

**EXHIBIT A:
Amended NBMC Table 18.10.030**

Table 18.10.030 – Permitted and Conditional Land Uses

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL				COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
1.00 RESIDENTIAL:													*See NBMC 18.10.025 for All Permitted Uses	
1.10 Single-Family Dwellings														
* 1.11 Single-Family Detached Dwellings	P	P	PND (2)	P	P	P			P (LDR & CLDR)					
* 1.12 Designated Manufactured Homes	P	P	PND (2)	P	P	P			P (LDR & CLDR)					
* 1.13 Manufactured Home Parks					P									
* 1.14 Mobile Homes					P									

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	LAND USES:	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL- MPOD
* 1.15 Mobile Home Parks					P										
* 1.16 Cottages	PND		P	PND	PND	P			P	P (6 DU/Acre Max)					
1.20 Multifamily Structures															
* 1.21 Duplexes			PND	P	P	P			P						P
* 1.22 Triplexes			PND	P	P	P			P						P
* 1.23 Fourplexes			PND	P	P	P			P						P
1.24 Cohousing	P		P	P	P										P
* 1.25 Other Multifamily Dwellings over Four Units				P	P	P			P						P
1.26 Mixed Housing Types	PND		PND	PND	PND	PND			PND	PND					
1.30 Special Service Housing															
* 1.31 Adult Family Homes	P	P	PND	P	P	P			P	P					P
* 1.32 Childcare															

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	LAND USES:	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL- MPOD
* 1.32a Family Day Care Provider	P	P	P	P	P	P			P	P					P
* 1.32b Child Day Care Center	P		P	P	P	P			P	P					P
* 1.33 Homes for the Elderly and Related	P		PND	P	P	P			P	P					P
1.34 Secure Community Transition Facilities											CUP				
1.00 RESIDENTIAL: (continued)														*See NBMC 18.10.025 for All Permitted Uses	
1.40 Miscellaneous Rooms for Rent															
1.41 Bed and Breakfast Establishments	P	P	P	P	P	P			P	P					P
* 1.42 Boarding Houses	P		P	P	P	P			P	P					P
1.50 Other Residential															
* 1.51 Accessory Residential Uses	P	P	P	P	P	P			P	P	P				P
* 1.52 Accessory Dwelling Units	P	P	P	P	P	P			P	P					P

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	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL- MPOD
* 1.53 Home Occupations	P	P	P	P	P	P		P	P	P				P
* 1.54 Upper Floor Dwelling Units				P	P	P		P	P	P				P
* 1.55 Interim Housing Facilities	P		P	P	P	P		P				P		
1.60 Unlisted Residential Use	See Procedure for Unlisted Uses													
2.00 COMMERCIAL:														
* 2.01 Adult Entertainment Facilities						CUP								
2.02 Art Gallery					P	P		P	P					P
* 2.03 Automotive/Vehicular														
* 2.03a Boat and Watercraft Sales and Service							P							
* 2.03b Car Wash					P		P	P						
* 2.03c Electric Vehicle Charging Station – Restricted, Accessory to a Principal Use	P	P	P	P	P	P	P	P	P	P	P	P		P

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	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL- MPOD
2.00 COMMERCIAL: (continued)														
* 2.03d Electric Vehicle Charging Station – Public, Accessory to a Principal Use					P	P	P	P	P	P	P	P		P
* 2.03e Electric Vehicle Charging Station as a Stand-Alone Use							P							
* 2.03f Electric Vehicle Battery Exchange Station							P							
* 2.03g Gasoline Sales/Service Stations							P							
* 2.03h Motorcycle Sales/Service					P	P	P							
* 2.03i Paint and Body Shop					P						P			
* 2.03j Parts Store					P	P	P	P		P				
* 2.03k Auto Rentals and Leasing							P	P			P			

