

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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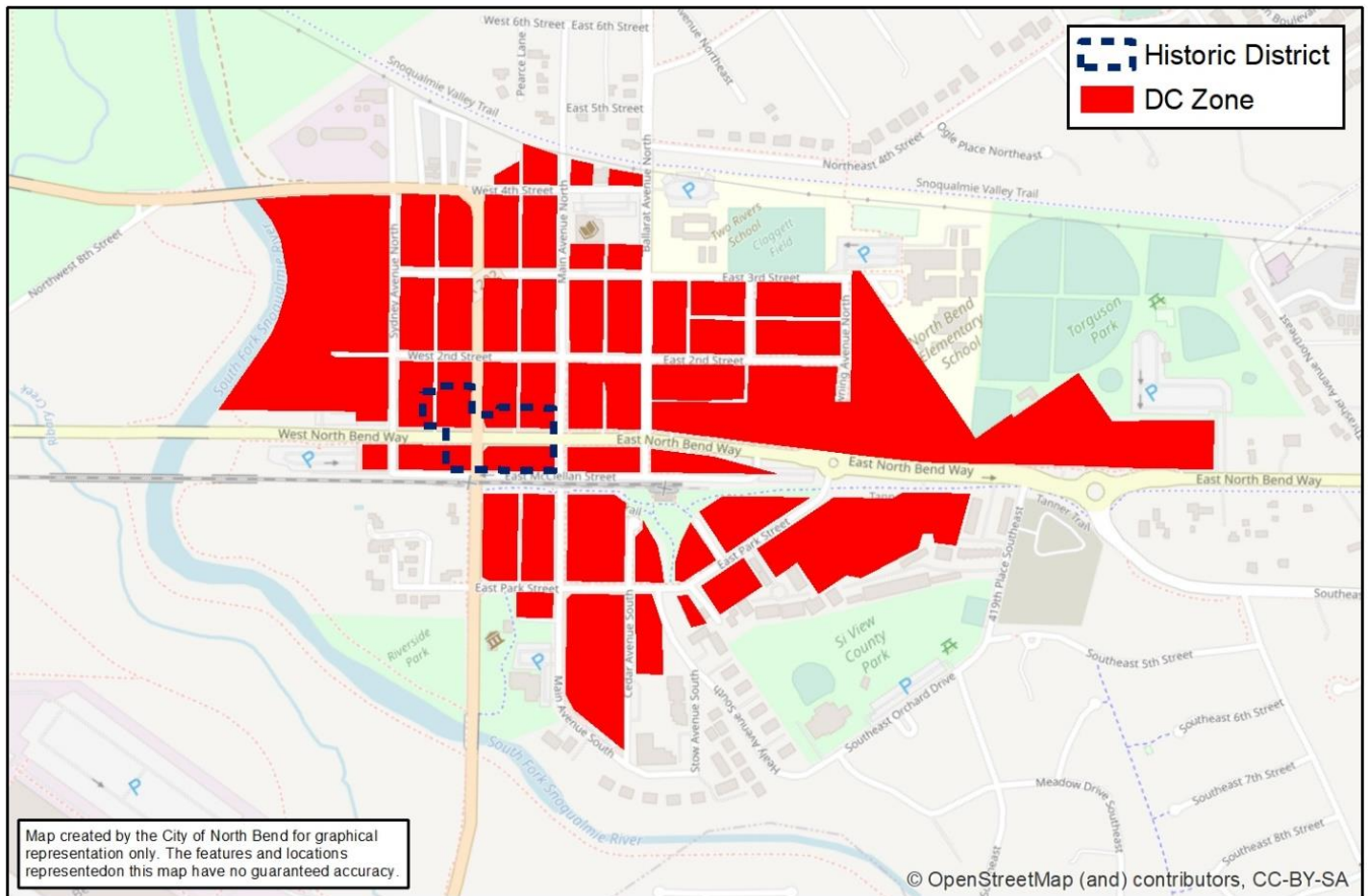
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Introduction

North Bend’s Form-Based Code (FBC) provides a unified development ordinance to address 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 City’s existing downtown area. The 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 (e.g., 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 to which the FBC applies, and where historic district considerations must be made if redevelopment occurs.

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 the FBC are presented in both words and clearly drawn diagrams and other visuals to help property owners and the public best understand and implement these provisions.

Figure 1: Map of Form-Based Code Area:



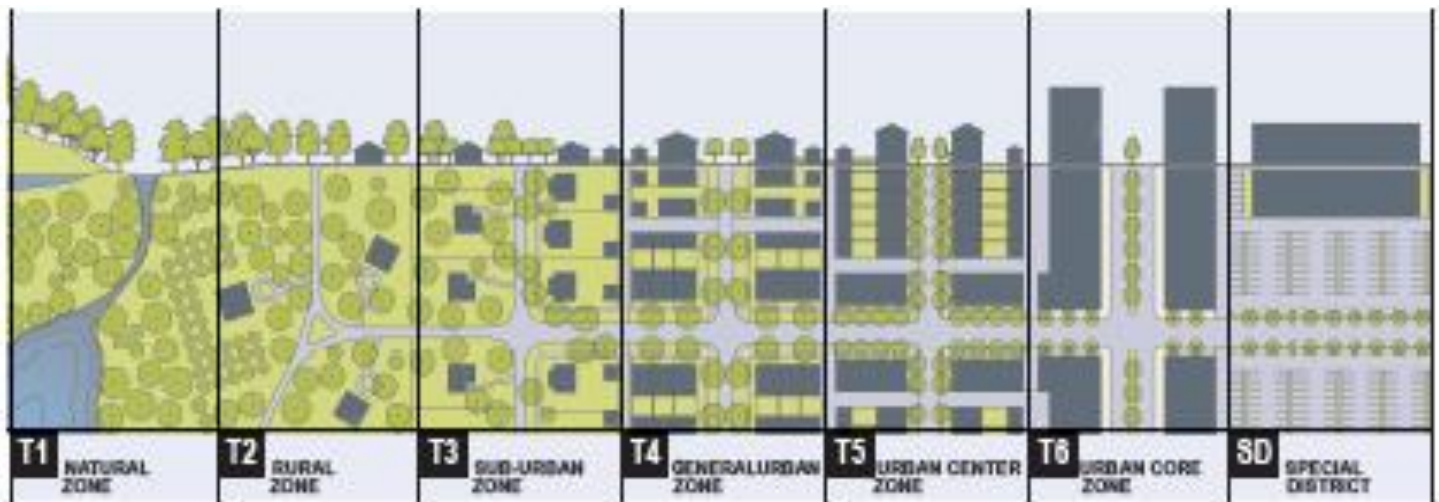
The FBC aims to:

- 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. The FBC aims to expand choices for projects, instead of using 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 the FBC is shown below, which includes seven classifications that progress from natural to urban core zones and include a special district classification.

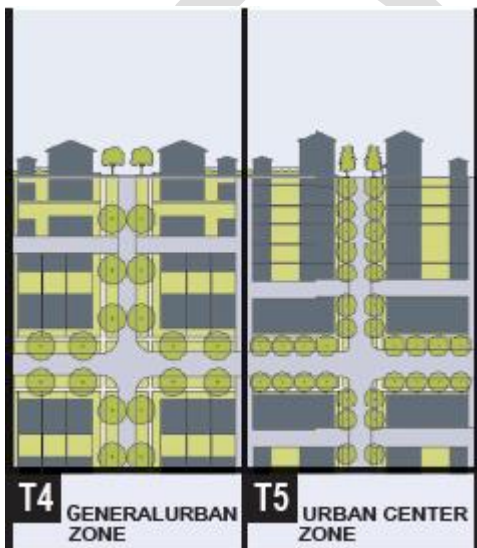
All possible transects within the FBC:



A Typical Rural-Urban Transect, with Transect Zones

This DC Zone 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 buildings that accommodate retail, offices, rowhouses, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree plantings, 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 the 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

It is the 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 – North Bend’s 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 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 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 the FBC, as outlined in the Introduction, were chosen as the most fitting to North Bend’s downtown. These transect zones shall constitute the intent of the FBC regarding the general character of this environment.

Walkability – North Bend’s downtown should encourage active pedestrian spaces and activity.

I.1B: Relationship to Existing Plans

Comprehensive Plan – North Bend’s downtown is 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. Redevelopment in this area should be walkable and compact, comprised of buildings of various scales, and preserve 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 – The FBC should help encourage the elements of the Downtown Master Plan that have yet to be realized but remain in effect.

City Brand – The FBC 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 the FBC, including but not limited to: sustainable managed growth, design standards, affordability, quality basic services including transportation and traffic management, and economic viability.

