

A G E N D A
ASTORIA PLANNING COMMISSION

Astoria City Hall Council Chambers, 1095 Duane Street, Astoria

Tuesday, February 25, 2014
6:30 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
4. REPORT OF OFFICERS
5. ADJOURNMENT
 - a. The Planning Commission will adjourn to a Work Session to discuss the Riverfront Vision Plan, Civic Greenway Area

Memorandum

Date: February 18, 2014
To: City of Astoria Planning Commission
cc: Brett Estes and Rosemary Johnson, City of Astoria Community Development Department
From: Matt Hastie, Shayna Rehberg, and Cathy Corliss
Re: Draft Civic Greenway Plan Area Amendments #1 (Task 3.1)¹

A. INTRODUCTION/OVERVIEW

In 2009 the City of Astoria adopted the Astoria Riverfront Vision Plan. The Riverfront Vision Plan describes a future vision and specific recommended implementation measures related to open space, land use, and transportation plans along the Columbia River waterfront. For purposes of the Riverfront Vision Plan, City's riverfront was divided into four plan areas: Bridge Vista, Urban Core, Civic Greenway, and Neighborhood Greenway.

In 2012-2013, the City of Astoria requested and received a Transportation and Growth Management (TGM) Code Assistance grant to develop and write updated comprehensive plan language, development code text, and map amendments to implement policies and recommendations in the City's adopted Riverfront Vision Plan for the Civic Greenway Plan Area (Phase 1) and Bridge Vista Plan Area (Phase 2). The intent is not to revisit or revise recommendations from the Riverfront Vision Plan which has been adopted by the Astoria City Council.

As a first step in this process, the project team prepared a Code Evaluation Report summarizing development code issues to be addressed in drafting these amendments for the Civic Greenway Plan Area, which is shown in Figure 1. The current zoning within the Civic Greenway Plan Area is shown in Figure 2.

After reviewing the Code Evaluation Report with City and TGM program staff, as well as members of the Astoria Planning Commission, the project team began drafting preliminary code amendment language to address selected code issues. The team prepared three sets of draft code amendments to allow for adequate review of the draft code amendments with the Planning Commission and public. The results of that review have been used to prepare a complete draft of proposed code amendment language related to the Civic Greenway Plan Area (Amendments #1) summarized in this memo.

As described in a previous memo, implementation of recommendations from the Riverfront Vision Plan in the Civic Greenway Plan Area will take the form of both map amendments and code amendments.

Proposed map amendments will include:

¹ This project is partially funded by a grant from the Transportation and Growth Management (TGM) Program, a joint program of the Oregon Department of Transportation and the Oregon Department of Land Conservation and Development. This TGM grant is financed, in part, by federal Moving Ahead for Progress in the 21st Century (MAP-21), local government, and State of Oregon funds. The contents of this document do not necessarily reflect views or policies of the State of Oregon.

1. Rezone the northern half of the blocks between 30th Street and 32nd Street from C-3 to the new residential zone.
2. Extend the Gateway Overlay (GO) zone, Article 14, to cover the Civic Greenway Plan Area.
3. Apply the new Civic Greenway Overlay (CGO) zone to the Civic Greenway Plan Area.

Proposed text/code amendments will include:

1. Add a new residential zone, the Compact Residential (CR) Zone in Article 2 (Use Zones).
2. Add a new Civic Greenway Overlay Zone as Article ___.
3. Add new provisions for cottage cluster development to Article 3 (Additional Use and Development Standards).
4. Add new “clear and objective” design standards for residential uses in the Gateway Overlay Zone and Civic Greenway Area
5. Make “housekeeping” amendments related to the new CR zone and CGO zone.

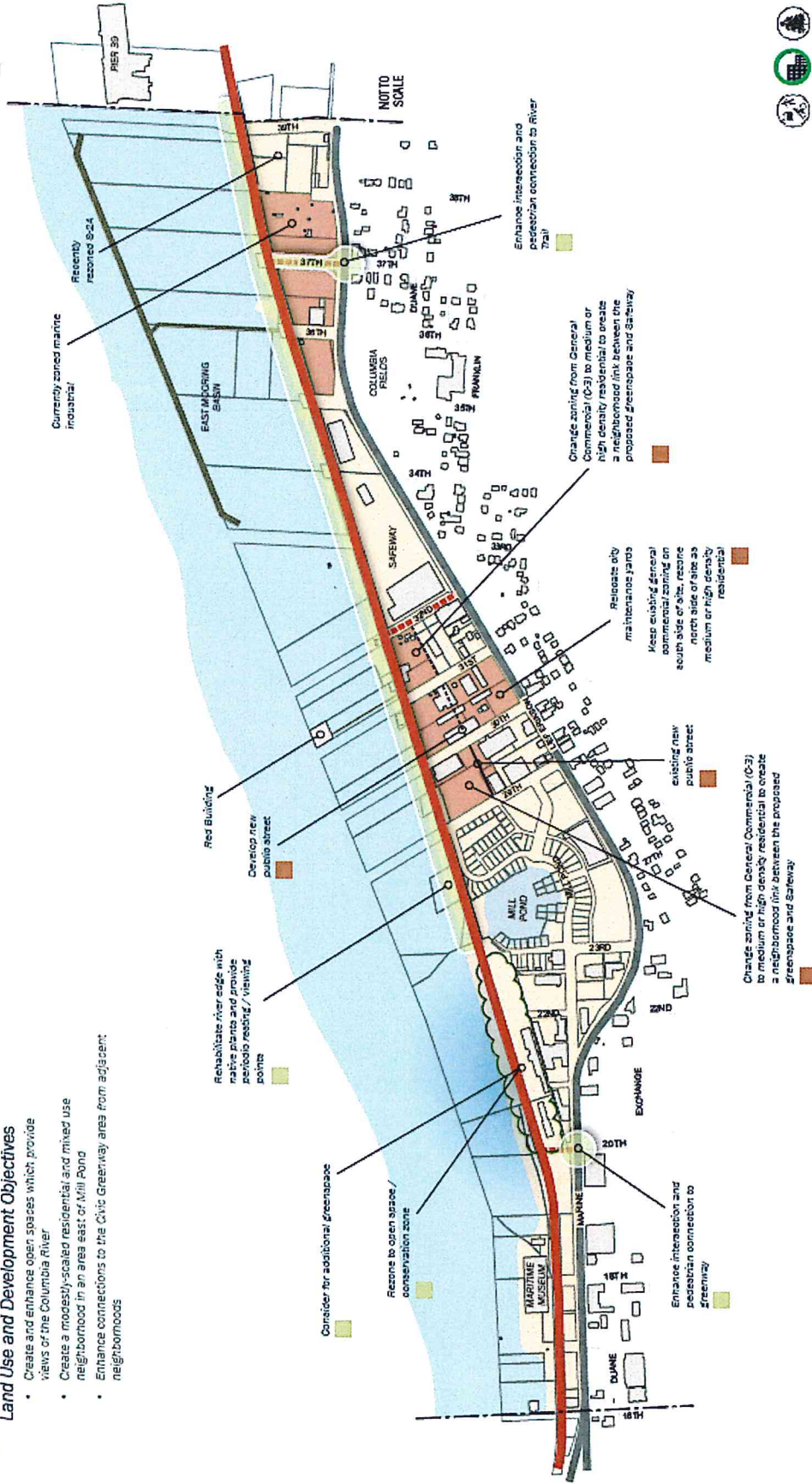
The proposed sets of code amendments above are presented in Sections B, C, D, and E of this memo. The first three sets of amendments represent new code language; therefore for the sake of readability, they are not presented here in standard underline/~~striketrough~~ format. However, they will be presented as such in the version of the code amendments that go to public hearing. The housekeeping amendments are shown in underline and strike-through format, as they are proposed to modify existing code language.