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL				COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
	LAND USES:	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL- MPOD
* 2.03l Repair and Service Shop					P		P				P	P			
* 2.03m RV/Commercial Truck Sales/Repair and Maintenance Service							P							See NBMC 18.10.025	
* 2.03n Sales (New and Used Auto/Passenger Truck)							P								
* 2.03o Snowmobile Sales/Service					P		P								
* 2.03p Tire Shop (Sales/Service)					P		P					P			
* 2.03q Towing and Impound Yard															
* 2.03r Towing and Impound Yard Associated with Repair and Service Shop, Use 2.03l											P				
* 2.04 Banks and Financial Institutions					P	P	P	P							P
2.04a Check Cashing/Quick								P							

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	LAND USES:	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
Loans															
2.00 COMMERCIAL: (continued)															
* 2.05 Bars and Taverns (Including Microbreweries)					P	P									P
* 2.06 Business & Professional Offices					P	P	P	P	P	P	P	P			P
2.07 Business Services					P	P	P	P	P	P	P				P
2.08 Conference Centers and Event Venues					P	P	P	P	P	P	P				P
2.09 Convenience Store – Open 24 Hours						P	P								
2.10 Convenience Store – Open 16 Hours or Less					P	P	P	P							P
2.11 Equipment Rental (Not Including Recreational Equipment Such As Bikes, Kayaks, Etc.)					P	P		P		P	P				
2.12 Farmer's Market –					P	P	P	P	P	P	P	P			P

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	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL- MPOD
Produce/Other														
2.13 Funeral Home/Mortuary					P				P	P	P			
2.14 Grocery/Supermarket					P	P	P	P						
2.15 Hardware Store					P	P								
2.16 Health Club (Including Dance, Exercise Studio)					P	P	P	P	P	P	P			P
* 2.17 Hotel and Motel														
2.17a Hotel					P	P	P	P	P				See NBMC 18.10.025	P
2.17b Motel					P	P	P						P	
* 2.18 Lumber and Associated Sales					P				P	P				
2.19 Miniature Golf Course									P	P		P		P
* 2.20 Nursery, Garden, and Landscape Supplies					P	P		P	P	P	P			P
2.21 Personal Services (Beauty Shop,					P	P	P	P	P					P

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	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL- MPOD
Dry Cleaner, Shoe Repair, Etc.)														
2.00 COMMERCIAL: (continued)														
* 2.22 Recreational Vehicle Park										P	P			P
2.23 Indoor Commercial Recreation Facilities					P	P	P	P	P	P	P			
* 2.23a Indoor Shooting Range (Gun and Archery)							P			P	P			
2.24 Restaurant														
2.24a Drive-Thru							P							
* 2.24b Non-Drive-Thru					P	P	P	P	P					P
2.24c Coffee Stands – Freestanding or Accessory					P	P	P	P	P	P	P			P
2.25 Research and Development Facilities									P	P	P			P
2.26 Retail					P	P	P	P	P					P

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	LAND USES:	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL- MPOD
2.27 Wholesale Sales															
* 2.27a w/ Ancillary Associated Retail											P	P			
2.27b w/o Associated Retail											P	P			
2.28 Social and Fraternal Club, Lodge					P	P				P	P				P
2.29 Storage Facilities															
2.29a Mini-Storage (Enclosed)										P	P				
2.29b Indoor (General)											P	P			
2.29c Outdoor (Boats, Cars, Campers, Etc.)												P			
2.30 Studio (Art, Music, Pottery, Etc.)					P	P				P	P				P
2.31 Theater, Auditorium, Performance Center, Etc.					P	P				P					P
* 2.32 Veterinary Clinic					P	P				P	P	P			P
2.00 COMMERCIAL: (continued)															

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	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL- MPOD
2.33 Commercial Truck Travel Center							See NBMC 18.10.025						See NBMC 18.10.025	
* 2.34 Mixed Use Horizontal (Commercial/Residential)					P	P		P	P					P
2.35 Pawn Shop										P				
2.37 Tattoo Parlor and/or Body Piercing Studio (1)						P (1)	P	P (1)						
2.38 Hospital										P	P			
2.39 Medical/Dental					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														
* 3.11 Apparel, Fabric, Accessories and										P	P			P