I.1C: Relationship to Existing Municipal Code

The FBC is adopted as a new North Bend Municipal Code Chapter (“NBMC”) 18.12, referred to as “North Bend Form-Based Code,” or “FBC,” and supersedes previous content related to the DC Zone set forth in NBMC Chapter 18.10, which has been repealed.

I.2A: Use of FBC

The FBC is administered by the Mayor, who may delegate to North Bend’s Community and Economic Development Director or others.

I.2B: Applicability to Municipal Code

The FBC applies to all property within North Bend’s Downtown Commercial (DC) Zone, including structures, land uses, and other physical improvements like signs, landscaping, and lighting within the regulated boundaries outlined herein. When used in the FBC, “shall” means when required; “should” means when recommended; and “may” means when optional. The provisions of the FBC, when in conflict with those of other codes, ordinances, regulations, and standards, shall take precedence, except for NBMC Title 14, Environmental Protection, including but not limited to Chapter 14.12 Floodplain Management, as well as applicable state and federal law. Redevelopment within the Historic District shall involve review by the King County Historic Preservation Program, per interlocal agreement. Capitalized terms used throughout the FBC may be defined in the final chapter titled Definitions. This section contains regulatory language that is integral to the FBC. Terms not otherwise defined in the FBC shall be accorded their commonly accepted meanings. In the event of conflicts between such definitions and those of NBMC Title 18 as currently adopted or hereinafter amended, the definitions of the FBC shall take precedence. The metrics provided in the standards sections are an integral part of the FBC. The diagrams and illustrations that accompany them, however, should be considered guidelines rather than requirements, except for the tables found in Chapter RP of the FBC, compliance with which is required. 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 the 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.

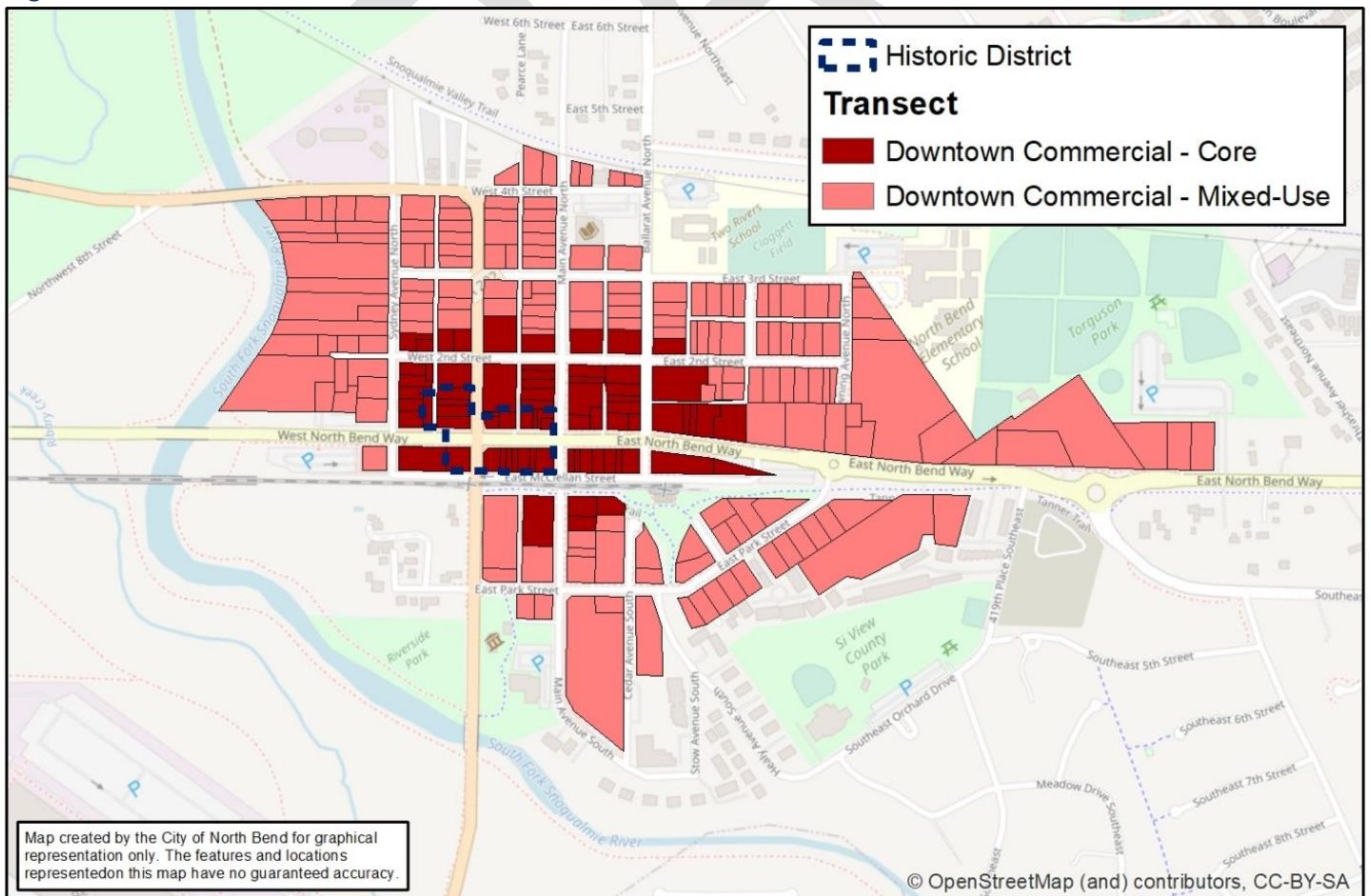
Commercial Core (DC-C):

The DC-C includes building types, styles, materials, and sizes that fit and enhance the current Historic District as shown in Figure 3, below, and shown in Attachment A of Ordinance 1113 (2001) adopted by reference in NBMC 19.24.030. The DC-C 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 to serve as North Bend's cultural center.

Mixed-Use (DC-MU):

The DC-MU allows 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



RP.1C: Note of Design Standards

All developments outside of the Historic District must meet the then-current City of North Bend Commercial/Mixed-Use/Industrial Design Standards and Guidelines, and 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 NBMC Chapter 14.12, Floodplain Management. Design considerations shall be based on what zone exists within the lands being developed, and which height above this base flood elevation is currently required. The latest Federal Emergency Management Agency documentation on mixed-use and 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 Map, Figure 3, 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