Figure 1: Civic Greenway Plan Area

CIVIC GREENWAY

Land Use and Development Objectives

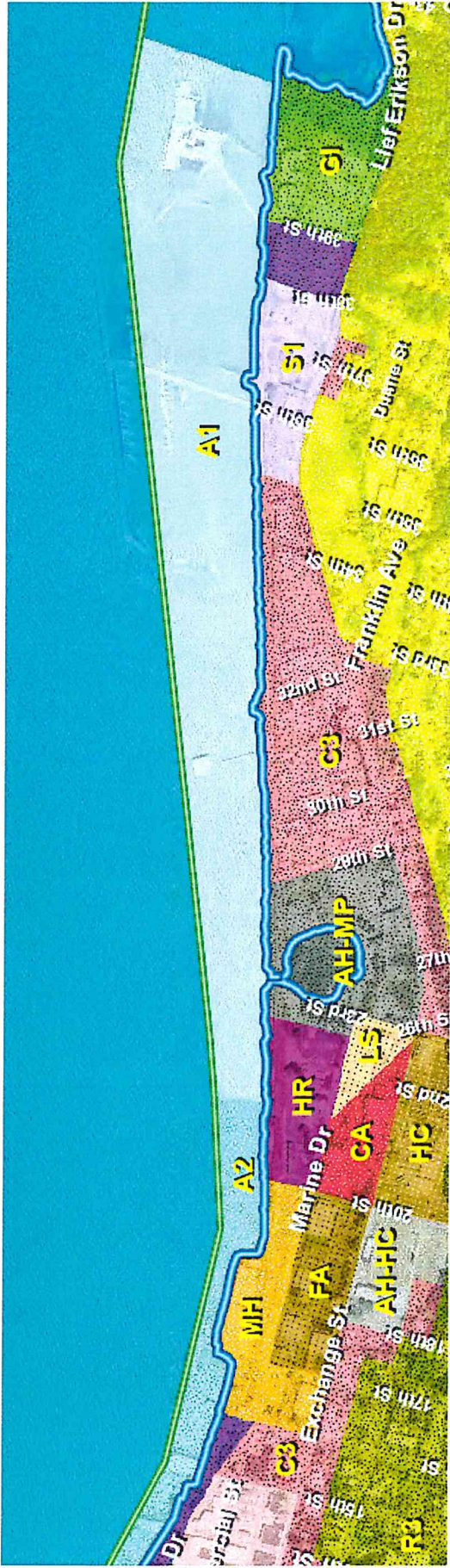
- Create and enhance open spaces which provide views of the Columbia River
- Create a modestly-scaled residential and mixed use neighborhood in an area east of Mill Pond
- Enhance connections to the Civic Greenway area from adjacent neighborhoods



ASTORIA RIVERFRONT VISION PLAN
LAND USE AND URBAN DESIGN IDEAS
OCTOBER 2008

CIVIC GREENWAY

Figure 2: Zoning in the Civic Greenway Plan Area



B. COMPACT RESIDENTIAL (CR) ZONE

As discussed in Draft Amendments Memo #1c (dated 1/21/14), the Riverfront Vision Plan recommends a change in zoning from General Commercial (C-3) to medium density residential for several parcels in a proposed new neighborhood between the Mill Pond neighborhood and Safeway. The parcels that were originally considered were located in the northern half of the blocks between 29th Street and 32nd Street. Following the review of Draft Amendments Memo #1 c, it was proposed to shift re-zoning from 29th Street to 30th Street because recently developed and other existing uses between 29th and 30th Street would not be compatible with the proposed new zoning provisions.

A new Compact Residential (CR) zone is recommended to be applied to this area. As described and initially presented in Draft Amendments Memo #1c, the new residential zone uses provisions from the AH-MP zone as a starting point, with modifications to allowed uses, setbacks, lot size, density, height, and cluster development provisions consistent with goals and objectives of the Riverfront Vision Plan. Feedback from Project Management Team (PMT)/Project Advisory Team (PAT) meeting and Planning Commission (PC) work session on January 28 prompted changes in the permitted uses (carriage house dwelling units), building size, and parking provisions. Revised draft language for the new CR zone is presented in the following pages.

CR: COMPACT RESIDENTIAL ZONE

2.100. PURPOSE.

The purpose of the Compact Residential (CR) Zone is to provide opportunities for modest scale residential development, including single-family homes on smaller lots, two-family homes, and cottage cluster development, incorporating open space between homes and with a strong orientation to the Columbia River and adjacent commercial and other residential areas.

2.105. USES PERMITTED OUTRIGHT.

The following uses and their accessory uses are permitted in this CR Zone if the Community Development Director determines that the uses will not violate standards referred to in Sections 2.115 through 2.130, additional Development Code provisions, the Comprehensive Plan, and other City laws:

1. Arts and crafts studio.
2. Family day care center.
3. Home occupation, which satisfies the requirements of Section 3.095.
4. Single-family dwelling.
5. Two-family dwelling.
6. Carriage house dwelling, meeting the requirements of Section 3.050.
7. Cottage cluster development meeting the requirements of Section 3.050.
8. Residential home.

2.110. CONDITIONAL USES PERMITTED.

The following uses and their accessory uses are permitted in the CR Zone if the Planning Commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in Sections 2.115 through 2.130, additional Development Code provisions, the Comprehensive Plan, and other City laws:

1. Bed and breakfast.
2. Day care center, only in the community building of a cottage cluster development meeting the requirements of Section 3.050.
3. Home stay lodging.
4. Public or semi-public use.
5. Temporary use meeting the requirements of Section 3.240.

2.115. SETBACKS.

Uses in the CR Zone will comply with the following minimum setback requirements or the setback requirements of applicable overlay zones, whichever requirements are greater.

- A. The minimum front setback shall be 10 feet. Front steps are permitted to encroach into front setbacks.
- B. The minimum side setback shall be five (5) feet, except on corner lots where the side setback on the street side shall be a minimum of 10 feet.
- C. The minimum rear setback shall be 15 feet, except on corner lots where the rear setback shall be a minimum of five (5) feet.
- D. Uses in the CR Zone that are part of a cottage cluster development will comply with the setback requirements in Section 3.050.

2.120. LOT SIZE AND DENSITY.

Uses in the CR Zone shall meet the following lot size requirements that are applicable to the particular use:

- A. The minimum lot size for a single-family dwelling is 2,500 square feet. The maximum lot size for a single-family dwelling is 4,000 square feet.
- B. The minimum lot size for a two-family dwelling is 4,000 square feet. The maximum lot size for a two-family dwelling is 6,000 square feet.
- C. Uses in the CR Zone that are part of a cottage cluster development shall have a maximum density of 24 units/acre.

2.120. BUILDING SIZE

Buildings in the CR zone shall meet the following building footprint and floor area requirements.

- A. The maximum footprint is 1,000 square feet for a primary building. The maximum footprint for a dwelling unit and a garage is 1,400 square feet.
- B. The maximum gross floor area for a primary building 1,800 square feet.
- C. Uses in the CR Zone that are part of a cottage cluster development are subject to the building size requirements in Section 3.050.

2.125. LANDSCAPED OPEN AREA.

- A. Minimum landscaping for individual lots in the CR Zone shall be 20%, except for cottage cluster development.
- B. Cottage cluster development shall be subject to common open space and private open space requirements in Section 3.050.
- C. All landscaping shall meet the requirements of Sections 3.105 through 3.120 and applicable overlay zones.

2.130. HEIGHT OF STRUCTURES.

No structure will exceed a height of 28 feet above grade, except where applicable overlay zones require otherwise.

2.135. OTHER APPLICABLE STANDARDS.

1. Access to garages, carports or other parking areas shall be from an alley or from the street adjacent to the side yard of a corner lot. Driveways shall have a minimum depth of 16 feet.
2. Outdoor storage areas will be enclosed by appropriate vegetation, fencing, or walls.
3. All uses will comply with access, parking, and loading standards in Article 7, with the following exceptions:
 - a. Parking requirement for single-family, two-family, and carriage house dwelling units shall have at least:
 - 1) one parking space for each unit with a gross floor area of 700 feet or less (rounded up to the nearest whole number);
 - 2) 1.5 parking spaces for each unit with a gross floor area of 701 square feet or more (rounded up to the nearest whole number).
 - b. Parking in the CR Zone is permitted on a separate lot provided it is within 100 feet of the development. An easement or other acceptable document shall be recorded to assure that the separate lot for parking remains with the units it services.
4. Where feasible, joint access points and parking facilities for more than one use should be established.
5. Access drives and parking areas should be located on side streets or non-arterial streets.
6. Conditional uses will meet the requirements in Article 11.
7. Signs will comply with requirements in Article 8 and specifically, residential uses will comply with the specific regulations in Section 8.160.
8. All structures will have storm drainage facilities that are channeled into the public storm drainage system or a natural drainage system approved by the City Engineer. Developments affecting natural drainage shall be approved by the City Engineer.
9. Where new development is within 100 feet of a known landslide hazard, a site investigation report will be prepared by a registered geologist. Recommendations contained in the site report will be incorporated into the building plans.
10. All uses will comply with the requirements of applicable overlay zones.
11. Outdoor lighting in the residential areas shall be designed and placed so as not to cast glare into adjacent properties. The Community Development Director may require the shielding or removal of such lighting where it is determined that existing lighting is adversely affecting adjacent properties.

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C. CIVIC GREENWAY OVERLAY ZONE

An overlay zone for the Civic Greenway Plan Area has been recommended as the most appropriate way to implement the series of development standards for overwater and on-land development that have been presented and reviewed in Draft Amendments Memos #1a, #1b, and #1c. An outline of the Civic Greenway Overlay (CGO) zone is shown below. The only change in the outline since it was originally presented in Draft Amendments Memo #1c is the addition of street trees to the landscaping section.

- I. Purpose
- II. Applicability and review procedures
- III. Standards for overwater development
 - A. Uses
 - B. Height
 - C. Size
 - D. Width
 - E. Access to the Columbia River
 - F. Other development standards
- IV. Standards for on-land development
 - A. Height
 - B. Setbacks
 - C. Stepbacks
 - D. Other applicable development standards
 - E. Landscaping
 - 1. River side
 - a) Height and spacing
 - b) Native plants
 - 2. Land side
 - a) Height and spacing
 - b) Parking lot perimeter
 - 3. Street trees
 - 4. Landscaping credits for non-vegetation features

Because the proposed new overlay zone is somewhat long in its draft form, it is presented in the following pages in groups of sections. Each section of code language is prefaced by an explanation of the rationale for key recommended code provisions.

