

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):
<p>1.11 Single-Family Detached Dwellings (SFDD)</p>	<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. c. All eaves shall be a minimum of 18 inches. d. 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. e. 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. f. 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. g. Compliance with Chapter 18.34 NBMC.
<p>1.16 Cottages</p>	<ul style="list-style-type: none"> a. A mix of housing sizes shall be provided. A mix is considered a square footage variation of 500 square feet or more, excluding the garage. b. Except as cited in (c) below, a maximum of 10 percent of the total number of units may exceed 1,700 square feet in size, but not more than 2,500 square feet, excluding the garage. The minimum lot size for homes over 1,700 square feet shall be 5,000 square feet or larger. For development sites of 2-9 homes a total of one standard size home may be constructed in conjunction with the cottage homes. When only one home is constructed it shall be a cottage, unless it is an Adult Family home. Multifamily and attached homes shall not count towards the ratio allowing standard sized homes in the Cottage Residential zone. c. For every home 1,300 square feet or less, excluding the garage, the development is allowed to construct one additional home 1,700 square feet or larger, excluding the garage, up to not more than 30 percent of the total lots,

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	<p>including the 10 percent allowed in b above.</p> <p>Example: 50 lot subdivision 10% of the homes may exceed 1,700 = 5 homes 10 homes 1,300 square feet or less yields 10 additional homes 1,700 or larger. *15 homes sized 1,700 sq. ft. or larger *10 homes sized 1,300 sq. ft. or smaller *Remaining 25 homes may be sized between 1,300 and 1,700 or multifamily.</p> <p>If no homes are built less than 1,300 sq. ft., then 5 homes may exceed 1,700, with the remaining yielding a mix of sizes under 1,700.</p> <p>d. Homes larger than 1,700 square feet in size are considered a standard sized single family structure and shall pay impact fees per the single family rate.</p> <p>e. Adult Family Homes may be a standalone use, are considered a single family home, shall not exceed 4,500 square feet and shall be placed on lots no less than approximately 8,000 square feet in size.</p> <p>f. The second floor of approximately 30% of the total number of homes shall not exceed 1.5 times the area of the main floor.</p> <p>g. For cottage housing, floor area shall be measured from the interior sides of the exterior walls. The area of internal stairways may be allocated between floors served. Cottage areas that do not count towards the total floor area calculation:</p> <ul style="list-style-type: none"> i. Architectural projections, such as bay windows, fireplaces not greater than 24 inches in depth or six feet in width, measured from interior walls. ii. Attached roofed porches. iii. Spaces with a ceiling height of seven feet or less measured to the interior walls, such as in a second floor area under the slope of the roof. iv. Breezeway. v. Detached garages and ADU's, subject to the applicable performance standards of these uses.

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	<p>Detached garages shall be built to the rear of the lot.</p> <p>h. Cottages shall front a public street or shared common open space area.</p> <p>i. Garages shall be sized for one or two vehicles. Garages and/or other on-site parking may be clustered, provided such clustered parking areas are accessed by an alley or located to the side or rear of the cottage housing associated with said parking. Clustered garage structures shall not exceed more than four single vehicular bays in width. A minimum roof pitch of 4:12 shall be provided for garages or other parking structures. Flat roofs shall not be permitted, unless in conjunction with a green roof.</p> <p>j. All parts of the primary roof above 18 feet shall be pitched at a minimum of 6:12.</p> <p>k. Eaves of at least 18 inches shall be provided on all cottage structures.</p> <p>l. Each unit shall include an attached front porch not less than 80 square feet minimum with a minimum depth of 6 feet.</p> <p>m. 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.</p> <p>n. 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.</p> <p>o. Must be reviewed through the PND overlay zoning process if project occurs in the cottage residential zone (CR) or will result in construction of cottages in the LDR zone.</p> <p>p. Cottage homes in the LDR or CR district shall be held in fee simple ownership. Units may be located on platted lots or as units in a condominium and may share use of common facilities such as a community gathering room, tool shed, garden, workshop, or parking areas.</p> <p>q. Subject to PND, in the cottage zone, not more than 30 percent of the total dwelling units shall be multifamily attached dwelling units such as duplex, triplex, or fourplex and within the LDR zone not more than 15 percent.</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>r. Pursuant to Chapter 18.12 NBMC, Planned Neighborhood District.</p> <p>s. For development sites located adjacent to the Burlington Northern right of way (ROW), the developer may purchase the Burlington Northern ROW and dedicate no less than 40 feet for Tanner Trail and open spaces purposes to the City. Any remaining Burlington Northern ROW area in excess of the minimum 40 feet may be incorporated into the development. IF the developer opts for this the following shall apply:</p> <ol style="list-style-type: none"> 1. A 15-foot type II landscape buffer shall be provided along the rear property line, owned and maintained by the homeowners association of the development. 2. The applicant shall construct a trail within the Tanner Trail corridor consistent with the trail standards in NBMC 19.05.020(L), together with street trees provided consistent with NBMC 19.05.020(D). 3. The applicant may receive credit for up to 50% of the on-site open space requirement provided in 18.12.030(C) if the on-site open space is designed integral with the Tanner Trail open space such that the two open spaces function as one. <p>t. All cottage developments shall provide a pedestrian connection to the Tanner Trail corridor when located adjacent to the trail corridor.</p> <p>u. Within the Cedar Falls Way ROW, existing significant trees shall be retained to the extent feasible. The required sidewalk and planterstrip street improvement may meander within the Cedar Falls ROW allowing for the maximum amount of significant tree preservation.</p> <p>v. If sides or rears of structures are oriented to Cedar Falls Way, a 10 foot Type II landscape buffer shall be provided, this buffer may be provided within the Cedar Falls ROW subject to accommodating the necessary sidewalk and planterstrip. If the ROW cannot accommodate the necessary street improvements and the 10 foot Type II buffer, the development site shall provide the landscape buffer on site.</p> <p>w. Cottages built outside the Cottage Residential Zone shall pay impact fees applicable to cottage homes.</p> <p>x. In the event another Code provision conflicts with the performance standards set for herein, these performance standards shall govern.</p>