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	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL- MPOD
Leather Goods														
3.12 Chemical and Related Products											CUP			
3.13 Computers, Office Machines, and Equipment										P	P			
3.14 Electrical Equipment (Appliances, Lighting, Radio, TV, Communications)										P	P			
3.15 Fabricated Small Components and Products (Containers, Hand Tools, Screw Products, Coatings)					P				P	P	P			P
* 3.16 Food and Beverage Products					P	P				P	P			
* 3.17 Furniture and Fixtures					P	P				P	P			P
* 3.18 Handcrafted Products					P	P			P	P	P			P
3.00 INDUSTRIAL: (continued)														
3.19 Heavy Equipment and Vehicles-										P	P			

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	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL- MPOD
Indoor														
* 3.21 Measuring and Controlling Instruments (Medical/Optical, Watches, Computer Software)					P					P	P			P
3.23 Plastic Products										P	P			
3.00 INDUSTRIAL: (continued)														
3.24 Prepared Materials – Assembly, Processing, and Packaging- Indoor					P					P	P			
3.25 Printing, Publishing, and Allied Industries					P					P	P			
* 3.26 Recycling Center											P			
* 3.26a Recycling Plant											P			
3.27 Rubber Products											P			
* 3.28 Sign and Advertising Display (Manufacture)					P	P				P	P			

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	LAND USES:	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
* 3.29 Stone, Clay, Pottery and China					P	P					P	P			
3.30 Textile Products											P	P			
* 3.31 Construction Company/Storage Yard											P	P			
* 3.32 Industrial and Related Equipment – Sales											P	P			
* 3.33 On-Site Hazardous Waste Treatment											P	P			
3.34 Multi-Tenant Industrial Park											P	P			
* 3.35 Warehousing and Distribution											P	P			
* 3.36 Welding Shop											P	P			
3.38 Temporary Industrial Buildings and Uses											P	P			
3.40 Unlisted Industrial Uses	See Procedure for Unlisted Uses														
3.41 Accessory Industrial Uses															

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	LAND USES:	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL- MPOD
4.00 PUBLIC AND QUASI-PUBLIC:															
* 4.10 Open Space, Park, Trail, and Recreation	P		P	P	P	P	P		P	P	P	P			P
* 4.11 Golf – Course (9 – 18 Hole)										P	P		P		P
* 4.12 Golf – Driving Range					P					P	P		P		
* 4.13 Athletic Field/Sports Facilities	P		P	P	P		P			P	P		P		P
4.20 Government Office					P		P			P	P		P		
4.21 Library					P	P	P						P		
4.22 Post Office					P	P	P						P		
4.23 Police and Fire Station					P	P	P			P			P		
4.24 City Hall and/or Public Works						P							P		
4.30 School										P					
4.31 Montessori/Preschool, Kindergarten, Elementary, Middle, High School	P	P	P	P	P	P	P		P	P	P	P	P		P

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	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL- MPOD
LAND USES:														
4.32 Other Educational Institution	P	P	P	P	P		P	P	P	P	P	P		P
4.40 Churches and Religious Institutions	P	P	P	P	P		P		P	P		P		
* 4.50 Museums/Interpretive Centers/Community Centers and Associated Activities					P	P	P		P	P		P		P
4.60 Mass Transit Facilities Including Park- and-Ride Lots					P	P	P	P	P	P	P	P		
4.70 Temporary Public or Quasi-Public Buildings or Uses	P	P	P	P	P	P	P	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	P	P	P	P	P	P	P		P
* 5.20 Public and Private Utilities – Major	P	P	P	P	P	P	P	P	P	P	P	P		P
5.21 Municipal WWTP					P							P		

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	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL- MPOD
LAND USES:														
6.00 RESOURCE:														
* 6.10 Christmas Tree Farm	P	P			P				P	P		P		P
* 6.20 Commercial Farm – Produce and Related					P				P	P		P		P
* 6.30 Commercial Greenhouse – Wholesale					P				P	P				P
* 6.40 Farmland – Pasture, Crop Uses	P	P	P		P				P	P		P		P
* 6.60 Public Garden	P	P	P	P	P	P	P		P	P	P	P		P
6.00 RESOURCE: (continued)														
* 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

NOTES:

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.
- (2) Standard size single-family homes are allowed on a limited basis within the cottage residential district, subject to compliance with the applicable performance standards per Table 18.10.050.