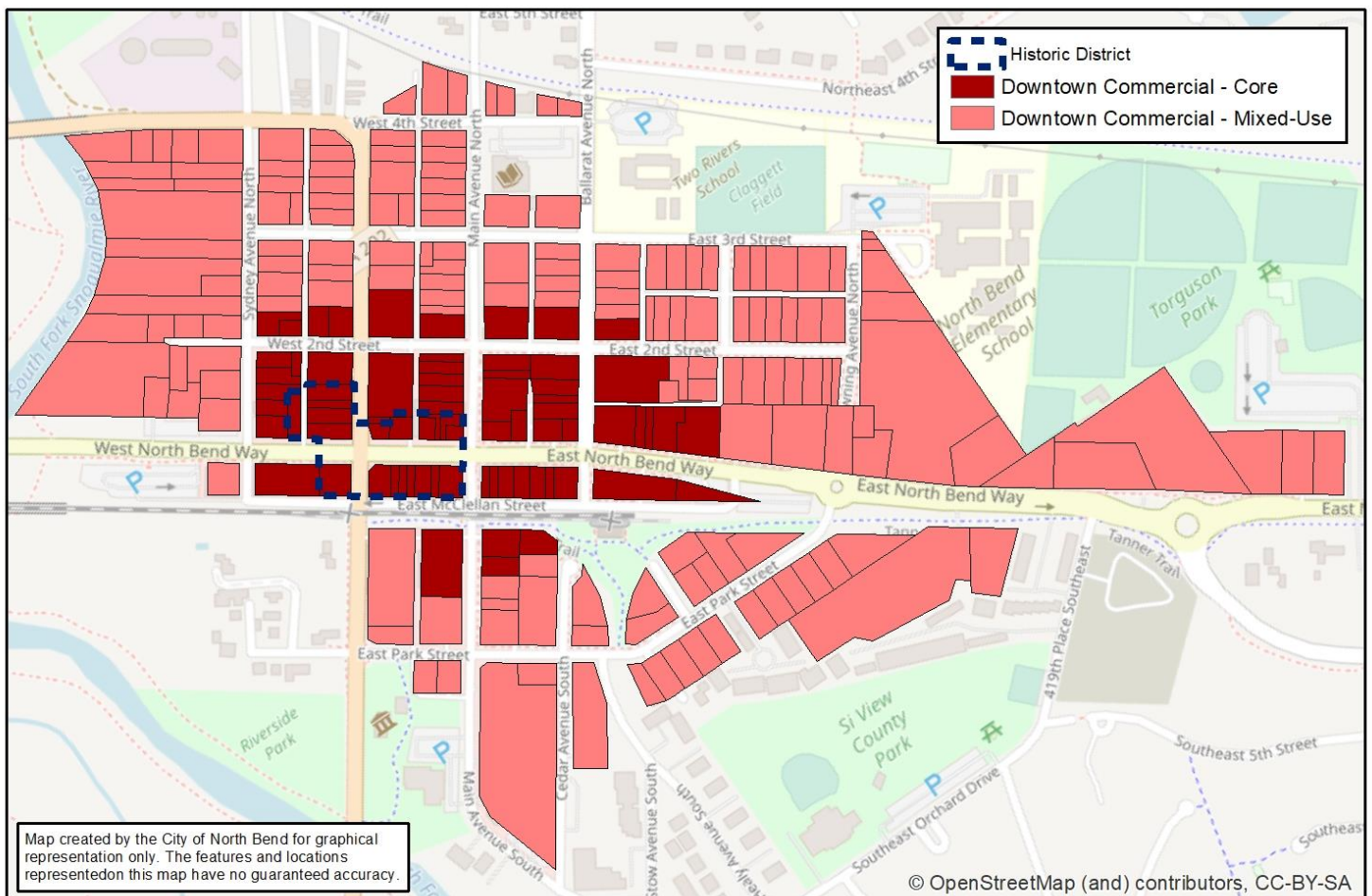




Table RP.1: Zoning District Intent

	Downtown Commercial – Core (DC-C)	Downtown Commercial – Mixed-Use (DC-MU)
Example Pictures		
Desired Form	New buildings within the DC-C shall meet character of the downtown area and comply the City’s Design Standards. Additionally, buildings within the Historic District shall fit the character of the existing historic buildings as determined by King County Historic Preservation. Site design shall add to public realm and enhance this small district as North Bend’s cultural center. New buildings shall be similar in scale to existing structures sharing property lines and are not more than 45 feet in height. Balconies and terracing on upper levels shall be used to retain mountain views.	New buildings shall comply with North Bend’s design standards, using modern architecture that fits the character of recently constructed buildings within the DC Zone. New buildings shall 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.
Streetscape and Public Realm Improvements	Active streetscapes shall encourage activity and be inviting to pedestrians. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees should support safe, welcoming and comfortable walking environment.	A range of tree-lined walkable streets should be a result of new development. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees should encourage interesting, safe, and comfortable walking environment. Residential frontages should consist of yards, porches, stoops, to promote privacy.
Parking	Parking shall consist of on-site spaces located either behind buildings or in structures. On-street public parking spaces may be available for commercial patrons.	Parking shall consist of on-site spaces located either behind buildings or in parking structures. On-street public parking spaces may be available as well.
General Use	Ground-floors of buildings should be 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.	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.

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). Developments within these transects are subject to the other relevant chapters of NBMC Title 18 and Title 19 including but not limited to:

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

Sketch demonstrating a vision of the DC-C Transect redevelopment



Features of note in this DC-C illustration include:

- Enhanced open space that adds to the public realm;
- Building character to enhance and blend in with the current Historic District;
- New buildings of 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 illustration include:

- A 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.

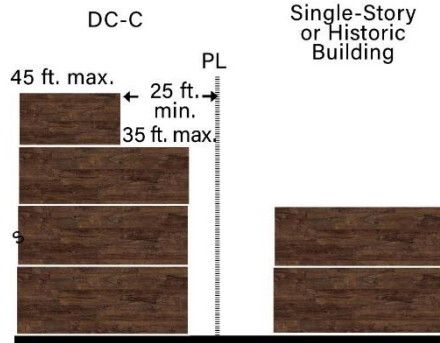
DS.1A: Downtown Commercial – Core (DC-C)



Maximum Size for Residential Units

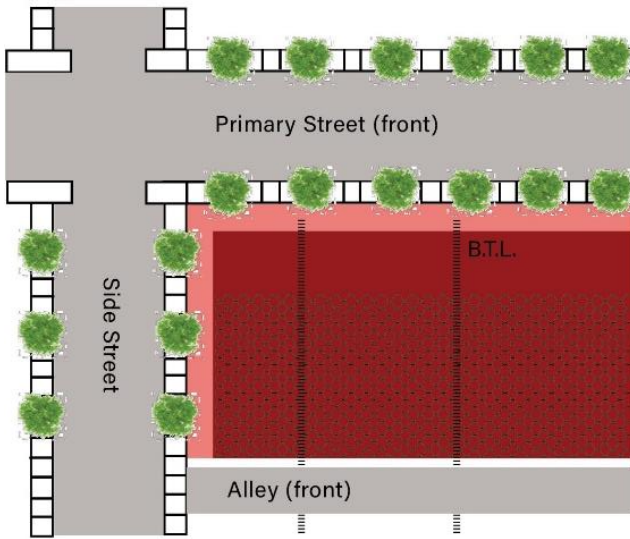
No residential dwelling unit shall be larger than 1,000 square feet. See DS.3 (page 15) for exceptions.

Required Building Step-Backs



Buildings in DC-C shall not exceed 35 feet in 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 City’s historic register. All street-facing building facades along North Bend Way shall have a top floor stepped back 25 feet.

Building Placement



■ Allowed Building Placement ■ Frontage Zone ■ Allowed Parking Placement (at grade)

Interior Ceiling Height

Ground Floor 12-foot minimum

Parking - See parking standards in NBMC Chapter 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		Side/Rear Min. (ft)
	Frontage Zone		
	Min. (ft)	Max. (ft)	
Primary street	0	10	-
Side street	0	10	-
Rear yard with alley	--	--	5
Rear yard without alley	--	--	1
			5

	Encroachment		
	Horizontal		Vertical
	Rear	Side	
Arcade, Gallery, Awning	Min. 5' from PL	Not allowed	Min. 8' clear
Balcony		Min. 5' from PL	
Bay Window		Min. 3' from PL	
Eave	Min. 3' from PL	Min. 3' from PL	

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

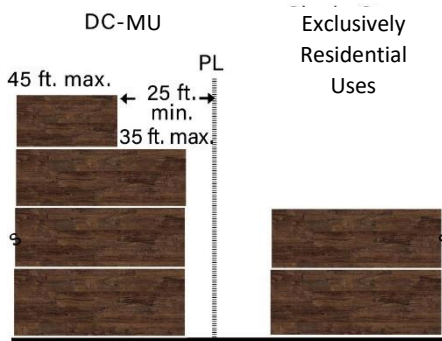
- Arcade • Gallery • Shopfront

Special Considerations

All development reviews within this transect shall fit Historic District character.

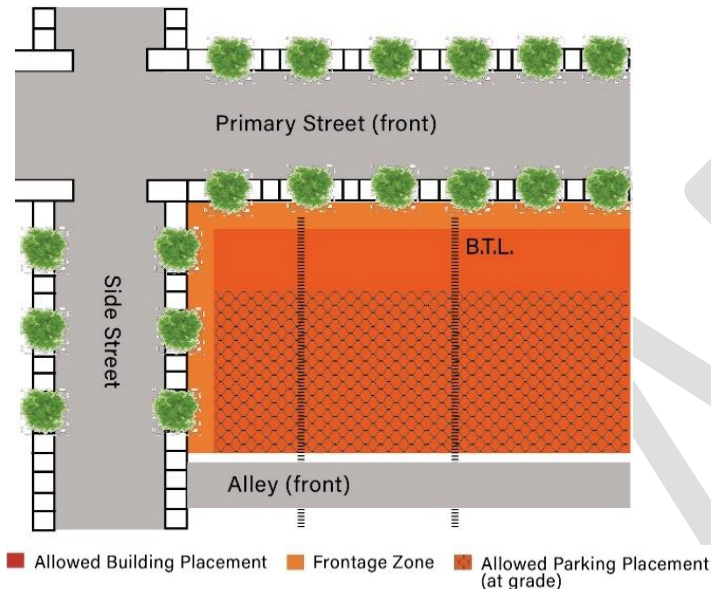
No outdoor storage or outdoor vehicular uses is allowed.

Required Building Step-Backs



Buildings in DC-MU shall not exceed 35-feet in 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. All street-facing building facades along North Bend Way shall have a top floor stepped back 25 feet.

Building Placement



Interior Ceiling Height

Ground Floor 12-ft min.

