



REGULAR MEETING and PUBLIC HEARING OF THE NORTH BEND PLANNING COMMISSION

**Thursday, February 25, 2021, 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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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 January 28, 2021 Planning Commission Meeting**
- 5) 7:05 Form Based Code for the Downtown Commercial Zone**
 - a) Staff Introduction – Jesse Reynolds and Rebecca Deming**
 - b) Public Hearing (continued from February 11, 2021)**
 - c) Planning Commission Deliberation**
- 6) Adjournment by 9:00 unless otherwise approved by Commission**

Upcoming Agenda Items for March 11, 2021 meeting:

- Annual election of Planning Commission Chair and Vice Chair
- Planning Commission deliberation and recommendation - Form Based Code for the Downtown Commercial Zone

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, January 28, 2021 at 7:00 PM
Virtual 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: Jesse Reynolds, Economic Development Manager; Mike McCarty, Senior Planner; and Rebecca Deming, Community & Economic Development Director.

AGENDA ITEM #2: Approval of Agenda

The Agenda for tonight's meeting was Approved.

AGENDA ITEM #3: Approval December 10, 2020 Planning Commission Meeting Minutes

The Minutes for the December 10, 2020 were Approved.

AGENDA ITEM #4: Opportunity for Public Comment

There were no public comments offered.

AGENDA ITEM #5: Planning Commission Workstudy – Form Based Code for the Downtown Commercial Zone (Jesse Reynolds)

Community & Economic Development Director Rebecca Deming provided a presentation to the Planning Commission on Form Based Code in the Downtown Commercial Zone.

After Ms. Deming's presentation, there was discussion, including questions asked and answers given, between the Planning Commission and city staff. Some of the topics under discussion were building height limits, affordable housing, floodplain management, adverse impacts, benefits, list prohibited uses within the Downtown Commercial Zone, and future public hearings on this topic.

Ms. Deming suggested that Commissioners come and attend the City Council Meeting when the Chair of the Planning Commission presents the Planning Commission report to Council.

Chair Towe noted that the Planning Commission will need to elect a new Chair and Vice Chair at an upcoming meeting.

AGENDA ITEM #6: Adjournment

The Meeting was adjourned at 8:49 PM.

NEXT PLANNING COMMISSION MEETING:

The next Planning Commission meeting will be February 11, 2021.

ATTEST:

1

2 Gary Towe, Chair

Mike McCarty, Senior Planner, City of North Bend



DATE: February 17, 2021
TO: Planning Commission
FROM: Jesse Reynolds, AICP
SUBJECT: Planning Commission Report, Findings and Recommendations - draft updates to North Bend Municipal Code (NBMC) Chapter 18.10 DC Zone Form-Based Codes

Summary:

Funded through a Dept. of Commerce grant to increase affordable housing, the City is pursuing the adoption of a form-based code for our Downtown Commercial (DC) Zone to help redevelopment fit the character of the community and provide more housing options. A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form, rather than separation of uses, as the organizing principle for the code. The form-based approach will allow the public to see and adjust the actual components that are contributing to what they like in development and address what they don't like.

Problem Statement

The City's downtown has always been the cultural heart of the City, and the location of much of the City's existing affordable housing supply. Over time, however, existing older homes will eventually be redeveloped for more intense land uses as market factors increase the value of land, which could result in new development that is out of scale and character with what has made downtown North Bend unique. A tool to guide this redevelopment is needed, for both our downtown urban form, and housing affordability.

How Form-Based Code will solve our Downtown Problems

To further enliven the downtown and secure its future as a social, cultural and entertainment destination, this form-based code will ensure that new development fits with the scale and character of the historic commercial uses, enliven the public realm with a good relationship between street, sidewalk, and building. This will be accomplished while enabling additional housing, providing more affordable choices to meet a significant local need and help bring additional residents to support a walkable, vibrant downtown community.

The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals to help property owners and the public. They are keyed to a regulating plan that designates the appropriate form, scale, and character of development, rather than only distinctions in land-use types and building envelopes. They will help implement a community plan for North Bend and will help enliven the downtown area with buildings and a built form that relates well to existing uses, facilitates a lively pedestrian environment, and secures the downtown as the cultural and economic heart of the City.



Public Outreach and Feedback:

An online survey was created and distributed widely to gage public sentiment regarding the status of our downtown, what is valued aesthetically, public safety, and barriers to development. The survey window was August 12th to 24th, 2020 and 351 surveys were completed. The results from this survey were used as context while created the Regulating Plan. Mountain views, public open space, and walkability were major themes throughout the survey results.

Concerned parties were notified through the SEPA process, a comment period for these proposed updates took place January 22, 2021 through February 11, 2021. This notification included agencies and individuals notified during standard SEPA notifications, in addition to individuals who provided their email info at the end of the online survey last August. There were a total of two public comments, and one comment letter from a state agency, the Department of Commerce. These letters are provided in the packet for the February 25th Planning Commission meeting.

Staff Proposed Changes:

The prescribed changes to the Downtown Commercial Zone (DC Zone) adopting a Form-Based Code (FBC) include the following elements:

1. Striking content relating to the DC Zone in NBMC 18.10
2. Creation of a new NBMC 18.12, granting a standalone FBC Regulating Plan authority of the DC Zone provisions, much like 18.34.050 is for our design standards
3. Creation of the FBC Regulating Plan

The below lists were made to emphasize the differences in content examined during the review of a proposed development with our current code for the DC Zone, versus what content would be examined if the proposed form-based codes were adopted as currently recommended.

Items currently reviewed in our DC Zone development code not included in the proposed form-based codes:

- Extensive list of permitted and conditional uses within buildings;
- Minimum lot size (for exclusively residential use only);
- Maximum lot size (for exclusively residential use only);
- Minimum lot width;
- Maximum building cover (for exclusively residential use only);
- Maximum impervious surface (for exclusively residential use only);
- Multifamily maximum units per building.

Items proposed to be reviewed in the form-based codes not included in current DC Zone provisions:

- Brief list of permitted uses;
- Two separate transects in DC Zone to have different aesthetics and development intensity;
- Allowed building placement, frontage zone, and parking placement;
- Allowed frontage types;
- Maximum residential unit size;



- Minimum ground floor height;
- Step-back requirements for buildings above 35ft and adjacent to historic or exclusively residential buildings;
- Optional affordable housing provision;
- Building types with associated standards;
- Frontage types and associated standards;
- Local and collector street standards specific to the DC Zone;
- Public open space standards, including future location and design options;
- Optional master planning provision for parcels larger than 2 acres.

Summary of Commissioner Comments from January 28th Meeting and Actions Taken:

Below is a list of comments provided by commissioners during the meeting, and actions taken to address the comments.

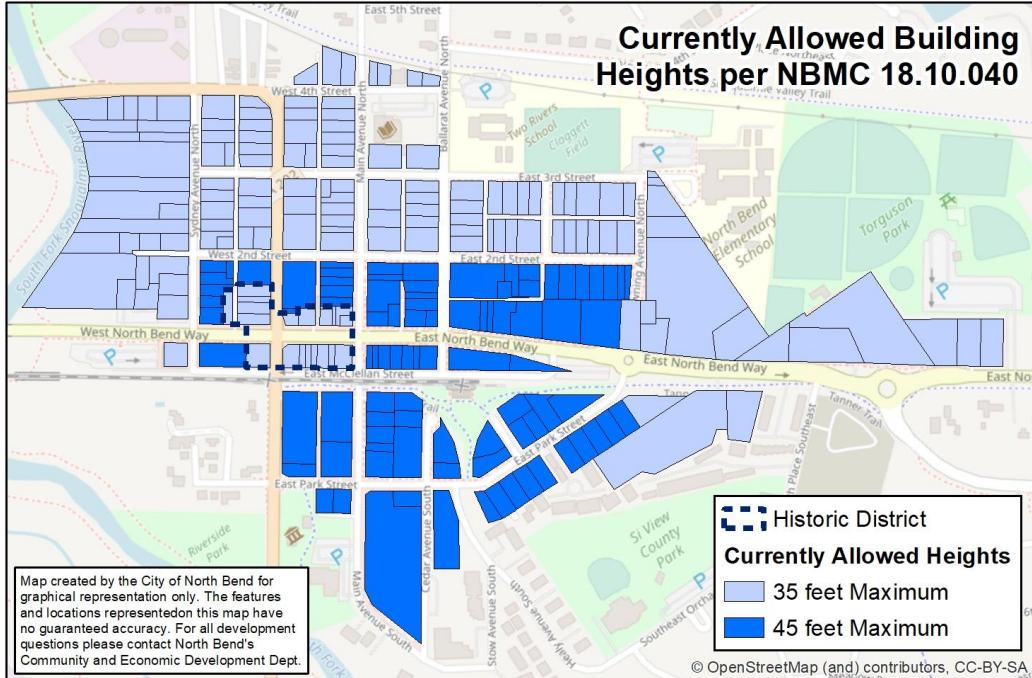
Comment: Do not change heights from what is currently allowed in NBMC 18.10.040, except for the historic district, which should be raised from 35 to 45 feet. Create a separate map demonstrating allowed heights within the regulating plan.

Action 1: Staff created a maximum allowable height map reflecting Planning Commission's request, which is in new section DS.2 Downtown Commercial – Allowable Heights. Differences in currently allowed heights compared to proposed are demonstrated in the below two maps.

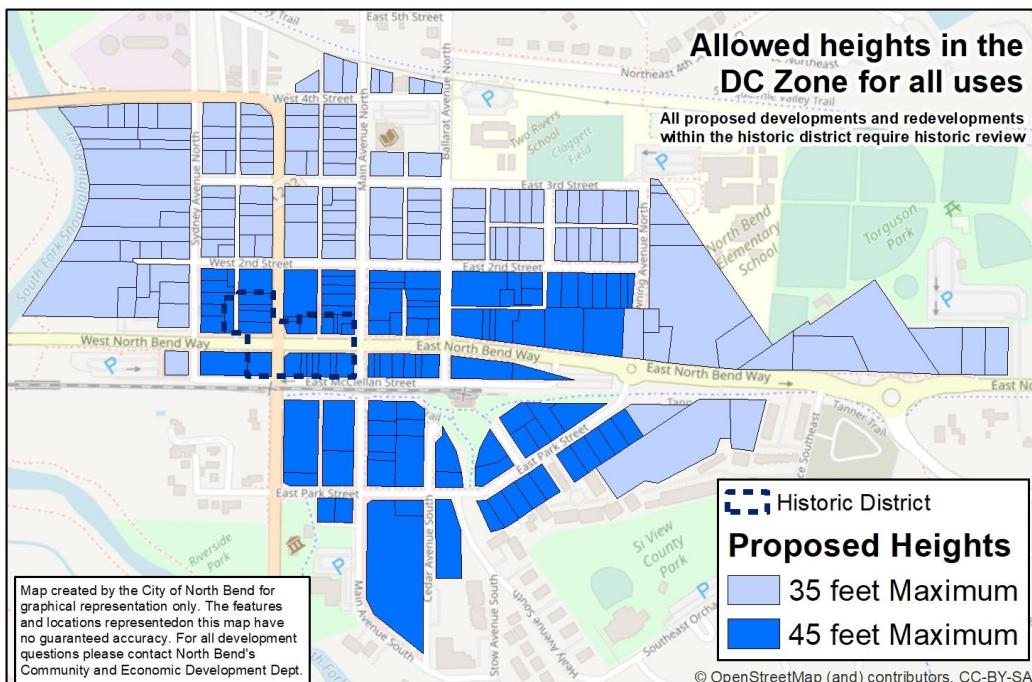
Action 2: To avoid repetitiveness, confusion, and potential conflict the 'Allowed Building Types and Height' tables were deleted from DS.1A (page 12) and DS.1B (page 13). Staff feels the new heights section adequately addresses height issues, plus there is already an allowed building per transect table, Table B.S1 on page 16.



Current maximum building heights:



proposed maximum building heights:



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



Comment: Add clarification to the affordable housing provision in DS.3 explaining the potential increase in unit size relative to the percentage of deed restricted affordable housing applies to all units within the development.

Action: Clarification was added to emphasize the unit size increase applies to all units.

Comment: Add page number to table and figure references in entire document.

Action: Page numbers were added to all table and figure references.

Comment: Add the City's floodplain management ordinance to the applicability section I.2B emphasizing this ordinance supersedes the form-based codes.

Action: The entire Table 14 Environmental Protection, including Chapter 14.12 Floodplain Management was added to the statement explaining which provisions take precedent over the form-based codes. All these provisions are locally adopted mandates in compliance with state and/or federal laws.

Comment: Clarify there is a separate list of prohibited uses for all zoning districts in BS.1C Allowable Uses.

Action: NBMC 18.10.030 was cited as containing uses prohibited in all zoning districts within the City.

Comment: Nuisances should be defined where mentioned in BS.1C Allowable Uses.

Action: NBMC Chapter 8.08 Nuisances was cited in this section.

Comment: Strike sentence stating fences should be provided in playgrounds in Table OS.1: Open Space Types Accepted.

Action: Stricken.

Comment: Provide renderings to simulate the view corridors.

Action to be taken: Our team Architects have been commissioned to create such renderings, which will be completed in time for the February 25th Planning Commission packet.

Summary of Commissioner Comments from February 25th Public Hearing and Actions Taken:

<placeholder>

Summary of Commissioner Comments from March 11th Meeting and Actions Taken:

<placeholder>

Staff Recommendation:

Based on the findings above, Staff recommends approval of the amendments to NBMC 18.10 Zoning Regulations pertaining to the DC Zone, and the new NBMC 18.12 Form-Based Codes.



Jesse Reynolds, AICP, Economic Development & Spatial Manager

Month XX, 2021

Date

Planning Commission Recommendation:

Following consideration of the staff report and meeting discussion and Public Hearing on February 25, 2021 and final edits addressed at the March 11, 2020 meeting, the Planning Commission recommends to approve (*by way of X-X vote*) of the amendments to NBMC 18.10 Zoning Regulations pertaining to the DC Zone, and the new NBMC 18.12 Form-Based Codes.

Gary Towe, Planning Commission Chair

Date

Agency Comment #1



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

February 4, 2021

City Council and Planning Commission
City of North Bend
c/o Mr. Jesse Reynolds
211 Main Avenue N
Post Office Box 896
North Bend, Washington 98045

Sent Via Electronic Mail

Re: Proposed Changes to City of North Bend's 60-day Notice of Intent to Adopt Amendment--2021-S-2248

Dear Council and Commission members:

Thank you for the opportunity to comment on the proposed amendments to the North Bend Municipal Code (NBMC) Title 18, Zoning, to establish a new form-based code within the Downtown Commercial Zone. The proposed amendments were received by Growth Management Services on January 08, 2021, and given material identification number 2021-S-2248. In addition to providing notice pursuant to RCW 36.70A.106, this was also a deliverable in our grant program to increase residential building capacity for affordable housing. We appreciate that North Bend took the opportunity to use this grant to create this new code. The amendments proposed by North Bend to create a form-based code will assist in encouraging development that is consistent with North Bend's desired character for the downtown area and contribute to allowing more housing options for the community.

The City of North Bend is proposing a hybrid form-based code that limits some uses that would not be compatible with an active downtown environment, such as intense industrial and manufacturing or large storage and warehousing. The proposed code and accompanying North Bend Form-Based Code Regulating Plan is focused on the scale and character of the downtown area instead of separation of uses. This focus will help to create more predictability in future development and assist in the creation of a vibrant downtown where residents can live, work and recreate. We appreciate how the proposed amendments will provide the opportunity for more affordable housing to be developed in the Downtown Commercial zoning with the following:

- Limits on residential unit size. Limiting the size of residential units ensures that the units fit the context of the downtown area, may provide more affordable housing and may increase the overall yield of housing units.
- Affordable housing provision. The provision allows flexibility to the unit size while ensuring that the objective of providing affordable units within the downtown is still achieved. Additionally, the combination of limits on residential unit size and this provision can act together as an incentive tool for developing affordable housing.

- Promote multiple housing types. This plan will provide residents the opportunity to choose housing that best fits their desired lifestyle.

The proposed amendments represent a required deliverable for the HB 1923 grant, but we want to acknowledge that in addition to the benefits the proposed amendments provide for housing, we also appreciate the city's innovative approach to address the following:

- Design options. The range of options within the form-based code allow for enough flexibility while addressing the objective to create a high-quality public realm. We appreciate the care that has been taken within the design options to consider North Bend's existing character and sensitivity to ensuring mountain views are preserved.
- Historic district consideration. Historic structures are an integral part of the character of North Bend's downtown. As proposed, the form-based code provides context sensitive design options to the existing character of North Bend's downtown core.
- Helpful graphics. The graphics presented in the regulating plan for the form-based code illustrate the multiple options available for development and provide predictability for the community.
- Open space considerations. The inclusion of plazas at corners within the Downtown Commercial-Core transect will provide natural gathering spaces for residents and visitors to enjoy North Bend's downtown environment and surrounding natural beauty.

To further strengthen this plan, we recommend the city examine the table of permitted and conditional uses of the NBMC Section 18.10.030 for the Downtown Commercial-Core. As mentioned above, the city is proposing a hybrid form-based code and is proposing to restrict some uses. Each row should contain "See NBMC 18.12" for consistency or left blank if it is a use that is listed as prohibited in the endnotes to the table. We recommend limiting the number of prohibited uses within the Downtown Commercial-Core as the intent of the form-based code is to create a predictable built environment by addressing scale and character not uses within the buildings.

Congratulations to the staff for the good work these amendments represent. If you have any questions or need technical assistance, please feel free to contact me at kirsten.larsen@commerce.wa.gov or (360) 280-0320. We extend our continued support to North Bend in achieving the goals of growth management.

Sincerely,



Kirsten Larsen
Senior Planner
Growth Management Services

cc: David Andersen, AICP, Managing Director, Growth Management Services
Steve Roberge, Deputy Managing Director, Growth Management Services
Ben Serr, AICP, Eastern Region Manager, Growth Management Services
Anne Fritzel, AICP, Senior Housing Planner, Growth Management Services
Laura Hodgson, Associate Housing Planner, Growth Management Services

Public Comment #1

Jesse Reynolds

From: Jade Angster <jademeverett@gmail.com>
Sent: Thursday, January 21, 2021 4:16 PM
To: Jesse Reynolds
Subject: Re: Proposed Downtown North Bend Zoning Code Changes

Thank you! These are great start! It's about time that buildings in downtown North Bend have a strict code to adhere to. I have lived in amazing outdoor towns all over the world and in the US- New Zealand to Colorado to Lake Tahoe. I know what a mountain town is, North Bend has the most important part to be a mountain town- amazing mountains close by with kayaking, mountain biking, hiking, climbing YEAR ROUND. However, North Bend is drastically missing the downtown outdoor VIBE. It's missing UNIQUE buildings and unique things that bring outdoor people here.

More Codes/Pictures to include in the Form-based Code Booklet you sent out:

Codes:

1. THIS IS THE MOST IMPORTANT: River walk with businesses and kayak park. Every destination outdoor town HAS to have this. It's a must. Picture this- a beautiful mile section of paved river walk with well thought out bridges. The hope would be to connect the downtown with the riverwalk and parks along the south fork of the Snoqualmie river. New business line the side of the river with beautiful seating along the river. The river walk would obviously be above the river to prevent flooding of businesses. Statues and art placements along the river walk from local artists and washingtonians. A place to hold kayak competitions from kayakers all over the world. WOW, yes, amazing! First step- You will have to change the boundaries of downtown to include a section of the south fork of the Snoqualmie river that is closest to town. You need to have a section of downtown permitting that goes from west downtown ALL the way to the south fork of the snoqualmie river, then head south following the RiverFront Park along the river. Why don't you have downtown permitting for the section southwest of town along the south fork of the snoqualmie river- East of Bendigo Blvd, South of North Bend Way or north of the snoqualmie river?

Here are some river walks that I've enjoyed visiting and living:

https://www.tripadvisor.com/Attraction_Review-g45992-d4068321-Reviews-Reno_Riverwalk_District-Reno_Nevada.html

<https://salidachamber.org/first-timers-guide/>

<https://www.visitgolden.com/places-to-go/clear-creek-trail-and-water-park/>

It's a small town but can grow it's an amazing mountain town, with a UNIQUE style code. Not to be rude, but you didn't do enough with the code you instaded. Be more creative and more specific. What do you really WANT? How can North Bend stand out and be a destination for people around the country.

2. No buildings with raw cider blocks. I'm sorry but the building they just built, or are almost done building, by Torgeson is ruined because of the UGLY cinder blocks they chose to put on the bottom of the building. Try again- WRONG. This MUST be against some sort of code. Notice how none of the building examples you put in the code book had raw cinder blocks. Try another stone any OTHER works- sandstone looks great, even brick, NOT raw cinder blocks. Screams so cheap.

3. All buildings must fashion some component of building green architecture OR outdoor vibe. We need one single code to really make North Bend unique. Leavenworth has german codes making it a destination for people all over the

country. Why can't North Bend have it's own version of this...? Maybe green architecture could be it! Maybe every building must have a Basecamp vibe...?

Maybe it's as simple as all buildings need to structure plants on the outside of their buildings in a professional manner. Imagine if all buildings in downtown North Bend had a "green wall". We could be known as the green wall town. We need something that is really unique. **The codes as is are not enough to boost ecotourism as much as we need. THINK OUTSIDE THE BOX PEOPLE!** Be extreme, go crazy, be creative and thoughtful. GREEN WALL buildings. Easy, affordable, good for the environment, looks awesome, AND brings people here. Imagine if every business had some sort of green wall on the outside of their business. #greenwallnorthbend

<https://www.worldgbc.org/what-green-building>

https://en.wikipedia.org/wiki/Green_wall

Also, the hotels could use a little refresh: Try this out: Old motel that turned into a "Base camp". It attracts outdoorsy people from all over the world. This is another idea of a code, okay maybe not green wall but then basecamp. Just pick a code that is more unique than what you have currently.

<https://www.gotahoenorth.com/listing/basecamp-hotel-tahoe-city/>

Thanks for bringing hope to North Bend downtown. It's exciting what is possible. Let's do something really AWESOME, inspiring, thought provoking. Don't try to be snoqualmie because we will fail, let do something different and unique for us. It can be anything don't get stuck in the box.

Just some thoughts, thanks for considering and reading my long email

A citizen who cares,
Jade

On Thu, Jan 21, 2021 at 11:41 AM Jesse Reynolds <JReynolds@northbendwa.gov> wrote:

Hello Citizen, you are being emailed because you left your contact info at the end of a City of North Bend survey you took a few months back regarding the future of our downtown. Thank you for that.

The comments you and others provided in the survey were all read and taken into context when drafting a proposed municipal development code update for the area designated our Downtown Commercial Zone. The result can be seen in the draft code here: <https://northbendwa.gov/Archive.aspx?ADID=5203>. This is the Regulating Plan for our proposed [Form-Based Code](#), which is a lot more visual than the typical development codes used.

We would now like to hear your thoughts on the draft we made. The attached is a notice that includes info on the public comment period and public hearing. For comments please email me directly before the deadline of February 11th. If you would like to attend the hearing via Microsoft Teams at 7pm on February 11th please use the link in the attached.

Your comments to this plan will be used to update this draft before bringing it to our City Council.

Thanks again for being an engaged community member.

-Jesse

Jesse Reynolds, AICP

Economic Development Manager

City of North Bend

920 SE Cedar Falls Way

North Bend, WA 98045

(425) 888-7685



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Jade Marie Angster

BA Geology

Beaver Lake Middle School

MS Science Teacher, Volleyball Coach, GOTR Advocate

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Public Comment #2

Jesse Reynolds

From: Robert Wotton <RobertWotton@umpquabank.com>
Sent: Monday, January 25, 2021 2:01 PM
To: Jesse Reynolds
Subject: Downtown Commercial Zone Proposal

Hi Jesse,

Our legal department just sent me the hearing notice for February 11. I had the chance to review the proposal and I can see that a lot of thought has been put into it. It is consistent with the bank's position especially as it is flexible, adaptive and maintains a character that will enhance our historic downtown.

Would you mind sending me a link for the meeting?

Best regards,
Rob

Rob Wotton, MBA

Assistant Vice President
Umpqua Bank – North Bend, WA
NMLS #730721
425-831-2740 (direct)
425-466-7857 (mobile)

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Chapter 18.10

ZONING DISTRICTS¹

Sections:

- 18.10.010 Zoning districts – Established.
- 18.10.020 Zoning districts – Purposes.**
- 18.10.025 Special districts.
- 18.10.030 Table of permitted and conditional uses.**
- 18.10.040 Table of bulk and dimensional standards.**
- 18.10.041 Bulk and dimensional standards for residential accessory units, structures and uses.
- 18.10.050 Table of performance standards.**

18.10.010 Zoning districts – Established

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 Residential	(CR)
Medium Density Residential-6	(MDR-6)
Medium Density Residential-10	(MDR-10)
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)

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, comparable 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 [which can provide more affordable alternatives to conventional single-family homes.](#)
 - a. [Within the MDR-10 District, allow for gross densities between 6-10 dwelling units per acre.](#)
 - b. [Within the MDR-6 District, allow for gross densities between 4-6 dwelling units per 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 space, 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.

D. Purpose – Commercial Districts (NB, DC, IC, IMU). The NB, DC, IC, and IMU zoning districts have the following general and specific purposes (general purposes include subsections (D)(1) through (4) of this section; specific purposes include subsections (D)(5) through (8) of this section at densities established by a floor area ratio):

1. Provide land for different intensities and types of residential, retail, service, business, office, and entertainment uses that complement, enhance, and support residential and other land uses within North Bend.
2. Implement provisions of the comprehensive plan related to commercial land uses, including but not limited to providing economic and employment opportunities, property tax bases, necessary goods and services, and in some cases, mixed-use (commercial first floor/residential upper floor) dwelling opportunities.
3. Promote high-quality commercial development that incorporates traditional development patterns and elements, including but not limited to building locations, architectural designs, construction materials, and site features that are harmonious with North Bend's small-city character.
4. Ensure that proper site needs and amenities, including but not limited to vehicular circulation and parking, pedestrian, bicycle, and greenbelt networks (where applicable), landscaping, lighting, public areas (e.g., greenspace, plazas), services, and utilities, and other necessary and desirable elements are integral parts of all commercial projects.
5. Neighborhood business (NB) districts are intended to be general commercial areas; however, buildings are expected to be smaller in scale, and applicable businesses to operate on less than a 24-hour basis. The NB district will accommodate a variety of residential and other land uses, including limited fabrication and light manufacturing when conducted in locations isolated from residential zoning districts. Residential is limited to the second story or to rear of the parcels zoned NB that front North Bend Way and Mount Si Road at the intersection of North Bend Way and Mount Si Road.

