

ORDINANCE 1765

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, RELATING TO HOTEL AND MOTEL LAND USE PERFORMANCE STANDARDS; SPECIFICALLY AMENDING THE ROWS IN NBMC TABLE 18.10.050 SETTING FORTH PERFORMANCE STANDARDS FOR COMMERCIAL LAND USE TYPE 2.16 – HOTEL AND MOTEL; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, North Bend Municipal Code (“NBMC”) 18.10.050 sets forth performance standards for City zoning districts; and

WHEREAS, the City desires to amend performance standards for hotels and motels zoned commercial and designated Type 2.16 in NBMC Table 18.10.050 - Land Use Performance Standards;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. NBMC 18.10.050, Table of Performance Standards, Amended: The following rows of North Bend Municipal Code (“NBMC”) Table 18.10.050 relating to Land Use Type 2.16, Hotel and Motel, are hereby amended as follows. All other paragraphs of NBMC 18.10.050 and all other rows of NBMC Table 18.10.050 shall remain in full force and effect as currently adopted.

18.10.050 Table of performance standards

...

2.16 Hotel and Motel	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. 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>c. <u>Commercial building height in the IC zone may be increased up to 65 feet for a hotel subject to incorporation of amenities such as restaurant/bar open to the general public, public parking (if needed as determined by director), increased open space/outdoor plaza, additional landscape buffer, and/or public park, etc. Any height above 55 feet may permit a flat rooftop structure.</u></p> <p>d. <u>The allowance of hotels up to 65 feet in height shall be limited to one hotel within the boundary of the IC zone off Highway 202/Bendigo Boulevard.</u></p> <p>ee. <u>Eaves of not less than 24 inches shall be provided for all roofs if building includes eaves.</u></p> <p>ef. 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> <p>eg. 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.</p>
<p>2.16 Hotel and Motel (continued)</p>	<p>fh. 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>hi. 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>ij. 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><u>jk.</u> Signs. The following performance standards apply to hotels within the IMU or IC zone, and shall control over those set forth in Chapter 18.20 NBMC or any other provision of this code:</p> <ul style="list-style-type: none"> i. Signs shall be compatible with and not obscure or detract from the architecture, scale, materials and color of the associated building. ii. Pole signs are prohibited. iii. Building-mounted signs shall be limited to <u>5% of the façade for each building frontage (up to four) with no sign greater than 75 square feet. a total of 100 square feet and Signs shall not be oriented towards or be visible from adjacent residentially zoned properties that are exclusively zoned residential.</u> iv. Monument signage shall be limited to a total of 2040 square feet, including base, and shall be limited to external down-lit illumination only. 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. vi. Panel signs shall not be allowed for building-mounted signs. No unarticulated panel signs shall be allowed for monument signs. 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><u>kl.</u> To help the building blend with its surrounding natural viewsapes, 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 <u>collectively are prohibited limited to no more than 50% approximately 1/3 of a the total building façade.</u></p> <p><u>lm.</u> Roof color <u>for pitched roofs</u> shall be natural dark tones of tan, brown, red, green or gray. All other colors are prohibited.</p>
2.16 Hotel and Motel (continued)	<p><u>mn.</u> Building materials shall be <u>high quality man-made or natural materials such as wood, brick, stone, or cultured stone, or other high quality and durable material, as approved by the Director.</u> Stucco and concrete masonry unit (CMU) shall be <u>limited to no more than 70% of a building’s primary façade(s).</u> prohibited as a primary material, but may be used as accent features. Vinyl and synthetic stucco is prohibited.</p>

	<p>no. For perimeter 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>e. 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. <u>For any hotels on property fronting to Bendigo Boulevard between I-90 and the South Fork Snoqualmie River, the existing trees within the right-of-way of Bendigo Boulevard shall be retained to the greatest extent possible to maintain the landscaped boulevard character of this right-of-way. Required frontage sidewalks or pathways and utilities shall be placed to the rear of the trees, which may require dedication of additional right-of-way or granting of easements. Any trees that must be removed shall be replaced with the same species, or other tall-growing substitute species approved by the Director that are consistent with the overall landscape character of the boulevard and provide equivalent screening within five (5) years. Prior to approval of the site plan, a screening landscape plan with arborist review and recommendation shall be approved by the City. Replacement and supplemental right-of-way landscaping shall be installed at the earliest possible point in the development review process to enable growth to occur, and no later than issuance of the grading permit, which may involve reimbursement to the City for such work.</u></p>
	<p>pg. 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>
	<p>r. <u>Hotels and motels shall only permit lodging for short term stay use or other granting of similar use of real property for a period of less than thirty (30) consecutive days.</u></p>
	<p>s. <u>Balconies are not required, but are encouraged whether usable or decorative.</u></p>

Section 2. Severability: Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or

otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. Effective Date: This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 7TH DAY OF DECEMBER, 2021.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Rob McFarland, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Published: December 17, 2021

Effective: December 22, 2021

Susie Oppedal, City Clerk