Parking - See parking standards in NBMC Chapter 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
	Rear	Side	
Balcony Bay Window	Min. 5' from PL	Min. 5' from PL	Min. 8' clear
Eave	Min. 3' from PL	Min. 3' from PL	PL

Setback	Building setback from PL Frontage Zone		Side/Rear Min. (ft.)
	Min. (ft)	Max. (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
- Front Yard
- Shopfront
- Lightcourt
- Forecourt
- Gallery
- Dooryard
- Porch & Fence
- Arcade

Maximum Size for Residential Units

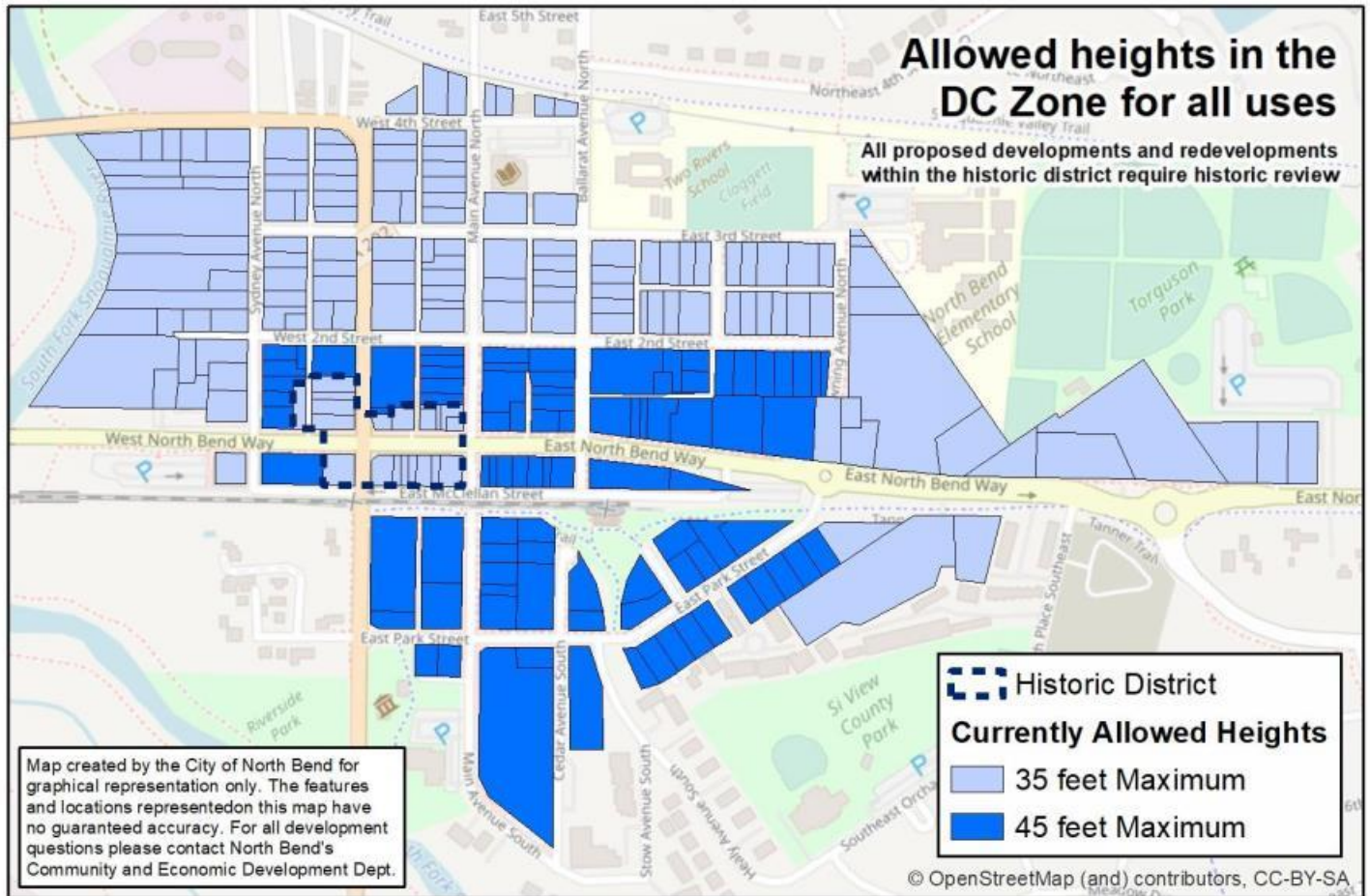
No residential dwelling unit shall be larger than 1,200 square feet, except as provided for in DS.3 herein.

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, where allowable the building heights are a different spatial pattern to maximize mountain views. Building heights in the southern portion of the DC Zone are slightly higher than those in the northern and eastern portions. Figure 4 illustrates the maximum heights allowed per parcel.

Note: Redevelopment of historic buildings must undergo King County Historic Preservation Program review prior to approval to ensure 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 1,000 sf maximum area per unit in this transect is increased to 1,200 sf ($1,000 \text{ sf} * 1.2$).

Example Scenario 2:

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

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 the FBC. All buildings are required to comply with NBMC Title 15, Building and Construction, which adopts by reference the International Building and Fire Codes, and the design standards of NBMC Chapter 18.34.

BS.1C: Allowable Uses

The DC Zone is open to residential, commercial, office-related, public, and quasi-public, and light industrial uses that can be contained within and cause no public nuisance outside of existing buildings or proposed development. Uses prohibited in all zoning districts as set forth in NBMC 18.10.030, in addition to outdoor storage or outdoor vehicle sales specifically prohibited in the DC Zone, continue to be prohibited. Nuisances as set forth in NBMC Chapter 8.08 are prohibited, including hazardous materials and uses that produce noises above what lawful as set forth in NBMC Chapter 8.26.

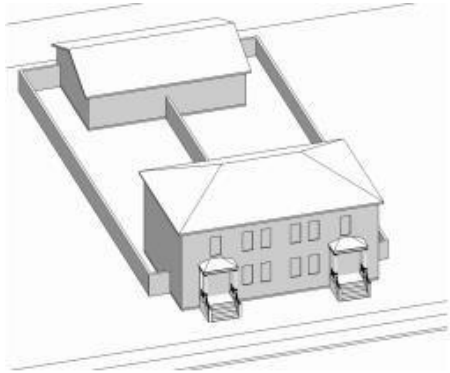
Each proposed building or existing building modification may be designed as one of the building types allowed for the transect applicable to the site as identified in the table below. Other building types are possible and shall meet North Bend’s Design Standards. Redevelopment of buildings within the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

Table BS.1: Allowed Building Types per Transect

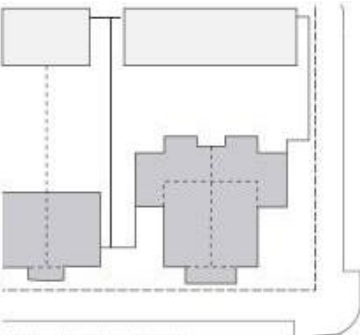
Building Type	Downtown Commercial – Core (DC-C)	Downtown Commercial – Mixed-Use (DC-MU)
Multiplex		X
Cottages & Bungalow Court Apartment		X
Row House		X
Live-Work		X
Court	X (with ground-floor commercial only)	X
Hybrid	X	X
Liner Building	X	X
Flex Building	X	X

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.

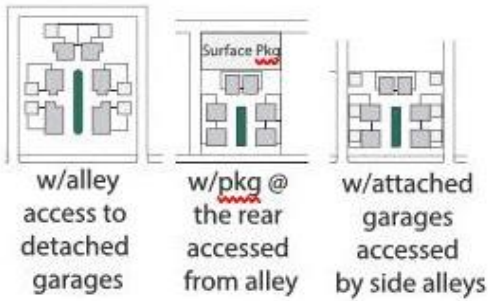
The footprint area of an accessory structure may not exceed the footprint area of the principal structure.



BS.2.B Cottages and Bungalow Court Apartment



Illustrative Axonometric Diagram



Illustrative Plan Diagram

Illustrative Photos of Cottage



Illustrative Photos of Bungalow Court



1) Description A Cottage Building Type is a group of six 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 Cottage Type (in contrast to the Bungalow Court Type) must connect two parallel streets. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Cottages are prohibited on corner lots.

A Bungalow Court Building Type: A group of four 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 min.	Depth 8-ft min.	Area 100-square ft min.
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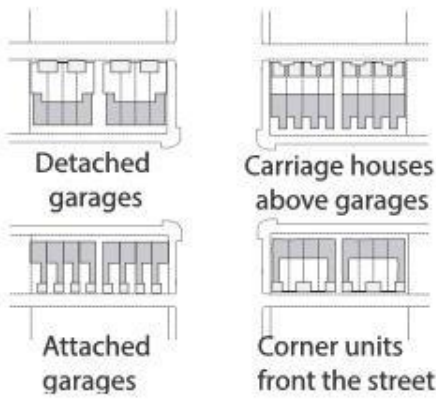
5) Common Courtyard	Width	Depth	20-ft min. clear
			50-ft min. clear

Also see MDR housing standards in NBMC Chapter 18.11.