6. The downtown commercial (DC) district is intended to provide specialty retail goods, as well as a range of business, professional, and other services consistent with historic uses and scale of the downtown area. Buildings in the DC district are also expected to be smaller in scale; however, there is a provision for commercial buildings up to 10,000 square feet if they are “anchors.” Building sizes and floor area ratios may be increased in certain portions of the DC zone [if compliant with North Bend's design standards, per NBMC 18.34](#) [by use of transferred development rights](#). The DC district will also incorporate residential development, as well as encouraging upper floor dwelling units above commercial uses. New first floor residential is prohibited in the DC zone along the entire length of North Bend Way and along Bendigo Boulevard North, from West Park Street to West Third Street. See performance standards in NBMC 18.10.050(1.00(c)). Pedestrian orientation and amenities will also be emphasized.

Commented [JR1]: TDR extinguished 5yrs after building moratorium ended – NBMC 18.36.170

7. The interchange commercial (IC) district is intended to accommodate businesses that typically serve passerby travelers and tourists, while also supplying goods for Upper Valley residents typical of larger-scale commercial development. Primary access to the IC is anticipated to be vehicular; however, pedestrian amenities and circulation, including linkage to the historic downtown area, will be promoted. Buildings are permitted to be larger in scale relative to other commercial districts, and select businesses are permitted to operate on a 24-hour basis.

8. The interchange mixed use (IMU) zoning district is intended to provide a transitional area between interchange commercial (IC) zoning and residential (LDR, HDR) zoning. The zoning accommodates permitted residential, interchange commercial and other commercial development to minimize adverse impacts on and maximize compatibility with adjacent land uses. Buildings in the IMU district are expected to be smaller in scale than buildings in the IC district, with select businesses permitted to operate on a 16-hour basis or less, closed between 10:00 p.m. and 6:00 a.m.

E. Purpose – Employment Park Districts (EP-1 and EP-2). The EP-1 and EP-2 zoning districts have the following general and specific purposes (general purposes include subsections (E)(1) through (5) of this section; specific purposes include subsections (E)(6) and (7) of this section at densities established by a floor area ratio):

1. Provide appropriate areas for various commercial land uses, including office, warehouse, distribution, manufacturing enterprises, industrial uses, and research and development facilities which complement, enhance, and support the mix of land uses within the city of North Bend. Retail sales or related services are limited to a few select uses, or allowed only as incidental to underlying permitted uses.
2. Implement provisions of the comprehensive plan related to employment park district land uses, including but not limited to providing economic and employment opportunities, as well as balanced property tax bases and possible mixed land use opportunities.
3. Promote high-quality and well-designed business and industrial developments that are harmonious with North Bend's small-city character, and create an environment free from adverse noise, odors, dust, smoke, air pollution, water pollution, and inappropriate truck traffic or related traffic congestion.
4. Ensure that proper site needs and amenities, including but not limited to vehicular circulation and parking, services and utilities, landscaping, lighting, pedestrian, bicycle, and greenbelt networks and linkages, and other necessary and desirable elements are integral parts of all employment park district projects.
5. Ensure sensitivity to adjacent land uses and the environment, including avoidance of incompatible uses, and that new development is integrated with physical and social linkages to the community.
6. The EP-1 district is intended to provide areas for light industrial and limited commercial uses that are compatible with, and not detrimental to, adjoining land use districts. Permitted uses in the EP-1 district include offices (professional, business, corporate), light manufacturing, warehouse and distribution, and research and development. A wider variety of manufacturing and assembly uses are permitted on a conditional use basis. Smaller-scale business enterprises are permitted to the extent they are needed to serve employees within the EP-1 district. Uses that capitalize on North Bend's setting and geographic location are encouraged.

7. The EP-2 district is intended to provide areas for a variety of industrial land uses, including manufacturing, fabrication, and processing of natural and manmade materials. Large-scale and/or specialized industrial and commercial operations, including those having greater potential impacts to surrounding areas, will be permitted in this district. Business uses which support activities occurring in outlying rural areas, including support services for forestry or resource-based industries, are encouraged.

F. Purpose – Park, Open Space, and Public Facilities District (POSPF).

1. Recognize and designate areas for public and quasi-public parks, open space, trail, and recreation areas, as well as public facilities including but not limited to schools, community buildings, government offices, and public facilities and utilities.
2. Implement provisions of the comprehensive plan related to park, open space, and public facility land uses.
3. Ensure that adequate areas are set aside for park, open space, trail, recreation areas, and public facility land uses. (Ord. 1657 § 6, 2018; Ord. 1653 § 2 (Exh. A (part)), 2018; Ord. 1590 § 1, 2016; Ord. 1578 § 2, 2016; Ord. 1576 § 2, 2016; Ord. 1325 § 1 (part), 2008; Ord. 1256 § 1 (part), 2006; Ord. 1165 § 1, 2002; Ord. 1164 § 1, 2002; Ord. 1020 (part), 1997).

18.10.030 Table of permitted and conditional uses.

To implement purposes of the zoning title, and to implement purposes of the respective zoning districts, permitted and conditional uses allowed within the various districts are identified in Table 18.10.030, Permitted and Conditional Land Uses. Permitted and conditional uses are categorized under the following major use categories: (1) residential; (2) commercial; (3) industrial; (4) public and quasi-public; (5) utilities; and (6) resource uses. No land, building, or structure may be used, and no building or structure erected, unless listed as a permitted ("P") or conditional use ("CUP") in Table 18.10.030, Permitted and Conditional Land Uses, provided:

A. Unlisted or interim uses may only be permitted subject to administrative interpretation by the director per NBMC 18.04.030 and the director may allow a less intense use in a more intense zone if other comparable uses are allowed in said zone;

B. Uses that are specifically prohibited are listed in endnotes to Table 18.10.030;

C. Commercial accessory uses that are not permitted as primary uses within a zone may be allowed subject to review and approval of the CED director. In approving the accessory use, the director must find that the accessory use:

1. Is limited in scope to no more than 25 percent of the floor area of the primary use;
2. Is necessary in order for the primary use to operate; and
3. Is consistent with NBMC 18.10.020, Zoning districts – Purposes.

The director may impose conditions on the accessory use to limit its scope and potential impacts to adjacent properties and uses;

D. All conditional uses shall meet standards and procedures outlined in Chapter 18.24 NBMC;

E. Said land, building, or structure meets nonconforming use provisions in Chapter 18.30 NBMC;

F. See NBMC 18.10.025 for all permitted uses within the master plan overlay districts;

G. Affordable housing projects that are not expressly permitted may be allowed subject to entering into a development agreement per Chapter 18.27 NBMC.

Table 18.10.030 – Permitted and Conditional Land Uses

P = Permitted use CUP = Conditional use permit required		RESIDENTIAL				COMMERCIAL				INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:		LDR	CLDR	GR MDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	TL-MPOD
1.00 RESIDENTIAL:														
1.10	Single-Family Dwellings													
*	1.11 Single-Family Detached Dwellings	P	P	P (2)	P									
*	1.12 Designated Manufactured Homes	P	P	P (2)	P									
*	1.13 Manufactured Home Parks													
*	1.16 Cottages – See Chapter 18.11 NBMC	P (3)		P (2)										
	1.17 Townhome (4)			P (2)	P						P			
1.20	Multifamily Structures													
*	1.21 Duplexes			P (2)	P						P			P
*	1.22 Triples			P (2)	P						P			P
*	1.23 Fourplexes			P (2)	P						P			P
*	1.24 Other Multifamily Dwellings over Four Units (6)			P							P			P

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P = Permitted use CUP = Conditional use permit required			RESIDENTIAL			COMMERCIAL				INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
LAND USES:			LDR	CLDR	<u>CR MDR</u>	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	TL-MPOD
1.30	Special Service Housing														
*	1.31 Adult Family Homes		P	P	P (2)	P		<u>See NBMC 18.12P</u>		P	P			P	
*	1.32 Childcare							<u>See NBMC 18.12</u>							
*	1.32a	Family Day Care Provider	P	P	P	P	P	<u>See NBMC 18.12P</u>		P	P			P	
*	1.32b	Child Day Care Center	P		P	P	P	<u>See NBMC 18.12P</u>		P	P			P	
*	1.33	Homes for the Elderly and Related	P		P (2)	P	P	<u>See NBMC 18.12P</u>		P	P			P	
1.34	Secure Community Transition Facilities							<u>See NBMC 18.12</u>			CUP				
1.40	Miscellaneous Rooms for Rent							<u>See NBMC 18.12</u>							
1.41	Bed and Breakfast Establishments		P	P	P	P	P	<u>See NBMC 18.12P</u>		P	P			P	
*	1.42	Boarding Houses	P		P	P		<u>See NBMC 18.12P</u>		P	P			P	
1.50	Other Residential							<u>See NBMC 18.12</u>							
*	1.51	Accessory Residential Uses	P	P	P	P	P	<u>See NBMC 18.12P</u>		P	P	P		P	

P = Permitted use CUP = Conditional use permit required		RESIDENTIAL				COMMERCIAL				INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:		LDR	CLDR	GR MDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	TL-MPOD
*	1.52 Accessory Dwelling Units	P	P	P(2)	P	P	See NBMC 18.12P		P	P	P	P		P
*	1.53 Home Occupations	P	P	P	P	P	See NBMC 18.12P		P	P	P			P
*	1.54 Upper Floor Dwelling Units				P	P	See NBMC 18.12P		P	P				P
1.00 RESIDENTIAL: (continued)														
*	1.55 Interim Housing Facilities	P		P	P		See NBMC 18.12P		P				P	
	1.60 Unlisted Residential Use	See Procedure for Unlisted Uses												
2.00 COMMERCIAL:							See NBMC 18.12							
*	2.01 Adult Entertainment Facilities						CUP							
	2.02 Art Gallery					P	See NBMC 18.12P		P	P				P
*	2.03 Automotive/Vehicular													
*	2.03a Boat and Watercraft Sales and Service					P	See NBMC 18.12	P	P	P	P			
*	2.03b Car Wash					P	See NBMC 18.12	P	P	P	P			
*	2.03c Electric Vehicle Charging Station – Restricted,	P	P	P	P	P	See NBMC 18.12P	P	P	P	P	P		P

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LAND USES:		LDR	CLDR	CR MDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	TL-MPOD
	Accessory to a Principal Use													
*	2.03d	Electric Vehicle Charging Station – Public, Accessory to a Principal Use			P	P	See NBMC 18.12P	P	P	P	P	P	P	
*	2.03e	Electric Vehicle Charging Station as a Stand-Alone Use					See NBMC 18.12	P						
*	2.03f	Electric Vehicle Battery Exchange Station					See NBMC 18.12	P						
*	2.03g	Gasoline Sales/Service Stations					See NBMC 18.12	P						
*	2.03h	Motorcycle Sales/Service				P	See NBMC 18.12P	P	P	P	P			
*	2.03i	Paint and Body Shop				CUP	See NBMC 18.12-	P		P	P			
*	2.03j	Parts Store				P	See NBMC 18.12P	P	P	P				
*	2.03k	Auto Rentals and Leasing				P	See NBMC 18.12	P	P	P	P			
*	2.03l	Repair and Service Shop				CUP	See NBMC 18.12	P	P	P	P			

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P = Permitted use CUP = Conditional use permit required			RESIDENTIAL			COMMERCIAL				INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
LAND USES:			LDR	CLDR	CR MDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	TL-MPOD
*	2.03m	RV/Commercial Truck Sales/Repair and Maintenance Service						See NBMC 18.12	P			P	P		
*	2.03n	Sales (New and Used Auto/Passenger Truck)						See NBMC 18.12	P			P	P		
*	2.03o	Snowmobile Sales/Service					P	See NBMC 18.12	P	P	P	P			
2.00 COMMERCIAL: (continued)															
*	2.03p	Tire Shop (Sales/Service)					P	See NBMC 18.12	P		P	P	P		
*	2.03q	Towing and Impound Yard						See NBMC 18.12			P	P			
*	2.04	Banks and Financial Institutions					P	See NBMC 18.12P	P	P	P			P	
	2.04a	Check Cashing/Quick Loans						See NBMC 18.12		P					
*	2.05	Bars and Taverns (Including Microbreweries)					P	See NBMC 18.12P	P	P	P	P		P	
*	2.06	Business & Professional Offices					P	See NBMC 18.12P	P	P	P	P		P	
	2.07	Business Services					P	See NBMC 18.12P	P	P	P	P		P	

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LAND USES:		LDR	CLDR	CR MDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	TL-MPOD
2.08	Conference Centers and Event Venues					P	See NBMC 18.12P	P	P	P	P	P		P
2.09	Convenience Store – Open 24 Hours					P	See NBMC 18.12P	P	P	P	P			
2.10	Equipment Rental (No heavy equipment rental allowed in the DC)					P	See NBMC 18.12P (S)	P	P	P				
2.11	Farmer's Market – Produce/Other					P	See NBMC 18.12P	P	P	P	P	P	P	P
2.12	Funeral Home/Mortuary					P	See NBMC 18.12			P				
2.13	Grocery/Supermarket					P	See NBMC 18.12P	P	P		P	P		
2.14	Hardware Store					P	See NBMC 18.12P				P	P		
2.15	Health Club (Including Dance, Exercise Studio)					P	See NBMC 18.12P	P	P	P	P		P	
*	2.16	Hotel and Motel												
	2.16a	Hotel				P	See NBMC 18.12P	P	P	P			P	
	2.16b	Motel				P	See NBMC 18.12P	P						
*	2.17	Lumber and Associated Sales					See NBMC 18.12			P	P			

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LAND USES:		LDR	CLDR	CR MDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	TL-MPOD
2.18	Miniature Golf Course					P	See NBMC 18.12P			P	P		P	P
*	2.19	Nursery, Garden, and Landscape Supplies				P	See NBMC 18.12P			P	P	P		P
2.20	Personal Services (Beauty Shop, Dry Cleaner, Shoe Repair, Etc.)					P	See NBMC 18.12P	P	P	P				P
*	2.22	Recreational Vehicle Park and Campgrounds				P	See NBMC 18.12	P		P	P	P		
2.00 COMMERCIAL: (continued)														
2.23	Indoor Commercial Recreation Facilities					P	See NBMC 18.12P	P	P	P	P	P		
*	2.23a	Indoor Shooting Range (Gun and Archery)					See NBMC 18.12	P			P	P		
2.24	Restaurant													
2.24a	Drive-Thru						See NBMC 18.12	P						
*	2.24b	Non-Drive-Thru				P	See NBMC 18.12P	P	P	P		P		P
2.24c	Coffee Stands – Freestanding or Accessory				P	See NBMC 18.12P	P	P	P	P				P
2.24d	Food Trucks				P	See NBMC 18.12P	P	P	P	P	P	P		P

P = Permitted use CUP = Conditional use permit required		RESIDENTIAL			COMMERCIAL				INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
LAND USES:		LDR	CLDR	CR MDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	TL-MPOD
2.25	Research and Development Facilities						See NBMC 18.12			P	P	P		P
2.26	Retail					P	See NBMC 18.12P	P	P	P				P
2.27	Wholesale Sales													
*	2.27a	w/Ancillary Associated Retail				P	See NBMC 18.12			P	P	P		
	2.27b	w/o Associated Retail					See NBMC 18.12			P	P	P		
	2.28	Social and Fraternal Club, Lodge				P	See NBMC 18.12P			P				
	2.29	Storage Facilities												
*	2.29a	Mini-Storage (Enclosed)				P	See NBMC 18.12			P				
*	2.29b	Indoor (General)				P	See NBMC 18.12			P	P	P		
*	2.29c	Outdoor (Boats, Cars, Campers, Etc.)					See NBMC 18.12			P		P		
	2.30	Studio (Art, Music, Pottery, Etc.)				P	See NBMC 18.12P		P	P	P	P		P
	2.31	Theater, Auditorium, Performance Center, Etc.				P	See NBMC 18.12P		P	P				

P = Permitted use CUP = Conditional use permit required	RESIDENTIAL				COMMERCIAL				INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR	CLDR	<u>CR MDR</u>	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	TL-MPOD
* 2.32 Veterinary Clinic					P	<u>See NBMC 18.12P</u>			P	P	P		P
2.33 Commercial Truck Travel Center						<u>See NBMC 18.12</u>	See NBMC 18.10.025						
* 2.35 Pawn Shop					P	<u>See NBMC 18.12</u>							
2.37 Tattoo Parlor and/or Body Piercing Studio (1)						<u>See NBMC 18.12P (+)</u>		P (1)					
2.38 Hospital						<u>See NBMC 18.12</u>	P			P	P		
2.00 COMMERCIAL: (continued)						<u>See NBMC 18.12</u>							
2.39 Medical/Dental					P	<u>See NBMC 18.12P</u>		P	P	P	P		P
2.40 Unlisted Commercial Uses	See Procedure for Unlisted Uses												
2.41 Marijuana Related Uses (Producer, Processor, Retail and Other)	See Chapter 18.60 NBMC												
3.00 INDUSTRIAL:													
3.10 Manufacturing						<u>See NBMC 18.12</u>							
* 3.11 Apparel, Fabric, Accessories and Leather Goods					P	<u>See NBMC 18.12</u>		P	P	P			

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LAND USES:		LDR	CLDR	GR MDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	TL-MPOD
3.12	Chemical and Related Products						See NBMC 18.12					CUP		
3.13	Computers, Office Machines, and Equipment					P	See NBMC 18.12			P	P	P		
3.14	Electrical Equipment (Appliances, Lighting, Radio, TV, Communications)					P	See NBMC 18.12			P	P	P		
*	3.15	Fabricated Small Components and Products (Containers, Hand Tools, Screw Products, Coatings and Recreational Products)				P	See NBMC 18.12			P	P	P		P
*	3.16	Food and Beverage Products				P	See NBMC 18.12P			P	P	P		
*	3.17	Furniture and Fixtures				P	See NBMC 18.12P			P	P	P		P
*	3.18	Handcrafted Products				P	See NBMC 18.12P			P	P	P		P
	3.19	Heavy Equipment and Vehicles – Indoor					See NBMC 18.12			P	P			
*	3.20	Measuring and Controlling Instruments (Medical/Optical, Watches, Computer Software)				P	See NBMC 18.12			P	P	P		P
	3.21	Plastic Products					See NBMC 18.12			P	P			

P = Permitted use CUP = Conditional use permit required		RESIDENTIAL				COMMERCIAL				INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:		LDR	CLDR	GR MDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	TL-MPOD
*	3.22	Prepared Materials – Assembly, Processing, and Packaging – Indoor				P	See NBMC 18.12			P	P	P		
	3.23	Printing, Publishing, and Allied Industries				P	See NBMC 18.12			P	P	P		
*	3.24	Recycling Center					See NBMC 18.12				P			
*	3.24a	Recycling Plant					See NBMC 18.12				P			
3.00 INDUSTRIAL: (continued)														
	3.25	Rubber Products					See NBMC 18.12				P			
*	3.26	Sign and Advertising Display (Manufacture)				P	See NBMC 18.12			P	P	P		
*	3.27	Stone, Clay, Pottery and China				P	See NBMC 18.12P			P	P	P		
	3.28	Textile Products					See NBMC 18.12			P	P			
*	3.29	Construction Company/Storage Yard				P	See NBMC 18.12			P	P	P		
*	3.30	Industrial and Related Equipment – Sales				P	See NBMC 18.12			P	P	P		
*	3.31	On-Site Hazardous Waste Treatment					See NBMC 18.12			CUP	CUP			

P = Permitted use CUP = Conditional use permit required	RESIDENTIAL				COMMERCIAL				INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR	CLDR	GR MDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	TL-MPOD
3.32 Multi-Tenant Industrial Park						See NBMC 18.12			P	P	P		
* 3.33 Warehousing and Distribution						See NBMC 18.12				P (12)	P (12)		
* 3.34 Welding Shop					P	See NBMC 18.12			P	P	P		
3.35 Temporary Industrial Buildings and Uses						See NBMC 18.12				P	P		
3.40 Unlisted Industrial Uses	See Procedure for Unlisted Uses												
3.41 Accessory Industrial Uses													
4.00 PUBLIC AND QUASI-PUBLIC:													
* 4.10 Open Space, Park, Trail, and Recreation	P	P	P	P	P	See NBMC 18.12P	P	P	P	P	P	P	P
* 4.11 Golf – Course (9 – 18 Hole)						See NBMC 18.12			P	P		P	P
* 4.12 Golf – Driving Range					CUP	See NBMC 18.12			P	P		P	
* 4.13 Athletic Field/Sports Facilities					CUP	See NBMC 18.12	P		P	P		P	P
4.20 Government Office					P	See NBMC 18.12	P		P	P		P	
4.21 Library					P	See NBMC 18.12P	P				P		

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LAND USES:		LDR	CLDR	GR MDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	TL-MPOD
4.22	Post Office					P	See NBMC 18.12P	P					P	
4.23	Police and Fire Station					P	See NBMC 18.12P	P		P			P	
4.24	City Hall and/or Public Works					P	See NBMC 18.12P						P	
4.30	School						See NBMC 18.12			P				
4.31	Montessori/Preschool, Kindergarten, Elementary, Middle, High School	P	P	P	P	P	See NBMC 18.12P	P	P	P	P	P	P	P
4.32	Colleges, Universities, Technical, Trade and Specialty Schools					P	See NBMC 18.12P	P	P	P	P	P	P	P
4.00 PUBLIC AND QUASI-PUBLIC: (continued)														
4.40	Churches and Religious Institutions	P	P	P	P	P	See NBMC 18.12	P		P	P		P	
*	4.50	Museums/Interpretive Centers/Community Centers and Associated Activities				P	See NBMC 18.12P	P		P	P		P	P
4.60	Mass Transit Facilities Including Park-and-Ride Lots					P	See NBMC 18.12P	P	P	P	P	P	P	
4.75	Unlisted Public and Quasi-Public Uses	See Procedure for Unlisted Uses												
5.00 UTILITIES:														
*	5.10	Public and Private Utilities – Minor	P	P	P	P	P	See NBMC 18.12P	P	P	P	P	P	P

The North Bend Municipal Code is current through Ordinance 1724, passed June 16, 2020.

P = Permitted use CUP = Conditional use permit required		RESIDENTIAL				COMMERCIAL				INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:		LDR	CLDR	CR MDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	TL-MPOD
*	5.20 Public and Private Utilities – Major	P	P	P	P	P	See NBMC 18.12P	P	P	P	P	P	P	P
	5.21 Municipal WWTP						See NBMC 18.12					P		
	5.30 Wireless Communication Facilities	See Chapters 18.70 and 18.80 NBMC												
6.00 RESOURCE:														
*	6.10 Christmas Tree Farm	P	P			P	See NBMC 18.12			P	P		P	P
*	6.20 Commercial Farm – Produce and Related					P	See NBMC 18.12			P	P		P	P
*	6.30 Commercial Greenhouse – Wholesale					P	See NBMC 18.12			P	P			P
*	6.40 Farmland – Pasture, Crop Uses	P	P	P		P	See NBMC 18.12			P	P		P	P
*	6.60 Public Garden	P	P	P	P	P	See NBMC 18.12P	P	P	P	P	P	P	P
*	6.70 Unlisted Resource Land Uses	See Procedure for Unlisted Uses												

NOTES:

*

Indicates a specific performance standard(s) is required by the zoning code per Table 18.10.050. Note that standards and/or regulations additional to the zoning code often apply. Environmental quality performance standards apply to all uses in all zoning districts.

(1)

Tattoo parlors and/or body piercing studios are allowed in the IMU zoning districts only in those areas north of I-90 at Exit 31 and within the DC zoning district only in buildings abutting and fronting North Bend Way and/or Bendigo Blvd. and areas located south of North Bend Way.

NOTES:

(2) Standard size single-family homes and duplexes (two-unit homes) are allowed on a limited basis within the CR zoning district, subject to the cottage residential regulations in Chapter 18.11—NBMC-Listed housing types are permitted within the MDR-6 and MDR-10 zones subject to the Medium Density Residential Regulations in Chapter 18.11.

(3) Cottages are allowed on a limited basis within areas of the LDR zoning district subject to the [cottage residential](#)[Medium Density Residential](#) regulations in Chapter 18.11 NBMC.

(4) Zero lot line townhomes, also referred to as row houses, are single-family attached dwellings that share a common wall with other dwellings on one or both sides of the unit, but are independent homes occupying their own legal lot, unlike condominiums.

(5) Heavy equipment refers to heavy-duty vehicles, specially designed for executing construction tasks, most frequently ones involving earthwork operations. They are also known as heavy machines, heavy trucks, construction equipment, engineering equipment, heavy vehicles, or heavy hydraulics. They usually comprise five equipment systems: implement, traction, structure, power train, control and information.

(6) For affordable housing projects that are not expressly permitted see Chapter 18.27 NBMC, Development Agreements.

LIST OF PROHIBITED USES (the following uses are specifically prohibited in all zoning districts):

1. Outdoor gun, archery, “paintball” and similar ranges.
2. Permanent carnivals, circuses, amusement parks, and live animal rides, animal exhibitions, and similar type commercial amusements.
3. Manufacturing and related uses as follows: concrete batch plants; asphalt plants; primary metal industries such as foundries/forge shops, smelters, blast furnaces, boiler works, and rolling mills; manufacture of flammable, hazardous, or explosive materials; creosote and related products; coal tar and related products; yeast manufacturing; and manufacture of plastic products from raw materials.
4. Landfills, junkyards, wrecking and salvage yards, garbage dumps, scrap yards, and incinerators (recycling facilities are regulated per 3.24 and 3.24a).
5. On-site quarries and other mineral extraction operations that extract soil, logs – storing and processing, paper product manufacturing, stone, sand, gravel, or other minerals from the ground strictly for purpose of sale; provided, that clearing and grading operations, per city regulations, and sand and gravel extraction from waterways, per necessary approvals, are exempt. Retail or wholesale sale of materials quarried or extracted off site is permitted with performance criteria (see Nursery, Garden, and Landscape Supplies – 2.19).
6. Slaughterhouses and rendering plants devoted to the rendering or refining of animal parts, fats, and oils.
7. Tanning of animal hides or skins.
8. Poultry farms for the keeping of poultry for commercial purposes.
9. Conducting business on a public street, sidewalk, or right-of-way without proper authorization from the city.
10. Commercial dog kennels. Only kennels associated with a veterinary clinic are permitted (see 2.32).

The North Bend Municipal Code is current through Ordinance 1724, passed June 16, 2020.

LIST OF PROHIBITED USES (the following uses are specifically prohibited in all zoning districts):

11. Pipeline facilities and the transportation of hazardous liquid associated with those facilities. This prohibition does not include:
 - a. Transportation of a hazardous liquid that is transported in a gaseous state;
 - b. Transportation of a hazardous liquid:
 - i. By vessel, aircraft, tank truck, tank car, or other nonpipeline mode of transportation; or
 - ii. Through facilities located on the grounds of a materials transportation terminal that are used exclusively to transfer hazardous liquid between nonpipeline modes of transportation or between a nonpipeline mode and a pipeline, not including any device and associated piping that is necessary to control pressure in the pipeline.
12. Industrial warehousing and distribution shall not exceed 150,000 square feet per building footprint without a CUP. If over 150,000 sf, a CUP is required.