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. Hazardous waste off-site treatment and storage.
5. Landfills, junkyards, wrecking and salvage yards, garbage dumps, scrap yards, and incinerators (recycling facilities are regulated per 3.26 and 3.26a).
6. 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 – 2.20).
7. Slaughterhouses and rendering plants devoted to the rendering or refining of animal parts, fats, and oils.
8. Tanning of animal hides or skins.
9. Poultry farms for the keeping of poultry for commercial purposes.
10. Conducting business on a public street, sidewalk, or right-of-way without proper authorization from the city.
11. Commercial dog kennels. Only kennels associated with a veterinary clinic are permitted (see 2.32).

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

12. 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.

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.

**EXHIBIT B:
Amended NBMC Table 18.10.040**

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
	LDR 4 DU/Acre Gross Density	CLDR 2 DU/Acre Gross Density	CR Gross Density	HDR Net Density	NB Net Density	DC Net Density	IC	IMU Net Density	USOD	EP-1 Net Density	EP-2	POSPF
1. Minimum Lot Size (1):												
a. Single-Family Dwellings (includes manufactured/mobile homes) (2)	Average lot size: 8,000 sf; minimum lot size: 7,500 sf (2)	Minimum Lot size 18,000 sq. ft.	6 – 10 DU/acre	4,000 sf	4,000 sf	4,000 sf				Per underlying zone.		
b. Mobile/Manufactured Home Parks					Ch. 16.12 NBMC							
c. Cottages (lot area per dwelling unit)	6 – 10 DU/acre See Chapter 18.12 NBMC		6 – 10 DU/acre	6 – 10 DU/gross acre	6 – 10 DU/gross acre	6 – 10 DU/gross acre		6 – 10 DU/gross acre	6 DU/gross acre			

BULK AND DIMENSIONAL STANDARDS:		RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
d. Duplexes (lot area per dwelling unit) (4)			3,000 sf	3,000 sf	3,000 sf	3,000 sf		2,000 sf				
e. Triplexes (lot area per dwelling unit) (4)			2,500 sf	2,500 sf	2,000 sf	2,000 sf		2,000 sf				
f. Fourplexes (lot area per dwelling unit) (4)			2,000 sf	2,000 sf	2,000 sf	2,000 sf		2,000 sf				
g. Other Multifamily Structures (lot area per dwelling unit required) (4)				2,000 sf	2,000 sf	2,000 sf		2,000 sf				
h. Elderly Homes and Related (5)				10,000 sf	10,000 sf	10,000 sf		10,000 sf	10,000 sf			
i. Upper Floor Dwelling Units (in mixed use buildings; lot area per dwelling unit)					1,000 sf	1,000 sf	1,000 sf	1,000 sf	See NBMC 18.10.025 (B)(3)	1,000 sf	1,000 sf	
j. Commercial Uses (see Table 18.10.030 – 2.00)									See NBMC 18.10.025 (B)(3)			
k. Industrial Uses (see Table 18.10.030 – 3.00)												
l. Public and Quasi-Public Uses (see Table 18.10.030 – 4.00)									See NBMC 18.10.025 (B)(3)			

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:	
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
m. Utilities (see Table 18.10.030 – 5.00)												
n. Resource Uses (see Table 18.10.030 – 6.00)												
2. Maximum Lot Size:	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes) – (Short plats are exempt)			6 DU/acre gross	9,000 sf	9,000 sf	9,000 sf			Per underlying zoning.			
b. Cottages (lot area per dwelling unit)	10,000 sf		6 DU/acre gross						6 DU/acre gross			
2. Maximum Lot Size: (continued)	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
c. Duplexes (lot area per dwelling unit)				5,000 sf	5,000 sf	5,000 sf						
d. Triplexes (lot area per dwelling unit)				4,500 sf	4,500 sf	4,500 sf						
e. Fourplexes (lot area per dwelling unit)				4,000 sf	4,000 sf	4,000 sf						