1. Purpose, Applicability, and Review Procedures

The purpose statement for the CGO zone is based on statements from the Astoria Riverfront Vision Plan. In addition to general applicability provisions found in this section, there are exceptions and different applicability standards for some sets of development standards such as overwater access (addressed in Section C2) and landscaping (addressed in Section C5).

Provisions regarding review procedures take into account the extension of the GO zone to the CGO zone as well as whether proposed development is commercial, industrial, residential, or another potential type of use.

- Proposed commercial and industrial development will be subject to design guidelines in the GO zone and development standards in the CGO zone.
- Proposed residential development will be subject to either existing design guidelines in the GO zone or design standards included in another section of the development code, as well as development standards in the CGO zone. The option of design guidelines or design standards was discussed at January 28 PMT, PAT, and PC meetings.
- All proposed development will be subject to the development standards in the CGO zone and any other applicable standards that apply to all zones.

Review procedures consist of design review for development subject to design guidelines and administrative review for development subject to clear and objective standards.

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ARTICLE __CGO: CIVIC GREENWAY OVERLAY ZONE

__.005 PURPOSE

The purpose of the Civic Greenway Overlay Zone is to implement the land use principles of the Astoria Riverfront Vision Plan, dated December 2009, as they pertain to the Civic Greenway Plan Area. The Civic Greenway Overlay (CGO) Zone is intended to protect views of and access to the Columbia River, provide for an enhance open space and landscaping, support water-dependent uses consistent with Astoria's working waterfront, and encourage modest scale housing in areas recommended for residential use. The CGO Zone extends from approximately 16th Street to 41st Street and between Marine Drive and the Columbia River as depicted on the City's Zoning Map.

__.010. APPLICABILITY AND REVIEW PROCEDURES

The provisions of the Civic Greenway Overlay Zone shall apply to all new construction or major renovation, where "major renovation" is defined as construction valued at 25% or more of the assessed value of the existing structure, unless otherwise specified by the provisions in this Section.

Review of applications in the Civic Greenway Overlay Zone is subject to the administrative procedures and approval of the Community Development Director established in Article 9.

A. Residential Development

Applications may be reviewed administratively subject to the Design Review Standards in Section *** or through the public design review process subject to the Design Review Guidelines in Section ***.

B. Non-Residential and Mixed Use Development

Applications shall be reviewed through the public design review process subject to the Design Review Guidelines in Section ***.

2. Standards for Overwater Development

Uses

The uses permitted in the CGO zone reflect the agreement reached at the December 3 PMT, PAT, and PC meetings to limit or prohibit some uses otherwise permitted in the aquatic A-1 and A-2 zones. The remaining uses are those that are water-dependent, as well as uses associated with those water-dependent uses, and uses that are compatible with goals to minimize impacts on views of the River and the relatively open character of the riverfront in this area.

Height

There was also agreement at the December 3 meetings to limit building height in order to protect views of the river. Proposed height limits are intended to allow for a certain amount of development in the form of single-story structures, and when combined with limits on size and width will minimize impacts on view of the river.

Size

Given discussion of building size at the December 3 PC work session, the PMT/PAT recommended a building size restriction within the range of limitations discussed at the work session at its January 28 meeting.

Width

Like height and size, the building width restrictions included in the proposed CGO zone are designed to limit overwater impacts and protect river views. The provisions limit building width as a function of parcel width and address situations involving narrower parcels. If the maximum permissible amount of development were to occur under the proposed limitations (a potential “worst case scenario”), over 84% of the riverfront would continue to have unobstructed views of the river in this area. In reality, the percentage would likely be much higher, given the cost, feasibility, land ownership pattern, and likelihood of future overwater development in the Civic Greenway.

Access to the Columbia River

As discussed in Draft Amendments Memo #1b (dated 12/31/13), the Astoria Riverfront Vision Plan recommended that not only visual access to the river be protected and provided – which is addressed in the overlay zone in terms of building heights, sizes, widths, setbacks, and stepbacks – but physical access as well. The piers and walkways that are proposed to be required with new development and major renovations are part of providing that physical access to the river. Meetings with City staff and the Astoria Planning Commissioner generally affirmed that these forms of physical access should be required for new development and major renovations to exterior of existing buildings. It also is recommended that access to the piers and walkways be regulated by access hours.

Other Development Standards

While the majority of the design and development standards in the GO zone, will apply to the entire Civic Greenway Plan Area and Overlay zone, existing minimum floor area ratio (FAR) standards will only apply to the area within the existing GO zone.

___.015 STANDARDS FOR OVERWATER DEVELOPMENT

The following development standards apply to overwater development in the Civic Greenway Overlay Zone. In the event of a conflict between this Section and other Sections of the Astoria Development Code, this Section shall control.

A. Uses.

The following uses and activities and their accessory uses and activities are permitted in the Civic Greenway Overlay Zone, subject to the other appropriate development provisions of this Section:

1. Small boat building and repair.
2. Water-dependent facilities including dock, moorage, pier, terminal, transfer facility and marina for commercial and recreational marine craft, for passengers, or for waterborne commerce.
3. Public pier.
4. Public use in conjunction with the Columbia River Maritime Museum.
5. Navigational structure.
6. Water-dependent public recreational facility, including boat ramp, dock, moorage and marina for commercial and recreational marine craft.
7. Shoreline stabilization.
8. Flowlane disposal of dredged material.
9. Pipeline, cable, and utility crossing.
10. Storm water and treated wastewater outfall.
11. Communication facility.
12. Temporary dike for emergency flood protection limited to 60 days subject to State and Federal requirements.
13. New dike construction.
14. Maintenance and repair of existing structure or facility.
15. Dredging and filling, pursuant to the applicable standards in Section 4.050 and 4.070, for any of the permitted uses 1 through 11 listed above.
16. The following water-related commercial and industrial uses:
 - a. Boat and/or marine equipment sales;
 - b. Fish or shellfish retail or wholesale outlet;
 - c. Charter fishing office;
 - d. Sports fish cleaning, smoking, or canning establishment;
 - e. Retail trade facility for the sale of products such as ice, bait, tackle, gasoline or other products incidental to or used in conjunction with a water-dependent use;
 - f. Eating and drinking establishment that provides a view of the waterfront, and that is in conjunction with a water-dependent use such as a marina or seafood processing plant;
 - g. Cold storage and/or ice-processing facility independent of seafood processing facility.

17. Navigation aid.
18. Piling and pile supported structure as necessary for any of the permitted uses 1 through 17 listed above, or as necessary for any use permitted in the adjacent shoreland.

**** *** CONDITIONAL USES**

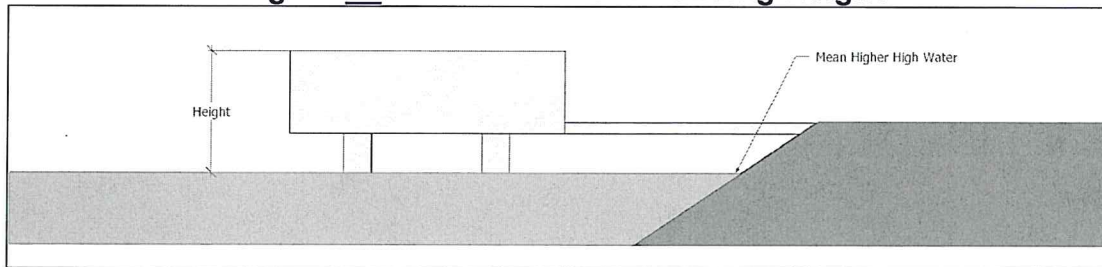
The following uses and activities and their accessory uses and activities are permitted in the Civic Greenway Overlay Zone as Conditional Uses when authorized in accordance with Article 11, Conditional Uses. These uses and activities are also subject to the other appropriate development provisions of this Section. It must also be shown that these uses and activities are consistent with the purpose of the Civic Greenway Overlay Zone.

1. Active restoration.
2. Bridge crossing and bridge crossing support structure.
3. Water-dependent or water-related recreational use not listed elsewhere in this zone.
4. A use for which an exception to the Estuarine Resources Goal has been adopted as an amendment to the Astoria Comprehensive Plan.
5. Fill in conjunction with any of the conditional uses 1 through 4 listed above pursuant to the applicable standards in Section 4.050.
6. Dredging and filling, pursuant to the applicable standards in Section 4.050 and 4.070, for any of the conditional uses 1 through 5 listed above.
7. Dredged material disposal at sites designated for dredged material disposal in the Comprehensive Plan.
8. Dredged material disposal at sites not designated for dredged material disposal in the Comprehensive Plan, provided the dredged material is utilized as a source of fill material for an approved fill project.
9. Water-related commercial or industrial use other than those listed under Section __.015(A)(13) of this zone.
10. Piling as necessary for any of the conditional uses 1 through 9 listed above.
11. Temporary use meeting the requirements of Section 3.240.
12. Non-water dependent and non-water related uses may be located in existing, under-utilized buildings provided the use does not preclude future water-dependent or water-related uses.