Procedure for Unlisted Uses: For any use(s) of land not listed in Table 18.10.030, and excluding those in the list of prohibited uses, an administrative interpretation shall be made by the director of community services, per NBMC 18.04.030, upon inquiry by an applicant.

(Ord. 1712 § 1 (Exh. A (part)), 2019; Ord. 1694 § 1 (Exh. A), 2019; Ord. 1664 § 1 (Exh. A), 2018; Ord. 1659 § 1 (Exh. A), 2018; Ord. 1653 § 3 (Exh. A (part)), 2018; Ord. 1641 § 2, 2017; Ord. 1640 § 1 (Exh. A), 2017; Ord. 1612 § 1 (Exh. A), 2017; Ord. 1590 § 2 (Exh. A), 2016; Ord. 1578 § 3 (Exh. A), 2016; Ord. 1576 § 3 (Exh. A), 2016; Ord. 1553 § 1 (part), 2015; Ord. 1529 § 2, 2014; Ord. 1517 § 1 (Exh. B), 2014; Ord. 1514 § 1 (Exh. A (part)), 2013; Ord. 1492 § 1 (Exh. A (part)), 2013; Ord. 1442 § 2 (Exh. B (part)), 2011; Ord. 1435 § 1 (Exh. A (part)), 2011; Ord. 1431 § 1 (Exh. A (part)), 2011; Ord. 1404 § 1 (Exh. A (part)), 2010; Ord. 1385 § 1, 2010; Ord. 1334 § 1, 2008; Ord. 1325 § 1 (part), 2008; Ord. 1307 § 1, 2008; Ord. 1256 § 1 (part), 2006; Ord. 1194 § 1 (part), 2003; Ord. 1164 § 2, 2002; Ord. 1153 § 2, 2002; Ord. 1068 §§ 1, 2, 1999; Ord. 1053 § 26, 1998; Ord. 1020 (part), 1997).

18.10.040 Table of bulk and dimensional standards.

To further implement purposes of the zoning title, and to further implement purposes of the respective zoning districts, bulk and dimensional standards are established for respective zoning districts, and in many cases for respective uses within said zoning districts. Bulk and dimensional standards are outlined in Table 18.10.040 and address the following criteria: (1) minimum lot size; (2) maximum lot size; (3) minimum lot width; (4) minimum front yard setback; (5) maximum front yard setback; (6) minimum side yard setback; (7) minimum rear yard setback; (8) maximum building height; (9) maximum building coverage; (10) maximum impervious surface coverage; (11) maximum building size; and (12) floor area ratio. An administrative adjustment to bulk and dimensional standards mechanism is provided, with application requirements, procedures and criteria established in Chapter 18.25 NBMC.

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:		RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:				EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:		
1. Minimum Lot Size (1):		LDR 4 DU/Acre Gross Density	CLDR 2 DU/Acre Gross Density	CRMDR Gross Density	HDR Net Density	NB Net Density	DC Net Density	IC	IMU Net Density	USOD	EP-1 Net Density	EP-2	POSPF
a. Single-Family Dwellings (includes designated manufactured homes) (2)	Average lot size: 8,000 sf; minimum lot size: 7,500 sf (2)	Minimum lot size: 8,000 sf; minimum lot size: 7,500 sf (2)	See Chapter 18.11 NBMC	4,000 sf		See NBMC 18.124,000 sf							
b. Cottages (lot area per dwelling unit)	See Chapter 18.11 NBMC		See Chapter 18.11 NBMC			See NBMC 18.12See Chapter 18.11 NBMC							
c. Duplexes (lot area per dwelling unit) (4)			See Chapter 18.11 NBMC	3,000 sf		See NBMC 18.123,000 sf		2,000 sf					
d. Triplexes (lot area per dwelling unit) (4)			See NBMC 18.11	2,500 sf		See NBMC 18.122,000 sf		2,000 sf					
e. Fourplexes (lot area per dwelling unit) (4)			See NBMC 18.11	2,000 sf		See NBMC 18.122,000 sf		2,000 sf					
f. Other Multifamily Structures (lot area per dwelling unit required) (4)				2,000 sf		See NBMC 18.122,000 sf		2,000 sf					
g. Elderly Homes and Related (5)			See NBMC 18.11	10,000 sf	10,000 sf	See NBMC 18.124,000 sf		10,000 sf	10,000 sf				
h. Upper Floor Dwelling Units (in mixed-use buildings; lot area per dwelling unit)					1,000 sf	See NBMC 18.124,000 sf	1,000 sf	1,000 sf					
i. Commercial Uses (see Table 18.10.030 – 2.00)										See NBMC 18.10.025(B)(3)			
j. Industrial Uses (see Table 18.10.030 – 3.00)										See NBMC 18.10.025(B)(3)			
k. Public and Quasi-Public Uses (see Table 18.10.030 – 4.00)										See NBMC 18.10.025(B)(3)			
l. Utilities (see Table 18.10.030 – 5.00)													

The North Bend Municipal Code is current through Ordinance 1724, passed June 16, 2020.

BULK AND DIMENSIONAL STANDARDS:		RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:				EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:	
		LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
m. Resource Uses (see Table 18.10.030 – 6.00)													
2. Maximum Lot Size:	LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	
a. Single-Family Dwellings (includes designated manufactured homes) – (Short plats are exempt)			See Chapter 18.11 NBMC	9,000 sf		See NBMC 18.129,000 sf							
b. Cottages (see Chapter 18.11 NBMC)	See Chapter 18.11 NBMC		See Chapter 18.11 NBMC			See NBMC 18.128See-Chapter 18.11 NBMC							
c. Duplexes (lot area per dwelling unit)			See Chapter 18.11 NBMC	5,000 sf		See NBMC 18.125,000 sf							
d. Triplexes (lot area per dwelling unit)			See NBMC 18.11	4,500 sf		See NBMC 18.124,500 sf							
e. Fourplexes (lot area per dwelling unit)			See NBMC 18.11	4,000 sf		See NBMC 18.124,000 sf							
f. Multifamily Structures (lot area per dwelling unit)				4,000 sf		See NBMC 18.124,000 sf							
g. Other (elderly homes, commercial, industrial, public/quasi-public, utility, and resource uses (g, i, j, k, l, m from No. 1))			See NBMC 18.11			See NBMC 18.12							
3. Minimum Lot Width (10):	LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	
a. Single-Family Dwellings (includes designated manufactured homes)	60'	90'	See Chapter 18.11 NBMC	40'		See NBMC 18.1240'							
b. Cottages	See Chapter 18.11 NBMC		See Chapter 18.11 NBMC			See NBMC 18.128See-Chapter 18.11 NBMC							
3. Minimum Lot Width (10): (continued)	LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1			
c. Duplex (per dwelling unit for side by side duplexes)			See Chapter 18.11 NBMC	30'		See NBMC 18.1230'		30'					
d. Triplex, Fourplex and Other Multifamily Structures			See NBMC 18.11	50'		See NBMC 18.1250'		50'					

BULK AND DIMENSIONAL STANDARDS:		RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:				EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:	
		LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
e. Other (commercial, industrial, public/quasi-public, utility, and resource uses (i, j, k, l, m from No. 1))	50'		50'	50'	50'	See NBMC 18.1250'	50'	50'	50'	50'	50'	50'	50'
4. Minimum Front Yard Setback: (6)													
a. Single-Family Dwellings (includes designated manufactured homes) (3) (7)	20'	30'	See Chapter 18.11 NBMC	10'		See NBMC 18.1240'							
b. Cottages (7)	See Chapter 18.11 NBMC		See Chapter 18.11 NBMC			See NBMC 18.1250 See Chapter 18.11 NBMC							
c. Duplexes (7) 1) Setback may be reduced to 5 feet when fronting a common open space			See Chapter 18.11 NBMC	10'		See NBMC 18.1240'		10'					
d. Triplex, Fourplex and Other Multifamily Structures (7) 1) Setback may be reduced to 5 feet when fronting a common open space			See Chapter 18.11 NBMC	10'		See NBMC 18.1240'							
e Elderly Homes and Related (5)	20'		See NBMC 18.11	10'	10'	See NBMC 18.12			10'				
f. Minimum Setback for Residential Front Entry Garage	20'	20'	See Chapter 18.11 NBMC	20'		See NBMC 18.1220'			20'				
4. Minimum Front Yard Setback: (6) (continued)			CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	
g. Accessory Dwelling Units, Structures Uses	See NBMC 18.10.041	See NBMC 18.10.041	See NBMC 18.10.041 and Chapter 18.11 NBMC	See NBMC 18.10.041	See NBMC 18.10.041	See NBMC 18.1250 See NBMC 18.10.044							
h. Commercial Uses						See NBMC 18.12		20'					
i. Industrial Uses						See NBMC 18.12				20'	20'		
j. Public and Quasi-Public Uses	20'		20'	20'	20'	See NBMC 18.12	20'	20'		20'	20'	20'	

BULK AND DIMENSIONAL STANDARDS:		RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:				EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:	
		LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
k. Utilities (8)	20'		20'	20'	20'		See NBMC 18.1220'	20'	20'	20'	20'	20'	20'
l. Resource Uses											20'	20'	20'
5. Maximum Front Yard Setback: (6, 7)	LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	
a. Single-Family Dwellings	30'		See Chapter 18.11 NBMC	30'			See NBMC 18.1225'						
b. Cottages	See Chapter 18.11 NBMC		See Chapter 18.11 NBMC				See NBMC 18.12See Chapter 18.11 NBMC						
c. Duplexes			See Chapter 18.11 NBMC	25'			See NBMC 18.1225'		25'				
d. Triplex, Fourplex and Other Multifamily Structures (including elderly homes and related). See NBMC 18.10.030 for each zone's permitted uses.			See Chapter 18.11 NBMC	25'	25'		See NBMC 18.1225'		25'	25'			
e. Commercial Uses					15'		See NBMC 18.12			15'			
f. Industrial Uses							See NBMC 18.12						
5. Maximum Front Yard Setback: (6, 7) (continued)	LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	
g. Other (public/quasi-public, utility, and resource areas (k, l, m from No. 1))							See NBMC 18.12						
6. Minimum Side Yard Setback: (9, 10)	LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	
a. Single-Family Dwellings (includes designated manufactured homes)	5' one side; 15' total	15' one side; 30' total	See Chapter 18.11 NBMC	5' one side; 10' total			See NBMC 18.125' one side; 10' total						
b. Cottages (10)	See Chapter 18.11 NBMC		See Chapter 18.11 NBMC				See NBMC 18.12See Chapter 18.11 NBMC						

BULK AND DIMENSIONAL STANDARDS:		RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:				EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:	
c. Duplexes (at exterior side walls)			See Chapter 18.11 NBMC	5' one side; 15' total		See NBMC 18.125'-one-side; 15'-total		5' one side; 15' total				
d. Triplex, Fourplex, and Other Multifamily Structures, including homes for the elderly and related (10)			See Chapter 18.11 NBMC	10'	10'	See NBMC 18.1240'		10'				
e. Commercial Uses						See NBMC 18.12						
f. Industrial Uses						See NBMC 18.12			25'	25'		
g. Public and Quasi-Public Uses	10'		10'		10'	See NBMC 18.12					10'	
h. Utility Uses (8)	20'		20'	20'	15'	See NBMC 18.1220'	15'	15'	15'	25'	25'	
i. Resource Uses						See NBMC 18.12			25'	25'	25'	
7. Minimum Rear Yard Setback: (11)	LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings	25'	25'	See Chapter 18.11 NBMC	25'		See NBMC 18.1240'						
7. Minimum Rear Yard Setback: (11) (continued)	LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
b. Cottages	See Chapter 18.11 NBMC		See Chapter 18.11 NBMC	10'	10'	See NBMC 18.12See Chapter 18.11 NBMC						
c. Duplexes			See Chapter 18.11 NBMC	25'	25'	See NBMC 18.1240'		25'				
d. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)			See Chapter 18.11 NBMC	30'		See NBMC 18.1240'		30'				
e. Other (commercial, industrial, public/quasi-public, utility, and resource uses (i, j, k, l, m from No. 1))	20'		20'	20'	20'	See NBMC 18.12			20'		20'	
8. Maximum Building Height: (12)	LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF

BULK AND DIMENSIONAL STANDARDS:		RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:				EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
a. Single-Family Dwellings (includes designated manufactured homes)	35'	35'	See Chapter 18.11 NBMC	35'		See NBMC 18.1235'						
b. Single-Family Dwellings (includes designated manufactured homes) within the floodplain and on lots of widths 50 feet wide or less, measured at the front property line	29'		See Chapter 18.11 NBMC	NA		See NBMC 18.12Flood-Zone: AE; 29' A01, A02 or A03; 34'						
c. Cottages	See Chapter 18.11 NBMC		See Chapter 18.11 NBMC	35'		See NBMC 18.12See-Chapter 18.11 NBMC						
8. Maximum Building Height: (12) (continued)	LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
d. Duplexes			See Chapter 18.11 NBMC	35'	35'	See NBMC 18.12Flood-Zone: AE; 29' A01, A02 or A03; 31'		30'				
e. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)			See Chapter 18.11 NBMC	35'	35'	See NBMC 18.12Flood-Zone: AE; 29' A01, A02 or A03; 31'		30'				
f. Commercial Uses					35'	See NBMC 18.1235'-45' (12.b)	35'	35' (12.b)	30'	35'	35'	
g. Industrial Uses					35'	See NBMC 18.1235'				35'	35'	
h. Public and Quasi-Public Uses	35'		35'	35'	35'	See NBMC 18.1235'	35'	35'	30'	35'	35'	35'
i. Utility Uses	30'		30'	30'	30'	See NBMC 18.1230'	35'	30'	30'	35'	35'	30'
j. Resource Uses										35'	35'	35'

BULK AND DIMENSIONAL STANDARDS:		RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:				EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:	
9. Maximum Building Cover: (percent of lot area or project depending on the zone) (13)		LDR	CLDR	GRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes designated manufactured homes)	LDR-4 35%/40% sfd/sfd w/ADU	35%/40% sfd/sfd w/ADU	See Chapter 18.11 NBMC	35%/45% sfd/sfd w/ADU	35%/45% sfd/sfd w/ADU	See NBMC 18.1235%/45% sfd/sfd w/ADU							
b. Cottages	See Chapter 18.11 NBMC		See Chapter 18.11 NBMC			See NBMC 18.12See Chapter 18.11 NBMC							
c. Duplexes			See Chapter 18.11 NBMC	45%	45%	See NBMC 18.1245%		45%					
9. Maximum Building Cover: (percent of lot area or project depending on the zone) (13) (continued)		LDR	CLDR	GRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
d. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)			See NBMC 18.11	60%	60%	See NBMC 18.1260%		60%					
e. Commercial, Industrial, Public/Quasi-Public, Utility, Warehousing, Distribution and Resource Uses (i, j, k, l, m from No. 1)						See NBMC 18.12			80%				
10. Maximum Impervious Surface Coverage: (percent of lot area or project depending on the zone) For lots within the floodplain, see NBMC 14.12.070 for additional regulations.		LDR	CLDR	GRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family, Cottage, and Duplex	65%	55%	See Chapter- 18.11- NBMCNBMC 18.11	65%		See NBMC 18.1265%		65%					
b. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)			See NBMC 18.11	75%	75%	See NBMC 18.1275%		75%					
c. Commercial Uses						See NBMC 18.12			55% with 10% bonus possible; see Ch. 18.34 NBMC				
d. Industrial Uses						See NBMC 18.12			55% with 10% bonus possible;				

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:				EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:	
									see Ch. 18.34 NBMC			
e. Other Uses (public and quasi-public, utilities, and resource uses (k, l, m from No. 1))	75%		75%			See NBMC 18.12			55% with 10% bonus possible; see Ch. 18.34 NBMC			
11. Multifamily Maximum Building Size:	LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Multifamily Structures (excluding elderly homes, related assisted living, and mixed-use building containing a retail/office component)			See NBMC 18.11	Not more than 10 units per MF bldg.	Not more than 10 units per MF bldg.	See NBMC 18.12 Not more than 12 units per MF bldg.		Not more than 10 units per MF bldg.				
12. Maximum Ground Floor Commercial Tenant Space: In all nonresidential zones, development shall comply with the standards set forth in Ch. 18.34 NBMC.	LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
13. Floor Area Ratio (15): In all zones, development shall comply with the standards set forth in Ch. 18.34 NBMC.	LDR	CLDR	CRMDR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF

ACRONYMS/SYMBOLS

NBMC	North Bend Municipal Code
FAR	floor area ratio
GFA	gross floor area
p.d.u.	per dwelling unit
sf	square feet
'	feet

The North Bend Municipal Code is current through Ordinance 1724, passed June 16, 2020.

zero (0')

blank Use(s) are not allowed in zoning district or there is no standard
cell

The North Bend Municipal Code is current through Ordinance 1724, passed June 16, 2020.

GENERAL NOTES – TABLE OF BULK AND DIMENSIONAL STANDARDS:

A. Relation to Table 18.10.030. Uses listed in the table of bulk and dimensional standards parallel, in sequential order, the uses listed in Table 18.10.030, except that uses in the table of bulk and dimensional standards are often aggregated. Design guidelines (Chapter 18.34 NBMC) and performance standards (NBMC 18.10.050) must also be consulted.

B. Application. Bulk and dimensional standards from Table 18.10.040 shall apply to principal and accessory structures. Additional standards for accessory uses and structures on residential sites are addressed in NBMC 18.10.041.

FOOTNOTES – TABLE OF BULK AND DIMENSIONAL STANDARDS:

(1) Minimum lot size is a measure of the total area within the boundary lines of a lot (gross lot area) including the area of an easement, any critical areas and their buffers. If there is a conflict between the minimum lot size and the permitted number of dwelling units per acre, the minimum lot size controls. Minimum lot size refers to the smallest legally established single parcel of land that is required to construct a structure in that zone. The minimum lot size does not correlate to the density.

(2) The average lot size shall be 8,000 square feet, with a minimum lot size of 7,500 square feet. Chapter 17.25 NBMC, Residential Recreation and Common Space Requirements, shall be met.

(3) LDR Zone. Up to 25 percent of lots within a development may have a minimum front setback of 10 feet for homes with front loaded side-entry garages.

(4) There is no minimum lot size for multifamily residential structures. The lot area per dwelling unit provision controls minimum and maximum lot sizes.

(5) Elderly Homes and Related Uses. Minimum lot area per dwelling unit required for complexes without individually self-sufficient living quarters is 700 square feet per unit. Minimum lot area per dwelling unit required for homes with individually self-sufficient living quarters is 1,000 square feet per unit.

(6) Front yard building projections including but not limited to awnings, cornices, eaves, bay windows, and other architectural features may project into front yard areas not more than 30 inches. Porches may project into front yard areas not more than five feet. For corner lots fronting arterial or collector streets, front yard building facades shall be set back from the street per line-of-sight requirements for fences as set forth in NBMC 18.18.175 within the clear view triangle area for traffic safety.

(7) For single-family detached dwellings in the LDR zoning district, cottages, duplexes, triplexes and fourplexes, garages or carports shall be set back a minimum of 20 feet from the property line to the face of the garage. Rear yard and alley access garages and/or carports are preferred. Garages or carports that gain access from an alley may be set back five feet from the alley property line to the face of the garage. See design guidelines, Chapter 18.34 NBMC. For other multifamily dwellings, parking areas, including but not limited to garages or carports, shall be located in rear yard areas; provided, that understorey parking may be provided below units.

(8) The 20-foot standard is for major utilities; there is no front yard setback requirement for minor utilities.

(9) Side yard building projections including but not limited to awnings, cornices, eaves, bay windows, and other architectural features may project into side yards not more than 24 inches. Porches may project into side yard areas not more than two feet. For corner lots, side yard building facades shall be set back 10 feet from the street, or per line-of-sight requirements in NBMC 18.18.175, to provide the clear view triangle area for traffic safety as necessary.

(10) Where more than one multifamily building sits on a lot, interior side yards shall be a minimum of 20 feet between two multifamily buildings. Side yard setback and minimum lot width apply only to buildings as a whole, and not to lots created for zero lot line units constructed as a part of such buildings. Townhome is a single-family attached unit in one building – zero lot line side yard setback permitted.

(11) Rear yard building projections including but not limited to awnings, cornices, eaves, bay windows, and other architectural features may project into rear yards not more than 30 inches. Porches and decks may project into rear yard areas not more than 15 feet.

(12) Building Height.

a. Chimneys may extend approximately six feet above the maximum height measurement; bell/clock towers or similar architectural design features may extend not more than 10 feet above the 35-foot maximum height requirement in the ~~DC and~~ IC zones; and in no case shall exceed 45 feet; church steeples are permitted up to 45 feet in applicable zoning districts. Rooftop mechanical equipment may extend six feet over the height limit on

commercial and industrial buildings if it is set back at least 15 feet from the edge of a roof and covers not more than 10 percent of a roof area.

~~b. DC Zone. Maximum building height from Sydney Avenue North to Downing Avenue North, south of West Second Street (excluding the historic district) shall be 45 feet. Maximum building height, all other areas, shall be 35 feet.~~

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(13) Maximum building coverage applies to principal and accessory structures on a site, including garages. It does not apply to driveways, parking lots/parking areas, decks/patios, or other nonstructural elements.

(14) Mixed Building Provision. In the case of mixed-use buildings (e.g., first floor commercial/second floor residential), standards of the first floor use shall apply except that the minimum lot size shall meet the requirements for upper floor dwellings.

(15) Floor area ratio is equal to the gross building floor area, divided by net on-site land area (square feet). For example, an FAR of 0.25 means a 2,500-square-foot building could be constructed on a lot with 10,000 square feet of net buildable area.

(16) Transfer of development rights (TDR) is defined and regulated by Chapter 18.36 NBMC. (Ord. 1664 § 2 (Exh. B), 2018; Ord. 1659 § 2 (Exh. B), 2018; Ord. 1653 § 4 (Exh. A (part)), 2018; Ord. 1590 § 3 (Exh. B), 2016; Ord. 1578 § 4 (Exh. B), 2016; Ord. 1576 § 4 (Exh. B), 2016; Ord. 1540 § 1 (Exh. A (part)), 2014; Ord. 1517 § 1 (Exh. C), 2014; Ord. 1514 § 1 (Exh. A (part)), 2013; Ord. 1492 § 1 (Exh. A (part)), 2013; Ord. 1464 § 1 (Exh. A (part)), 2012; Ord. 1404 § 1 (Exh. A (part)), 2010; Ord. 1385 § 3, 2010; Ord. 1334 § 2, 2008; Ord. 1325 § 1 (part), 2008; Ord. 1262 § 2, 2006; Ord. 1256 § 1 (part), 2006; Ord. 1194 § 1 (part), 2003; Ord. 1164 § 3, 2002; Ord. 1053 § 27, 1998; Ord. 1020 (part), 1997).

18.10.050 Table of performance standards.

To further implement purposes of the zoning title, and to further implement purposes of the respective zoning districts, performance standards are established for respective land uses in Table 18.10.050, Land Use Performance Standards. [For all performance standards related to the DC zone please see NBMC 18.12.](#)

PREFACE: The following table of performance standards is to be utilized in conjunction with Table 18.10.030. Within the latter table, uses that have specific performance standards are preceded with an asterisk (*). In turn, the required performance standards are listed in this table. The following standards are in relation to basic use provisions; they are not exhaustive, as additional city codes and regulations, as well as regional, state, federal, or other guidelines, standards, requirements, and/or regulations may apply to land uses and land developments. Therefore, applicants for land uses or developments must become familiar with all applicable standards. This table includes standards for some uses that are not listed in Table 18.10.030, as well as environmental quality performance standards that apply to all land uses (see Sections 7.00 and 8.00, respectively, below).