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 three or more attached dwelling units arrayed side by side, with the ground floor raised above grade 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.

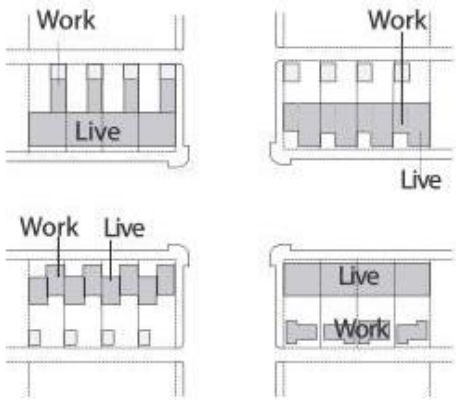
Also see MDR housing standards in NBMC Chapter 18.11.



BS.2.D Live-Work



Illustrative Axonometric Design



Illustrative Plan Diagram

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 workspace 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.

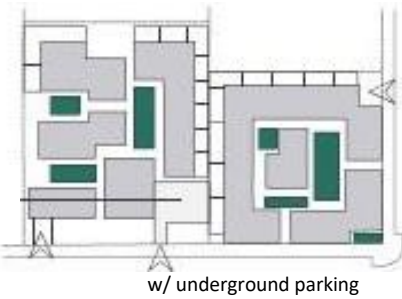
Illustrative Photos of Live-Work



BS.2.E Court

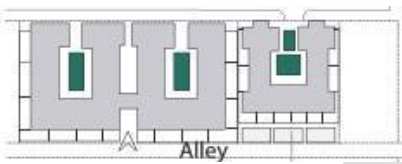


Illustrative Axonometric Design



Service court

w/ underground parking



Alley

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 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 an alley, via a driveway, 12-ft wide maximum, located as close to side yard property line as possible.
- 5) **Private Open Space**

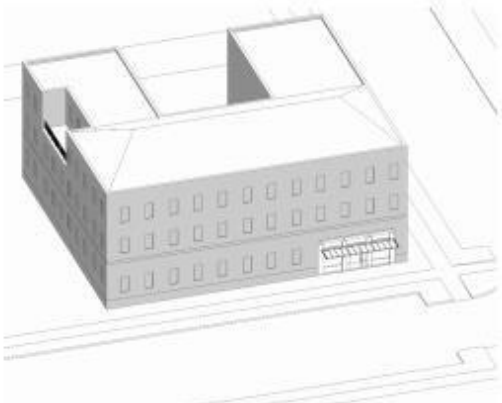
<u>Width:</u>	<u>Depth:</u>	<u>Area:</u>
8-ft min.	8-ft min.	100-square ft min.

This open space is exclusive of the courtyard and may be located in a side or rear yard.
- 6) **Common Courtyard**

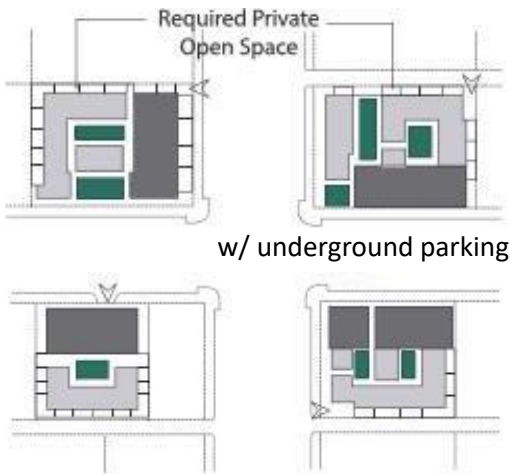
<u>Recommended width/depth/height ratio:</u>	1:1 approx.
<u>Width and depth:</u>	20-ft min.
<u>Length along frontage:</u>	200-ft min.
<u>Length alongside yard:</u>	140-ft max.
- 7) **Building Size & Massing**

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.

For other units, access is directly from a common courtyard or through stairs serving up to three dwellings.

3) Frontages 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	<u>Width:</u> 8-ft min.	<u>Depth:</u> 8-ft min.	<u>Area:</u> 100-square ft min.
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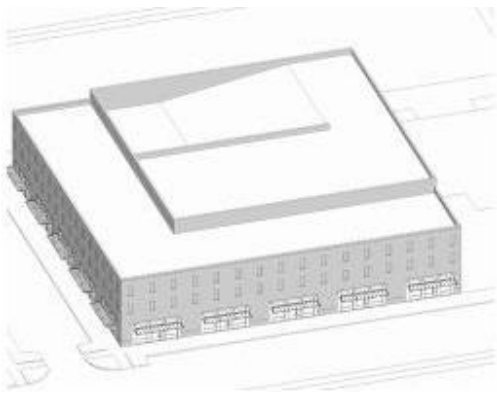
This open space is exclusive of the courtyard and may be located in a side or rear yard.

6) Common Courtyard	<u>Recommended width/depth/height ratio:</u>	1:1 approximate
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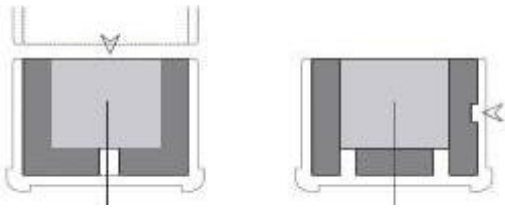
Width and depth: 20-ft min.

7) Building Size & Massing	<u>Width per unit:</u>	18-ft min. 36-ft min.
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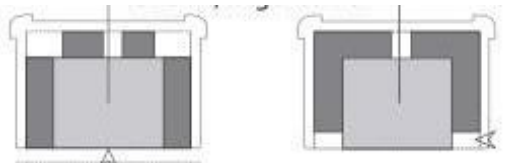
BS.2.G Liner



Illustrative Axonometric Design



Surface parking, parking garage, cinema, large retailer



Rear alley access to parking

Parking access from side street

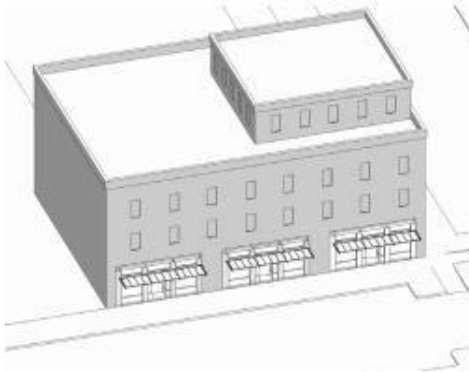
Illustrative Plan Diagram

- 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** 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 five 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.
Recommended width/depth/height ratio: 1:1 approx.
Width and depth: 20-ft min.
- 8) **Building Size & Massing** Length along frontage: 300-ft max.
Length over 180 ft must provide massing break

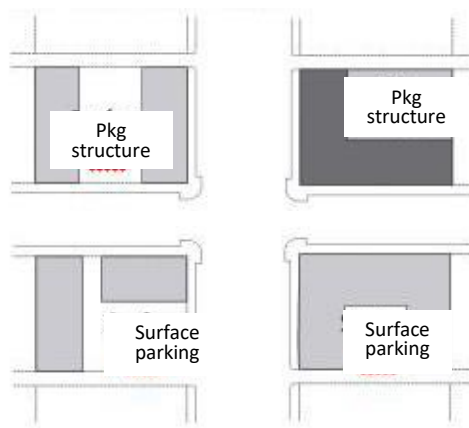
Illustrative Photos of Liner



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 stairs; 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 five 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.
 - Recommended width/depth/height ratio: 1:1 approx.
 - Width and depth: 20-ft min.
- 8) **Building Size & Massing**
 - 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

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.



McGrath Building (101 W North Bend Wy): Built in 1922, The McGrath building was added to the National Register of Historic Places in 2002.



Other Architectural Features Found in the Downtown Core of North Bend



DRAFT

FS.1: Frontage Standards

FS.1A: Purpose

Frontages are the components of a building that bridge the building’s transition and interface to the public realm, whether it is the side of a building, patio, or yard. The standards for allowed frontage types set forth in this section 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

Frontage standards work in combination with the development and building standards set forth throughout the FBC, and are 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

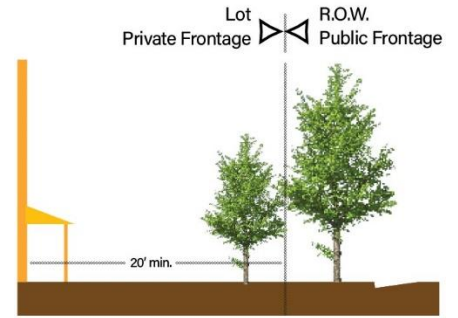
*Note: all commercial buildings must have frontages that are compliant with the American Disabilities Act.