B. Height.

Maximum building height is one story, with a maximum of 15 feet above the upper limit of aquatic vegetation or, where such a line cannot be accurately determined, Mean Higher High Water.

Figure __.015-1: Maximum Building Height



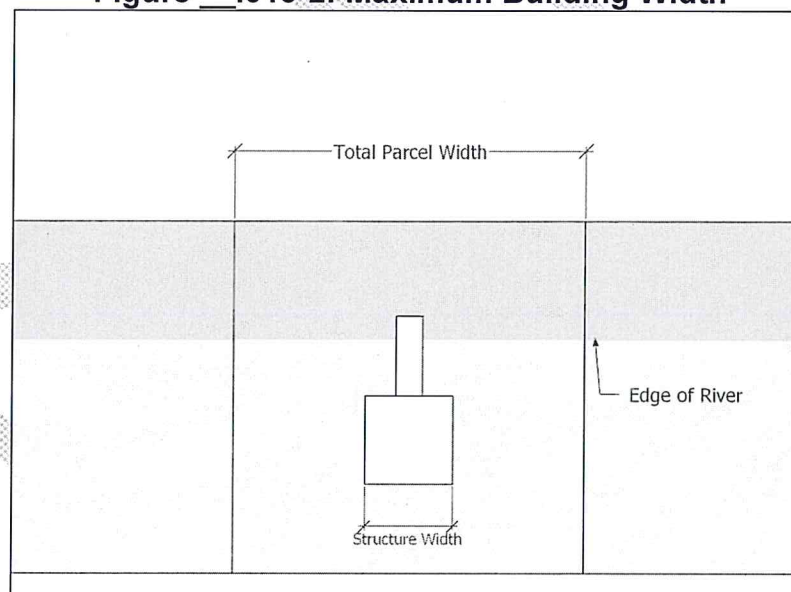
C. Size.

The maximum gross floor area of enclosed structures is 4,000 square feet.

D. Width.

The maximum width of an overwater building is 25% of the total parcel width (measured along the parcel frontage adjacent to the Columbia River) or 50 feet, whichever is greater. In cases where total parcel width is 100 feet or less, the building width may be up to 25 feet.

Figure __.015-2: Maximum Building Width



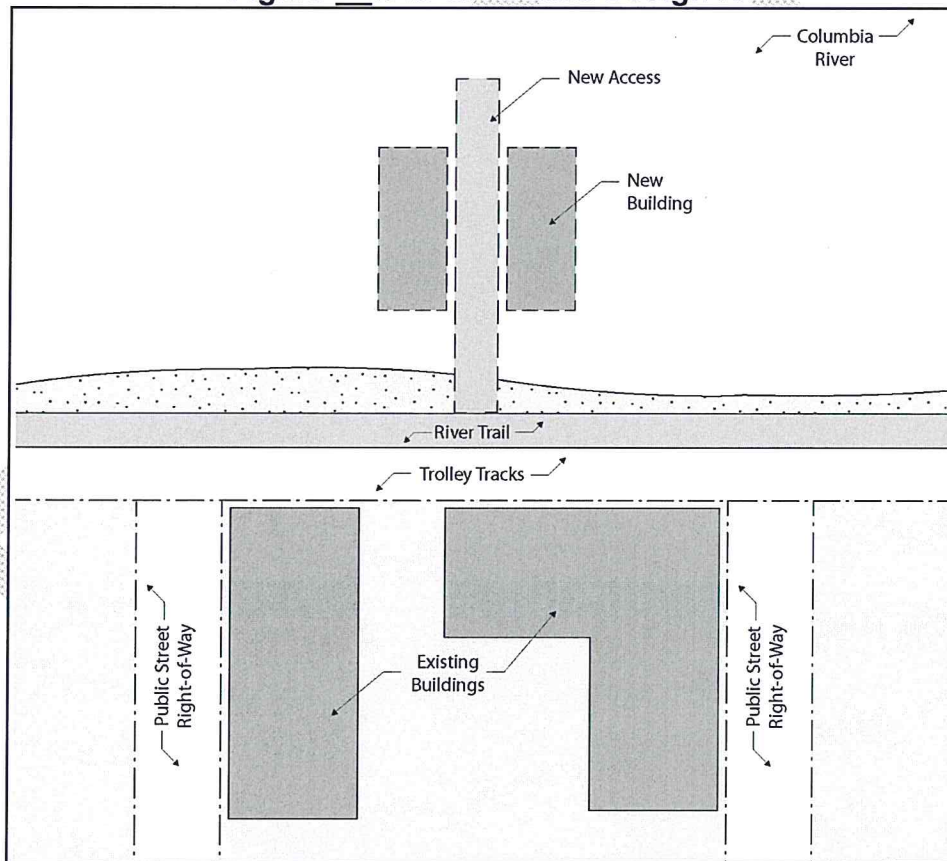
E. Access to the Columbia River.

Access to the river shall be provided using piers and/or walkways as part of new construction and major renovations to structure constructed after the year 2013, where major renovation is defined as construction and alterations only to building exteriors valued at 75% or more of the assessed value of the existing structure.

Piers and walkways shall be constructed in accordance with Access Design A, Access Design B, or Access Design C, as shown and described below.

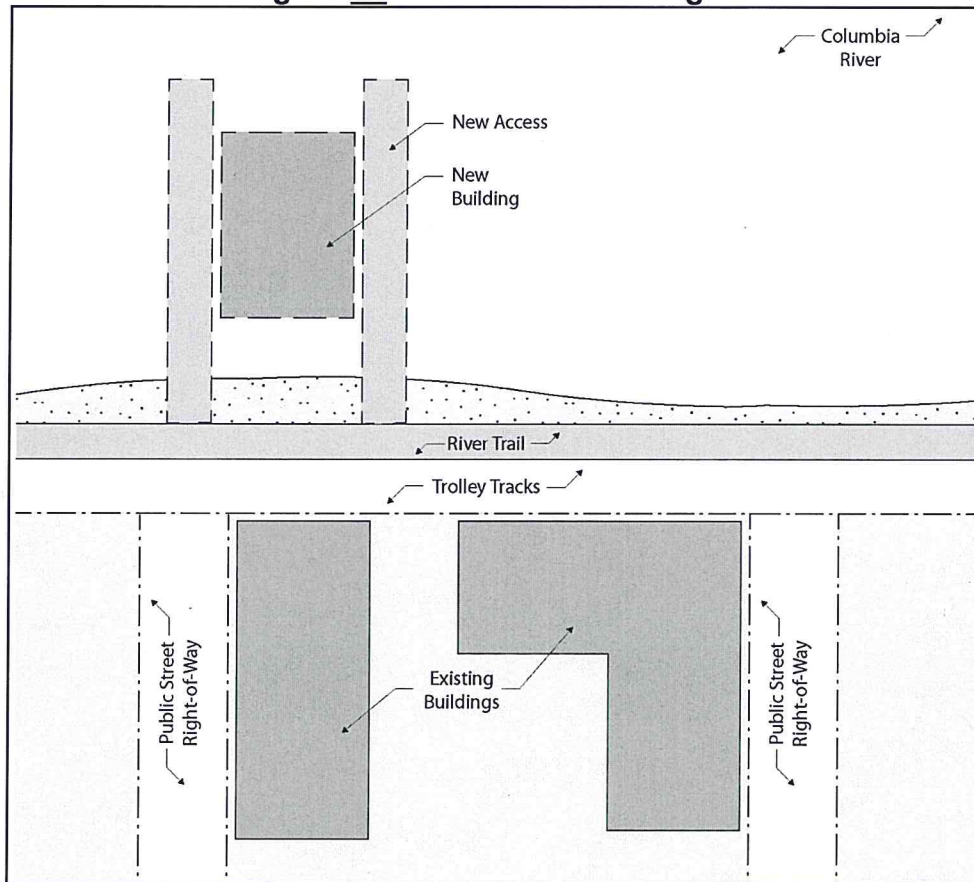
1. Access Design A/“Mid-Site Access”. This access design shall be provided in a public access easement provided through the middle of the development or structure.

