

Table 18.10.050 – Land Use Performance Standards

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
1.00 RESIDENTIAL:	<ul style="list-style-type: none"> a. All permitted business uses must obtain a North Bend business license. b. All residential development shall comply with Chapter 17.25 NBMC, Residential Recreation and Common Space Requirements. c. 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. d. New first floor residential is prohibited in the NB zone at the intersection of North Bend Way and Mount Si Road. e. 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. f. 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. g. 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. h. For LDR zoning districts, a minimum of 50 percent of the units within any subdivision or BSIP shall set back the garage from the front wall of the home a minimum of five feet. The remaining 50 percent of the units may contain a garage flush with the front wall of the home, provided a porch of not less than six feet in depth by 10 feet in width is provided. All garages within the cottage housing zone shall be set back a minimum of five feet from the front wall of the home. i. Residential zoning districts within the transitional landscape area (TLA) shall require the following: <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. No fences shall be constructed within the landscape transition zone, except along Interstate 90 (I-90). iii. Regional trail linkages are allowed within the TLA.
1.00 RESIDENTIAL: (continued)	

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
1.11 Single-Family Detached Dwellings (SFDD)	<ul style="list-style-type: none"> a. All dwelling units in the LDR and CR shall be held in fee simple ownership. b. All new developments of 10 or more in the LDR zone may choose to apply for PND approval through Chapter 18.12 NBMC. Developments within the LDR zone that propose single-family cottage require PND approval. <u>Single family dwellings other than cottages are not allowed within the cottage residential zone.</u> c. Single family housing proposed along Thrasher Avenue NE in the CR zone must comply with LDR bulk and dimensional standards for the first row of housing adjacent to Thrasher Avenue NE with subsequent rows of housing subject to the CR bulk and dimensional standards. d. All eaves shall be a minimum of 18 inches. e. For developments containing 50 units/lots or less, a minimum of four floor plans and three elevations per floor plan, totaling 12 elevations, shall be made available. f. For developments containing more than 50 units/lots, a minimum of four floor plans and a total of 16 elevations shall be provided. This can be achieved by providing four floor plans and four elevations per floor plan or by providing additional floor plans and associated elevations resulting in 16 elevations. g. For LDR zoning districts, a minimum of 50 percent of the units within any subdivision or BSIP shall set back the garage from the front wall of the home a minimum of five feet. The remaining 50 percent of the units may contain a garage flush with the front wall of the home, provided a porch of not less than six feet in depth by 10 feet in width is provided. All garages within the cottage housing zone shall be set back a minimum of five feet from the front wall of the home. h. Compliance with Chapter 18.34 NBMC.