster of 12 dwelling units.

E. Cottage Cluster Location, Size and Separation.

1. Cottage clusters are allowed in the following locations:

a. Within the MDR zone;



- b. Within the DC zone;
- c. Within LDR zone in a three-quarter-mile radius from the intersection of Ballarat Avenue N and E. North Bend Way, as depicted in NBMC 18.11.040 Figure A. A minimum of 50 percent of a parcel must be within the three-quarter-mile radius to allow for a cottage cluster, except as authorized under subsection (E)(1)(d) of this section; and
- d. Within the LDR zone where outside of the three-quarter-mile radius depicted in NBMC 18.11.040 Figure A, through a conditional use permit or development agreement.

NBMC 18.11.040 Figure A



2. Cluster Size.

- a. Minimum units per cluster: A cluster (group of cottages that share a common green) must contain a minimum of four cottages when developed within the cottage residential zone or low-density residential zone.
- b. Maximum units per cluster: 12 units.
- c. Maximum number of clusters per cottage development: No more than two cottage clusters of up to 12 units per cluster each may be located within a cottage development of up to 24 units. Deviation from the two-cluster limit may be authorized from the community and economic development director for cottage developments containing clusters orienting to public trail corridors and/or clusters within cottage developments sharing an enlarged common green under subsection (E)(3)(a)(ii) of this section.

3. Cottage Development Separation. Each cottage development of up to 24 units shall be separated from another cottage development of up to 24 units by one or more of the following methods:



a. Within the MDR zone:

- i. A 35-foot average buffer, with a minimum width of not less than 25 feet, containing preserved significant trees and native vegetation. If the existing vegetation does not contain significant trees, the buffer area shall be revegetated to achieve a Type 2 buffer; and/or
- ii. An enlarged common green extending across the property a minimum of 50 feet in width to which cottages in clusters from different cottage developments (of up to 24 units each) may front and share, as an equivalent separation to that which the buffer under subsection (E)(3)(a)(i) of this section would provide for. The common green shall retain existing significant trees and shall provide for areas of lawn and Type 3 landscaping; and/or
- iii. Other medium density residential typologies as provided under NBMC 18.11.055; and/or
- iv. Standard single-family homes as provided under NBMC 18.11.060..

b. Within the LDR or DC zones, any cottage development shall be separated from another by not less than 500 feet, as measured by the shortest distance.

F. Minimum Lot Size for Cottage Projects. Beyond density restrictions, there is no required minimum lot size for cottage lots created pursuant to this chapter. (The number of allowed units on the subject property is determined by the density provisions of these standards.) When a project includes a mix of single-family residential homes, cottages, and two-unit homes, or any combination thereof, this provision only applies to the cottage portion of the development.

G. Cottage Parking Requirements.

1. Units under 700 square feet must include one space per unit.
2. Units between 700 and 1,000 square feet must include one and one-half spaces per unit. If the required number of parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.
3. Units over 1,000 square feet must include two spaces per unit.
4. All unit parking must be provided on the subject property. No credit shall be provided for adjacent on-street parking.
5. Guest Parking. In addition to the parking required for the units, additional guest parking shall be required equivalent to a minimum of 10 percent of the total number of required per-unit parking spaces. This guest parking shall be located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next highest whole number.

H. Minimum Required Building Setbacks (from Exterior Property Lines of Cottage Development).

1. Front: 20 feet;
2. Other: 10 feet; and
3. Abutting property zoned LDR: 25 feet, including a 10-foot Type 2 landscape buffer per the requirements of Chapter 18.18 NBMC.

I. Minimum required building separation: 10 feet.

J. Maximum lot coverage including all impervious surfaces: 50 percent. Lot coverage is calculated using the entire development site.

K. Maximum height: 25 feet to the peak of the roof, measured from average base elevation, for homes with a roof slope of 6:12 or greater for all parts of the roof higher than 18 feet, excluding dormers. Otherwise, the maximum height shall be 18 feet to the peak of the roof measured from average base elevation including one-story cottages. Within the floodplain, height may be measured based on the base flood elevation per the flood insurance rate map in effect at the time of application submission.

L. Common Open Space. A minimum of 436 square feet of common open space per unit is required. The common open space shall be in one contiguous and usable piece with a minimum dimension of 20 feet on all sides. See NBMC 18.11.050 for additional provisions. If a community building is included, the area of the community building may be counted toward the common open space requirement.