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
f. Multifamily Structures (lot area per dwelling unit)				4,000 sf	4,000 sf	4,000 sf						
g. Other (manufactured/mobile home parks, elderly homes, commercial, industrial, public/quasi-public, utility, and resource uses (b, h, j, k, l, m, n from No. 1))												
3. Minimum Lot Width:	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes)	60'	90'	30'	40'	40'	40'			Per underlying zone.			
b. Mobile/Manufactured Home Parks					Ch. 16.12 NBMC				Ch. 16.12 NBMC			
c. Cottages	30'		30'	30'	30'	30'		30'	30'			
d. Duplex (per dwelling unit)			30'	30'	30'	30'		30'				
e. Triplex, Fourplex and Other Multifamily Structures			50'	50'	50'	50'		50'				
f. Other (commercial, industrial, public/quasi-	50'		50'	50'	50'	50'	50'	50'	50'	50'	50'	50'

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
public, utility, and resource uses (j, k, l, m, n from No. 1))												
4. Minimum Front Yard Setback: (6)	LDR	CLRD	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured homes) (3) (7) (18)	20'	30'	10'	10'	10'	10'			Per underlying zone.			
b. Mobile/Manufactured Home Parks					Ch. 16.12NBMC				Ch. 16.12NBMC			
c. Cottages (7) 1) Setback may be reduced to 5 feet when fronting a common open space	10'		8'	10'	10'	10'		10'	10'			
d. Duplexes (7) 1) Setback may be reduced to 5 feet when fronting a common open space			10'	10'	10'	10'		10'				
4. Minimum Front Yard Setback: (6) (continued)	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
e. Triplex, Fourplex and Other Multifamily Structures (7)			10'	10'	10'	10'						

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
1) Setback may be reduced to 5 feet when fronting a common open space												
f. Elderly Homes and Related (5)			10'	10'					10'			
g. Residential Front Entry Garage g.1) Minimum setback g.2) Minimum setback from main front building facade (3)	g.1) 20' g.2) 5'		g.1) 20' g.2) 5'	g.1) 20' g.2) 5'	g.1) 20' g.2) 5'	g.1) 20' g.2) 5'			g.1) 20' g.2) 5'			
h. Accessory Dwelling Units, Structures Uses	See NBMC <u>18.10.041</u>		See NBMC <u>18.10.041</u>	See NBMC <u>18.10.041</u>	See NBMC <u>18.10.041</u>	See NBMC <u>18.10.041</u>		See NBMC <u>18.10.041</u>	See NBMC <u>18.10.041</u>			
i. Commercial Uses								20'				
j. Industrial Uses										20'	20'	
k. Public and Quasi-Public Uses	20'		20'	20'	20'		20'	20'		20'	20'	20'
l. Utilities (8)	20'		20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
m. Resource Uses										20'	20'	20'
5. Maximum Front Yard	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
Setback: (6, 7)												
a. Single-Family Dwellings (includes manufactured homes)	30'		30'	30'	25'	25'				Per underlying zone.		
b. Mobile/Manufactured Home Parks					Ch. 16.12 NBMC							
c. Cottages	30'		30'	30'	30'	30'		30'	30'			
d. Duplexes			25'	25'	25'	25'		25'				
e. Triplex, Fourplex and Other Multifamily Structures (including elderly homes and related)			25'	25'	25'	25'		25'				
f. Commercial Uses					15'				15'			
g. Industrial Uses												
h. Other (public/quasi-public, utility, and resource areas (l, m, n from No. 1))												
6. Minimum Side Yard Setback: (9, 10)	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes	5' one side; 15' total	15' one side; 30' total	5' one side; 10'	5' one side; 10' total	5' one side; 10' total	5' one side; 10' total		5' one side; 10' total	Per underlying zone.			