Table 18.10.050 – Land Use Performance Standards

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
1.00 RESIDENTIAL:	<p>a. All permitted business uses must obtain a North Bend business license.</p> <p>b. All residential development shall comply with Chapter 17.25 NBMC, Residential Recreation and Common Space Requirements.</p> <p>e. New first floor residential is prohibited in the DC zone along the entire length of North Bend Way and along Bendigo Boulevard North from West Park Street to West Third Street.</p> <p>dc.</p> <p>ed.</p> <p>fe.</p> <p>gf.</p> <p>hg.</p> <p>ih.</p> <p>To minimize driveway cuts and provide for less congestion along North Bend Way, residential uses and subdivisions shall be accessed by existing or future streets, not driveways, and/or take primary access off Cedar Falls Way or other secondary street.</p> <p>Street layout and plat design shall create efficient, well-connected streets and neighborhoods. The alignment of neighborhood streets shall provide for continuation and connectivity to adjacent parcels and neighborhoods.</p> <p>Residential plats adjacent to the Burlington Northern right-of-way, future Tanner Trail extension, shall provide pedestrian/trail access to and from the future Tanner Trail.</p> <p>See NBMC 18.34.050 for single-family design standards and guidelines and Chapter 18.11 NBMC for <u>cottage</u> <u>medium</u> <u>density</u> residential standards.</p> <p>Residential zoning districts within the transitional landscape area (TLA) shall require the following:</p> <p>i. Landscaping. Requires the transitional landscape area and landscaping as shown on Figure 1-5 of the North Bend Comprehensive Plan, Land Use Chapter.</p> <p>ii. Where a TLA affects more than 20 percent of the total gross area of any parcel, the TLA may be reduced such that not more than 20 percent of the total gross area of the parcel is affected by the TLA. No fences shall be constructed within the landscape transition zone, except along Interstate 90 (I-90).</p> <p>iii. Regional trail linkages are allowed within the TLA.</p>
1.00 RESIDENTIAL: (continued)	
1.12 Designated Manufactured Homes	<p>a. Manufactured home must be a new manufactured home and is required to comply with all single-family home standards;</p>

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TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>b. The manufactured home must be set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load-bearing or decorative;</p> <p>c. The manufactured home must comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;</p> <p>d. The home must be thermally equivalent to the State Energy Code;</p> <p>e. The manufactured home must otherwise meet all other requirements for a designated manufactured home as defined in RCW 35.63.160; and</p> <p>f. Must meet the requirements of NBMC 18.34.050 for single-family design standards.</p>
1.13 Manufactured Home Parks	<p>a. Must meet applicable standards of North Bend Municipal Code (NBMC Title 16).</p> <p>b. Shall also meet designated manufactured home standards (see 1.12 above), except that homes can be single-wide.</p> <p>c. Must meet the minimum number of floor plans and garage setback requirements in NBMC 18.34.050 for single-family design standards.</p> <p>d. No new parks are allowed. Existing legal mobile home parks or manufactured home parks are allowed to replace homes consistent with current code and shall not be subject to Chapter 18.30 NBMC, Nonconforming Uses.</p>
1.00 RESIDENTIAL: (continued)	
1.20 Multifamily Structures	<p>a. New multifamily dwellings constructed on North Bend Way or Bendigo Boulevard shall be second story or above in the DC and NB zoning districts.</p> <p>b. For properties with more than 500 lineal feet along North Bend Way buildings shall be oriented to create unobstructed 60-foot-wide view corridors through the site to natural surroundings in locations determined by the city. These corridors shall provide visual penetration through the site to the surrounding mountains or other natural features and at least 50 percent of the area shall be open space. An unobstructed view means there are no buildings within such view corridor. If only one corridor is required the entire corridor shall be open space, unless otherwise approved by the director.</p> <p>c. Multifamily structures shall be designed to include usable covered decks, porches, and/or balconies.</p> <p>d. Architectural features on buildings shall include large rough timbers, natural stone, hand crafted materials, use of natural materials, large roof overhangs, and other architectural features typically seen in mountain or alpine buildings. No white vinyl window frames are allowed.</p> <p>e. For residential developments of 50 units, a mix and diversity of multifamily building structures shall be provided including duplex, triplex, and fourplex. No more than 20 percent of the total number of buildings in the development may contain the maximum number of dwelling units per building allowed.</p>

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TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
1.31 Adult Family Homes	<p>a. A North Bend business license is required.</p> <p>b. Up to six adults maximum are allowed.</p> <p>c. Must comply with applicable local, county and state standards related to building, fire, safety, health, and operations, including but not limited to those in Chapter 388-76 WAC.</p> <p>d. Must be a single-family detached dwelling.</p>
1.00 RESIDENTIAL: (continued)	
1.32, 1.32a, 1.32b Childcare, Family Day Care Provider, Childcare Center	<p>a. A North Bend business license is required.</p> <p>b. Childcare facilities must comply with all applicable building, fire, safety, health, and business licensing requirements, including a license from the Department of Early Learning.</p> <p>c. Childcare/day care facilities shall have hours of operation where there are no drop-off/pick-ups of children, or deliveries, between the hours of 10:00 p.m. and 5:00 a.m., unless the facility is located on a collector or arterial street.</p> <p>d. In approving, conditioning, or denying an application for a childcare center or family day care business license, the city may consider, in addition to respective criteria for each use, the following:</p> <ul style="list-style-type: none"> i. The location of the proposed facility in relation to traffic impacts and safety concerns to the adjacent neighborhood. ii. The impacts the proposed facility may have on the residential character of the neighborhood. iii. The cumulative impacts of the proposed facility in relation to similar city-approved facilities in the immediate vicinity. iv. The imposition of a condition under which the city reserves the right to impose conditions or to reconsider the facility within a certain time frame from approval date, based on complaints filed with the city on violation of childcare/day care or home occupation facility standards.
1.33 Homes for the Elderly and Related	<p>a. Must comply with all applicable guidelines and standards of the Washington State Department of Social and Health Services or its successor agency.</p>
1.42 Boarding Houses	<p>a. A North Bend business license is required.</p> <p>b. May not exceed two boarding rooms; must be owner-occupied.</p> <p>c. Must meet any applicable county and/or state standards and regulations, in addition to local codes, including but not limited to building, fire, safety, and health codes.</p>

The North Bend Municipal Code is current through Ordinance 1724, passed June 16, 2020.

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	d. Must be in a single-family detached dwelling or related ADU.
1.00 RESIDENTIAL: (continued)	
1.51 Accessory Residential Uses	<p>a. In residential districts, may include but are not limited to carports and garages, fences, decks, patios, swimming pools, sports courts, hot tubs, storage buildings, other outbuildings, accessory dwelling units (ADUs), and recreation and social clubhouses associated with multifamily developments. An accessory use may be attached (i.e., located within or sharing one full wall in common with a residence) or detached (i.e., in a separate structure or outbuilding to the dwelling).</p> <p>b. Detached accessory uses on lots smaller than three-fourths acre in size shall not be higher than 25 feet to the highest point of the structure.</p> <p>c. Detached accessory uses on lots smaller than three-fourths acre in size shall cumulatively not have a building footprint more than 75 percent of the building floor area of the principal structure; provided any single-family home shall be allowed to have up to 500 square feet of detached garage or carport and any cottage or multifamily unit shall be allowed to have up to 250 square feet of detached garage or carport per dwelling, and ADU guidelines (below) must be met. For multifamily housing units, the 75 percent standard shall be measured against the largest principal structure on site. Uses that do not require a building permit (buildings less than 200 square feet), as well as swimming pools, sports courts, and other nonstructural site elements, are excluded from the footprint calculations.</p> <p>d. Detached accessory uses on lots of three-fourths acre in size or larger may be larger than the height and size limitations established in (b) and (c) above, if set back a minimum of 20 feet behind the front wall of the principal residential structure, and a minimum of 10 feet from side or rear lot lines.</p> <p>e. Structures containing an accessory use shall meet the setback requirements of the primary residential structure if the structures are attached. Fences, and decks not over 30 inches in height, are excluded from this provision.</p> <p>f. Must comply with standards in NBMC 18.10.041 unless otherwise superseded by the standards in this section.</p>
1.00 RESIDENTIAL: (continued)	
1.52 Accessory Dwelling Units (ADUs)	<p>a. Single-family detached dwellings, including designated manufactured homes, are permitted to have one ADU. ADUs shall not be permitted in conjunction with any other principal residential use, including but not limited to manufactured homes or mobile homes.</p> <p>b. An ADU may be attached (i.e., located within or attached to an SFDD) or detached (i.e., incorporated in a garage or other outbuilding to the single-family dwelling).</p> <p>c. ADUs shall not be permitted on lots less than 4,000 square feet.</p> <p>d. ADUs shall not be larger than 10 percent of the lot area or 800 square feet, whichever is smaller, and contain a maximum of one bedroom. Studios are allowed on lots less than 5,000 square feet and ADUs shall meet the height requirements of 1.51(b).</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>e. ADUs cannot be separated or subdivided in ownership from the principal dwelling.</p> <p>f. The primary dwelling unit shall be owner-occupied. Permission for an ADU can only be applied for and granted to the property owner.</p> <p>g. The ADU shall conform to lot coverage and setback requirements for the LDR district.</p> <p>h. ADUs shall meet all building, electrical, fire, plumbing, and other applicable code requirements.</p>
1.00 RESIDENTIAL: (continued)	
1.53 Home Occupations	<p>a. A North Bend business license is required, and a home occupation may only be undertaken in a residential dwelling unit in which the operator of the home occupation actually resides. A home occupation business license shall be issued under and subject to Chapter 5.04 NBMC, and shall further be subject to the following provisions.</p> <p>b. A home occupation business license shall not be granted in any case for automobile-related services, direct sale of merchandise on the premises, warehousing of materials, manufacturing that involves the conversion of raw materials, medical marijuana collective gardens or any other use involving legal sales or exchanges of marijuana, the provision of tattoos, or the provision of body piercings. Interior, incidental storage not to exceed 500 and 300 cubic feet of materials, respectively, for single-family and multifamily housing units is permitted. Exterior storage is prohibited, except for the growing or storing of plants in rear or side yards of SFDDs that are associated with the home occupation.</p> <p>c. Not more than 25 percent or 500 square feet, whichever is less, of the total floor area of a dwelling unit shall be devoted to the home occupation, excluding attached garages and other accessory structures.</p> <p>d. No more than one person who is not a resident of the dwelling can participate in the home occupation.</p> <p>e. No use of electrical or mechanical equipment which would change the fire rating of the structure or which would create audible or visible interference in radio or television receivers or which would cause fluctuations in line voltage outside the dwelling is allowed. If deemed necessary, the business shall be inspected by the fire marshal, and the applicant must commit to implement all required fire safety measures within a stated time period.</p> <p>f. In addition to parking required for the residents and one permitted nonresident employee, there can be no more than two vehicles parked on or in the vicinity of the property as a result of the business at any one time.</p> <p>g. There can be no more than two deliveries per day either to or from the residence by a private delivery service, and no other use of a commercial vehicle other than that normally used by the applicant or an employee is allowed.</p>
1.00 RESIDENTIAL: (continued)	
1.53 Home Occupations (continued)	<p>h. In approving, conditioning, or denying an application for a home occupation business license, the city may consider, in addition to respective criteria for each use, the following:</p>

The North Bend Municipal Code is current through Ordinance 1724, passed June 16, 2020.

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<ul style="list-style-type: none"> i. The location of the proposed facility in relation to traffic impacts and safety concerns to the adjacent neighborhood. ii. The impacts the proposed facility may have on the residential character of the neighborhood. iii. The cumulative impacts of the proposed facility in relation to similar city-approved facilities in the immediate vicinity. iv. The imposition of a condition under which the city reserves the right to impose conditions or to reconsider the facility within a certain time frame from approval date, based on complaints filed with the city for violation of family day care or home occupation business license standards. <ul style="list-style-type: none"> i. Within all commercial zones, no home occupation business license will be issued for a use that is otherwise prohibited in the underlying zone. j. Signs for home occupations shall be mounted on or adjacent to a front door and may not exceed two square feet in cumulative area.
1.54 Upper Floor Dwelling Units (Mixed-Use)	a. Upper floor dwelling units/mixed-use buildings shall meet the North Bend commercial design standards.
1.55 Interim Housing	a. Interim housing uses are temporary and must comply with procedures and standards outlined in Chapter 18.22 NBMC.
2.00 COMMERCIAL:	
	<ul style="list-style-type: none"> a. All commercial uses must obtain a North Bend business license. b. To provide for increased safety for pedestrians and vehicles along North Bend Way, access shall be off existing secondary streets and/or alleys whenever feasible or via joint use driveways shared between multiple parcels. Driveways serving a single user should be avoided. c. Commercial development within the TLA shall meet the following requirements: <ul style="list-style-type: none"> i. Landscaping. Requires the transitional landscape area and landscaping as shown on Figure 1-5 of the North Bend Comprehensive Plan, Land Use Chapter. ii. Where a TLA affects more than 20 percent of the total gross area of any parcel, the TLA may be reduced such that not more than 20 percent of the total gross area of the parcel is affected by the TLA.

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TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>iii. Permitted signs in these areas shall meet the performance standards for low-density residential zoning districts, provided front lighting is down-lit only.</p>
2.00 COMMERCIAL: (continued)	
	<p>iv. Regional trail linkages are allowed within the TLA.</p> <p>d. Lighting shall be full-cut fixtures and comply with the performance standards identified in Section 8.40, Glare, and those in Chapter 18.34 NBMC.</p> <p>e. Unless otherwise noted below with specific uses, storage of all associated uses (i.e., parts, equipment and service areas) should be screened from view using 15-foot-wide Type 1 landscaping and located to the side or rear of the development.</p> <p>f. Fences along street frontages shall not be galvanized chain link. If chain link is used for fencing along street frontages it shall be black, green or brown and powder or plastic coated.</p>
2.01 Adult Entertainment Facilities	a. Adult entertainment establishments shall be conditionally permitted under Chapter 18.24 NBMC.
2.03a Boat and Watercraft Sales	a. Storage of all outdoor parts, equipment and service areas shall be located to the rear of the property and screened using 20-foot-wide Type 1 landscaping.
2.03b Car Wash	b. Fences along street frontages or regional trails shall not be galvanized chain link. If chain link is used for fencing along street frontages it shall be black, green or brown and powder or plastic coated. Fences in combination with landscaping shall provide a visual site barrier.
2.03g Gas and Service Station	b. Per Chapter 18.34 NBMC design standards require buildings to front to North Bend Way.
2.03h Motorcycle Sales/Service	
2.03i Paint and Body Shop	
2.03j Parts Store	c. Towing, impound and wrecking yards must meet all standards as prescribed by the Washington State Patrol.
2.03k Auto Rental and Leasing	d. <i>Uses allowed in the DC zone shall be fully contained inside a building. See NBMC 18.12 for performance standards in the DC zone</i>
2.03l Repair and Service Shop	
2.03m RV/Commercial Truck Sales	
2.03n Sales (new and used auto passenger truck)	

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
2.03o Snowmobile Sales/Service	
2.03p Tire Shop Sales and Service	
2.00 COMMERCIAL: (continued)	
2.03m Commercial Truck Centers/Service Areas	<p>a. Substantial improvement of existing commercial truck center/service area facilities shall make available electrical capabilities or other means for each truck to eliminate idling. "Substantial improvements" shall be defined to mean improvements worth more than 50 percent of the assessed value of the improvements as determined by the King County assessor. See NBMC 18.10.025(C)(3)(d).</p> <p>b. The required amount of vehicular use area landscaping shall be met; however, the location of said landscaping may be adjusted and placed on the perimeter or as a consolidated feature as approved by the director.</p> <p>c. Commercial truck parking areas shall not be located adjacent to public streets, unless a 30-foot Type 2 landscape buffer is provided.</p>
2.06 Business and Professional Office	<p>a. In the EP-1 and EP-2 districts, only business offices associated with the principal, underlying employment park uses are allowed.</p>
2.10 Equipment Rental – Heavy Equipment	<p>a. Storage of all outdoor parts, equipment and service areas shall be located to the side or rear of the property and screened with 15-foot-wide Type 1 landscaping.</p> <p>b. Fences along street frontages shall not be galvanized chain link. If chain link is used for fencing along street frontages it shall be black, green or brown and powder or plastic coated.</p>
2.10a Equipment Rental	<p>a. All storage of equipment must be in a fully enclosed building or otherwise screened from view behind or to the side of the primary building. Fifteen-foot-wide Type 1 landscaping shall be used around all storage of outdoor equipment and fences used for screening shall not be galvanized chain link. If chain link is used for fencing along street frontages it shall be black, green or brown and powder or plastic coated.</p>
2.16 Hotel and Motel	<p>a. Hotels and motels shall comply with the performance standards herein and with the commercial/mixed-use/industrial design standards and guidelines set forth in NBMC 18.34.050. In the event of conflict between or among any such provisions, the more restrictive as determined by the city shall apply.</p> <p>b. Commercial building height, in the IMU zone, may be increased to 55 feet for a hotel subject to strict compliance with the performance standards herein and the commercial/mixed-use/industrial design standards and guidelines set forth in NBMC 18.34.050.</p> <p>c. Eaves of not less than 24 inches shall be provided for all roofs.</p> <p>d. For hotels exceeding 35 feet in height, all roof-installed mechanical equipment including, but not limited to, elevator shafts, fire staircases, etc., must be hidden within the roof elements or otherwise not visible from the exterior.</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	e. Air conditioning units shall not project from the face of the building, and shall be integrated into the window system or other centralized system where the units are not visible from the exterior. Any air intakes shall be integrated into the building architecture.
2.00 COMMERCIAL: (continued)	
2.16 Hotel and Motel (continued)	<p>f. All exterior building lighting shall be full cut off fixtures. Fixtures shall not be visible from neighboring residentially zoned properties, and shall be placed under balconies or eaves, or otherwise as approved by the city.</p> <p>g. Hotels exceeding 35 feet in height shall provide a minimum of 40 percent of all guest rooms above the ground floor with usable balconies accessible from the interiors of all such guest rooms.</p> <p>h. Each unit or room shall provide a window a minimum six feet in width with a transom panel to a minimum height of eight feet, unless otherwise approved by the city during the design review process.</p> <p>i. The following minimum floor heights shall apply:</p> <p> i. Ground Floor Common Areas. Twelve-foot to ceiling height, measured floor to ceiling, except for interior design and accent features.</p> <p> ii. Any Floor above the Ground Floor. A minimum nine-foot height, measured floor to ceiling, except bathrooms or design and accent features.</p> <p>j. Signs. The following performance standards apply to hotels within the IMU zone, and shall control over those set forth in Chapter 18.20 NBMC or any other provision of this code:</p> <p> i. Signs shall be compatible with and not obscure or detract from the architecture, scale, materials and color of the associated building.</p> <p> ii. Pole signs are prohibited.</p> <p> iii. Building-mounted signs shall be limited to a total of 100 square feet and shall not be oriented towards or be visible from adjacent residentially zoned properties.</p> <p> iv. Monument signage shall be limited to a total of 20 square feet, including base, and shall be limited to external down-lit illumination only.</p> <p> v. One entry feature sign is allowed at an ingress and egress point and shall be limited to 10 square feet with external down-lit illumination only.</p>

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TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>vi. Panel signs shall not be allowed for building-mounted signs. No unarticulated panel signs shall be allowed for monument signs.</p> <p>vii. Building-Mounted Signs. Illumination may include overhead downlighting, subdued halo back lit single stroke neon, opaque can sign with illuminated letters (no box can signs), or channel letters. Unarticulated signs and full internally lit signage are prohibited.</p> <p>k. To help the building blend with its surrounding natural viewscapes, primary building and trim colors shall be natural warm tones of tan, brown, dark gray, brick red, green or blue. Creams, light grays and whites are prohibited.</p> <p>l. Roof color shall be natural dark tones of tan, brown, red, green or gray. All other colors are prohibited.</p>
2.00 COMMERCIAL: (continued)	
2.16 Hotel and Motel (continued)	<p>m. Building materials shall be natural such as wood, brick, stone, or cultured stone. Stucco and concrete masonry unit (CMU) shall be prohibited as a primary material, but may be used as accent features. Vinyl and synthetic stucco is prohibited.</p> <p>n. For parking lot landscaping: Type 2 landscaping, as described in NBMC 18.18.080, shall be provided in place of Type 3 landscaping to increase the quantity of evergreens to increase screening functions, and to reduce visual impacts from surrounding views and vistas. Low impact strategies shall be incorporated into the parking lot design and landscaping.</p> <p>o. Within the transitional landscape area (TLA) the total driveway cut(s) shall be limited to 20 linear feet per lot, unless otherwise approved by the city for emergency vehicles.</p> <p>p. For hotels located south of I-90, improved pedestrian safety shall be provided at the roundabout, including the I-90 on- and off-ramps at Exit 31, to allow safe pedestrian access to North Bend's commercial areas located north of I-90. Such measures may include, but are not necessarily limited to, the installation of in-roadway warning light crosswalk systems at the crosswalks.</p>
2.17 Lumber and Associated Sales	<p>a. Storage of all outdoor merchandise and equipment shall be located to the rear or side of the property. Ten-foot-wide Type 2 landscaping is required when these areas front a street.</p>
2.19 Nursery, Landscape, and Garden Supply	<p>a. Outdoor storage or stockpiling of soil, bark chips, gravel, railroad ties, or related bulk landscape materials for sale or resale is prohibited in the DC zoning district; incidental business use of these materials is permitted. In the NB and EP-1 districts, the outdoor storage or stockpiling standard shall be limited to not more than 125 cubic yards of bulk (nonpackaged) materials.</p>
2.22 Recreational Vehicle Park and Campgrounds	<p>a. Must provide adequate utilities, including but not limited to potable water supply, sewage disposal facilities, and electrical connections, as specified by the city's building inspector, King County health department, or relevant authority.</p> <p>b. Rental Space Size. Minimum rental space size for those sites having utility hookups (including cabin units) shall be 1,200 square feet. Minimum rental space size for those sites not having</p>

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TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	hookups shall be 1,000 square feet. Minimum rental space size shall not include any area required for access roads, service buildings, recreation areas, office and similar RV park needs. A minimum of 10 percent of the sites shall be for the exclusive use of basic tent camping.
2.00 COMMERCIAL: (continued)	
2.22 Recreational Vehicle Park and Campgrounds (continued)	<p>c. The minimum distance between rental spaces shall be 15 feet. Larger separation buffers a minimum of 20 feet in width with retained or planted trees and Type 2 landscaping shall be provided between every fifth (or fewer) rental space, such that no more than four rental spaces are at the minimum separation distance. Healthy existing tree clusters shall be incorporated wherever possible and considered in determining where to place the rental spaces and larger separation buffers.</p> <p>d. New RV parks are intended for short-term camping and recreational use, and shall impose a maximum length of stay of 45 consecutive days in any one-year period for any occupants or RV vehicles. RV parks in existence as of December 2016 shall impose a maximum length of stay of 180 days in any one-year period.</p> <p>e. In addition to conformance with perimeter landscape regulations in Chapter 18.18 NBMC, a minimum of two evergreen trees shall be provided adjacent to each rental space, which may include retained existing trees. The ground area between rental spaces and within the recreation areas shall be covered with preserved native vegetation, grass lawn or other landscaping.</p> <p>f. A minimum of 40 percent of all significant trees as defined in Chapter 19.10 NBMC shall be retained on site within a recreational vehicle park. 0.33 significant tree credits will be provided for each nonsignificant tree over 12 feet tall retained on the site. Refer to Chapter 19.10 NBMC for all other tree-preservation requirements.</p> <p>g. To preserve the scenic, forested character along I-90, a designated National Scenic Byway, RV parks on properties adjacent to I-90 at Exit 34 shall retain the native vegetation within the 50-foot native growth protection easement identified along I-90 in the Edgewick Village Plat of 1980.</p> <p>h. Recreational vehicle pads may be graveled or paved. All other parking, driveways and drive aisles shall be paved as required per Chapter 18.16 NBMC.</p> <p>i. Up to 30 percent of the sites within the RV park may be occupied by cabin units for the purpose of short-term rental occupancy. Cabin units may consist of yurts or site-built cabins of a comparable size to an RV. The RV park shall impose a limit on occupancy of cabin units by any one party of no greater than 30 days in any one-year period.</p> <p>j. Site design shall be subject to the site-related provisions of the city's commercial design standards in Chapter 18.34 NBMC. All buildings, including cabin units, shall meet the following building-related performance standards:</p> <p>i. Materials used on buildings/cabins shall include rough timber or other natural materials or finishes typically used on mountain buildings, and shall be stained or painted darker natural-tone colors to blend with the forested character of the site. Buildings and cabins shall not use vinyl or metal siding.</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>ii.</p> <p>Buildings need not be built fronting to the sidewalk as may otherwise be required per Chapter 18.34 NBMC, but may be located internal to the site behind required perimeter landscaping.</p> <p>iii.</p> <p>Recreational vehicle pads shall not be located adjacent to North Bend Way. Pads shall be placed behind required frontage improvements or primary site buildings.</p>
2.00 COMMERCIAL: (continued)	
2.22 Recreational Vehicle Park and Campgrounds (continued)	<p>iv.</p> <p>Site-built cabin units shall include a roof pitch of 4:12 or greater with eaves a minimum of 12 inches in depth, and contain a covered porch a minimum of 30 square feet or a stoop with a deck or patio a minimum of 30 square feet.</p> <p>v.</p> <p>Yurt cabin units shall include a deck or patio a minimum of 30 square feet.</p> <p>vi.</p> <p>All cabin units shall include either a foundation or wood or wood-lattice skirting around the exterior perimeter below any floor area.</p> <p>k.</p> <p>Appropriate examples:</p> 

The North Bend Municipal Code is current through Ordinance 1724, passed June 16, 2020.

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>l.</p>  <p>The RV park shall keep all grounds and sites within the park well maintained and ensure that occupants do not store equipment or belongings outside of RVs or cabin units in quantities beyond that typical to camping or vacation use.</p>
2.00 COMMERCIAL: (continued)	
2.23a Indoor Shooting Range (Gun and Archery)	<p>a.</p> <p>All indoor shooting ranges shall comply with applicable local, state and federal laws, standards and regulations.</p> <p>b.</p> <p>All indoor shooting ranges shall implement industry best management practices.</p> <p>c.</p> <p>Noise Abatement. The building design or use must incorporate sound reduction techniques so that noise levels from the discharge of firearms do not exceed 50 dB as measured at the property line to residential zoned properties. Refer to Chapter 8.26 NBMC, Noise Abatement and Control, for all other zones.</p> <p>d.</p> <p>Ventilation. HEPA filters are required for exhaust fans.</p> <p>e.</p> <p>Solid Lead. The application must provide a plan for the safe removal and disposal of lead and lead dust. Lead and lead dust may not be disposed of in either the storm or sanitary sewer system.</p> <p>f.</p> <p>Containment. Bullet traps, range walls, floors and ceilings must capture all bullets and arrows. Bullet traps, floors, walls and ceilings must all be sufficiently strong to prevent bullets and/or arrows from leaving the range room.</p> <p>g.</p> <p>Security. The application must include a security plan which at a minimum contains a continuously operating video surveillance system located on all exterior entrances.</p>
2.24b Restaurant (Non-Drive-Thru)	<p>a.</p> <p>In the DC and IC districts, are permitted to be open for 24 hours. In the NB and IMU districts, are expected to be open for maximum 16-hour-per-day periods – not at night.</p>
2.24d Food Trucks	<p>a.</p> <p>Parking.</p> <p>i.</p> <p>For food trucks located in the Downtown Commercial area, no more than two public parking spaces may be occupied. Food trucks are not allowed along Orchard from SE 5th</p>

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TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>ii. Street to Meadow Drive SE due to sight distance concerns and heavy pedestrian use areas. Further, food trucks are not allowed within vehicle sight triangles at intersections and shall not create any visual or safety obstructions at intersections.</p> <p>iii. No food truck located either in off-street public parking or on street public parking shall remain in excess of 24 consecutive hours, or as specifically posted.</p> <p>iv. Each site occupied by a food truck must provide or have available sufficient parking and vehicular maneuvering area for customers. Such parking need not comply with Chapter 18.16 NBMC, Parking Regulations, but must provide safe and efficient interior circulation and ingress and egress to and from public rights-of-way.</p> <p>b. Permits and Approvals.</p> <p>i. No food truck shall park adjacent to or within 18 feet (on the same side of the street) of an existing restaurant unless they have the property owner's permission.</p> <p>ii. All food trucks shall be permitted under a food truck permit and pay the associated fee as established by the Taxes Rates and Fees Schedule. Food trucks permitted under a special events permit shall not be required to obtain a food truck permit.</p>
	<p>ii. All food trucks must obtain a city of North Bend business license prior to occupancy of the site.</p> <p>iii. The food truck shall comply with all applicable standards of Public Health – King County, the Fire Marshal, state Labor & Industries insignia, and all other relevant state and local regulations.</p> <p>iv. The applicant shall supply to the city written authorization from the owner of property on which the food truck is to be located. If it is to be located on public right-of-way, an approved food truck permit shall serve as owner</p>

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TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>c. Additional Conditions.</p> <p>i. Applicant shall provide and maintain a private waste receptacle near the food truck and keep the public ROW free of litter, drink and food waste.</p> <p>ii. Food truck locations shall be kept clean and litter free at all times. All operations, including but not limited to: signs, refuse containers, generators, handwashing stations, etc., shall be confined to the approved location.</p> <p>iii. Upon completion and removal of the food truck, each site occupied by a food truck shall be free of debris, litter, or other evidence of the temporary use.</p> <p>iv. No dumping of any waste, grease, water, etc., into any drains is permitted at any time.</p> <p>v. If generators are being used, they must be quiet generators in good condition with a maximum of 55 dB(A).</p> <p>vi. All materials, structures and products related to the food truck must be removed from the premises between days of operation, except between consecutive days of operation.</p> <p>vii. The director may establish such additional conditions as may be deemed necessary to ensure land use compatibility and to minimize potential impacts on nearby uses.</p>
2.25 Research and Development	a. <i>In the DC zone, research and development is restricted to the second or higher stories of buildings for lots fronting on North Bend Way or Bendigo Boulevard. See NBMC 18.12 for DC standards.</i>
2.26 and 2.27 Retail and Wholesale Sales	<p>a. In the EP-1 and EP-2 districts, retail sale of goods is limited strictly to those manufactured on-premises, and sales areas may not occupy more than 15 percent of gross floor area.</p> <p>b. In the NB zone, retail must occupy a minimum of 20 percent of the gross floor area.</p>
2.29 Storage Facilities	a. The required amount of vehicular use area landscaping shall be met; however, the location of said landscaping may be adjusted and placed on the perimeter or as a consolidated feature as approved by the director.