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.

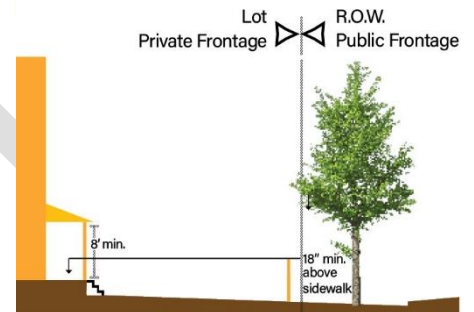


Porch & Fence

Description This type of frontage 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.

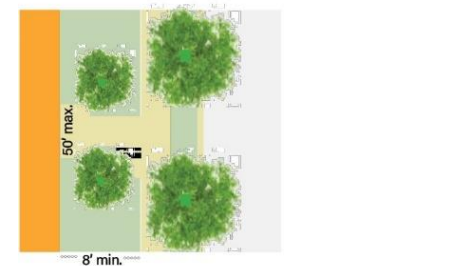
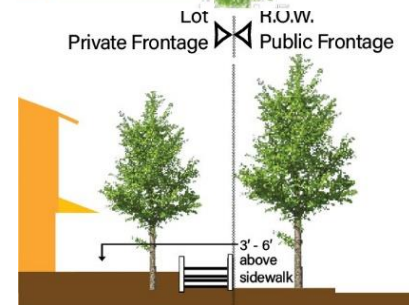


Dooryard (Terrace)

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)

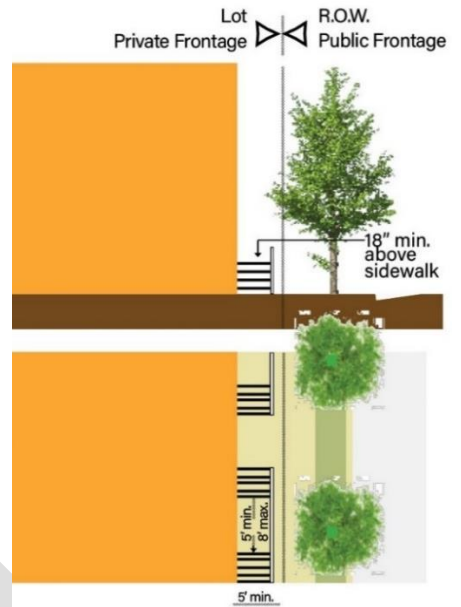
Stoop

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) Entry doors are encouraged to be covered or recessed to provide shelter from the elements.

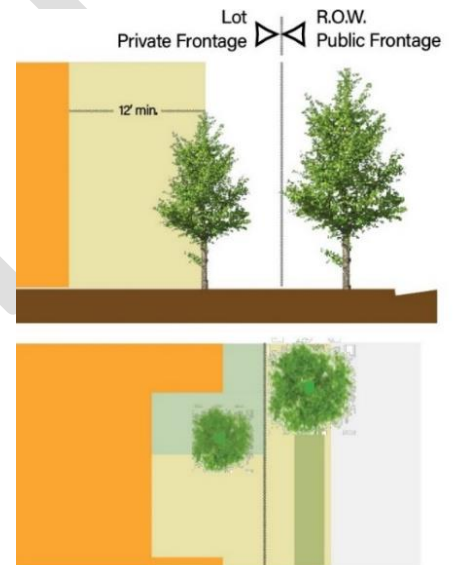


Forecourt

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

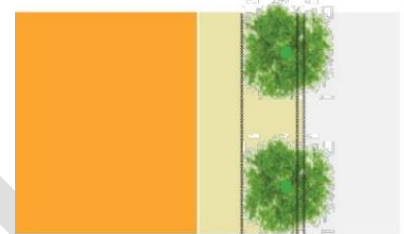
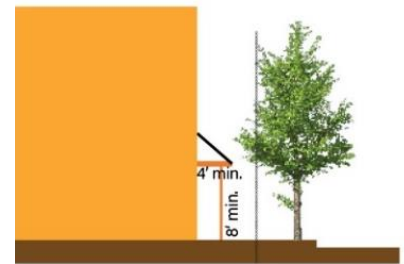
Description The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and typically includes an awning that may overlap the sidewalk. It may be used in conjunction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

Size Ground Floor Transparency: 75% of frontage minimum

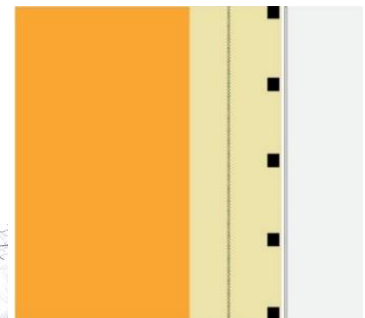
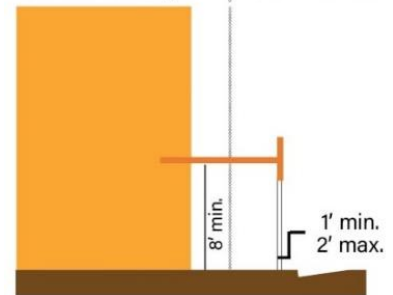
Awning Depth: 4-foot minimum
Setback from curb: 2-ft min.
Height, clear: 8-ft max.

- 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 shopfront 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



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 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.



Illustrative Photo of Shopfront



Illustrative Photo of Shopfront



Illustrative Photo of Gallery

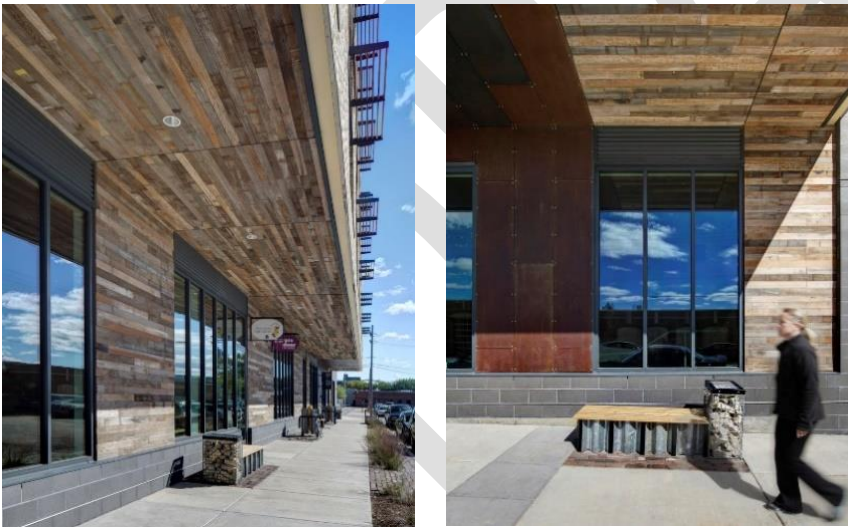
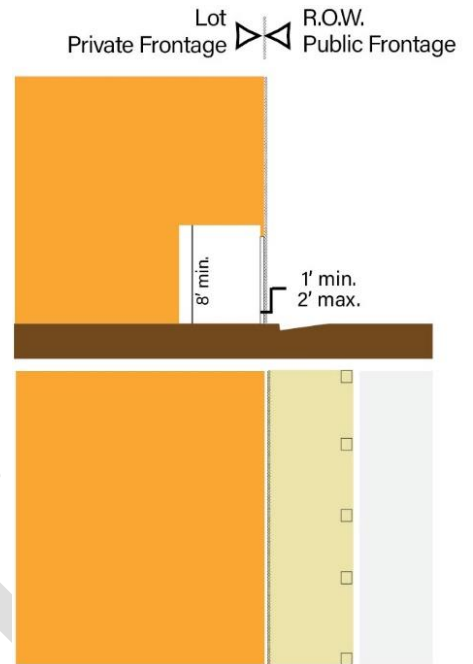
Arcade