Figure __.015-3: Access Design A



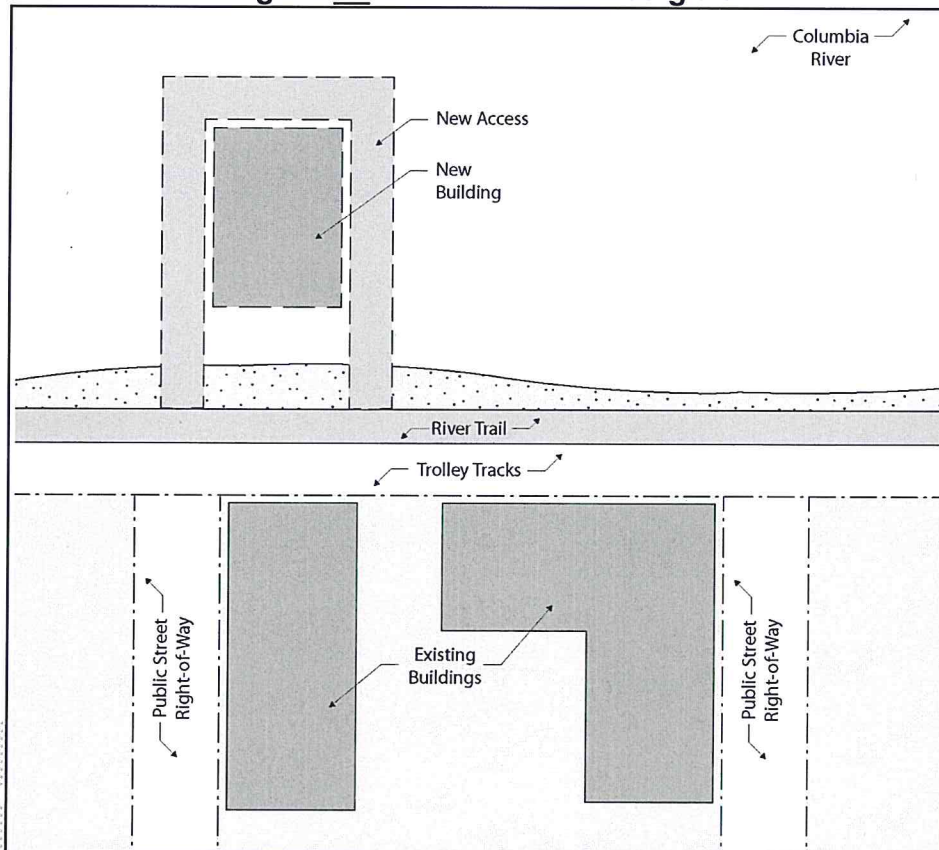
2. Access Design B/"Viewpoints". This access design shall be provided through either existing right-of-way, right-of-way that is created and dedicated to the City, or a public access easement.

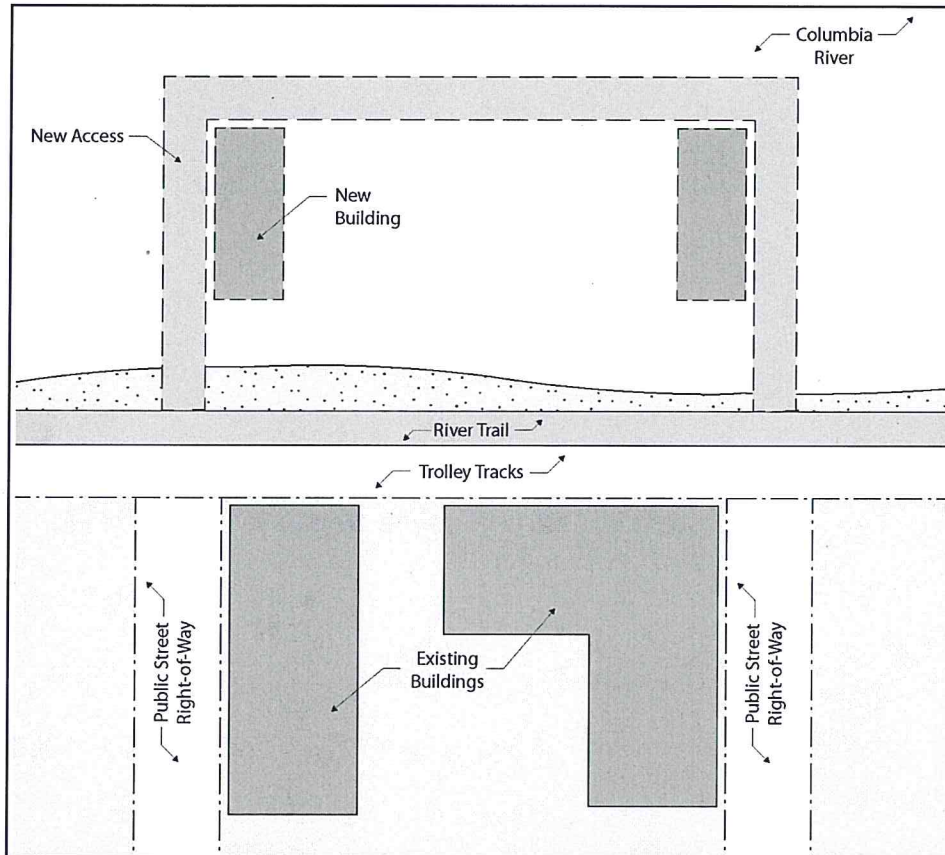
Figure __.015-4: Access Design B



3. Access Design C/"Trail Extension". This access design serves as an extension of the River Trail and shall be provided through either existing right-of-way, right-of-way that is created and dedicated to the City, or easements for the piers on the east and west sides of the development. The boardwalk along the north side of the development shall be provided in a public access easement. [Note: Two possible scenarios are illustrated in the following figures for this option.]

Figure __.015-5: Access Design C





4. Pier and Walkway Width. Minimum pier and walkway width is 10 feet if one side of the pier or walkway is developed with overwater structures. Minimum pier and walkway width is 14 feet if both sides of the pier or walkway are developed with overwater structures.
5. Pier and Walkway Length. Piers and walkways shall extend beyond the north face of the overwater development a minimum length of 10 feet to ensure that the river is visible beyond the adjacent structure(s).
6. Hours of Access. Access on overwater piers and walkways may be restricted during hours specified in City Code Section 5.926 to 5.928.
7. Maintenance Responsibility. Responsibility for maintenance of the piers and walkway shall be established through a recorded maintenance agreement acceptable to the City.

F. Other Development Standards.

The use standards in Section 14.030 of the Gateway Overlay Zone do not apply to overwater development in the Civic Greenway Overlay Zone.

3. Standards for On-land Development (Height, Setbacks, and Stepbacks)

Regulation of building height, setbacks, and stepbacks are other tools that can be used to protect views of the river from within and above the Civic Greenway Plan Area and along streets leading to the river in the Civic Greenway Area.

Height

Given varied and limited restrictions on building heights in the underlying zones of the Civic Greenway Plan Area, there was agreement at the January 7 meetings to set a lower maximum building height, with an allowance for a higher maximum height with a building stepback.

Setbacks

The City has wanted to create a denser and vibrant streetscape in several parts of Astoria, especially in and around Downtown, so many of the zones in the Civic Greenway Plan Area do not have established setbacks. In order to preserve views along streets to the river, it has been recommended and was agreed upon at the January 7 meetings to propose a minimum view corridor width measured from the centerline of north-south streets between Marine Drive and the river. Given street widths, this will result in building setbacks of about five feet in most cases.

Stepbacks

Stepbacks are stepped or progressive recessions in a building's face as the building rises higher. They are particularly effective in preserving views from above an area and help increase light and improve the aesthetic experience on the street. There was agreement at the January 7 PC work session to require stepbacks on the street- and trail-facing faces of buildings that propose to exceed the base maximum height. Further discussion with the consultant team led to a proposed stepback dimension that will allow for the stepback to be usable space within the stepped back portion of future buildings.

__.020 STANDARDS FOR ON-LAND DEVELOPMENT

The following development standards apply to on-land development in the Civic Greenway Overlay Zone. In the event of a conflict between this Section and other Sections of the Astoria Development Code, this Section shall control.

A. Height.

1. Maximum building height is 28 feet.
2. Building height up to 45 feet is permitted when building stories above 28 feet are stepped back at least 10 feet in accordance with Section __.020(C)(2).
3. Exceptions to building height restrictions may be granted through provisions in Section 3.075 and variance procedures in Article 12.