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>b. Fences along street frontages shall not be galvanized chain link. If chain link is used for fencing along street frontages it shall be black, green or brown and powder or plastic coated.</p> <p>c. In the NB and USOD zones, storage facility buildings are limited to two stories.</p>
2.29c Outdoor Storage of Boats, Cars, Campers, Etc.	<p>a. Outdoor storage of boats, cars, campers, and the like shall be allowed for a business where point of sale occurs within the city or a business that provides rental space for the convenience of individuals wishing to store their personal boats, campers, etc.</p> <p>b. Storage of all outdoor parts, equipment and service areas shall be located to the side or rear of the property and screened from view using 15-foot-wide Type 1 landscaping. In the USOD zone, side yard setbacks between adjacent parcels shall be a minimum of 15 feet wide and include Type 1 landscaping where outdoor storage is proposed.</p> <p>c. The required amount of vehicular use area landscaping shall be met; however, the location of said landscaping may be adjusted and placed on the perimeter or as a consolidated feature as approved by the director.</p>
2.32 Veterinary Clinic	a. Exterior kennels or runs are prohibited in the NB and DC zoning districts.
2.00 COMMERCIAL: (continued)	
2.35 Pawn Shop	a. CUP review shall prohibit security devices such as bars on the windows and address aesthetics by limiting window signs and requiring an attractive facade and high-quality finishes and landscaping consistent with commercial design standards.
2.41 Marijuana Related Uses (Producer, Processor, Retail and Other)	See Chapter 18.60 NBMC.
3.00 INDUSTRIAL:	
3.00 All Industrial Uses	<p>a. Must obtain a North Bend business license.</p> <p>b. To provide for increased safety for pedestrians and vehicles along North Bend Way, access should be off existing secondary streets and/or alleys whenever feasible or via joint use driveways shared between multiple parcels. Driveways serving a single user should be avoided.</p> <p>c. Industrial development within the TLA shall meet the following requirements:</p> <p>i. Landscaping. Required per Chapter 18.18 NBMC, Landscaping Regulations, and as shown on Figure 1-5 of the North Bend Comprehensive Plan, Land Use Chapter.</p> <p>ii. Where a TLA affects more than 20 percent of the total gross area of any parcel, the TLA may be reduced such that not more than 20 percent of the total gross area of the parcel is affected by the TLA.</p>

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TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>iii. Permitted signs in these areas shall meet the performance standards for low-density residential zoning districts, provided front lighting is down-lit only.</p> <p>iv. Regional trail linkages are allowed within the TLA.</p> <p>d. The maximum building size may be increased through CUP approval when creating a significant employment base at approximately one job/500 gross sq. ft., or as determined by the director.</p> <p>e. Lighting shall be full-cut fixtures and comply with the performance standards identified in Section 8.40, Glare, and with Chapter 18.34 NBMC.</p> <p>f. Unless otherwise noted below with specific uses storage of all associated uses (i.e., parts, equipment and service areas) should be screened from view using 15-foot-wide Type 1 landscaping and located to the side or rear of the development.</p> <p>g. Fences along street frontages shall not be galvanized chain link. If chain link is used for fencing along street frontages it shall be black, green or brown and powder or plastic coated.</p>
3.00 INDUSTRIAL: (continued)	
3.00 All Industrial Uses (continued)	<p>h. In any new structure or building and for any new use, warehousing shall be limited to 80 percent of the gross area of the building or structure. In the event of multiple structures or buildings (e.g., campus style layout) operated by a single user, aggregate warehousing shall be limited to 80 percent of the total gross area of all buildings associated with that single user. "Single user" means a single business entity that shares management, controlling ownership interests, storage areas or shared ingress and egress into that business entity. "Warehouse" is a building or structure used for the storage of goods and/or materials, where the total gross floor area dedicated to the storage of goods and/or materials exceeds 65 percent; provided, however, if an applicant can provide evidence and make a showing that the primary function of the use within such building or structure is manufacturing, assembly, or reassembly of goods and materials, then it shall not be defined as a warehouse. Notwithstanding anything to the contrary in this section all existing uses and buildings (without regard to the foregoing 65 percent warehouse threshold) in existence as of and located within the EP-1 zone located west of Bendigo Blvd. S., in each case as of September 21, 2010, and any subsequent expansion of any such uses and buildings, including expansion into new buildings and uses associated with the existing use, shall be exempt from compliance with this provision.</p> <p>i. The city highly encourages all buildings to be constructed to meet the minimum program requirements of LEED, Leader in Energy Efficient Design, Silver Certification; however, this is not a requirement.</p>
3.11 Apparel, Fabrics, Etc.	<p>a. These uses are permitted as indicated in Table 18.10.030. Within the NB and DC districts, the scale of industrial and/or manufacturing operations associated with these uses shall be limited and shall include limited truck or associated shipping and receiving traffic and generally limited land use impacts on surrounding properties and the zoning district. Additional mitigating conditions may be placed on the use through the SEPA process to address impacts of the use that are not addressed through conformance to the city's development regulations.</p>

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TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
3.15 Fabricated Small Components and Products (Containers, Hand Tools, Screw Products, Coatings and Recreational Products)	b. Within the DC district and NB district (including its associated urban separator overlay district), limited scale industrial/manufacturing uses as listed herein, and as permitted by Table 18.10.030, Permitted and Conditional Land Uses, shall meet the following standards:
3.16 Food and Beverage Products	i. Use shall not exceed the size limitation in NBMC 18.34.050 for ground floor single-user commercial square footage.
3.17 Furniture and Fixtures	ii. Use must contain a retail storefront component, except as authorized under subsection (c) of this section or must be located behind other retail, service or office uses within the building that front directly to the street.
3.18 Handcrafted Products	iii. All manufacturing activities and associated storage areas shall be fully contained within the building.
3.00 INDUSTRIAL: (continued)	
3.20 Measuring and Controlling Instruments	c. Within the NB zone, for limited scale industrial/manufacturing uses as listed herein on parcels located in the urban separator overlay district and located between Thrasher Avenue NE and the intersection of North Bend Way and SE Tanner Road, the following exception to subsection (b) of this section shall apply:
3.22 Prepared Materials – Indoor assembly, processing and packaging	i. Uses constructed on parcels located substantially behind other parcels that are immediately adjacent to the street, or constructed together with other buildings containing separate uses located directly adjacent to the street (such that the building containing the use listed herein cannot be built adjacent to the street), do not require a retail storefront component.
3.23 Printing, Publishing and Allied Industries	
3.26 Signs and Advertising Display	
3.27 Stone, Clay, Pottery, and China	
3.31 On-Site Hazardous Waste Treatment	a. Permitted as an accessory use only to permitted activities in zones generating hazardous waste; provided, that facilities meet siting criteria in RCW 70.105.210.
4.00 PUBLIC AND QUASI-PUBLIC USES:	
4.10 Open Space, Park, Trail and Recreation	a. In residential districts, with the exception of golf courses, shall be noncommercial in nature.

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TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
4.11 Golf Course	b. In residential districts, active recreational complexes shall not include major athletic facilities like stadiums, field complexes, multicourt indoor tennis facilities, or the like.
4.12 Golf Driving Range	c. Recreational or social clubhouses, or community buildings, are permitted in all residential zoning districts.
4.13 Athletic Fields/Sport Facilities	d. All park and related recreational uses shall be subject to any criteria or guidelines set forth in the city of North Bend's Comprehensive Plan, review and recommendation by the parks board, and applicable design guidelines.
4.40 Churches and Religious Institutions	a. In the LDR district, must be located on or within 300 feet of a collector or arterial street, as defined by the director of community services. b. Any residence located in conjunction with churches and religious institutions shall comply with provisions governing residential uses.
4.00 PUBLIC AND QUASI-PUBLIC USES: (continued)	
4.50 Museum/Interpretive Center/Community Centers and Associated Activities	a. Museums and interpretive centers shall be nonprofit businesses incorporated under the Internal Revenue Code Section 501(c)(3) regulations. b. Activities permitted at museums and interpretive centers shall be approved by the respective management of the museum or center and shall not be inconsistent with the purpose of the underlying zoning district or incompatible with surrounding land uses. c. Museums and interpretive centers that include restoration of large-scale equipment shall be permitted only in the EP-1 district, and shall require a conditional use permit.
5.00 UTILITIES:	
5.10 Public and Private Utilities – Minor	a. Shall be visually screened and meet requirements of the city's landscape, design review, and/or clearing and grading codes. b. Satellite dish antennas shall not exceed 36 inches in diameter, and shall be installed strictly in rear yard areas. In multifamily buildings, multiple dish antennas are prohibited.
5.20 Public and Private Utilities – Major	a. Same as standards for 5.10 (above).
6.00 RESOURCE USES:	
6.10 6.20 6.30 6.40 6.60 6.70 Christmas Tree Farm Commercial Farm – Produce Commercial Greenhouse Farmland, Pasture, Crops Public Garden Unlisted Resource Uses	a. Where commercial in nature, must obtain a North Bend business license. b. All resource uses must comply with best management practices, be they for agricultural, horticultural, silvicultural, or other resource-based operations. c. Must meet applicable standards of the Washington State Department of Agriculture and/or Department of Natural Resources. d. All resource uses within the park, open space, and public facilities district are subject to applicable covenants or restrictions associated with respective public or quasi-public properties and approval by the city council as necessary (e.g., for sale, lease, use, or otherwise).

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TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>e. Right to farm/right to forest is an ordinance that protects farmers and farm operations or foresters and forest operations from private or public nuisance laws.</p> <p>f. TDR program sending sites.</p>
6.65 Temporary Resource Buildings or Uses	<p>a. Temporary resource buildings and uses must comply with procedures and standards outlined in Chapter 18.22 NBMC.</p>
7.00 UNLISTED USE STANDARDS:	
7.10 Outdoor Storage of Vehicles	<p>a. For all single-family uses, with the exception of garages or carports, parking spaces or yard areas shall not be utilized for the storage of any motor vehicle or vehicle accessory such as trucks, camper shells, boats, trailers, motorcycles, or other wheeled accessory or conveyance except those vehicles owned by the owner or occupant of the residence. Such vehicles shall have a current license from the state of Washington if required to operate on the road and shall not occupy an area greater than the total area permitted for detached accessory structures as calculated in 1.51.</p> <p>b. For all cottage and multifamily uses and districts, with the exception of garages or carports, parking spaces or yard areas, shall not be utilized for the storage of any motor vehicle or vehicle accessory such as trucks, camper shells, boats, trailers, motorcycles, or other wheeled accessory or conveyance. For purposes of this section, "storage" means a period of 72 hours during which the vehicle or vehicle accessory is nonutilized.</p> <p>c. Commercial and employment park zoning district lands shall not be utilized for the outdoor storage of any truck, motor vehicle, or vehicle accessory such as trailers, camper shells, boats, motorcycles, or other wheeled accessory or conveyance; provided, storage uses may be permitted if they (i) are a permitted use; (ii) are incidental to the underlying permitted use. For purposes of this section, "storage" means a period of 72 hours during which the vehicle or vehicle accessory is nonutilized.</p>
8.00 ENVIRONMENTAL QUALITY STANDARDS FOR ALL USES:	<p>a. All land uses in all zoning districts shall meet nuisance standards under Chapter 8.08 NBMC, as well as the environmental quality performance standards outlined below in 8.10 through 8.70.</p>
8.10 Air Quality	<p>a. Odors from gases or other odorous matter shall not occur in quantities as to be unreasonably offensive beyond the exterior property lines of the lot or site.</p> <p>b. Smoke may not be emitted from any source in a greater density of gray than that described as No. 1 on the Ringelmann Chart, except that visible gray smoke of a shade darker than that described as No. 2 on the Ringelmann Chart may be emitted for not more than four minutes in any 30-minute period. Provisions applicable to visible gray smoke shall also apply to visible smoke of a different color but with an equivalent apparent opacity.</p> <p>c. Dust, dirt, fly-ash, or airborne solids from any sources shall not be in a density greater than that described as No. 1 on the Ringelmann Chart.</p> <p>d. Toxic gases or matter shall not be emitted in quantities which may be damaging to health, animals, vegetation, or property or which can cause any excessive soiling beyond the exterior of the property lines of the lot or site.</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	e. Must meet any standards or requirements promulgated by the Puget Sound Air Pollution Control Agency, or other air-quality regulatory and/or enforcement bodies.
8.00 ENVIRONMENTAL QUALITY STANDARDS FOR ALL USES: (continued)	
8.20 Vibration	a. Vibration from any machine, operation, or process which exceeds three-thousandths of one inch displacement or three-tenths g peak acceleration, whichever is greater, as measured at any point outside the property lines of the lot or site, shall be prohibited. The latter shall apply in the frequency range of zero to 5,000 cycles per second. Shock absorbers or similar mounting shall be allowed to permit compliance with this specification.
8.30 Heat	a. No use shall produce heat perceptible beyond its lot lines.
8.40 Glare	a. No use shall produce direct light or glare beyond its property lines.
8.50 Noise	a. Emission of noise and vibration shall not exceed those in excess of allowable levels under Chapter 8.26 NBMC.
8.60 Liquid and Solid Waste	a. Discharge of any material which can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise emit dangerous or offensive material into public or private sewers, water bodies, or into the ground, except in compliance with Washington State Department of Ecology standards, shall not be permitted.
8.70 Storage and Waste Disposal	<p>a. Storage and handling of all flammable, combustible, explosive, and/or other hazardous materials shall be in compliance with the International Fire Code (IFC) and other applicable codes, including but not limited to Articles 30, 76, 77, 79, 80, and 82 in the IFC.</p> <p>b. All above-ground, outdoor storage facilities for fuel, raw materials, and products shall be enclosed by an approved fence designed for safety.</p> <p>c. Storage of hazardous materials shall be completely enclosed in nonpermeable containers.</p> <p>d. All materials or wastes which might cause fumes or dust, or constitute a fire hazard, shall be stored in containers adequate to eliminate such hazard.</p>

(Ord. 1712 § 1 (Exh. A (part)), 2019; Ord. 1684 § 1, 2019; Ord. 1664 § 3 (Exh. C), 2018; Ord. 1657 § 8, 2018; Ord. 1641 § 3, 2017; Ord. 1612 § 2 (Exh. B), 2017; Ord. 1590 § 4 (Exh. C), 2016; Ord. 1583 § 3, 2016; Ord. 1578 § 5 (Exh. C), 2016; Ord. 1576 § 5 (Exh. C), 2016; Ord. 1553 § 1 (part), 2015; Ord. 1529 § 3, 2014; Ord. 1517 § 1 (Exh. D), 2014; Ord. 1492 § 1 (Exh. A)(part), 2013; Ord. 1486 § 1 (Exh. A), 2013; Ord. 1464 § 1 (Exh. A (part)), 2012; Ord. 1442 § 2 (Exh. B (part)), 2011; Ord. 1431 § 1 (Exh. A (part)), 2011; Ord. 1404 § 1 (Exh. A (part)), 2010; Ord. 1397 § 1 (Exh. A), 2010; Ord. 1385 § 4, 2010; Ord. 1384 § 1, 2010; Ord. 1334 § 4, 2008; Ord. 1325 § 1 (part), 2008; Ord. 1262 § 3, 2006; Ord. 1256 § 1 (part), 2006; Ord. 1194 § 2, 2003; Ord. 1167 § 3, 2002; Ord. 1165 § 3, 2002; Ord. 1164 § 4, 2002; Ord. 1153 §§ 3, 4, 2002; Ord. 1073 § 1, 1999; Ord. 1020 (part), 1997).

¹ Prior legislation: Ords. 908, 735 and 721.

² Code reviser's note: Ord. 1626, effective June 6, 2017, renews the interim zoning regulations for six months.

³ Code reviser's note: Ord. 1611 establishes interim zoning regulations which are effective until June 11, 2017.

Chapter 18.12

DOWNTOWN COMMERCIAL ZONE FORM-BASED CODES

Sections:

- 18.12.005 Purpose.
- 18.12.010 Authority.
- 18.12.020 Applicability.
- 18.12.030 Review process.
- 18.12.040 Form-based code adopted.
- 18.12.050 Amendment of form-based code.
- 18.12.060 Minor departure from form-based code.

18.12.005 Purpose.

The purpose of this chapter is to establish form-based standards that will implement goals, policies, and objectives set forth in the North Bend Comprehensive Plan relating to preservation of community character and community vitality, appropriate urban form, and design principles emphasizing pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation.

18.12.010 Authority.

The provisions of this chapter shall augment and/or supersede existing regulations in this title. When provisions included in these form-based standards conflict with other requirements of Title 18, these standards shall apply unless otherwise provided.

18.12.020 Applicability.

A. The form-based standards adopted pursuant to this chapter shall apply to development proposed to be constructed or carried out in any areas within the Downtown Commercial (DC) Zone and associated corridors as defined in North Bend's Zoning Map per NBMC 18.08. Existing buildings and appurtenances that do not conform to the provisions of this code may continue but shall be regulated pursuant to 18.30.

B. The form-based standards shall utilize regulating plans and other mechanisms as adopted by the City Council to prescribe appropriate land uses, and project and site design principles relating to appropriate building types, housing mix, integration of land uses, and appropriate form for the pedestrian orientation, streetscape, and public realm in the subject area.

18.12.030 Review process.

Administrative design review is required for development subject to compliance with the form-based standards adopted pursuant to this chapter. The city shall review applications in accordance with NBMC 18.34 Design Standards and Guidelines. In addition, for certain uses specified in a zoning district, administrative conditional use permit approval may be required in accordance with NBMC 18.24 Conditional Uses, conditional use permit approval may be required in accordance with NBMC 18.34 Design Standards and Guidelines, site plan approval, or binding site plan approval may be required in accordance with NBMC 18.14 Site Plans

18.12.040 Form-based code adopted.

The "North Bend Form-Based Code Regulating Plan" has been separately adopted by ordinance and shall govern the development described in NBMC 18.12.020. The North Bend Form-Based Code Regulating Plan is available on the City of North Bend website or North Bend City Hall.

18.12.050 Amendment of form-based code.

A. An amendment to the "North Bend Form-Based Code Regulating Plan" shall be processed in accordance with the procedures set forth in NBMC 20.08.

B. An amendment to the text, tables, or graphics contained within the "North Bend Form-Based Code Regulating Plan" shall be processed as a development regulation amendment.

C. An amendment to the regulating plan contained within the “North Bend Form-Based Code” that requires a change to the boundaries of an underlying zoning district shall be processed as a zoning map amendment.

City of North Bend Form-Based Code



Adopted by Reference in North Bend Municipal Code 18.12

Effective Month XX 2021



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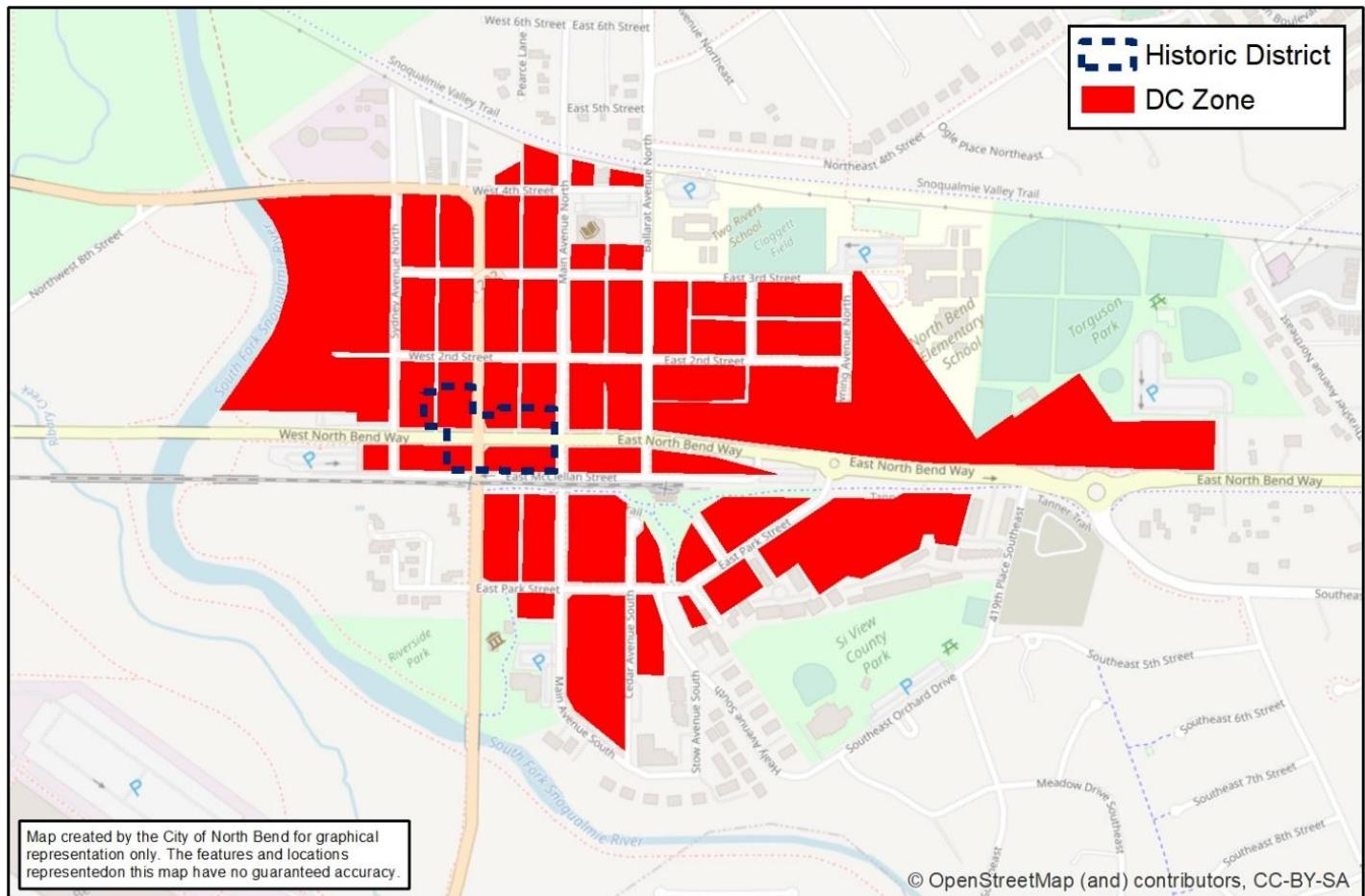
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Introduction

North Bend's Form-Based Code (FBC) provides a unified development ordinance addressing the desired character of the Downtown Commercial (DC) Zone. The FBC fosters predictable built results and a high-quality public realm by using physical form, rather than separation of uses. The FBC helps ensure that new development is in scale and character with the existing downtown. FBC is an alternative to zoning with less focus on density and allowable uses, and more focus on building form and relationship to the public spaces (i.e. sidewalks). The primary review focus for City approval is the outside of the building and its relationship with the surroundings, by focusing on building form and transects as summarized below. Figure 1 shows the area the FBC applies, and where historic district considerations must be made if redevelopment were to occur.

The goal of the FBC is to further enliven the downtown as a social, cultural and entertainment destination, while increasing the overall supply of more affordable housing options. The regulations and standards in FBCs are presented in both words and clearly drawn diagrams and other visuals to help property owners and the public.

Figure 1: Map of Form-Based Code Area:

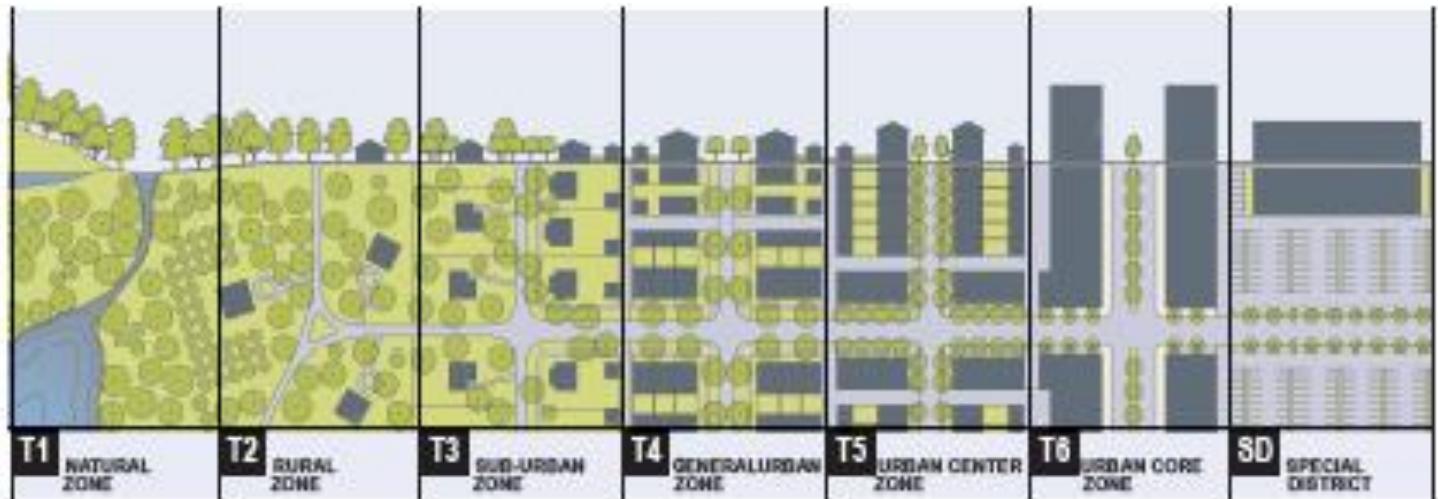


The FBC components aim to:

- Explain classifications of different types of buildings to produce more predictable results with better guidance to architects,
- Fit context of both historical core, and desired building types of other downtown areas; and
- Provide for pedestrian friendly streets and open space.

Transects provide a framework for coding the elements in the built environment on a scale from rural to urban. FBCs aim to expand choices for projects, instead of a one-size-fits-all regulation. The use of transects allows for a range of development characters and intensity to fit within the vision of North Bend. The typical range of transects used for FBCs is shown below, which include seven classifications that progress from natural to urban core zones and include a special district classification.