BULK AND DIMENSIONAL STANDARDS:		RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
manufactured/mobile homes)			total										
b. Mobile/Manufactured Home Parks					Ch. 16.12 NBMC								
c. Cottages (11)	5'		5' one side; 10' total	5'	5'	5'	5'	5'	5'				
d. Duplexes (at exterior side walls) (11)			5' one side; 15' total	5' one side; 15' total	5' one side; 15' total	5' one side; 15' total	5' one side; 15' total	5' one side; 15' total					
e. Triplex, Fourplex, and Other Multifamily Structures (11)			10'	10'	10'	10'	10'	10'					
f. Commercial Uses													
g. Industrial Uses										25'	25'		
h. Public and Quasi-Public Uses	10'		10'		10'								10'
i. Utility Uses	20'		20'	20'	15'	20'	15'	15'	15'	25'	25'	20'	
j. Resource Uses										25'	25'	25'	
7. Minimum Rear Yard Setback: (12)	LDR	CLDR	CR	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 manufactured/mobile homes)	25'	25'	10'	25'	25'	10'				Per underlying zone.			
b. Mobile/Manufactured Home Parks					Ch. 16.12NBMC								
c. Cottages	10'		10'	10'	10'	10'		10'	10'				
d. Duplexes			25'	25'	25'	10'		25'					
e. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)			30'	30'	30'	10'		30'					
f. Other (commercial, industrial, public/quasi-public, utility, and resource uses (j, k, l, m, n from No. 1))	20'		20'	20'	20'				20'				20'
8. Maximum Building Height: (13)	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	
a. Single-Family Dwellings (includes manufactured/mobile homes)	35'	35'	29'	35'	35'	35'			29'				

BULK AND DIMENSIONAL STANDARDS:		RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
b. Single-Family Dwellings (includes manufactured/mobile homes) within the floodplain and on lots of widths 50 feet wide or less, measured at the front property line	29'		29'	NA	29'	Flood Zone: AE: 29' A01, A02 or A03: 31'			29'			
c. Mobile/Manufactured Home Parks	35'		29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'			29'			
d. Cottages	35'		29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'		30'	29'			
e. Duplexes			29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'		30'				
f. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)			29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'		30'				

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:	
g. Commercial Uses					35'	35' – 45' (13.c)	35'	35' (13.c)	30'	35'	35'	
h. Industrial Uses					35'	35'				35'	35'	
i. Public and Quasi-Public Uses	35'		35'	35'	35'	35'	35'	35'	30'	35'	35'	35'
j. Utility Uses	30'		30'	30'	30'	30'	35'	30'	30'	35'	35'	30'
k. Resource Uses										35'	35'	35'
9. Maximum Building Cover: (percent of lot area or project depending on the zone) (14)	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes)	LDR-4 35%/40% sfd/sfd w/ADU	35%/40% sfd/sfd w/ADU	60%	35%/45% sfd/sfd w/ADU	35%/45% sfd/sfd w/ADU	35%/45% sfd/sfd w/ADU			Per underlying zone.			
b. Mobile/Manufactured Home Parks					Ch. 16.12 NBMC							
c. Cottages	45%		60%	45%	45%	45%		45%	45%			
d. Duplexes			45%	45%	45%	45%		45%				
e. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and			50%	60%	60%	60%		60%				

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:				EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:		
related)												
f. Commercial, Industrial, Public/Quasi-Public, Utility, Warehousing, Distribution and Resource Uses (j, k, l, m, n from No. 1)									80%			
10. Maximum Impervious Surface Coverage: (percent of lot area or project depending on the zone) (14) For lots within the floodplain, see NBMC <u>14.12.020</u> for additional regulations.	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family, Cottage, and Duplex (includes manufactured/mobile homes outside of parks)	65%	55%	65%	65%	65%	65%		65%	Per underlying zone.			
b. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)			75%	75%	75%	75%		75%				

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:	
c. Commercial Uses									55% with 10% bonus possible; see Ch. 18.34 NBMC			
10. Maximum Impervious Surface Coverage: (percent of lot area or project depending on the zone) (14) (continued)	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
d. Industrial Uses									55% with 10% bonus possible; see Ch. 18.34 NBMC			
e. Other Uses (public and quasi-public, utilities, and resource uses (l, m, n from No. 1))	75%		75%						55% with 10% bonus possible; see Ch. 18.34 NBMC			
11. Multifamily Maximum Building Size:	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Multifamily Structures (excluding elderly homes, related assisted living, and				Not more than 10 units per MF bldg.	Not more than 10 units per MF bldg.	Not more than 10 units per MF bldg.		Not more than 10 units per MF bldg.		Not more than 10 units per		