M. Private Yard Space. Each dwelling unit, except for a carriage unit, shall contain private front and rear yard space. No dimension of a private front or rear yard space shall be less than nine feet.

N. Accessory dwelling units are not permitted as part of a cottage development.

O. Remodel Size Limitation. Within permitted cottage housing developments, any future remodels to a cottage, two-unit home, or carriage dwelling unit shall not result in the dwelling unit exceeding the size limitations for said structure established per subsection B of this section, with cottages allowed up to 1,500 square feet in size. For standalone cottages built on a single lot outside of cottage housing developments, applicants modifying a cottage dwelling to increase its size beyond 1,500 square feet shall pay the difference in impact fees due between a cottage dwelling and standard single-family residential dwelling at the rate in effect per the taxes, rates and fees schedule at the time of building permit issuance.

P. Community buildings and community space are encouraged in cottage developments, particularly for cottage developments of 12 or more units. If provided, community buildings or space shall be clearly incidental in use and size to the dwelling units and shall meet the following:

1. Building height for community buildings shall be no greater than one story.
2. Community buildings must be located on the same site as the cottage housing development, and be commonly owned by the residents.

18.11.050 Cottage housing design standards and guidelines.

Cottages and cottage housing developments shall meet the following design standards:

A. Applicable Provisions of Chapter 18.34 NBMC, Design Standards and Guidelines. Cottages and carriage units shall comply with NBMC 18.34.050(A) through (E), in addition to the standards in this chapter. Cottages and carriage units shall not be subject to NBMC 18.34.050(F) through (H).

B. Orientation of Dwelling Units. Dwellings within a cottage housing development should be oriented to promote a sense of community, both within the development, and with respect to the larger community, outside of the cottage project. A cottage development should not be designed to “turn its back” on the public street.

1. Where feasible, each dwelling unit that abuts a common open space shall have a primary entry and/or covered porch oriented to the common open space.
2. Each dwelling unit abutting a public right-of-way (not including alleys) shall have an inviting facade, such as a primary or secondary entrance or porch, oriented to the public right-of-way. For any lot or dwelling unit abutting more than one public right-of-way, NBMC 17.08.105, Lot layout and design, shall apply.
3. All sides of a cottage within a cottage cluster must be architecturally treated with details similar to the front of the dwelling so as to present an attractive face to all surrounding neighborhoods, including details such as window trim, wall articulation, and/or covered patios.

C. Shared Detached Garages, Carports, and Surface Parking Design. Parking areas should be located so their visual presence is minimized, and associated noise or other impacts do not intrude into public spaces. These areas should also maintain the single-family character along public streets.

1. Shared detached garage structures may not exceed four garage doors per building, and a total of 1,200 square feet.
2. For shared detached garages or carports, the design of the structure must be similar and compatible to that of the dwelling units within the development.
3. Shared detached garage structures, carports, and surface parking areas must be screened from public streets and adjacent residential uses by landscaping or architectural screening.
4. The covenants, conditions, and restrictions of the homeowners' association of the cottage housing development, or rental contract provisions in the case of rental units, shall require that garages be reserved for the parking of vehicles owned by the residents of the development, and shall prohibit the storage of such quantity of items within garages as to preclude the parking of vehicles.
5. Surface parking areas may not be located in clusters of more than six spaces. Clusters must be separated by a distance of at least 10 feet and planted with Type 2 landscaping.

18.11.055 Parameters for other medium density residential typologies**A. Bungalow Court Apartments**

1. Bulk and dimensional requirements:

- a. Minimum lot size: NA ,subject to setbacks.
- b. Maximum building footprint: NA
- c. Maximum unit size: 1,200 square feet
- d. Maximum unit count: 10
- e. Maximum building height (as measured per NBMC 18.06.030): 20'
- f. Setbacks: Minimum 10' front, 10' side, 15' rear (no rear setback required at alleys)

2. Design requirements:

- a. Central courtyard: Must meet the standards for Cottage open space per NBMC 18.11.050(B) and 18.11.050(C).
- b. Parking and/or garages: Located to the side or rear of the building only. Garages must meet the criteria in NBMC 18.11.050(D).
- c. Must meet multifamily design standards in NBMC 18.34.060.