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 Arcade

SS.1: Street Standards

SS.1A: Purpose

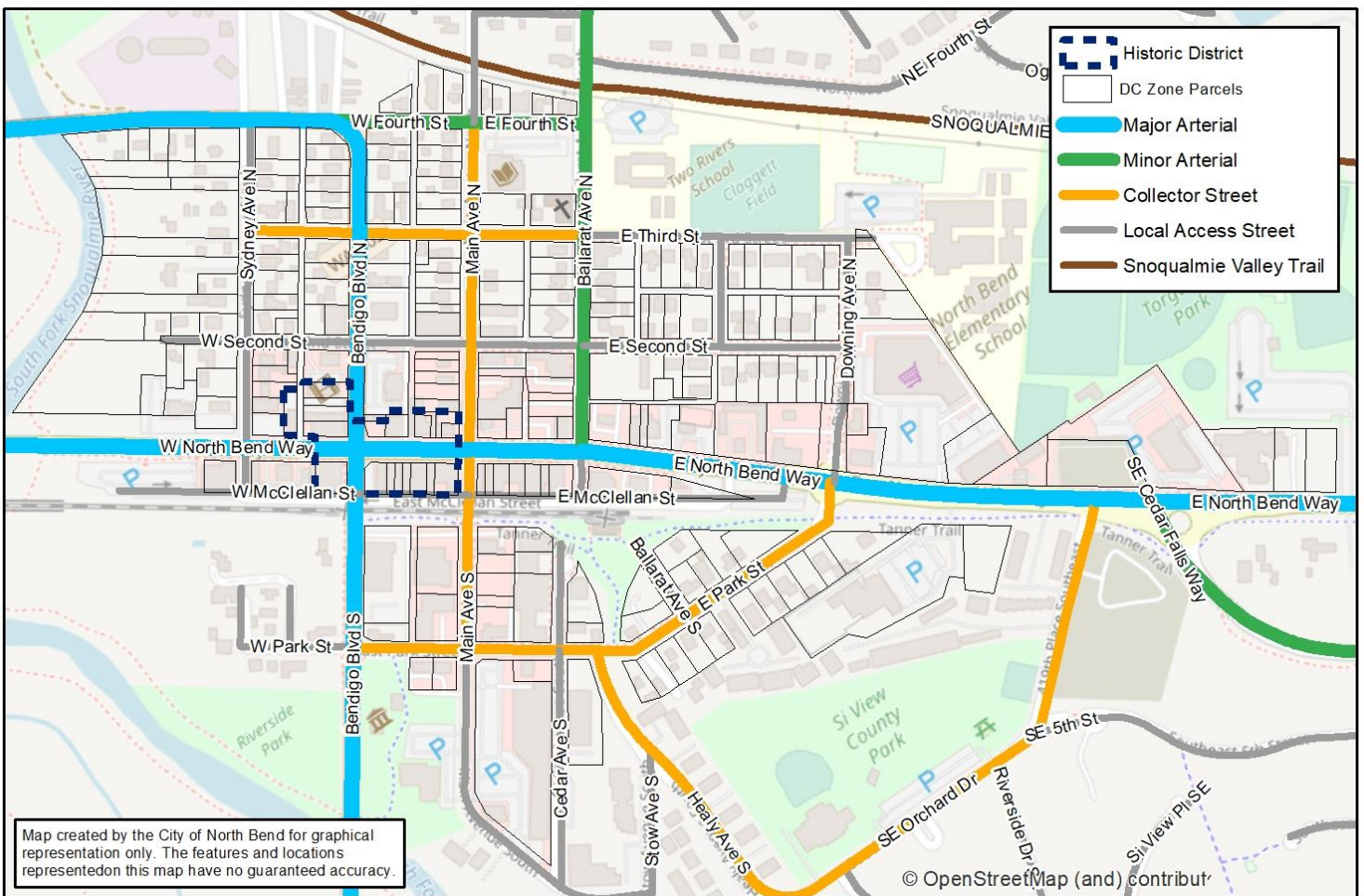
This section is to ensure that all proposed developments within the DC Zone are designed in accordance with the City's adopted Public Works Standards, and any approved complete streets design efforts in the future. The City's Public Works Standards do not currently specify differences between Local and Collector streets within North Bend's DC Zone and other areas throughout the City. This section is therefore 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 should 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 DC Zone. The goals of this portion of future development include:

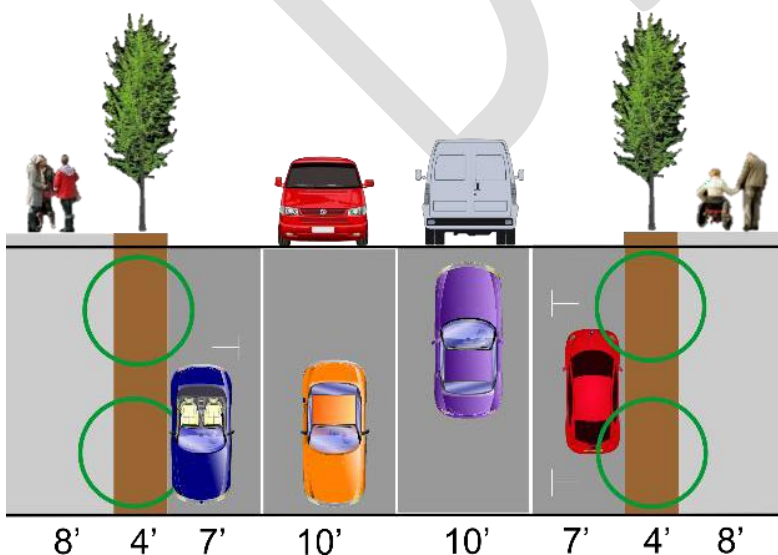
- Function - ensuring access for both patrons and delivery and support for businesses through effective use of curb space and upgrading/undergrounding utilities.
- Mobility - walkability for residents and visitors, as well as reliable movement for support services.
- Livability - enabling the public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

All 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 suggest 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 the pavement width is larger than the width range shown below (27 – 34 ft), 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 Collector 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 ft 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 placemaking. Their standards must be considered alongside building form, building types, frontage types, and thoroughfares in creating urban environments.

OS-1D: Open Space Requirements

All proposed developments 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 NBMC 18.34.070 City of North Bend Commercial/Mixed Use/Industrial Design Standards and Guidelines, specifically section A-4A (page 13).

Each proposed development that involves at least two acres, requires a minimum five percent of the net land area to be dedicated as park or open space. 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 Community and Economic Development Director. All proposed developments comprising less than two acres shall comply with the provisions set forth in NBMC Chapter 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 described in NBMC 17.25.060.

Proposed developments that require the creation of public open space shall be required to develop the green, square, plaza or playground open space type in accordance with the applicable design concept shown in Table OS.1. If a proposed development 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 18.34.070, 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 is redeveloped. Please refer to Section A. Downtown Core District, A-4 Plazas (page 32) of the City of North Bend Commercial/Mixed Use/Industrial Design Standards and Guidelines for more details.

Each proposed development application that is adjacent to a public open 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