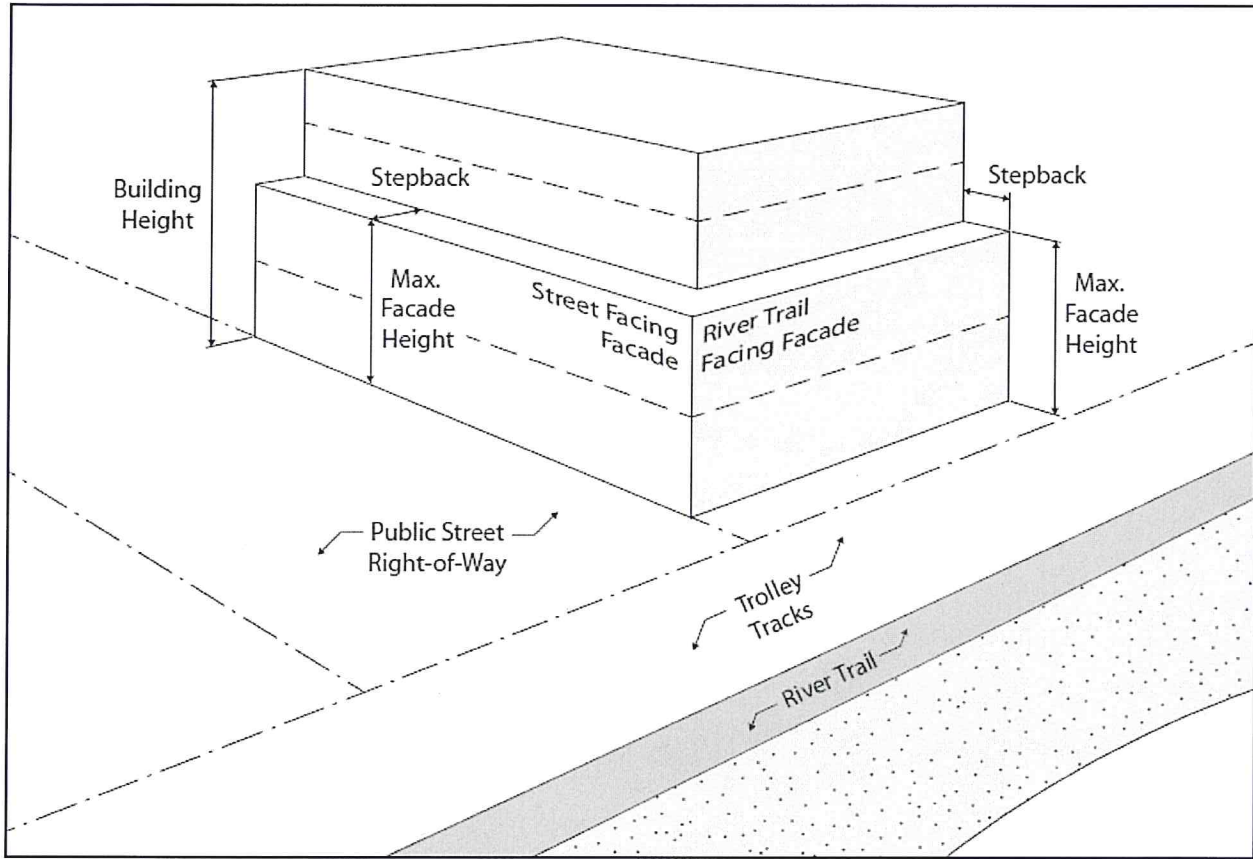
B. Setbacks.

A minimum view corridor width of 70 feet, centered on the right-of-way centerline, shall be provided on north-south rights-of-way between Marine Drive/Lief Erikson Drive and the Columbia River. Buildings shall be set back in order to achieve the 70-foot view corridor.

C. Stepbacks.

1. Purpose. The purpose of a stepback is to allow for less obstructed views from above the building and to create a less imposing building scale as viewed from the street or parallel/adjacent trail. A stepback is also designed to allow more light down to the adjacent or fronting street, sidewalk, or trail.
2. Where the height of a building or building addition is proposed to exceed 28 feet, that portion of the building shall provide a stepback of at least 10 feet from the front plane of the proposed building or building addition that faces the street or the River Trail.

Figure __.020-1: Building Stepbacks



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4. Standards for On-land Development (Residential Design Standards and Other Development Standards)

Residential Design Standards

The PMT, PAT, and Planning Commission support extending the GO zone, its design guidelines, and design review to the Civic Greenway Plan Area and Overlay Zone. The GO zone design guidelines were adopted to promote development architectural styles characteristic of Astoria's Uppertown and the working waterfront, and City staff report that the design guidelines and design review have been working well for the area thus far.

The PMT, PAT, and Planning Commission also support the idea of establishing residential design standards in the Civic Greenway area to further promote housing design that is high quality, historic in style, and compatible with surrounding development. As expressed in the January 28 meetings, design standards and administrative review and approval by the Community Development Director will be an option and alternative to design guidelines and review through the City's Design Review process for residential uses. There is also the option to apply for a variance to numeric design standards pursuant to existing variance provisions in Article 12. Currently, the residential design standards are proposed to be included in a separate section of the development code and referenced in the GO and CGO zones.

Other Development Standards

Again, it is proposed to extend the GO zone to cover the CGO zone. However, not all of the development standards in the GO zone are appropriate for all types of overwater or on-land development in the CGO zone. (See Section C2 for exceptions to GO zone standards for overwater development in the CGO zone.) There was support at the January 7 PMT, PAT, and PC meetings to exempt the CGO zone from floor area ratio and height standards established in the GO zone.

D. Residential Design.

Residential development proposed in the Civic Greenway Overlay Zone may be reviewed in accordance with one of two review options: (1) pursuant to design review procedures and the design review guidelines applicable to all building types established in Article 14; or (2) pursuant to procedures for administrative review by the Community Development Director established in Article 9 and the design review standards for residential development established in Section ___ of this Code.

The following design standards apply to the administrative review option for residential development and apply to all dwelling unit types (single-family, two-family, and multi-family dwelling unit buildings), unless specified otherwise. *(Note: These standards are ultimately proposed to be in a separate section of the development code and referenced in this section. Provisions will be renumbered and reorganized somewhat, as needed, in a subsequent draft of these provisions.)*

Variations to numeric standards in these design standards are permitted in accordance with Article 12.

1. Building Forms

- a. All dwelling unit buildings shall be based on a rectangular or square form.
- b. Single-family and two-family dwelling units must have a front porch, at least six (6) feet deep and 60 square feet in area.

2. Window Design. The following design standards apply to all façades for all dwelling unit types.

- a. Windows required. All facades facing a right-of-way, River Trail, or common open space shall have windows.
- b. Window area. Window area shall cover a minimum of 30% of all street-facing façade areas and shall not exceed 50% of street-facing facade areas.

Figure __.020-__: Window Area

- c. Window lites. Window lite design shall be one of the following:
 - (1) Single-lite windows; or
 - (2) Multiple-lite true-divided windows; or
 - (3) Combination of single and multiple-lite true-divided windows; or

- (4) Applied muntins with profile facing window exterior; or

Figure __.020-__: Window Lites

- d. Windows shall be fixed or open in one of the following ways:
 - (1) Fixed window; or
 - (2) Single-hung windows; or
 - (3) Double-hung windows;
 - (4) Awning windows; or
 - (5) Casement windows.

Figure __.020-__: Fixed and Opening Windows

- e. Window shape. Window shape shall be one of the following:
 - (1) Vertical rectangle; or
 - (2) Square.
 - (3) Arched or decorative windows are permitted but should not exceed more than 30% of the total window coverage on all facades of the building.

Figure __.020-__: Window Shapes

- f. Window detailing. Windows shall have casings, sills, and crown moldings. Window detailing shall meet the following requirements.
 - (1) Casings shall have minimum dimensions of 5/4 inch x 4 inch and shall extend beyond the facade siding.
 - (2) Windows shall be recessed a minimum distance of two (2) inches from the trim surface to ensure a shadow line/effect.
 - (3) The bottom of the sill shall be a minimum of 18 inches above the ground or floor elevation.

Figure __.020-__: Window Detailing

- g. Window design prohibited. The follow window design features are prohibited.
 - (1) Applied muntins that have no profile.
 - (2) Smoked, tinted, or frosted glass, except for bathroom windows not on the street-facing facade.
 - (3) Mirrored glass.
 - (4) Horizontal sliding windows.
 - (5) Aluminum frame windows.

3. Exterior Wall Treatments and Materials. The following design standards apply to all dwelling unit types.

- a. A minimum of 80% of exterior walls shall be constructed of one or more of the following sets of treatments and materials.
 - (1) Drop siding; or
 - (2) Weatherboard siding; or
 - (3) Clapboard; or
 - (4) Rectangular wood shingle; or
 - (5) Decorative wood shingle; or
 - (6) Board and batten.
- b. Horizontal siding shall have six inches or less exposure.
- c. Vertical board and batten shall have true battens.
- d. Paneled material shall be applied in a manner which avoids the occurrence of seams along the wall plane. Where seams cannot be avoided, they shall be located in a manner that relates logically to windows and other architectural features of the façade.

Figure __.020-__: Exterior Walls

- e. Exterior wall treatments and materials prohibited. The following types of treatments and materials are prohibited.
 - (1) Exposed textured concrete block.
 - (2) Flagstone or other applied stone products.
 - (3) Precast concrete or decorative concrete panels.
 - (4) Wood shakes.
 - (5) Plywood paneling.

4. Roof Elements. The following design standards apply to all dwelling unit types.

- a. Roof design shall be either one of the following:
 - (1) Steep (minimum 5:12 pitch) gable with broad (minimum 1 foot) eaves;

Figure __.020-__: Roof

- (2) Steep (minimum 5:12 pitch) hip with broad (minimum 1 foot) eaves; or

Figure __.020-__: Roof

- (3) An "Italianate" style hip, gable, or cube roof with a minimum roof pitch of 4:12 and broad (minimum 1 foot)

eaves.

Figure __.020- : Italianate Roof

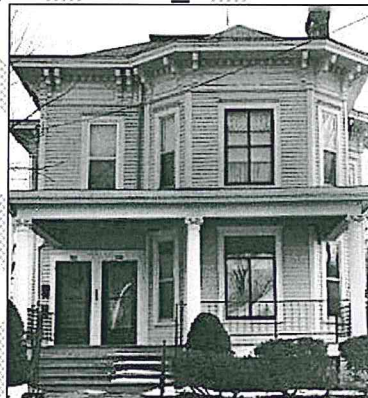


<http://housesofminneapolis.com/italianate-exterior/>

Figure 15.020- : Italianate Roof



Figure 15.020- : Italianate Roof



www.oldhouseweb.com

- (4) A roof may consist of sections of flat roof for up to 75% of the roof area.
- b. Roof elements permitted. The following roof design elements are permitted:
- (1) Dormers with gable, hip, or shed roofs.