B. Small Apartment Buildings

1. Bulk and dimensional requirements:

- a. Minimum lot size: 7,500 square feet
- b. Maximum building size (all units together): 5,000 square feet
- c. Maximum unit size: 1,200 square feet.
- d. Maximum building height (as measured per NBMC 18.06.030): 35'
- e. Maximum building width along street frontage: 55'
- f. Setbacks: Minimum 10' front, 15 combined side (5 minimum one side), 20' rear (no rear setback required at alleys)

2. Design Requirements:

- a. Building must either:
 - i. Be designed to appear as a conventional single-family home, and meet the single-family residential design standards NBMC 18.34.050; or
 - ii. Be designed as a unified multifamily building, consistent with the multifamily design standards in NBMC 18.34.060.
- b. Parking/garages shall be located to the rear of the building only. Garages must meet the criteria in NBMC 18.11.050(D).



C. Small Townhouse Buildings and Live Work Units

1. Bulk and dimensional requirements:



- a. Minimum lot size: NA, subject to setbacks.
- b. Maximum building footprint: NA
- c. Maximum unit size: 1,500 square feet
- d. Maximum building width: 30 feet
- e. Maximum unit count: 4 in a row.
- f. Maximum building height (as measured per NBMC 18.06.030): 35'
- g. Setbacks: Minimum 5' front, 10' side (building ends), 15' rear (no rear setback required at alleys)

2. Design requirements: Must meet multifamily design standards per NBMC 18.34.060.

D. Two and Three Unit Homes (Duplexes and Triplexes)

1. Bulk and dimensional requirements:

- a. Minimum lot size: NA, subject to setbacks.
- b. Maximum building footprint: 2,000 square feet for two-unit homes, 3,000 square feet for three-unit homes
- c. Maximum unit size: 1,200 square feet
- d. Maximum building width 55' for duplex and 65' for triplex
- e. Maximum building height (as measured per NBMC 18.06.030): 35'
- f. Setbacks: Minimum 5' front, 10' side (building ends), 15' rear (no rear setback required at alleys)

2. Design requirements:

- a. Shall be reviewed as one structure and shall be designed to appear as a conventional single-family home subject to the single-family residential design standards NBMC 18.34.050.
- b. On corner lots, porches and elements of the front of the home shall wrap to the façade facing the side street. To the extent possible, entrances to different units shall be located on different facades.

E. Carriage Units

Carriage units may be developed together with cottages or other Medium Density Residential housing typologies as a way to provide additional small housing units above required parking.

1. Bulk and dimensional requirements:

- a. Located only above parking that is required for both the carriage unit and other units within the development.
- b. Maximum unit size: 800 square feet
- c. Maximum unit count: 1 per associated building or development that requires parking.



d. Maximum building height (as measured per NBMC 18.06.030): 35'

e. Setbacks: Rear-yard only, 5' side (building ends), no rear setback required at alleys.

2. Design requirements: The design of the carriage unit and the associated garage that it is developed above shall be similar and compatible to that of the dwelling unit(s) with which it is associated.

18.11.060 Low-density residential and standard single-family when mixed within MDR zone.

A. To allow for a mix of housing choices and design for developments containing greater than four acres, up to 20 percent of the units may consist of standard single-family homes located to separate the cottage clusters and other medium density residential typologies, subject to the following provisions:

1. Lots shall have a minimum lot size of 8,000 square feet;
3. Height shall not exceed 35 feet, as measured per Chapter 18.06 NBMC;
4. Lot coverage shall not exceed 50 percent;
5. Standard single-family homes and lots shall comply with the North Bend Municipal Code low-density residential zone bulk and dimensional requirements per NBMC 18.10.040 and performance standards per NBMC 18.10.050 unless otherwise provided in this chapter;
6. Twenty percent of the single-family units shall be one story;
7. To preserve the significant trees and retain the existing rural character along Stilson Avenue, front yard setbacks shall be not less than 30 feet; and
8. Driveways and access points along Stilson Avenue shall be limited to four per side of road. Shared driveways are highly encouraged.

18.11.070 MDR zone-wide design parameters.

A. Mix of Typologies Required for larger developments.

1. For any development containing more than 1 acre, a minimum of two housing types is required, as defined in 18.11.030. No more than 2/3 of the total number of units may be of the same housing type. No more than two of the same typologies may be adjacent to one another.
2. For any development containing more than 3 acres, a minimum of three housing types is required, as defined in 18.11.030. No more than 1/3 of the total number of units may be of the same housing type. No more than two of the same typologies may be adjacent to one another.
3. When a mix of housing types is required, the different typologies shall be intermixed together to the extent possible rather than segregated to different parts of the development.