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:	
mixed-use building containing a retail/office component)										MF bldg.		
12. Maximum Ground Floor Commercial Tenant Space In all nonresidential zones, development shall comply with the standards set forth in Ch. <u>18.34</u> NBMC.	LDR		CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
13. Floor Area Ratio (16): In all zones, development shall comply with the standards set forth in Ch. <u>18.34</u> NBMC.	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF

ACRONYMS/SYMBOLS

- FAR floor area ratio
- gfa gross floor area
- p.d.u. per dwelling unit
- sf square feet
- ' feet
- zero (0')

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

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) For LDR and CLDR 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.
- (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, except in cottage residential where porches may project not more

than three 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 Table 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 understory 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 Table 18.18.175, to provide the clear view triangle area for traffic safety as necessary.

(10) Side yard setbacks for cottages may be reduced to zero feet on one side lot line if the side yard on the opposite side is a minimum of 10 feet.

(11) Where more than one multifamily building sits on a lot, interior side yards shall be a minimum of 20 feet between two multifamily buildings.

(12) 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.

(13) Building Height.

a. Building height within 25 feet of a district having a lower height limit shall not exceed the median difference of the allowable height limits of the two districts.

b. 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.

c. 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.

(14) 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. For cottage residential or other multifamily development, the maximum building coverage and maximum impervious surface coverage applies to the project as a whole when areas held in common are proposed.

- (15) 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.
- (16) 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.
- (17) Transfer of development rights (TDR) is defined and regulated by Chapter [18.36](#) NBMC.
- (18) LDR Zone. Up to 25 percent of lots within a development may have a front setback of 10 feet for homes with side-entry garages.

**EXHIBIT C:
Amended NBMC Table 18.10.050**

Table 18.10.050 – Land Use Performance Standards

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
<p>1.00 RESIDENTIAL:</p>	<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.

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<ul style="list-style-type: none"> 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)	
1.11 Single-Family Detached Dwellings (SFDD)	<ul style="list-style-type: none"> a. All dwelling units in the LDR, CLDR and CR zones shall be held in fee simple ownership. b. All new developments of 10 or more in the LDR zones may choose to apply for PND approval through Chapter 18.12 NBMC. Developments within the LDR zones 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

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>from the front wall of the home.</p> <p>g. Compliance with Chapter 18.34 NBMC.</p>
1.12 Designated Manufactured Homes	<p>a. Manufactured home must be a new manufactured home;</p> <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 also meet requirements of SFDD (see 1.11(a) and (b) above).</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 requirements of SFDD 1.11(e) and (f).</p>
1.14 Mobile Homes	<p>a. Must meet applicable standards of NBMC Title 16.</p>
1.00 RESIDENTIAL: (continued)	
1.15 Mobile Home Parks	<p>a. Must meet applicable standards of NBMC Title 16.</p> <p>b. Must meet requirements of SFDD 1.11(e) and (f).</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
1.16 Cottages	<p>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.</p> <p>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 two to nine 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.</p> <p>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, including the 10 percent allowed in (b) above.</p> <p>Example: 50-lot subdivision 10 percent of the homes may exceed 1,700 = five homes 10 homes 1,300 square feet or less yields 10 additional homes 1,700 or larger.</p> <p>*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 stand-alone use, are considered a single-family home, shall not exceed 4,500</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>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 percent 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.</p>
1.00 RESIDENTIAL: (continued)	
1.16 Cottages (continued)	<p>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 ADUs, subject to the applicable performance standards of these uses. Detached garages shall be built to the rear of the lot. <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>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<ul style="list-style-type: none"> j. All parts of the primary roof above 18 feet shall be pitched at a minimum of 6:12. k. Eaves of at least 18 inches shall be provided on all cottage structures. l. Each unit shall include an attached front porch not less than 80 square feet minimum with a minimum depth of six feet. 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. 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. 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. Cottage homes in the LDR, or CR zones 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. 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.
1.00 RESIDENTIAL: (continued)	
1.16 Cottages (continued)	<ul style="list-style-type: none"> r. Pursuant to Chapter 18.12 NBMC, Planned Neighborhood District. 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