- (2) Flat panel skylights or roof windows on secondary elevations.
 - c. Roof elements prohibited. The following roof design elements are prohibited.
 - (1) False mansard or other applied forms.
 - (2) Dome skylights.
5. Roofing Materials. The following design standards apply to all dwelling unit types.
 - a. Roofing material. Roofing shall be one of the following materials:
 - (1) Wood shingle; or
 - (2) Composition roofing; or
 - (3) Metal with no-profile seams or low-profile seams (less than 1/4 inch x 1 ¼ inch).
 - b. Roofing material color. Roofing material shall be gray, brown, dark green, black, or deep red. Other subdued colors may be approved by the Community Development Director.
 - c. Roofing materials prohibited. The following roofing materials are prohibited.
 - (1) High profile standing seam (1/4 inch x 1 ¼ inch or greater) metal roof.
 - (2) Brightly colored roofing material, as determined by the Community Development Director.
6. Signs. Signs are subject to the sign provisions in Section 8.040 and 8.160.
7. Doors. The following design standards apply to all dwelling unit types.
 - a. Doors shall have at least one light (glass) panel.
 - b. Sliding doors are not permitted on the ground floor of the front façade.
 - c. All materials are permitted.
 - d. Metal or metal-clad doors shall be painted.
8. Garage Doors. The following design standards apply to attached and detached garages:

- a. Each garage door shall be a maximum of ten (10) feet in width and seven (7) feet in height.
- b. A minimum of 10% of each garage door shall be window panels, raised trim, or other architectural details.

E. Other Development Standards.

Floor area ratio and height standards in Section 14.030(B)(1) and Section 14.030(B)(2) of the Gateway Overlay Zone do not apply to on-land development in the Civic Greenway Overlay Zone. Other use standards in Section 14.030 apply.

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5. Standards for On-land Development (Landscaping)

Landscaping provisions proposed for the CGO zone are organized into categories of the river side of the River Trail, the land side of the River Trail, and street trees. Landscaping provisions have been divided between the two sides of the trail because of the differing purposes that landscaping on the two sides serve. Draft provisions are consistent with guidance from the PMT, PAT, and PC.

River Side

On the river side of the trail, it was agreed that the primary purposes of landscaping is to help stabilize the shoreline, allow views of the river, and provide a more natural look and feel to the area.

Height and Spacing

Proposed landscaping height and spacing standards for the river side of the River Trail are intended to strike a balance between encouraging landscaping in this area while protecting views of the river by setting height and width limits as well as requirements for clear areas between plantings.

Native Plants

In order to provide a natural look and feel for the area, there was support from the PMT, PAT, and PC to either encourage or require that landscaping consist primarily of native plants. Provisions assume lists of recommended or preferred plants would be provided to development applicants and the Community Development Director will have the discretion to allow non-native plants in some cases.

Land Side

For the land side of the trail, landscaping will serve as a buffer between development and the River Trail and improve the appearance of that development, while providing a similar – but not necessarily the same – natural look and feel to the area as landscaping on the river side of the trail.

Height and Spacing

Proposed height and spacing standards for land side landscaping reflect the purposes of buffering and beautifying that side of the trail; the standards set maximum spacing standards so as to support more planting on the land side of the trail, while still allowing a degree of transparency for public safety purposes.

Parking Lot Perimeter

Existing landscaping standards for the perimeter of parking lots require that landscaping be provided between parking lots, streets, and sidewalks. Provisions proposed in this section of the CGO zone extend those requirements to include landscaping between parking lots and the River Trail.

Landscaping Credits for Non-Vegetation Features

There is staff and Planning Commission support for allowing the Community Development Director to approve landscaping credits of up to 10% for non-vegetation features. An even larger

landscaping credit may be available when these non-vegetation features serve as trail amenities. A “menu” or list of specific trail amenities and images are provided in these draft code provisions.

Street Trees

Given standards being proposed to limit building height and building mass in order to allow views down streets to the river, limiting tree height and width also was discussed in Draft Amendments Memo #1b (dated 12/31/13). In addition to proposing height and width standards, the draft code provisions also include a list of appropriate columnar tree species according to direction from staff and the PC.

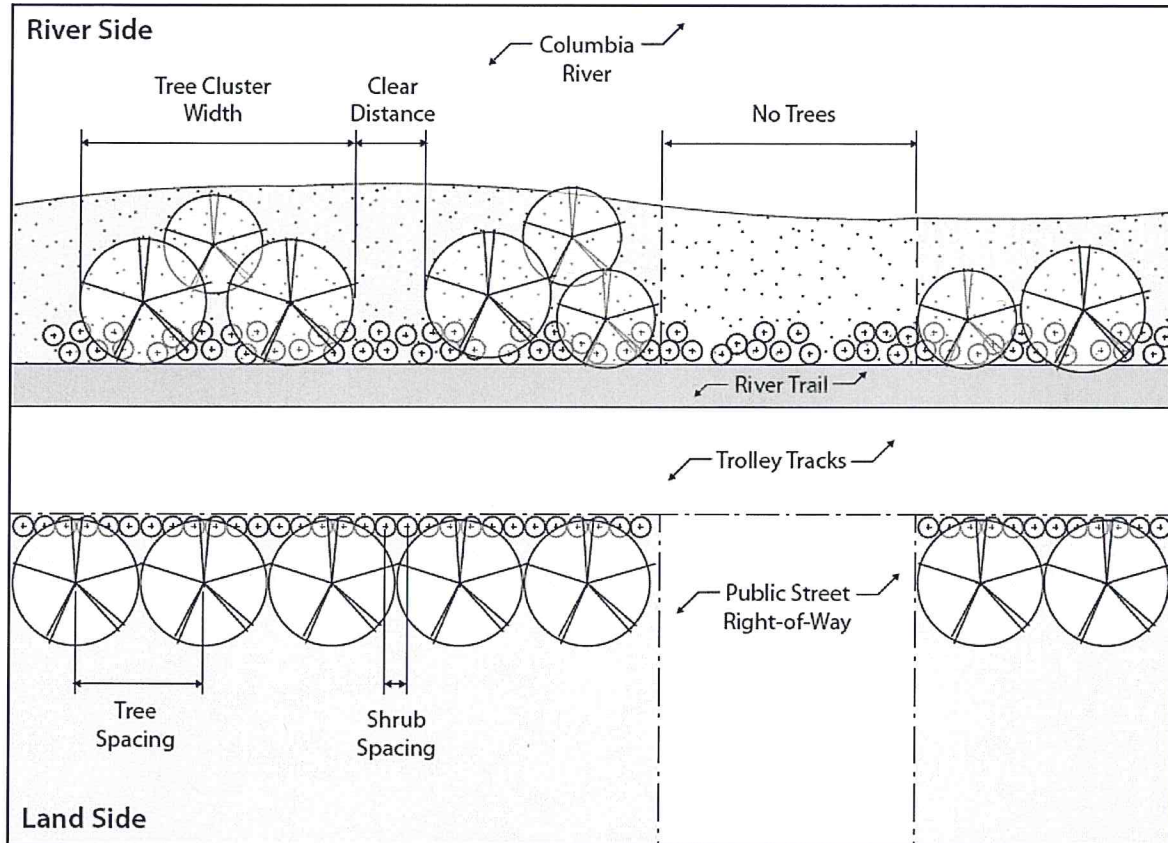
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F. Landscaping.

Landscaping is required in the Civic Greenway Overlay Zone in accordance with the provisions in this Section and those in Section 3.120. The provisions in this Section apply to new construction or exterior renovations with a value of at least 20% of the assessed value of the structure, or in the event of installation of new parking areas

1. River side. The following standards apply to required landscaping in the area between the River Trail and the shoreline, which is defined as the landward limit of Columbia River aquatic vegetation or, where aquatic vegetation is absent, the Mean Higher High Water.
 - a. Height and spacing.
 - (1) Maximum shrub height is 30 inches.
 - (2) Maximum width of clusters of trees is 50 feet.
 - (3) Clusters of trees shall have 20 feet clear between branches at maturity.
 - (4) Trees are not permitted to be planted on the river side of the River Trail within the extended public right-of-way or view corridor extending from it for a distance of 70' centered on the right-of-way centerline.