B. Stilson Avenue (from North Bend Way to Cedar Falls Avenue). To retain the rural character of this existing street, the following provisions shall apply:

All parcels abutting Stilson Avenue SE shall be developed only with single-family detached homes per NBMC 18.11.060 or for two or three-unit homes designed to look like single-family homes per NBMC 18.11.055(D), with lot sizes and bulk and dimensional standards for each building no less than that established for a single family home in the Low Density Residential zone per NBMC 18.10.040. The parcels abutting Stilson Avenue SE shall not be subject to the limitation of no more than 20 percent single family homes under NBMC 18.11.060.

Existing significant trees located adjacent to the right-of-way, as depicted in 18.11.070 Figure A, shall be retained. The retained trees shall be considered the planter strip and shall be of a width necessary to preserve the trees. The

required sidewalks shall be located behind or meander through the trees. Stormwater improvements shall be provided appropriately to retain trees.

Access locations off Stilson Avenue shall not exceed what currently exists: four per side, unless otherwise unavoidable. Shared driveways are highly encouraged.

18.11.070 Figure A – Stilson Avenue – Rural Character and Significant Trees to Be Retained



C. MDR Zone between Cedar Falls Way and North Bend Way. For any development application within the MDR zone located between Cedar Falls Way and North Bend Way, to the extent possible as applications are submitted independently for individual properties, the development shall provide for access, connectivity, and view corridors consistent with the following provisions:

1. Cedar Falls Way. A maximum of three access points shall be provided and located to line up with the following existing streets to the south:
 - a. Access Point 1: Salish Avenue SE; and
 - b. Access Point 2: La Forest Drive SE; and
 - c. Access Point 3: La Forest Drive SE; and
 - d. The city may approve additional driveways for parcels abutting Cedar Falls Way if necessary when developed independent of a larger consolidated development.
2. Views, Buffered Street Terminus, and Trails. The following standards shall be followed to the extent possible given the size of the development project submittal:
 - a. From Access Point 1 off Cedar Falls Way, a view corridor and view park to Mt. Si shall be provided allowing for views of Mt. Si and a natural treed terminus. This area shall be no less than 1,000 square feet.
 - b. From Access Points 2 and 3 off Cedar Falls Way, a view/buffer terminus providing a vegetated visual appearance when entering the area shall be provided. This area shall be not less than 800 square feet and planted with Type 2 landscaping.

c. A minimum of three north/south eight-foot paved trails shall be provided through the site connecting with the Tanner Trail.

3. Cedar Falls Frontage Improvements. Frontage improvements for development within the Medium Density Residential zone along Cedar Falls Way shall comply with the following provisions:

a. Excess Right-of-Way. A portion of the existing Cedar Falls Way right-of-way (ROW), located on the north side of the road adjacent to the public works site and east to the intersection of Salish Avenue SE across the street, contains excess ROW area and a mature forest. In this ROW area, the existing forest and significant trees shall be retained. An eight-foot meandering multipurpose trail shall be constructed pursuant to the provisions below. Additional trails may be constructed in this area subject to city approval.

b. Cedar Falls Way Buffer. A minimum 35-foot landscape buffer shall be provided along the northern edge of Cedar Falls Way for parcels zoned cottage residential, and this landscape buffer shall be dedicated to the city of North Bend. This 35-foot landscape buffer shall include the following:

i. Existing Sewer Easement. A 15-foot existing sewer easement and sewer line currently exists on the northern edge of Cedar Falls Avenue. This area shall be planted with Type 2 landscaping per Chapter 18.18 NBMC. However, adjustments to said landscaping requirements, to be approved by the city, may be necessary to address planting restrictions over an existing sewer line; and

ii. Twenty-Foot Native Frontage Buffer. In addition to the 15-foot existing sewer easement landscaping described above, a 20-foot buffer shall be provided and dedicated to the city of North Bend. This buffer shall preserve the existing native vegetation, trees and significant trees. Where areas within this 20-foot buffer do not achieve a Type 1 landscape standard, supplemental plantings shall be installed to achieve a Type 1 landscape standard per Chapter 18.18 NBMC.

c. An eight-foot-wide paved trail (per Chapters 17.25 and 19.01 NBMC and the city of North Bend public works standards) shall meander through the 35-foot buffer area preserving significant trees to the maximum extent feasible. This 35-foot buffer and trail are in lieu of the typically required curb/gutter planter strip and sidewalk required on the south side of the road.