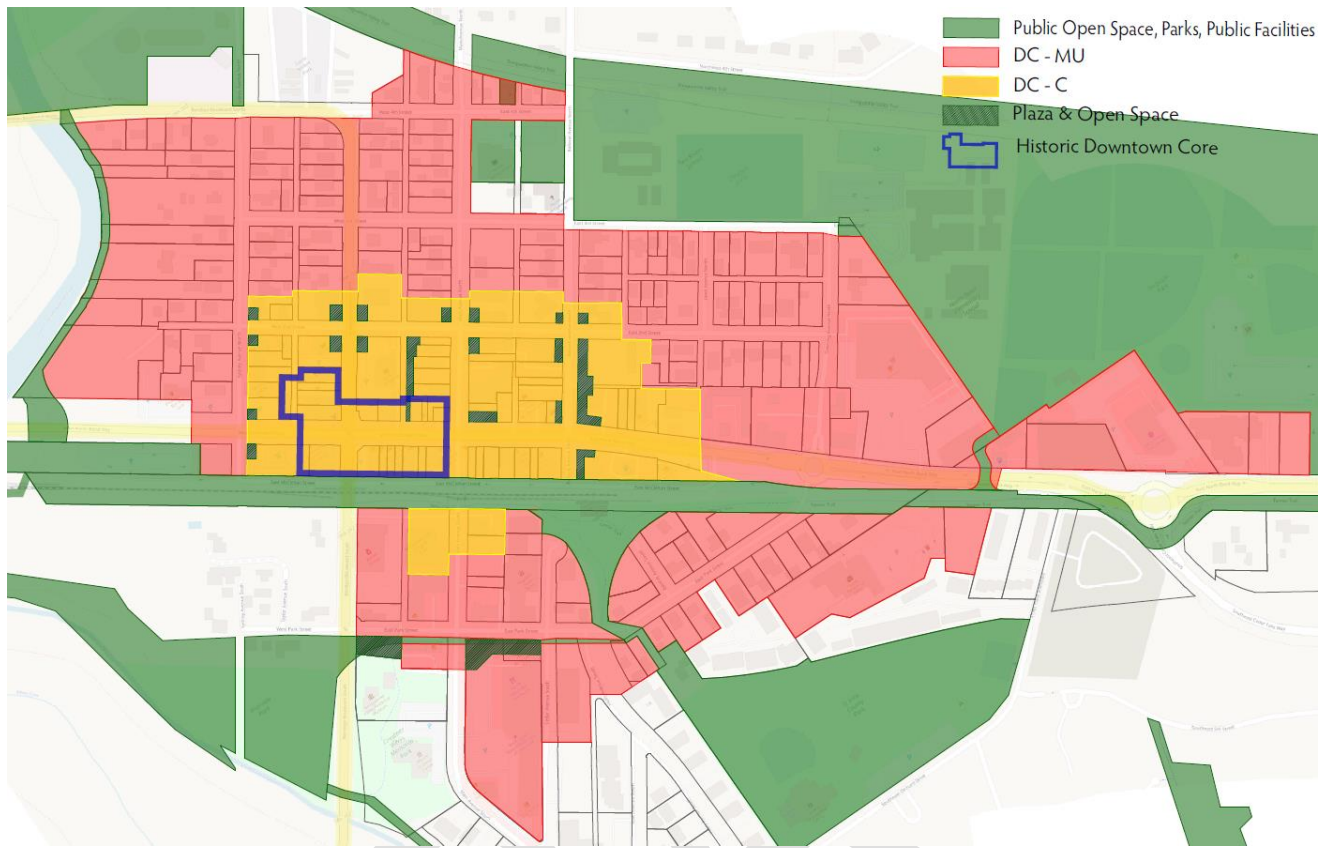


Figure 7: Future Plaza Locations in the DC-C Transect as Parcels Develop

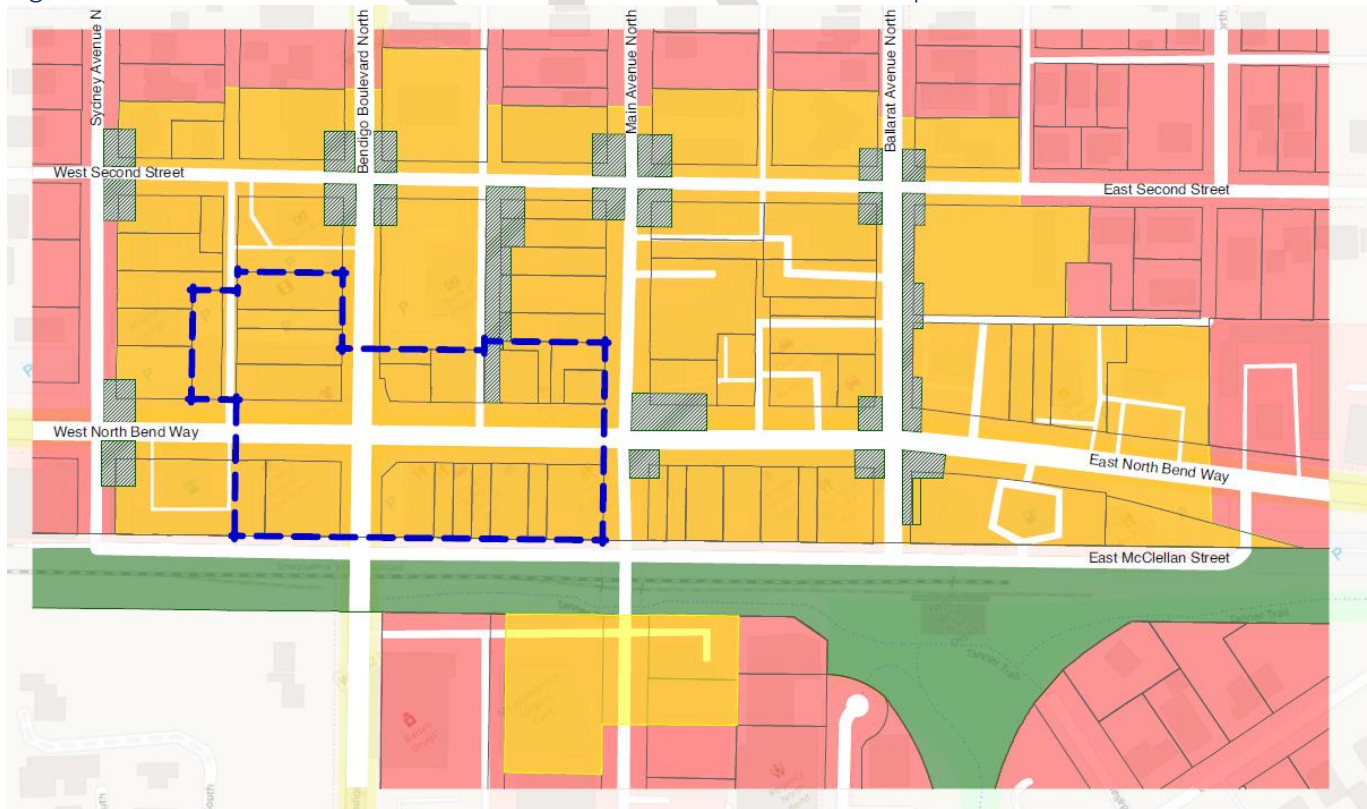
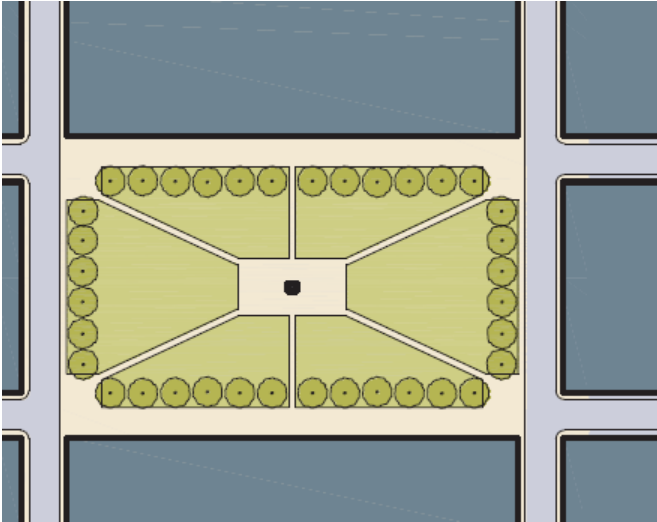


Table OS.1: Open Space Types Accepted

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 five acres.

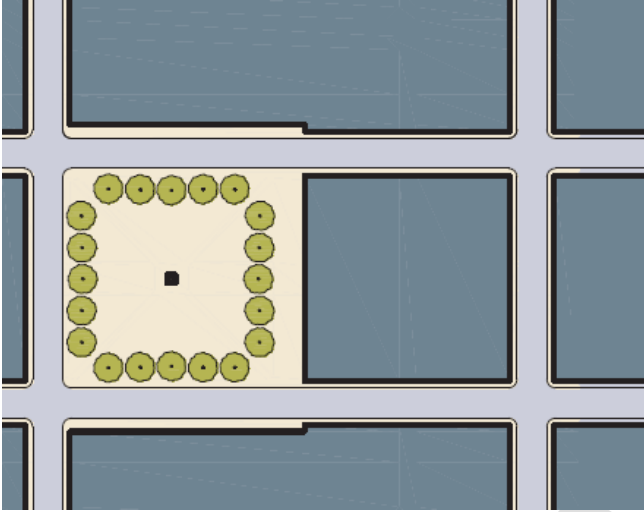


Scalable Examples:



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 Section A. Downtown Core District, A-4 Plazas (page 32) of the City of North Bend Commercial/Mixed Use/Industrial Design Standards and Guidelines for more details.

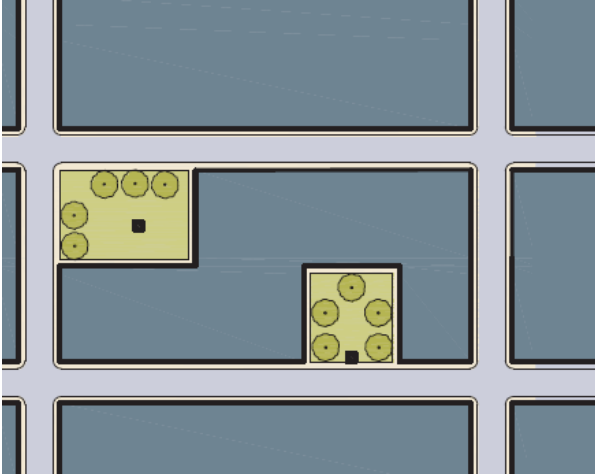


Scalable Examples:



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 two acres or more of contiguous lots within the DC Zone may apply to prepare a subarea plan. In consultation with the Community and Economic Development 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 of a Planning Commission recommendation, and City Council approval.

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