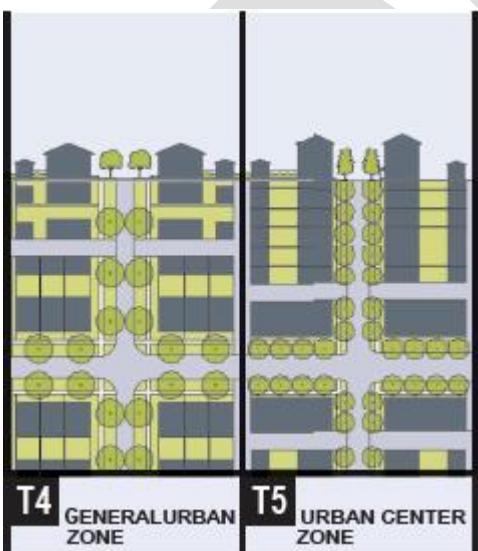
All possible transects within FBCs:



A Typical Rural-Urban Transect, with Transect Zones

This DC Zone FBC focuses on the T4 General Urban Zone and T5 Urban Center Zone, with greatest influence from T5 in the context of infill and redevelopment.

The FBC transects that are most applicable within North Bend's DC Zone:



T-4 General Urban Zone, T-5 Urban Center Zone

T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single-family, small apartment buildings, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks, which are conditions that currently exist throughout the DC Zone.

Building off the existing urban fabric and valued aesthetics of downtown North Bend is key; thus, two custom transects are implemented, the Downtown Commercial Core Zone (DC-C) and Downtown Commercial Mixed Use Zone (DC-MU). These are the two transects created within the current DC Zone and are explained in section RP-1.

I.1: Purpose and Application

I.1A: Intent of the FBC

To implement comprehensive plan goals for the Downtown Commercial Neighborhood and build from the Downtown Master Plan. In support of this intent, the following principles are identified as key to the FBC:

Downtown Scale – Our downtown should be compact, pedestrian oriented, and mixed use, to create a vibrant community for both residents and businesses, encouraging walkability, and the patronage of guests. Building densities shall be provided in consistent with North Bend's existing downtown character, enhancing redevelopment potential. Existing, as well as programmed and potential open spaces including parks, squares and playgrounds should be considered in site designs.

Block and Building Scale – Buildings and landscaping should contribute to the physical definition of thoroughfares and civic spaces. Development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas. Architecture and landscape design should grow from local climate, history, and building practice, emphasizing mountain views for both building residents and pedestrians, with adequate measures for hazards mitigation, including the floodplain. Buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

Transects – The transects applying to this Code, as outlined in the Introduction, were chosen as the most fitting to North Bend's downtown. These transect zones shall constitute the intent of this code regarding the general character of this environment.

Walkability – encouraging active pedestrian spaces and activity

I.1B: Relationship to Existing Plans

Comprehensive Plan – This area, as described in the Land Use Element of the Comprehensive Plan as the mixed use center of North Bend's community, where jobs, housing and services may be readily available to the residents. The redevelopment in this area should be walkable and compact, comprising buildings of various scales preserving adjacent natural areas.

Design Standards - All new development shall comply with North Bend's Commercial, Mixed-Use and Industrial Design Standards, and where appropriate preserve and restore the historic character of the Downtown Commercial Historic District.

Downtown Master Plan – These codes shall help encourage the elements of this plan that have yet to be realized, that still bear merit current day.

City Brand – These codes and resulting development shall fit the City's adopted Brand Implementation Guidelines and Brand Statement: "We are a highly livable small town that is the premier outdoor recreation destination in the Puget Sound Region." Within the adopted branding document are eight spokes that will be enhanced by these codes, including: sustainable managed growth, design standards, affordability, quality basic services including transportation and traffic management, and economic viability.

I.1C: Relationship to Existing Municipal Code

This FBC is adopted pursuant to 18.12, referred to as "North Bend Form-Based Code, and supersedes previous content related to the DC zone in 18.10, which has been stricken.

I.2A: Use of FBC

This code is administered by North Bend's Community and Economic Development Director.

I.2B: Applicability to Municipal Code

This code applies to all property within North Bend's Downtown Commercial (DC) zone, including structures, land uses, other physical improvements like signs, landscaping, lighting within regulated boundaries outline in this chapter. The provisions of this code are activated by "shall" when required; "should" when recommended; and "may" when optional. The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except North Bend's Title 14 Environmental Protection, including Chapter 14.12 Floodplain Management, as well as State and Federal Law. Capitalized terms used throughout this Code may be defined in the final chapter titled Definitions. This section contains regulatory language that is integral to this Code. Terms not defined in the Definitions chapter shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of other sections of existing Title 18, those of this Code shall take precedence. The metrics provided in the standards sections are an integral part of this code. However, the diagrams and illustrations that accompany them should be considered guidelines, except for the tables found in Chapter RP of this code, which are legally binding. Where in conflict, numerical metrics shall take precedence over graphic metrics.

DRAFT

Zone and Regulating Plan

RP.1: Zoning Districts and Overlays

RP.1A: Purpose and Establishment of subdistricts within the existing DC Zone

This section establishes the zoning subdistricts of the DC to implement the FBC. Property and Rights-of-Way (ROW) subject to FBC shall be divided into the following zones and overlays, which shall be applied to all property as shown on Figure 1.

RP.1B: Transects

The following transects are established and apply to property within the boundaries of the current DC zone, shown spatially in Figure 2.

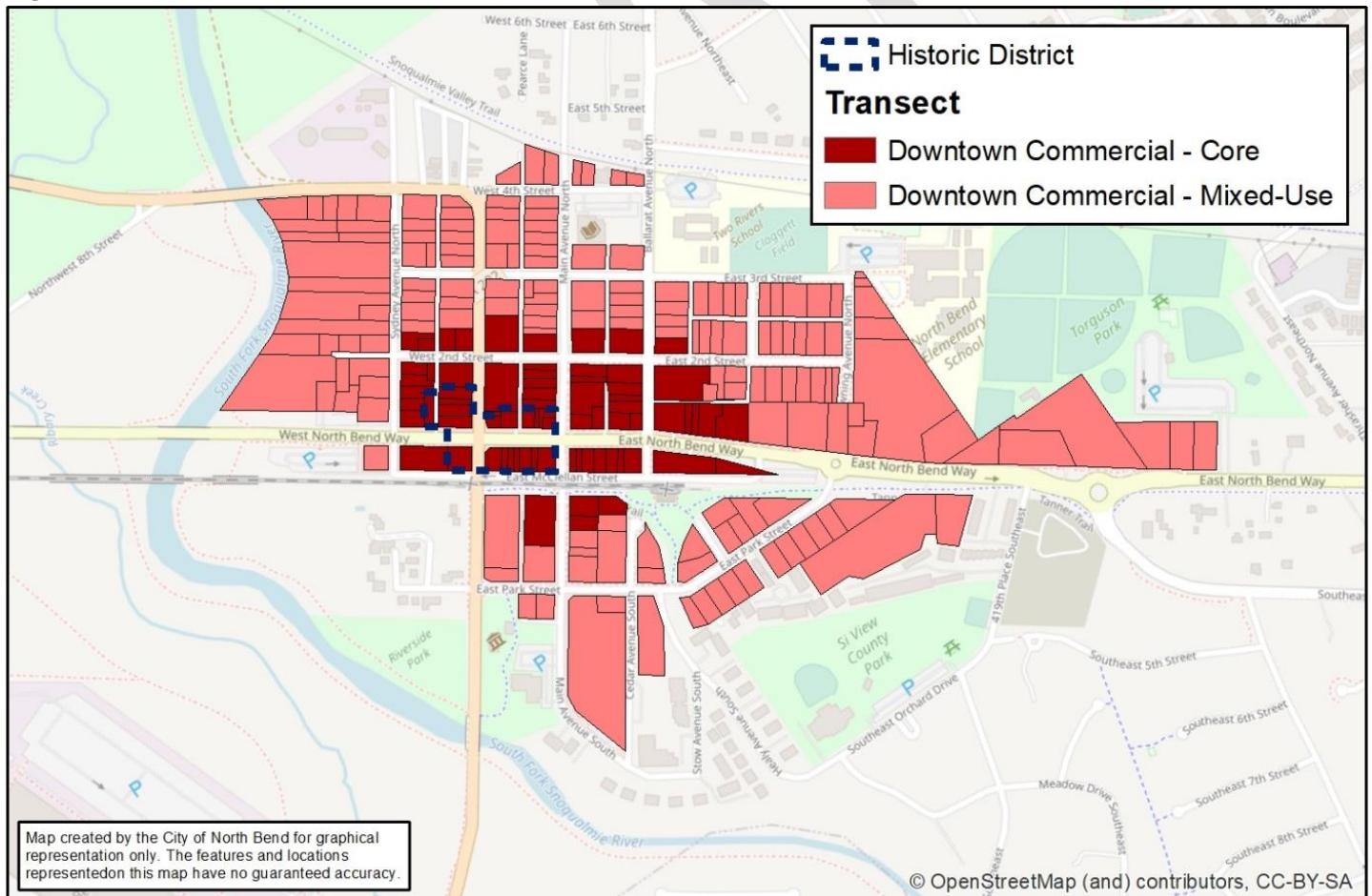
Commercial Core (DC-C):

Building types, styles, materials, and sizes that fit and enhance the current historic district. Measures to maintain mountain viewsheds from street-level, and enhance open space for future community events, while promoting redevelopment. The outlook of this zone is North Bend's cultural center.

Mixed-Use (DC-MU):

Greater flexibility and diverse buildings fitting North Bend's existing design standards. This area is projected to receive more infill overall, and more residential units. Considerations to adjacent residential character should be made to the redevelopment occurring adjacent to residential zones.

Figure 2: Downtown Commercial Transect Locations



All developments outside of the historic district must meet the City of North Bend Commercial/Mixed Use/Industrial Design Standards and Guidelines, adopted in May 2010 or most recent version, specifically the Basic Development Standards and Downtown Core District sections.

RP.1D: Note on Floodplain Management

The entire DC Zone is within the Federal Emergency Management Agency National Flood Insurance Program Special Flood Hazard Area. This means special design considerations must be made regarding regulatory flood heights. More details on floodplain considerations to design can be found in North Bend Municipal Code (NBMC) Chapter 14.12 Floodplain Management. Design considerations will be based on what zone exists within the lands being developed, and which height above this base flood elevation is currently required. The latest FEMA documentation on mixed-use & multi-family development in the floodplain should be used to define building parameters during the design process.

RP.2: Regulating Plan

RP.2A: Purpose and Establishment of Regulating Plan

This section establishes the regulating plan, Figure 3, as the map that identifies and implements the various intentions and principles of the vision for the area. Table RP.1 defines the zoning districts overlays and standards for site development, design and land use through the following: building placement, allowed building types, allowed frontage types, building height and size, allowed encroachments into required yards, parking placement and site access, required parking, and allowed land uses.

Figure 3: Larger Scale Regulating Plan Map

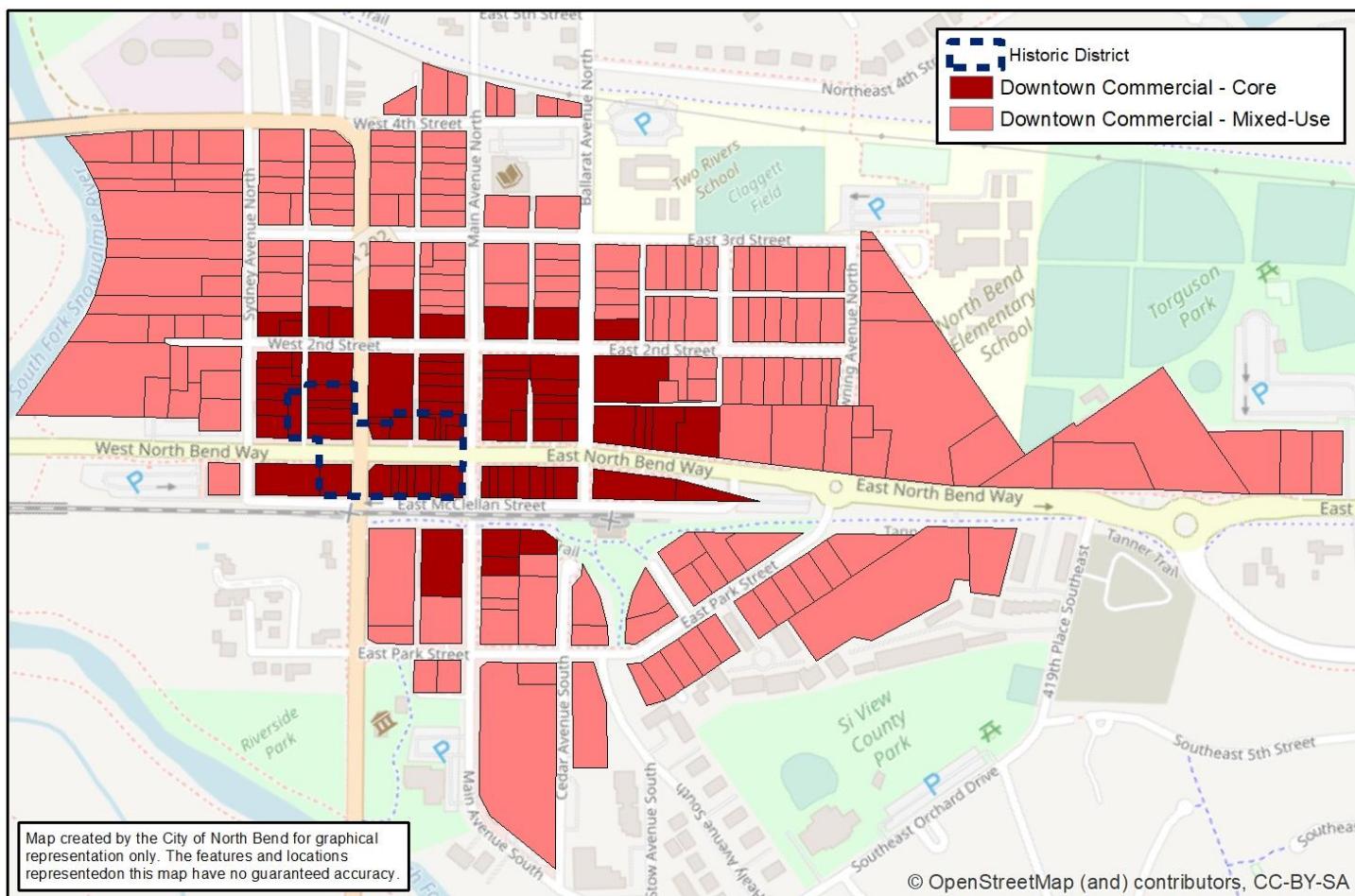


Table RP.1: Zoning District Intent

	Downtown Commercial – Core (DC-C)	Downtown Commercial – Mixed-Use (DC-MU)
Example Pictures		
Desired Form	<p>New buildings fit the character of the existing historic buildings, and site design adds to public realm, enhancing this small district as North Bend's cultural center. New buildings are similar scale to existing structures, to the property line, and up to 45 feet in height. The building mass steps down to 35 feet where adjacent to existing single-story buildings, or two-story historic buildings. Balconies and terracing on upper levels shall be used to retain mountain views.</p>	<p>New buildings must comply with North Bend's design standards, using modern architecture that fits the character of recently constructed buildings within the DC Zone. New buildings range from smaller multifamily complexes to mixed-used developments up to 45 feet in height, located at the front of the property line, with active frontages along the ground level. Building mass steps down to 35 feet when adjacent to single story or historic buildings. Balconies and terracing on upper levels shall be used to retain mountain views.</p>
Streetscape and Public Realm Improvements	<p>Active streetscape encouraging activity and inviting to pedestrians. Commercial frontages such as storefronts, arcades, or galleries; wide sidewalks; and street trees support safe, welcoming, and comfortable walking environment.</p>	<p>Range of tree-lined walkable streets continue adjacent to street pattern. Commercial frontages such as storefronts, arcades, or galleries; wide sidewalks; and street trees encourage interesting, safe, and comfortable walking environment. Residential frontages consist of yards, porches, stoops, to promote privacy.</p>
Parking	<p>Parking consists of on-site spaces located either behind buildings or in structures. On-street public parking spaces are provided for commercial patrons.</p>	<p>Parking consists of on-site spaces located either behind buildings or in parking structures. On-street public parking spaces are provided as well.</p>
General Use	<p>Ground-floors of buildings are occupied by retail, office, service, and other active uses along commercial corridors. Upper floors and back spaces from streetscape should include a wide variety of uses, including office, housing, lodging.</p>	<p>Buildings may be occupied with ground floor retail, office, service and other active uses. Residential uses on the ground floor should, where permitted off North Bend Way, have frontages ensuring privacy for the units. Units shall be accessed directly from the street, unless determined infeasible due to specific site constraints. Upper floors and back spaces from streetscape should include a wide variety of uses, including office, housing, lodging.</p>

Development Standards by Transect

DS.1: Introduction

The transect zone standards are calibrated by means of exemplary existing and intended conditions, through field survey, public input, and recommendation from the Planning Commission and approval by City Council. The purpose is to shape the future public realm of North Bend's downtown core by focusing on the outside portions of development, i.e. that which faces the street. The developments within these transects must follow the other relevant Title 18 chapters, including:

- 18.16 Parking Regulations,
- 18.18 Landscaping Regulations,
- 18.20 Sign Regulations,
- 18.34 Design Standards and Guidelines,
- 18.40 Exterior Lighting Standards, and
- 19.10.091 through .095 tree retention and protection.

Sketch demonstrating a vision of the DC-C Transect redevelopment



Features of note in this DC-C demonstration include:

- Enhanced open space that adds to the public realm
- Building character to enhance and blend in with the current historic district
- Similar scale to existing buildings

- Substantial glazing
- Balconies and rooftop patios
- Housing above commercial/retail storefronts
- Wide sidewalks and street trees
- Heavy building bases with detailing that adds interest to the historic district
- Canopies and awnings that provide cover and shade
- Pedestrian oriented signage and building lighting
- Amenities that add interest to the public realm such as benches, bike racks, potted seasonal plantings.

Sketch demonstrating a vision of the DC-MU Transect redevelopment



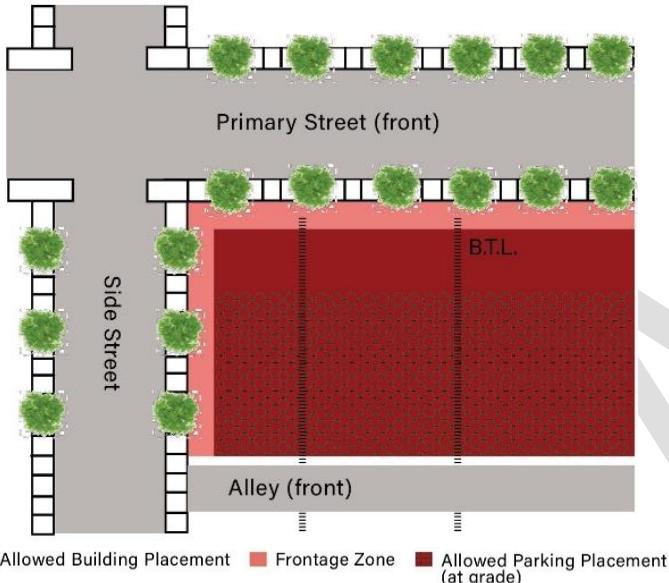
Features of note in this DC-MU demonstration include:

- Mixed use or residential building character that fits into existing neighborhoods and the surrounding built environment
- Balconies, terraces, and rooftop patios
- Commercial frontages with wide sidewalks and street trees that add interest to the public realm
- Comfortable and safe pedestrian walking environment
- Residential frontages that promote privacy
- The use of wood products as building materials
- Large overhangs that provide interest and protection from the elements

DS.1A: Downtown Commercial – Core (DC-C)



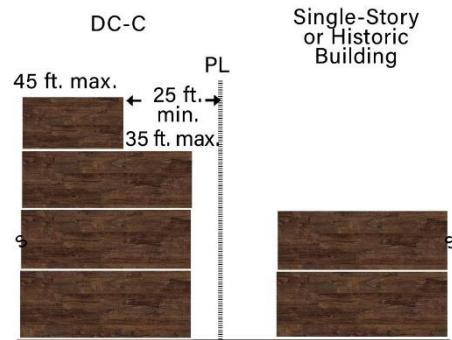
Building Placement



Maximum Size for Residential Units

No residential dwelling unit shall be larger than 1,000 square feet. See DS.3 (page 15) for exceptions.

Required Building Step-Backs



Buildings in DC-C cannot exceed 35-foot height for a depth of 25 feet from the property line when the lot is located adjacent to buildings that are single-story or on the historic register.

Interior Ceiling Height

Ground Floor 12-foot minimum

Parking - See parking standards in NBMC 18.16.

Parking garages should be designed to have levelled floors that can facilitate redevelopment for another use such as commercial when parking demand lessens.

Encroachments

Architectural features may encroach into the required setbacks subject to the following requirements:

Setback	Building setback from PL			
	Frontage Zone		Side/Rear	
	Min. (ft)	Max. (ft)	Min. (ft)	
Primary street	0	10	-	-
Side street	0	10	-	-
Rear yard with alley	--	--	5	
Rear yard without alley	--	--	1	
			5	

	Encroachment			
	Horizontal		Vertical	
	Front/ Side Street	Rear	Side	
Arcade, Gallery, Awning	6' max.	Min. 5' from PL	Not allowed	Min. 8' clear
Balcony	4' max.		Min. 5' from PL	
Bay Window	4' max. on upper floors			
Eave	4' max	Min. 3' from PL	Min. 3' from PL	

Allowed Frontages (See Table FS.1, page 26)

- Arcade
- Gallery
- Shopfront

Special Considerations

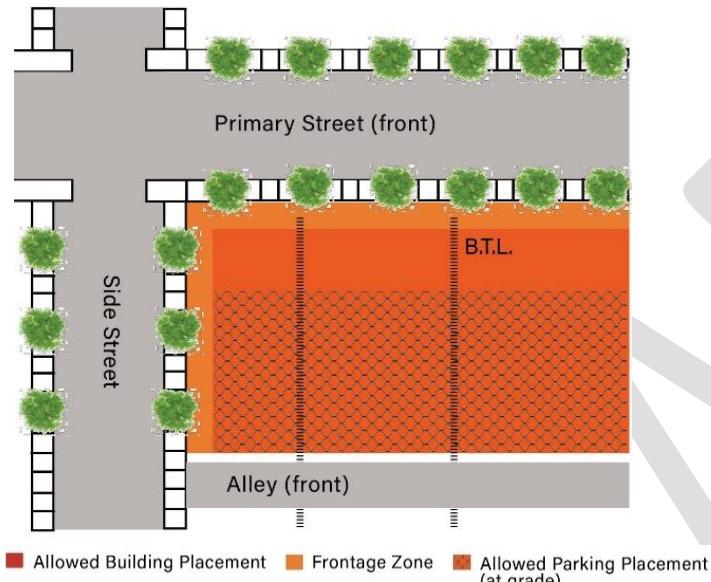
All development reviews within this transect will fit historic district character.

No outdoor storage or outdoor vehicular uses is allowed.

DS.1B: Downtown Commercial – Mixed Use (DC-MU)



Building Placement

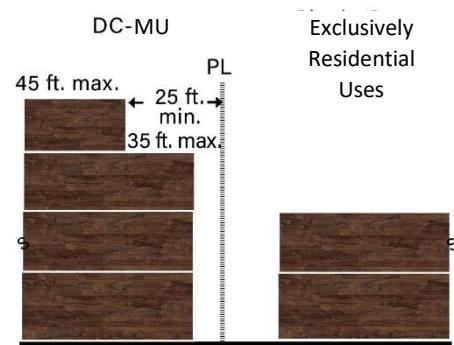


Setback	Building setback from PL		
	Frontage Zone Min. (ft)	Max. (ft)	Side/Rear Min. (ft)
Primary street	0	10	--
Side street	0	10	--
Rear yard with alley	--	--	5
Rear yard without alley	--	--	15

Allowed Frontages (See Table FS.1, page 26)

- Stoop
- Lightcourt
- Dooryard
- Front Yard
- Forecourt
- Porch & Fence
- Shopfront
- Gallery
- Arcade

Required Building Step-Backs



Buildings in DC-MU cannot exceed 35-foot height for a depth of 25 feet from the adjacent building when the lot is located adjacent to buildings that are exclusively residential under 25 feet in height.

Interior Ceiling Height

Ground Floor 12-ft min.

Parking - See parking standards in NBMC 18.16.

Parking garages should be designed to have levelled floors that can facilitate redevelopment for another use such as commercial when parking demand lessens.