D. Burlington Northern Railway Right-of-Way.

1. For development sites located adjacent to the Burlington Northern right-of-way (ROW), the developer may purchase the Burlington Northern ROW and dedicate no less than 40 feet for Tanner Trail and open spaces purposes to the city. Any remaining Burlington Northern ROW area in excess of the minimum 40 feet may be incorporated into the development. If the developer opts for this, the following shall apply:

a. A 15-foot Type 2 landscape buffer shall be provided along the rear property line, owned and maintained by the homeowners' association of the development.

b. The applicant shall construct a trail within the Tanner Trail corridor consistent with the trail standards in Chapter 19.01 NBMC and the city of North Bend public works standards, together with street trees provided consistent with Chapter 19.01 NBMC and the city of North Bend public works standards.

c. The applicant may receive credit for up to 50 percent of the common open space requirement provided in NBMC 18.11.040(M) if the common open space is designed integrally with the Tanner Trail open space such that the two open spaces function as one.

2. In the event the applicant elects to proceed without acquiring the ROW, then the applicant shall provide the following:

a. A 15-foot Type 2 landscape buffer shall be provided along the rear property line along North Bend Way, owned and maintained by the homeowners' association of the development; and

b. The applicant shall construct a trail along this landscape buffer consistent with the trail standards in Chapter 19.01 NBMC and the city of North Bend public works standards.

E. Low Impact Development. The proposed site design shall incorporate the use of low impact development (LID) strategies where feasible to meet stormwater management standards. LID is a set of techniques that mimic natural watershed hydrology by slowing, evaporating/transpiring, and filtering water, which allows water to soak into the ground closer to its source. The design should seek to meet the following objectives:

1. Preservation of natural hydrology;
2. Reduced impervious surfaces;
3. Treatment of stormwater in numerous small, decentralized structures;
4. Use of natural topography for drainageways and storage areas;
5. Preservation of portions of the site in undisturbed, natural conditions; and
6. Reduction of the use of piped systems. Whenever possible, site design should use multifunctional open drainage systems such as vegetated swales or filter strips which also help to fulfill landscaping and open space requirements.

F. Pedestrian Flow through Development. Pedestrian connections should link all buildings to the public right-of-way, common open space, and parking areas. On-site pedestrian walkways shall be a minimum of four feet wide.

G. Required Common Open Space. Common open space shall be provided for any development of five or more dwelling units. Common open space should provide a sense of openness, visual relief, and community for medium density residential developments. The space must be outside of wetlands, streams and their buffers, and developed and maintained to provide for passive and/or active recreational activities for the residents of the development.

1. Size of common open space: For cottages, see NBMC 18.11.040. For other housing typologies within a development, common open space shall be provided as required for multiple family developments per NBMC 17.25.040, in addition to the standards below.
2. Land located between dwelling units and an abutting right-of-way or access easement greater than 21 feet in width may not serve as required common open space, unless the area is reserved as a separate tract, and does not contain pathways leading to individual units or other elements that detract from its appearance and function as a shared space for all residents.
2. Required common open space may be divided into no more than two separate areas per cluster of dwelling units.
3. Common open space shall be located in a central area easily accessible to all dwellings within the development.
4. Fences may not be located within required open space areas. Fences located in the front yard shall not exceed four feet in height and shall be a split rail, picket, or other visually penetrable design unless otherwise approved by the homeowners' association.
5. Landscaping located in common open space areas shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs. To the maximum extent feasible, existing mature trees shall be retained throughout the site.
6. For cottage developments specifically, unless the shape or topography of the site precludes the ability to locate units adjacent to the common open space, the following standards must be met:
 - a. The open space shall be located so that it will be surrounded by cottages or two-unit homes on at least two sides; and

b. At least 75 percent of the units in the development shall abut a common open space. A cottage is considered to abut an area of open space if there is no structure between the unit and the open space.

7. Surface water management facilities shall not be placed within common open space areas and shall not count toward common open space requirements. Low impact development (LID) features are encouraged, provided they do not adversely impact access to or use of the common open space for a variety of activities. Conventional stormwater collection and conveyance tools, such as flow control and/or water quality vaults are permitted if located underground.

8. All common open space areas shall be owned and maintained by the homeowners' association of the development, or by the management company in the case of a rental complex