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>incorporated into the development. If the developer opts for this, the following shall apply:</p> <ul style="list-style-type: none"> i. 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. ii. 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). iii. The applicant may receive credit for up to 50 percent of the on-site open space requirement provided in NBMC 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. t. All cottage developments shall provide a pedestrian connection to the Tanner Trail corridor when located adjacent to the trail corridor. u. Within the Cedar Falls Way ROW, existing significant trees shall be retained to the extent feasible. The required sidewalk and planter strip street improvement may meander within the Cedar Falls ROW allowing for the maximum amount of significant tree preservation. 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 planter strip. 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. w. Cottages built outside the cottage residential zone shall pay impact fees applicable to cottage homes. x. In the event another code provision conflicts with the performance standards set forth herein, these performance standards shall govern.
1.21, Duplexes, Triplexes or 1.22	a. In the CR zone must be reviewed as PND and shall not constitute more than 15 percent of any new development.

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
1.23 Fourplexes in the Cottage Residential (CR) District	b. Duplexes, triplexes or fourplexes permitted in the CR district shall be held in fee simple ownership.
1.00 RESIDENTIAL: (continued)	
1.31 Adult Family Homes	<ul style="list-style-type: none"> a. A North Bend business license is required. b. Up to six adults maximum are allowed. 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. d. Must be a single-family detached dwelling.
1.32 Childcare 1.32a Family Day Care Provider 1.32b Childcare Center	<ul style="list-style-type: none"> a. A North Bend business license is required. 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. 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. 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: <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.
1.00 RESIDENTIAL: (continued)	

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
1.32 Childcare 1.32a Family Day Care Provider 1.32b Childcare Center (continued)	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 timeframe 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	a. Must comply with all applicable guidelines and standards of the Washington State Department of Social and Health Services or its successor agency.
1.42 Boarding Houses	a. A North Bend business license is required. b. May not exceed two boarding rooms; must be owner-occupied. 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. d. Must be in a single-family detached dwelling or related ADU.
1.51 Accessory Residential Uses	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). 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. 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

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p data-bbox="709 326 1894 516">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 data-bbox="667 548 1894 656">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 data-bbox="667 688 1894 753">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 data-bbox="667 786 1894 813">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 data-bbox="667 911 1894 1018">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 data-bbox="667 1050 1894 1115">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 data-bbox="667 1148 1894 1175">c. ADUs shall not be permitted on lots less than 4,000 square feet.</p> <p data-bbox="667 1208 1894 1315">d. ADUs shall not be larger than 10 percent 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> <p data-bbox="667 1347 1894 1375">e. ADUs cannot be separated or subdivided in ownership from the principal dwelling.</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<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</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>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)	
<p>1.53 Home Occupations (continued)</p>	<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> <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 timeframe from approval date, based on complaints filed with the city for violation of family day care or home occupation business license standards. <p>i. Within all commercial zones, no home occupation business license will be issued for a use that is otherwise prohibited in the underlying zone.</p> <p>j. Signs for home occupations shall be mounted on or adjacent to a front door and may not exceed two square</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	feet in cumulative area.
1.54 Upper Floor Dwelling Units and Mixed and Use Horizontal 2.34 (Commercial/Residential)	a. In a PND overlay, where applicable, and in the HDR district, the maximum permitted size is 10 units (i.e., 10 units per individual structure). b. Individual buildings with three or more units in a PND overlay shall be located strictly along collector or higher level roadways, and at corner locations whenever possible. c. New multifamily dwellings constructed on North Bend Way or Bendigo Boulevard shall be second story or above in the DC zoning district.
1.55 Interim Housing	a. Interim housing uses are temporary and must comply with procedures and standards outlined in Chapter 18.25 NBMC.