Encroachments

Architectural features and signs may encroach into the required setbacks subject to the following requirements:

	Encroachment			
	Horizontal		Vertical	
Front/ Side Street	Front	Rear	Side	
Balcony	4' max.		Min. 5'	Min. 5'
Bay Window	4' max. on upper floors		from PL	from PL
Eave	4' max.	Min. 3'	from PL	Min. 3' from PL

Maximum Size for Residential Units

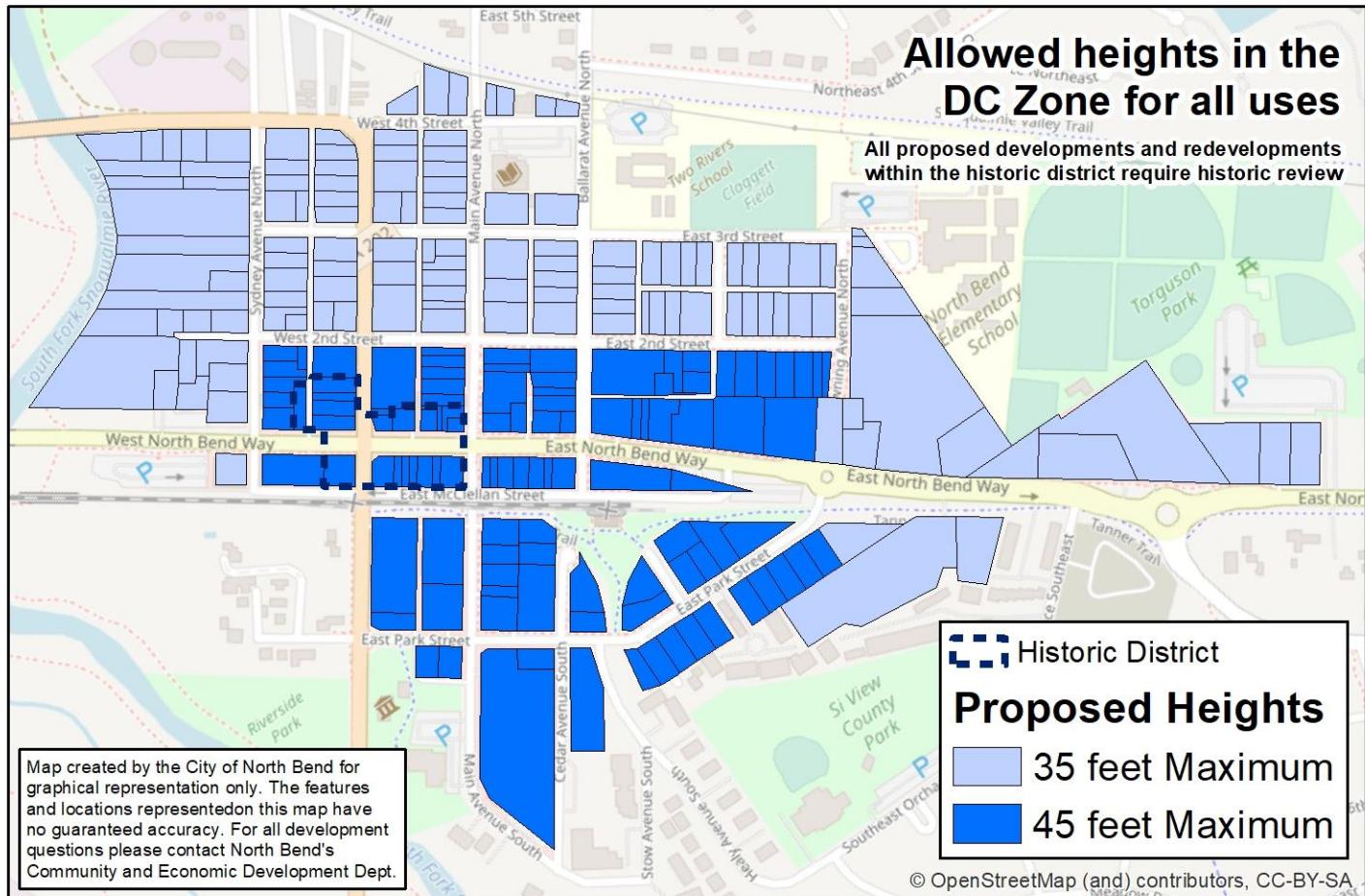
No residential dwelling unit shall be larger than 1,200 square feet. See DS.3 (page 15) for exceptions.

DS.2: Downtown Commercial – Allowable Heights

Where the DC-C and DC-MU transects represent a core and periphery pattern of the downtown aesthetic to maximize historic character, allowable building heights encompass a different pattern to maximize mountain views. Heights in the southern portion of the DC Zone are slightly higher than those in the northern and eastern portion. Figure 4 demonstrates the maximum heights allowed per parcel.

Note: all redevelopment of historic buildings must undergo historic review prior to approval, assuring retention of historic character.

Figure 4: Maximum Allowable Heights



DS.3: Affordable Housing Provision for Increase to Maximum Size for Residential Units

The maximum size for all residential units within a development may be increased if deed restricted affordable housing is a part of the development. Specifically, if a certain percentage of the units are deed restricted to be below the level of cost burden (less than 30% of the income) of the equivalent of a 60% area median family income (AMI), that percentage may be applied to increasing the size of all units. For example, if 10% of units are deed restricted, the maximum square footage of all units may be increased by 10%.

Example Scenario 1:

A proposed development in the DC-C transect is planning to include 20% deed restricted affordable housing. The 1,000sf maximum area per unit in this transect is increased to 1,200sf (1,000sf * 1.2).

Example Scenario 2:

A proposed development in the DC-MU transect is planning to include 30% deed restricted affordable housing. The 1,200sf maximum area per unit in this transect is increased to 1,560sf (1,200sf * 1.3).

To obtain the AMI please query income limits for the Seattle/Bellevue region on the U.S. Department of Housing and Urban Development website.

BS.1: Building Standards

BS.1A: Purpose

This section provides design standards for individual buildings to ensure that proposed development is consistent with the community's vision for the DC Zone as it pertains to building form, physical character, land use, and quality.

BS.1B: Applicability

All buildings and lots within the DC zone shall be governed by this plan. All buildings are required to comply with NBMC Title 15 Building and Construction, adopting by reference International Building and Fire Codes, and with the design standards of NBMC 18.34.

BS.1C: Allowable Uses

Open to residential, commercial, office-related, public and quasi-public, and light industrial uses that can be contained within and cause no nuisance outside of the building or proposed development. Uses prohibited in all zoning districts as expressed in 18.10.030, in addition to outdoor storage or outdoor vehicle sales disallowed specifically in the DC Zone, continue to be disallowed. No nuisances, as shown in NBMC Chapter 8.08 are allowed, including hazardous materials and uses that produce noises above what is currently allowed in NBMC 8.26.

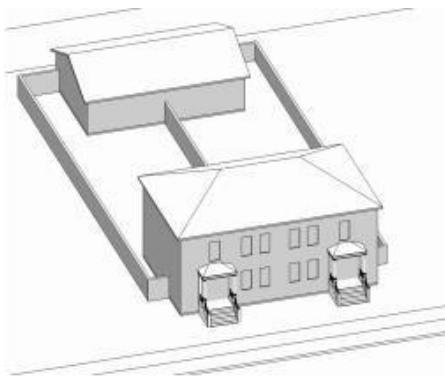
Each proposed building or existing building modification may be designed as one of the building types allowed for the transect applicable to the site as identified in the table below. Other building types are possible and shall meet North Bend's Design Standards. Redevelopment of buildings within the historic district must conform to a King County Historic Preservation Program review.

Table BS.1: Allowed Building Types per Transect

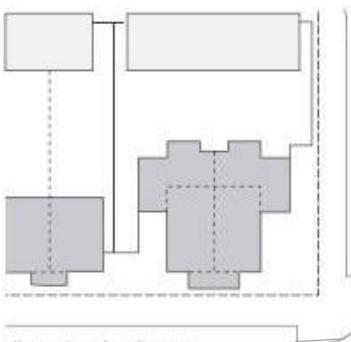
Building Type	Downtown Commercial – Core (DC-C)	Downtown Commercial – Mixed-Use (DC-MU)
Multiplex		X
Cottages & Bungalow Court Apartment		X
Row House		X
Live-Work		X
Court	X (with ground-floor commercial only)	X
Hybrid	X	X
Liner Building	X	X
Flex Building	X	X

BS.2: Building Type Sheets

BS.2.A Multiplex



Illustrative Axonometric Diagram



Illustrative Plan Diagram



Illustrative Photos of Multiplex



1) Description A Multiplex Building Type is a medium-sized structure that consists of side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. The Multiplex Building Type has the appearance of a large-sized family home and is appropriately scaled to fit well within medium-density neighborhoods. This building type is important for providing missing middle housing and promoting walkability.

2) Pedestrian Access Main entrance location: Primary street

3) Frontages

Porch
Stoop
Dooryard

4) Vehicle Access & Parking

Parking spaces may be enclosed, covered, or open.

5) Private Open Space

Width: 8-ft min. Depth: 8-ft min. Area: 100-square ft min.

6) Building Size & Massing

Length along frontage: Duplex: 36-ft max.
Length alongside yard: Multiplex: 50-ft max.
80-ft max.

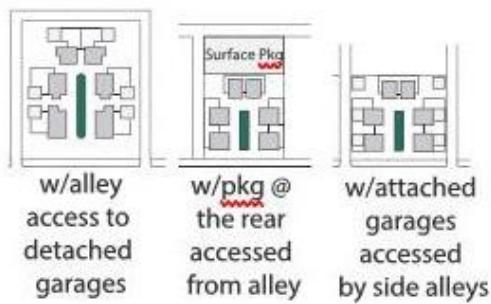
The footprint area of an accessory structure may not exceed the footprint area of the principal structure.



BS.2.B Cottages and Bungalow Court Apartment



Illustrative Axonometric Diagram



Illustrative Plan Diagram

1) Description Rosewalk Building Type: is a group of 6 or more single dwellings arranged in a linear manner along either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the Rosewalk (in contrast to the Bungalow Court) must connect two parallel streets. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Rosewalks are prohibited on corner lots. Bungalow Court Building Type: is a group of 4 or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.

The courtyard is wholly open to the street and parking is placed in the rear of the lot or behind each unit. Bungalow courts are prohibited on corner lots that do not have alley access.

2) Pedestrian Access Main entrance location: Common courtyard

3) Frontages Porch Stoop
Dooryard

4) Private Open Space Width 8-ft minimum Depth 8-ft min. Area 100-square ft min.

5) Common Courtyard Width Depth 20-ft min. clear
50-ft min. clear

Also see MDR housing standards in NBMC 18.11.

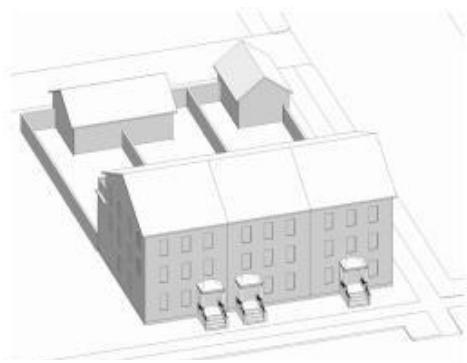
Illustrative Photos of Cottage



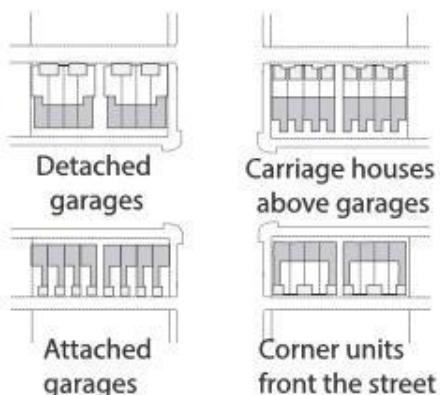
Illustrative Photos of Bungalow Court



BS.2.C Row House



Illustrative Axonometric Design



Illustrative Plan Diagram



Illustrative Photos of Row Houses



1) Description A Row House Building Type is a small-to medium-sized building comprised of 3 or more attached dwelling units arrayed side by side, with the ground floor raised above grade in order to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard. Each dwelling unit is directly accessed from the front yard/street. Garages must be located and accessed from the rear of the lot. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately scaled, well-designed higher densities and is important for providing a broad choice of missing middle housing types and promoting walkability.

2) Pedestrian Access Main entrance location: Primary street

3) Frontages Porch
Stoop
Dooryard

4) Vehicle Access & Parking Parking spaces may be enclosed, covered, or open.

5) Private Open Space Width: 8-ft min. Depth: 8-ft min. Area: 100-square ft min.

6) Building Size & Massing Width per rowhouse: 18-ft min. 36-ft max.

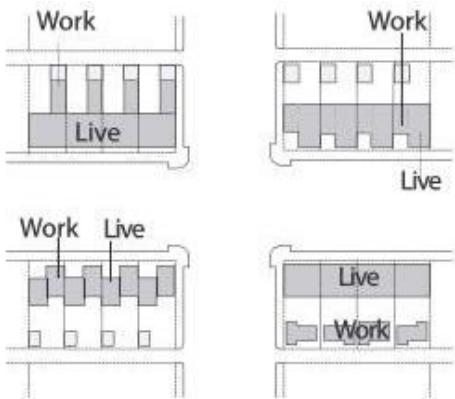
The front elevation and massing of each Row House building may be either symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of each individual unit is evident. The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

Also see MDR housing standards in NBMC 18.11.

BS.2.D Live-Work



Illustrative Axonometric Design



Illustrative Plan Diagram

Illustrative Photos of Live-Work



1) Description A Live-Work Building Type is a small to medium-sized attached or detached structure that consists of single dwelling unit above and/or behind a flexible ground floor space that can be used for home-office uses such as residential, personal and general service, small-scale craft production or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a urban neighborhood street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands.

Garages must be located and accessed from the rear of the lot. The work space is accessed directly from the primary street, and the living space at the rear or above is accessed directly or indirectly from the working space.

2) Pedestrian Access Main entrance location: Primary street
Ground floor space and upper unit shall have separate exterior entries.

3) Frontages Forecourt
Dooryard
Shopfront
Lightcourt
Gallery

4) Private Open Space Width: 8-ft min. Depth: 8-ft min. Area: 100-square ft min.

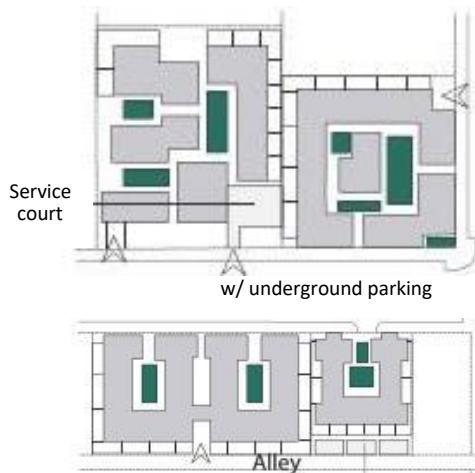
5) Building Size & Massing Width per unit: 18-ft min. 36-ft min.

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

BS.2.E Court



Illustrative Axonometric Design



Illustrative Plan Diagram



Illustrative Photos of Court



1) Description A Court Building Type is a group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones facing the primary street. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.

2) Pedestrian Access The main entry to ground level units should be from the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.

3) Frontages
Porch
Stoop
Dooryard

4) Vehicle Access & Parking From alley.
For lots without alley, via driveway, 12-ft wide maximum, located as close to side yard property line as possible.

5) Private Open Space Width: 8-ft min. Dept 8-ft min. Area: 100-square ft min.

This open space is exclusive of the courtyard and may be located in a side or rear yard.

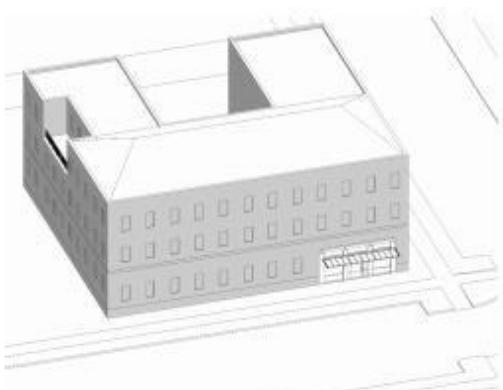
6) Common Courtyard Recommended width/depth/height ratio: 1:1 approx.

Width and depth: 20-ft min.

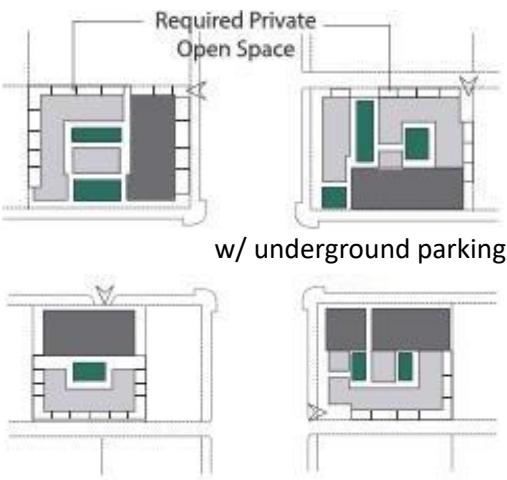
7) Building Size & Massing Length along frontage: 200-ft min.
Length along side yard: 140-ft max.

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

BS.2.F Hybrid Court



Illustrative Axonometric Design



Illustrative Plan Diagram



Illustrative Photo of Hybrid Court

1) Description A Hybrid Court Building Type combines a point- access portion of the building with a walk-up portion. The building may be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

2) Pedestrian Access The main entrance to all ground floor units should be directly from the street.

Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.

Access to units above the second level in the stacked dwelling element not accessed from the podium may be through interior access points.

3) Frontages For other units, access is directly of a common courtyard or through stairs serving up to 3 dwellings.

Porch
Stoop
Dooryard

4) Vehicle Access & Parking Underground garage, surface parking, tuck under parking, or a combination of any of the above.

5) Private Open Space Width: 8-ft min. Depth: 8-ft min. Area: 100-square ft min.

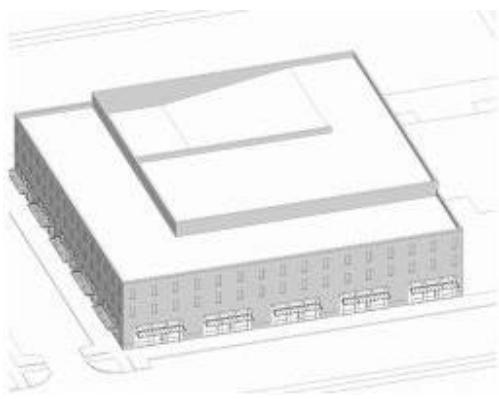
This open space is exclusive of the courtyard and may be located in a side or rear yard.

6) Common Courtyard Recommended width/depth/height ratio: 1:1 approximate

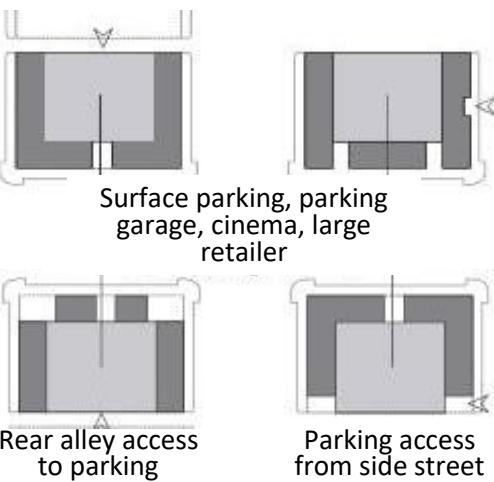
Width and depth: 20-ft min.

7) Building Size & Massing Width per unit: 18-ft min. 36-ft min.

BS.2.G Liner



Illustrative Axonometric Design



1) Description A Liner Building Type conceals a garage, or other large-scale faceless building such as a movie theater, or “big box” store designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. The access corridor, if applicable, is included in the minimum depth.

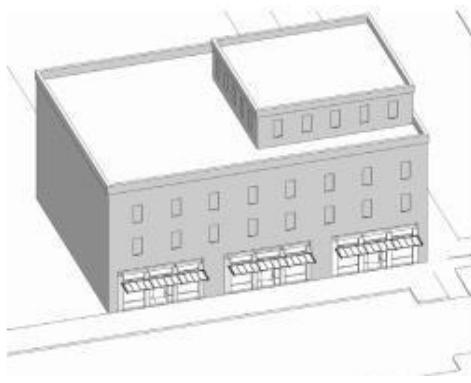
2) Lot Size	<u>Width:</u> 300-ft max.
	<u>Depth:</u> 120-ft max.
3) Pedestrian Access	Direct access from sidewalk. Upper floors accessed from street level lobby.
4) Frontages	Forecourt Shopfront Gallery Arcade
5) Vehicle Access & Parking	Required parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above.
6) Private Open Space	Private open space is required for each residential unit and shall be no less than 50- square feet with a minimum dimension of 5 feet in each direction.
7) Shared Open Space	The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground, or on a podium, or on a parking deck, and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.
	<u>Recommended width/depth/height ratio:</u> 1:1 approx.
	<u>Width and depth:</u> 20-ft min.
8) Building Size & Massing	<u>Length along frontage:</u> 300-ft max. Length over 180 ft must provide massing break

Illustrative Plan Diagram

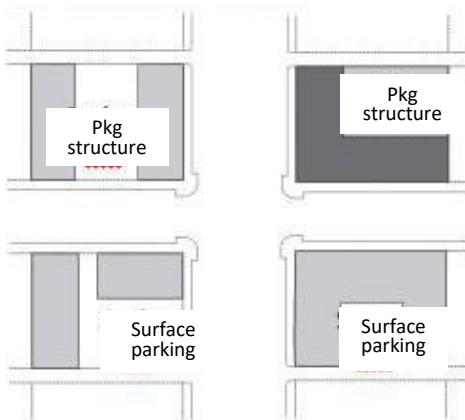


Illustrative Photo of Liner

BS.2.H Flex Building



Illustrative Axonometric Design



Illustrative Plan Diagram



Illustrative Photos of Flex Buildings



- 1) **Description** A Flex Building Type is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair; upper floors are accessed through a street level lobby.
- 2) **Lot Size**
 - Width: 300-ft max.
 - Depth: 120-ft max.
- 3) **Pedestrian Access** Direct access from sidewalk. Upper floors accessed from street level lobby.
- 4) **Frontages** Forecourt
Shopfront
Gallery
Arcade
- 5) **Vehicle Access & Parking** Required parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above.
- 6) **Private Open Space** Private open space is required for each residential unit and shall be no less than 50- square feet with a minimum dimension of 5 feet in each direction.
- 7) **Shared Open Space** The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground, or on a podium, or on a parking deck, and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.
- 8) **Building Size & Massing**
 - Recommended width/depth/height ratio: 1:1 approx.
 - Width and depth: 20-ft min.
 - Length along frontage: 300-ft max.
Length over 120 ft must provide massing break

BS.3: Local Historic Building Façade Features and Building Adornments Encouraged

<p>Sunset Garage: (201 W North Bend Wy) Built in the 1920s, portions of the Sunset Garage were restored in 2019, resulting in a 2019 Spellman Award for Historic Preservation.</p>				
<p>McGrath Building: (101 W North Bend Wy) Built in 1922, The McGrath building was added to the National Register of Historic Places in 2002.</p>				
<p>Other Architectural Features Found in the Downtown Core of North Bend</p>				

FS.1: Frontage Standards

FS.1A: Purpose

Frontages are the components of a building that bridge the transition and interface to the public realm, be it a side of a building, patio, or yard. Allowed frontage types are included in this section, these standards are intended to ensure proposed developments are consistent with the City's goals for building form as it relates to the public realm and desired use.

FS.1B: Applicability

These standards work in combination with the development and building standards outlined in previous sections, applicable to private frontages abutting public lands such as right-of-way and designated open space. Frontages are not limited to the below list, but all must meet North Bend's Design Standards.

Sketch demonstrating the components of a commercial frontage



Table FS. 1: Allowed Frontage Types by Transect

Frontage Types	Downtown Commercial – Core (DC-C)	Downtown Commercial – Mixed-Use (DC-MU)
Front Yard		X
Porch & Fence		X
Dooryard (Terrace)	X	X
Stoop		X
Forecourt	X	X
Shopfront	X	X
Gallery	X	X
Arcade	X	X

Front Yard

Description

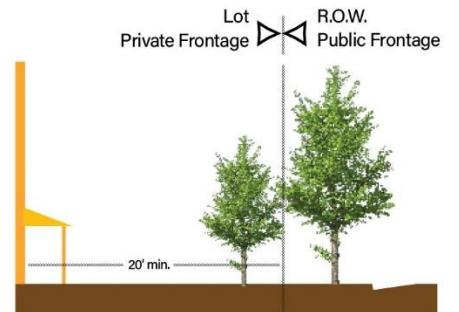
The main facade of the building has a large planted setback from the frontage line providing a buffer from the street. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

Size

Depth: 20 ft

Design Standards

The front yard created should be visually continuous with adjacent yards, supporting a common landscape. The setback can be densely landscaped to buffer from the higher speed thoroughfares. The yard is the first impression of a home and therefore should be carefully landscaped, preferably with drought-resistant plants.



Porch & Fence

Description

Provides a physical transition from the sidewalk to the private lot and building while maintaining visual connection between buildings and the public space of the street. The porch frontage consists of a building with a front set back from the property line and a porch encroaching into that front setback.

Size

Width: 8-ft min.

Depth: 8-ft min.

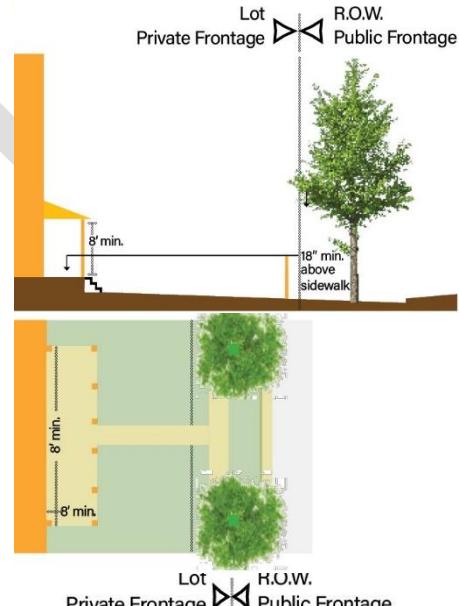
Height: 8-ft min.

Pathway: 3-ft wide min.

Finished level above sidewalk: 18-inch min.

Design Standards

Projecting porches must be open on three sides and have a roof.



Dooryard (Terrace)

Description

The main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.

Size

Width: 8-ft min.

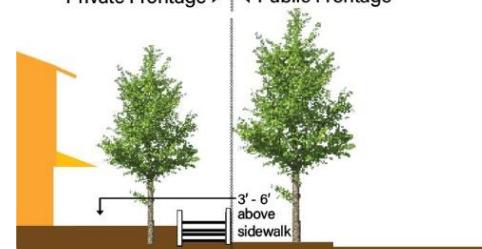
Length: 50-ft max.

Pathway: 3-ft min.

Finished level above sidewalk: 3'-6" max

Design Standards

For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail.



Illustrative Photo of Front Yard



Illustrative Photo of Porch and Fence



Illustrative Photo of Dooryard (Terrace)

Stoop

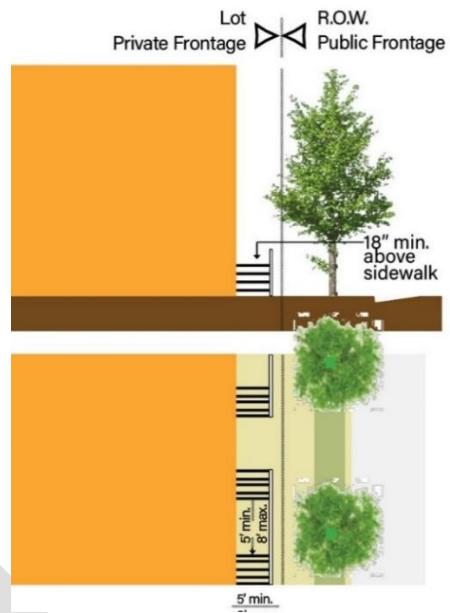
Description The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.

Size

Width & Depth: 5-ft. min.; 8-ft max. Finished level above sidewalk: 18-in min.

Design Standards

- 1) Stairs may be perpendicular or parallel to the building facade.
- 2) Lamps shall be parallel to façade or along the side of the building.
- 3) The entry doors are encouraged to be covered or recessed to provide shelter from the elements.



Forecourt

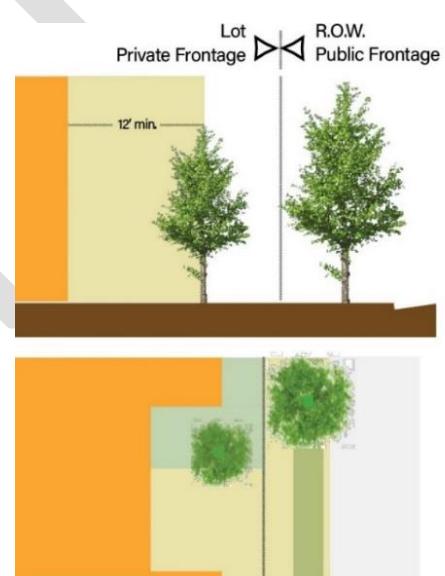
Description The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space may be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area.

Size

Width & Depth: 12-ft min. Ratio, height to width: 2:1 max.

Design Standards

The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.



Illustrative Photo of Stoop



Illustrative Photo of Forecourt

Shopfront

Description The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and typically includes an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. An awning that extends over the sidewalk requires an encroachment permit.

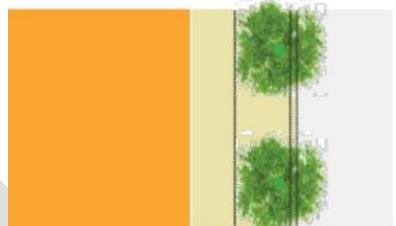
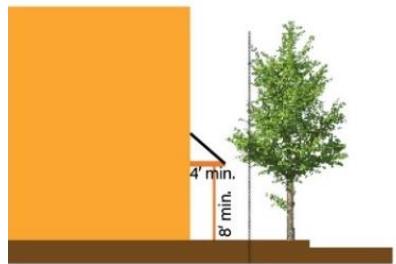
Size Ground Floor Transparency: 75% of frontage minimum

Awning Depth: 4-foot minimum
Setback from curb: 2-foot minimum Height, clear: 8-foot maximum

Design Standards

- 1) Shopfront glass shall be clear without reflective glass frosting or dark tinting.
- 2) Shopfront windows may have clerestory windows (horizontal panels) between the storefront and second floor/top of single-story parapet. Glass in clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass.
- 3) Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.
- 4) Operable awnings are encouraged

Lot
Private Frontage R.O.W.
Public Frontage

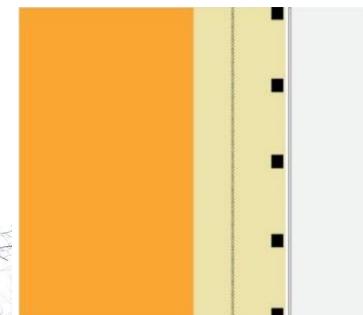
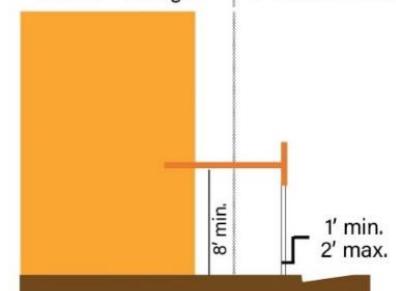


Gallery

Description A roof or deck projecting from the facade of a building, supported by columns located just behind the street curb. Galleries shelter the sidewalk with a roof or unenclosed, accessible, out-door space making them ideal for retail use. Galleries may be one- or two- stories in height, functioning as covered or uncovered porches at the second floor. Railing on top of the gallery roof is only required if the gallery roof is accessible as a deck.

Size Depth: 8-ft min.
Ground floor height: 12-ft min.
Setback from curb: 1-ft min.; 2-ft max.

Lot
Private Frontage R.O.W.
Public Frontage



Illustrative Photo of
Shopfront



Illustrative Photo of
Shopfront



Illustrative Photo of
Gallery

Arcade

Description Composed of a building with ground floor sidewalk area on the private property, and upper floors which project over the walkway and to the property line. A colonnade structurally and visually supports the building mass. Arcades contain ground-floor storefronts, making them ideal for retail use as the arcade shelters the pedestrian and shades the storefront glass, preventing glare that might obscure views of merchandise. Arcades will encourage the connection between indoor and outdoor space.

Size

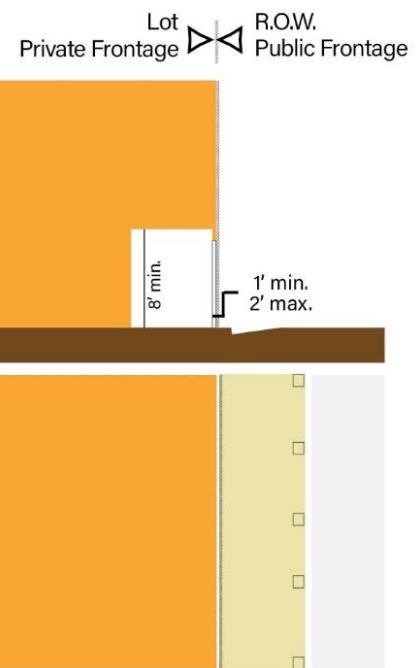
Depth: 8-ft min.

Ground floor height: 12-ft min.

Setback from curb: 1-ft min.; 2-ft max.

Design Standards

- 1) Arcades shall be combined with the Shopfront frontage type.
- 2) Arcades may be entirely on private property or may encroach over the sidewalk in the public right-of-way, subject to approval of an encroachment permit.
- 3) Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building.
- 4) Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.



Illustrative Photos of Arcades

SS.1: Street Standards

SS.1A: Purpose

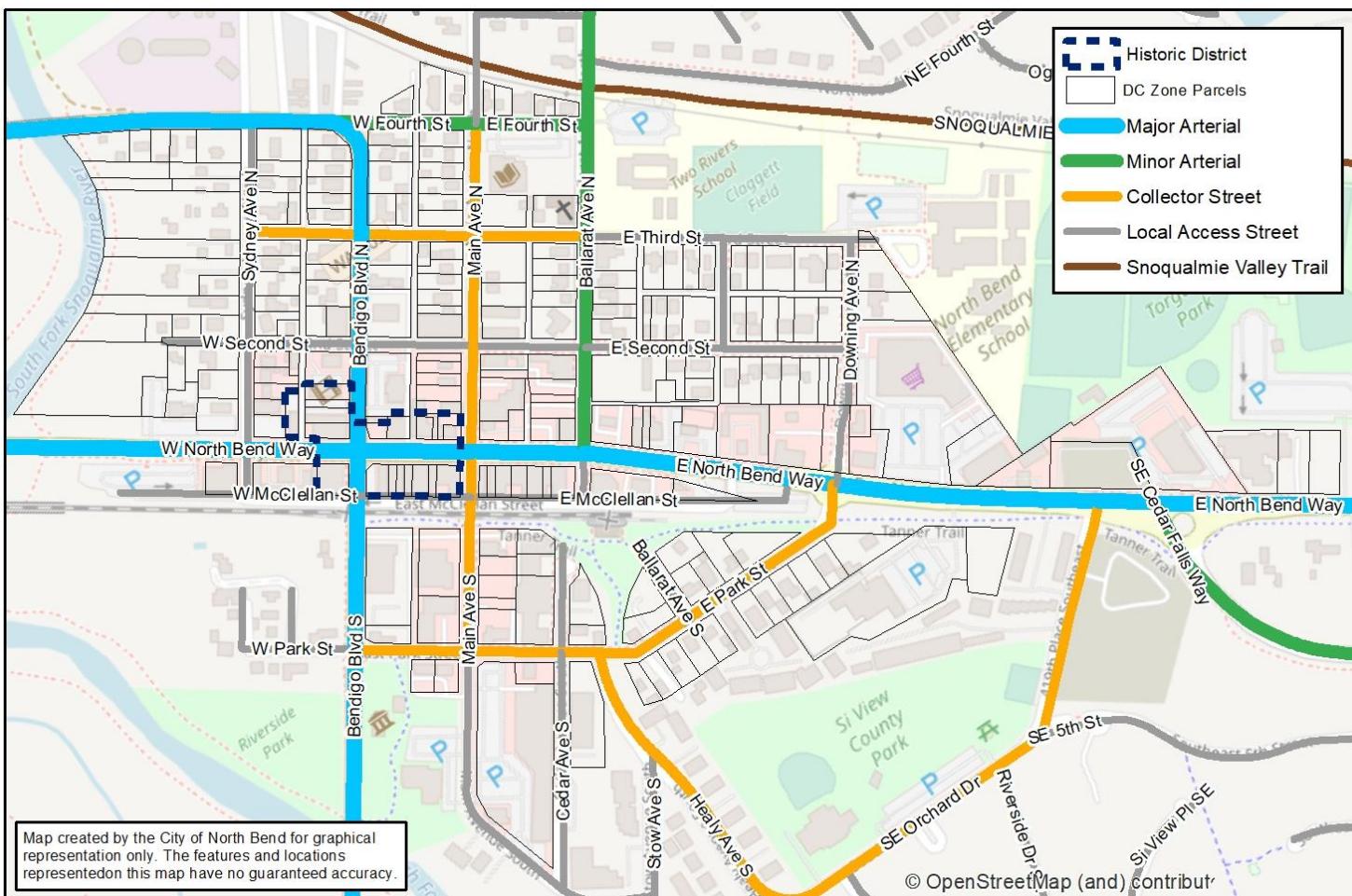
This section is to ensure that all proposed developments within this zone build from the City's latest Public Works Standards, and any approved complete streets design efforts in the future. The City's Public Works Standards do not currently specify differences between Local and Collector streets within North Bend's DC Zone and other areas throughout the City, hence this section is an extension of those standards.

The Right-Of-Way (ROW) sections of the DC Zone shall support the intended physical character, land use activity, and quality of the neighborhood. These streets must contribute to the look, feel, and experience of the DC Zone, in addition to providing efficient and safe movement of people, goods and services.

SS.1B: Applicability

This section describes the unified standard for Local and Collector street segments within the DC Zone. The standard is the same throughout the zone, without differences between the two transects. Additional street assemblies can be integrated into this Section when approved by the City.

Figure 5: Map of street classifications and main thoroughfares



SS.1C: Design objectives

As the interface between private development and public space, streets are an important element of the downtown zone. The goals of this portion of future development include:

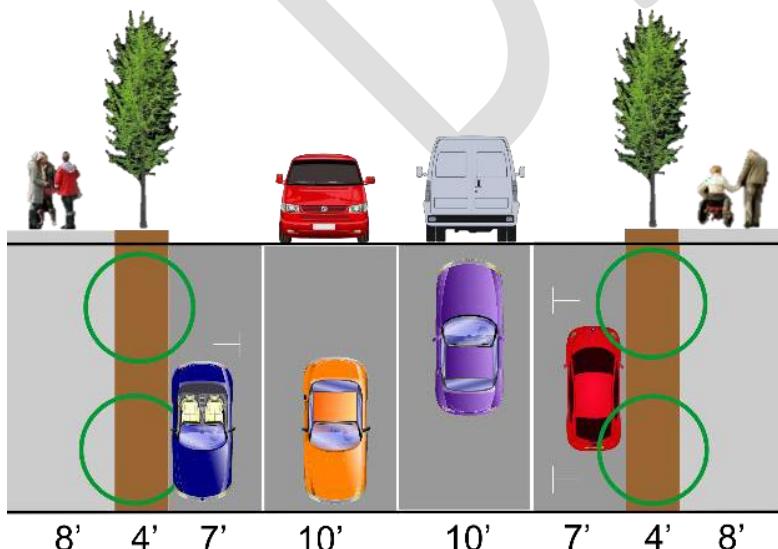
- Function - ensuring access for both patrons and delivery and support for businesses through effective use of curb space and upgrading/undergrounding utilities.
- Mobility - walkability for residents and visitors, as well as reliable movement for support services.
- Livability - enabling the public realm to support a community that works for both businesses and residents, with space for community activities.

All of the elements of the streets are context based. Overall width and pavement width, the number of lanes, and the lanes' specific sizes are listed. Street edges include planter type, lighting type, walkway type, and curb radii at intersections.

The street sections in this Section suggests quality and intent. The dimensions in the street sections consider information gleaned from aerials and field observations of existing conditions plus desired outcomes resulting from redevelopment. If ROW is larger than this standard angle parking can be used in lieu of parallel parking on one or both lanes. All final designs must be approved by the Public Works Director.

DC Zone Collector and Local Street Standards*

DC Zone Local Streets		
Assembly		Transportation Way
Type	Feeder with parking	Vehicle Lanes 2 lanes; 1 lane each direction
Right-of-way	51 – 58 ft	Lane Width 10 ft
Pavement	27 – 34 ft	Parking Lanes Parallel; one or both sides, unless available ROW is larger than standard, where angle parking may be used
Public Frontage		Movement Type Slow
Curb Type	Vertical curb; 10 feet radius	Median Width NA
Walkway Width	12 ft with 4-ft tree wells and contrasting pavement strips	Median Planting NA
Walkway Surface	Concrete and pavers	Median Surface NA
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed 20 mph
		Bicycle Provisions Marked sharrows
		Transit No transit



*The exception to this section is Park Street from Healy Avenue S to North Bend Way shown on Table 4.4 (pg. 4-11) of North Bend's Public Works Standards.

OS.1: Public Open Space Standards

OS.1A: Purpose

The purpose of this section is to provide a catalog of pre-approved public open space types and planned open space improvements within the DC zone, to enhance the public realm and non-motorized transportation within this area.

OS-1B: Applicability

This section describes the guidelines for development of public open spaces in the DC zone. The standards shall apply to all proposed development within the DC zone and shall be considered in combination with the other zone standards. Additional open spaces can be integrated into this section as they are approved by the City.

OS-1C: Design Objective

Open spaces play an important role in place-making. Their standards must be considered alongside building form, building types, frontage types, and thoroughfares in creating urban environments.

OS-1D: Open Space Requirements

All projects including a corner within the DC-C transect but outside of the designated historic district shall have a plaza created at such corner. Plaza requirements for these corners can be found in the NBMC 18.34.050 City of North Bend Commercial/Mixed Use/Industrial Design Standards and Guidelines, specifically section A-4A (page 13).

Each project that involves at least 2 acres, requires 5% of the net land area dedicated as open space minimum. The required open space shall be designed in compliance with the applicable requirements from Table OS.1, or commensurately enhance the open spaces shown in Map OS.1, as determined by the CED Director. All projects comprising less than 2 acres shall comply with the provisions set forth in NBMC 17.25 Residential Recreation And Common Space Requirements. Specifically, refer to NBMC 17.25.040 for multi-family developments, and NBMC 17.25.050 for mixed-use developments with residential components. Parks must contain the minimum components explained in NBMC 17.25.060

Projects that require the creation of public open space shall be required to develop the green, square, plaza or playground in accordance with the applicable design concept shown in Table OS.1. If a project applicant intends to submit an application to the City, and an urban design concept has not been prepared and adopted in the FBC for the applicable open space type and location specified in the Regulating Plan Diagram, the applicant shall fund the preparation of a conceptual plan under the direction of the City. The City may opt to retain the services of a qualified firm to complete the plan with funding to be provided by the applicant.

Per NBMC 18.34.050 City of North Bend Commercial/Mixed Use/Industrial Design Standards and Guidelines standard for plazas in the Downtown Core District, a plaza shall be created on the northeast corner of Main Ave and North Bend Way when this parcel redevelops. Please refer to page 32 of these standards for more details.

Each project application that is adjacent to a public opens space as indicated in Figure 6 below, shall create site designs oriented to these open spaces, where the facades of buildings that face these spaces provide a greater level of articulation than may be typical to the rear or side of a building.

Figure 6: City Programmed Public Open Space, Parks, and Plazas

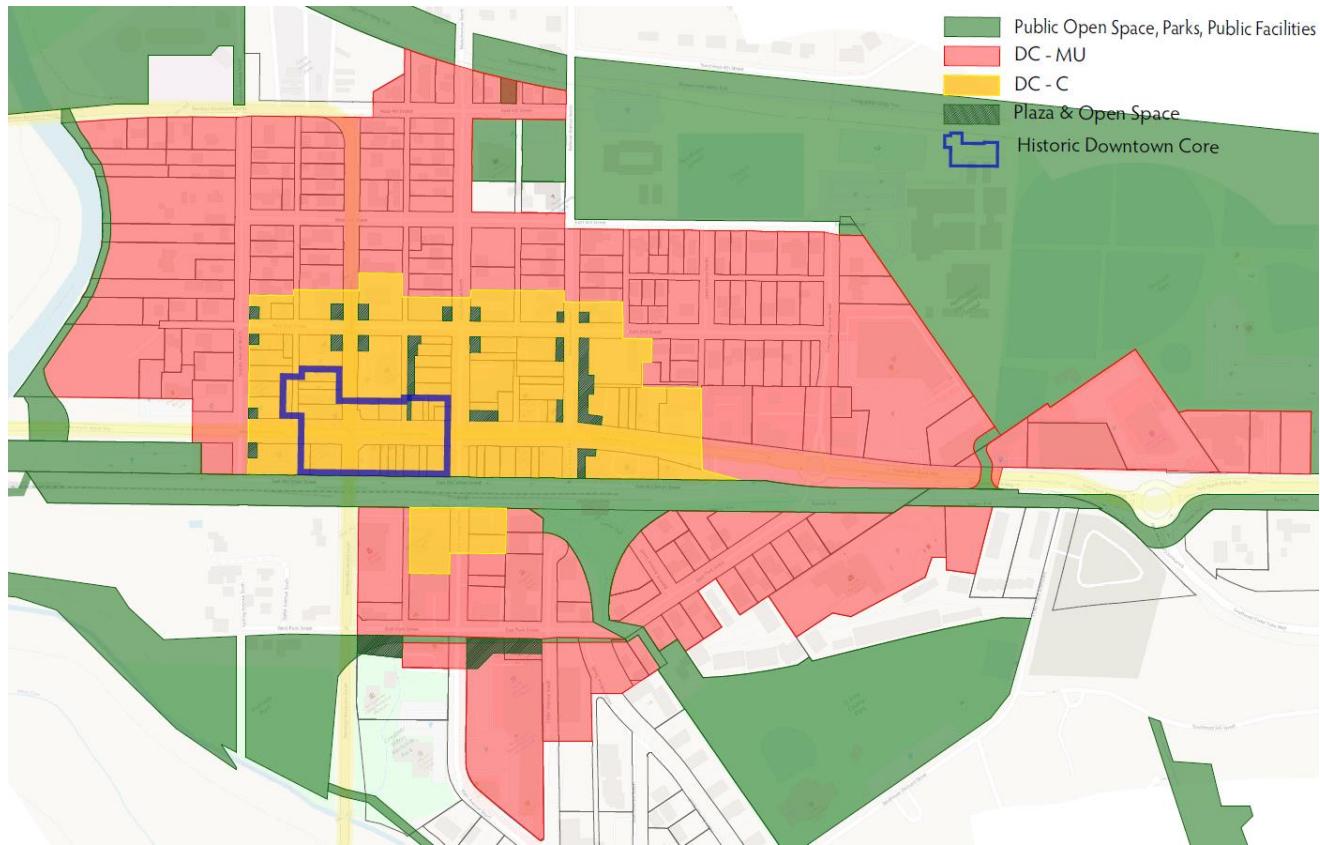


Figure 7: Future Plaza Locations in the DC-C Transect as Parcels Develop

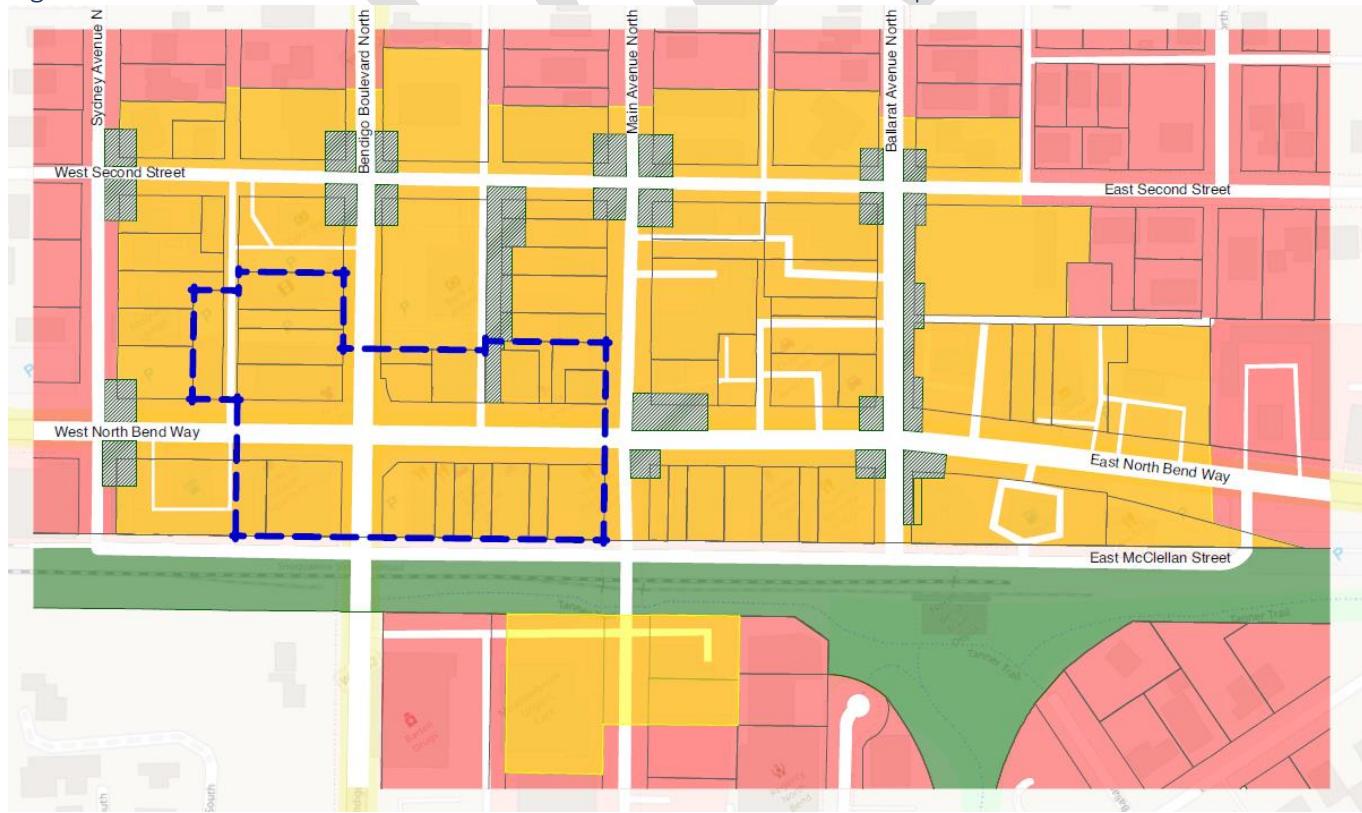
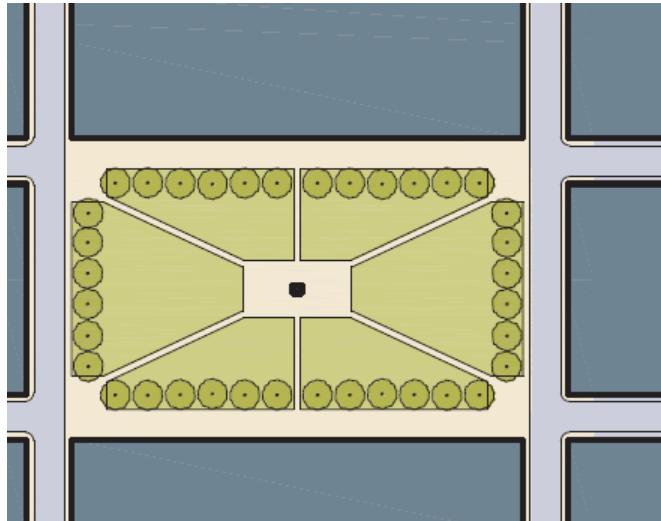


Table OS.1: Open Space Types Accepted

Square

An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.

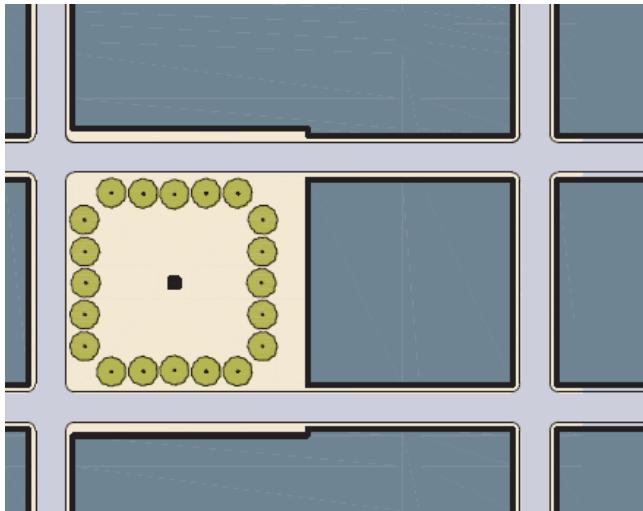


Scalable Examples:



Plaza

An open space available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. For greater detail on plaza requirements please refer to the City of North Bend Commercial/Mixed Use/Industrial Design Standards page 32.

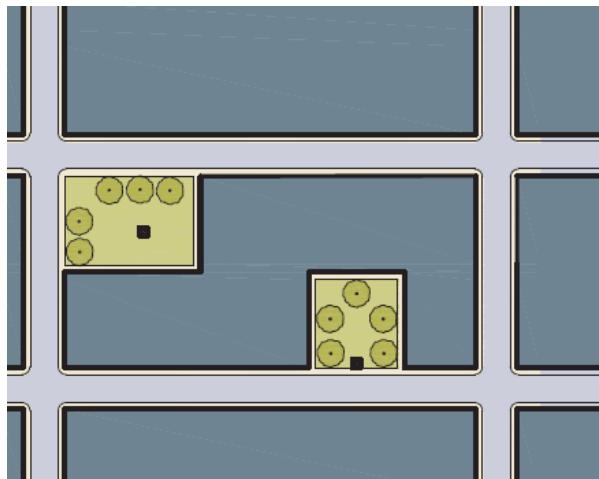


Scalable Examples:



Playground

An open space designed and equipped for the recreation of children. Playgrounds shall be interspersed within primarily residential areas and may be placed within a block. Playgrounds may be included within larger parks and open spaces. There shall be no minimum or maximum size. For more detail on playground requirements please refer to NBMC 17.25.060.



Acceptable Playground Examples & Features:



Master Planning Provision for Large Parcels

The owner of a parcel or abutting parcels totaling over 2 acres or more of contiguous lots within the DC zone may apply to prepare a subarea plan. In consultation with the CED Director, a subarea plan may assign new transect zones, open spaces, thoroughfare designs, and building designs, provided public works approvals are granted, and appropriate transitions to abutting areas are provided. The subarea plan must complete a public process including public notification Planning Commission recommendation, and City Council approval.

DRAFT