Figure 15.020-_: River Side Landscaping

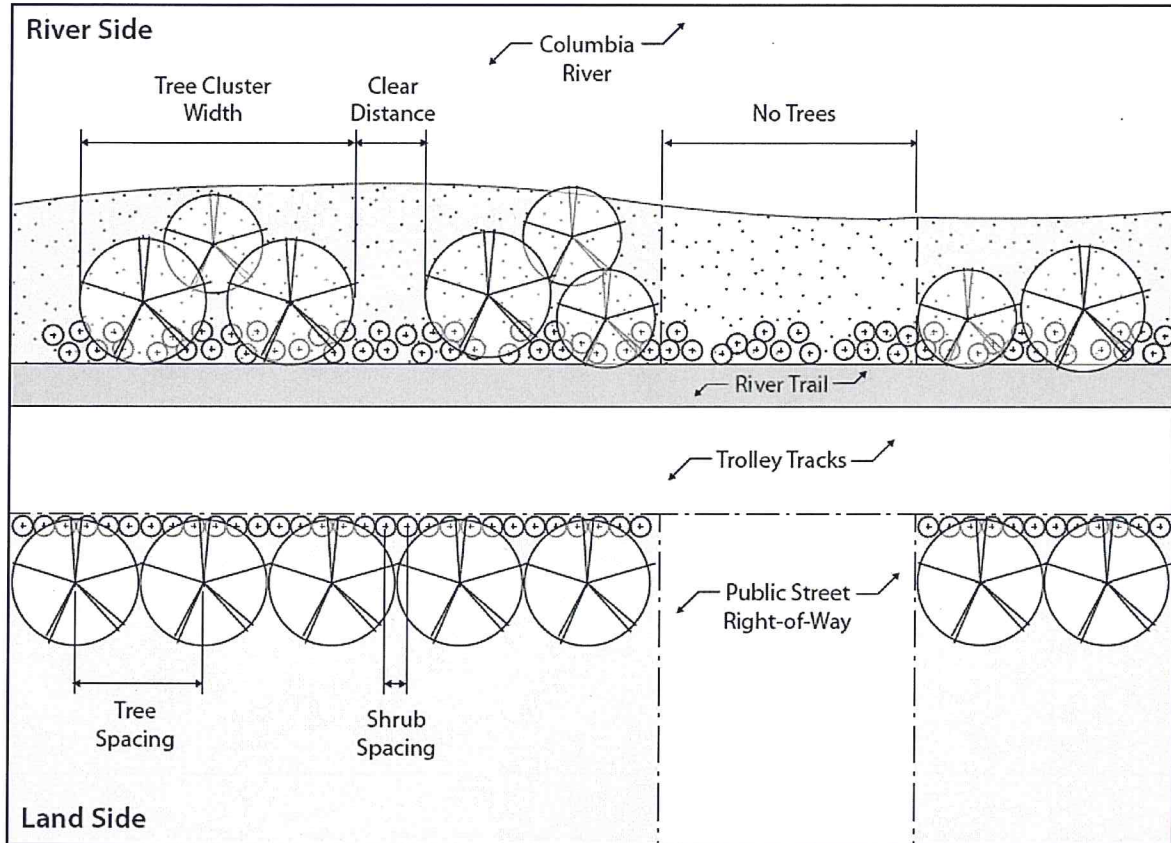


- b. Native plants. Landscaping shall consist of native plants from the list of recommended native trees, shrubs, grasses and groundcover below. The Community Development Director, or his designee, may approve plants that are not native if it is determined that the plant better addresses environmental constraints, habitat value, resilience, and maintenance needs.

Recommended Native Plant List [in Attachment A]

- 2. Land side. The following standards apply to required landscaping along the frontage of parcels abutting the River Trail to the south.
 - a. Height and spacing.
 - (1) Maximum spacing of trees is 20 feet on center.
 - (2) Maximum spacing of shrubs is five (5) feet on center.
 - (3) Ground cover landscaping is required in between shrubs and trees.

Figure 15.020-_: Land Side Landscaping



b. Parking area landscaping. Landscaping required between parking areas, streets, and sidewalks in accordance with Section 3.120(A)(7) shall also be required between parking areas and the River Trail.

c. Landscaping credits for non-vegetation features.

- (1) The Community Development Director may approve non-vegetative features to account for up to 10% of required landscaping.
- (2) The Community Development Director may approve installation of non-vegetative features within the public right-of-way and/or River Trail to account for up to 25% of required landscaping when the non-vegetative features include at least one of the following amenities meeting the City approved design:

(a) bike rack

(b) bench

- (c) table
 - (d) drinking fountain
 - (e) directional or interpretive/information signage
 - (f) trash or recycling container
 - (g) lighting
 - (h) restroom
 - (3) An application proposing more than 25% of required landscaping be credited by non-vegetative features is subject to approval in accordance with procedures in Article 9 and Article 12.
 - (4) Non-vegetative features allowed in the public right-of-way and/or on the River Trail in lieu of required landscaping shall be maintained by the applicant. There shall be a maintenance agreement or other City approved agreement. Failure to maintain or loss of the non-vegetative feature will result in the requirement for installation of the landscaping in accordance with the Code at the time of the loss.
3. Street Trees. Street trees are required to be planted within the right-of-way along both sides of the street in the Civic Greenway Overlay Zone in accordance with the provisions in this Section and those in Section 14.030(D).
- a. Maximum height for street trees along north-south streets between Marine Drive and the Columbia River is 45 feet.
 - b. Street trees along north-south streets between Marine Drive and the Columbia River shall have narrow profiles and/or be pruned to a maximum width of 10/15 feet.
 - c. Street trees along north-south streets between Marine Drive and the Columbia River shall be one of the columnar species listed below, unless otherwise approved by the Community Development Director.

[Images in Attachment C]

Deciduous Broadleaf Trees

- (1) Acer rubrum – Red Maple

Figure 15.020-_: Red Maple

- (2) Acer saccharum – Sugar Maple

Figure 15.020-_: Sugar Maple

- (3) Carpinus betulus – European Hornbeam

Figure 15.020-_: European Hornbeam

- (4) Fagus sylvatica – European Beech

Figure 15.020-_: European Beech

- (5) Ginkgo biloba – Ginkgo, Maidenhair Tree

Figure 15.020-_: Ginkgo, Maidenhair Tree

- (6) Prunus sargentii – Sargent Cherry

Figure 15.020-_: Sargent Cherry

- (7) Quercus – Crimson Spire Oak

Figure 15.020-_: Crimson Spire Oak

- (8) Quercus rober – English Oak

Figure 15.020-_: English Oak

- d. Required street trees shall be maintained by the adjacent property owner and/or other identified entity. There shall be a maintenance agreement or other City approved agreement.

E. COTTAGE CLUSTER DEVELOPMENT

A primary purpose in creating the new Compact Residential (CR) zone is to allow smaller scale single-family and two-family housing outright in the form of cottage clusters. Existing cluster development provisions in the Astoria Development Code are oriented more to development of homes on their individual lots, with each lot meeting specific requirements, rather than development of cottage clusters as described in this memo. Therefore, the following provisions are proposed to establish standards for cottage cluster design and density, common open space, community buildings, parking, access, and internal circulation, for inclusion in Article 3 (Additional Use and Development Standards). Existing cluster development provisions in Article 11 (Conditional Uses) will continue to be applied to uses in other areas for the time being. At some point in the future, the City may decide to allow cottage clusters in other residential areas in Astoria through a separate code amendment process.

The PMT, PAT, and PC expressed general support for the cottage cluster provisions proposed in Draft Amendments Memo #1c (dated 1/21/14). Suggested modifications included narrowing parking requirements, establishing average dwelling size requirements, and establishing a maximum ratio of carriage house dwelling units to cottage units. The revised proposed code language is presented in the following pages.

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1.400 DEFINITIONS²

ACCESSORY STRUCTURE IN A COTTAGE CLUSTER DEVELOPMENT: Includes shared accessory structures such as parking or storage buildings; and individual accessory structures such as garages attached to cottages, which may not face the common open space.

CARRIAGE HOUSE DWELLING UNIT: A dwelling unit on the second floor of a common parking structure.

COMMON OPEN SPACE: An area improved for recreational use or gardening that all owners in the development own and maintain in common through a homeowner's association, condominium association, or similar mechanism.

COTTAGE: A detached, site-built, single-family or two-family dwelling unit that is part of a cottage cluster development.

COTTAGE CLUSTER: A group of four (4) to 12 cottages, arranged around a common open space.

3.050 COTTAGE CLUSTER DEVELOPMENT

A. Purpose.

A cottage cluster development is a small cluster of dwelling units appropriately sized for smaller households and available as an alternative to the development of typical detached single-family and two-family homes on individual lots. Cottage cluster development is intended to address the changing composition of households, and the need for smaller, more diverse, and often, more affordable housing choices. Providing for a variety of housing types also encourages innovation and diversity in housing design and site development, while ensuring compatibility with surrounding single-family residential development.

B. Ownership and parcelization.

Cottage cluster developments may be sited on one commonly owned parcel with individual cottages owned in a condominium, cooperative, or similar arrangement, or cottages may be on individual lots with shared amenities and facilities owned in common. Applicants must submit proof that a homeowner's

² These definitions are included here for now for reference, but will ultimately only be included in the "housekeeping" amendments (as updates to the Definitions section of the Code).

association or other long-term management agreement will be established to ensure the maintenance of development elements in common ownership.

C. Review procedures.

1. Applications for cottage cluster development on a single lot will be reviewed by the Community Development Director.
2. Applications for cottage cluster development involving creation of multiple lots shall be reviewed in accordance with Article 13, Subdivision.

D. Standards.

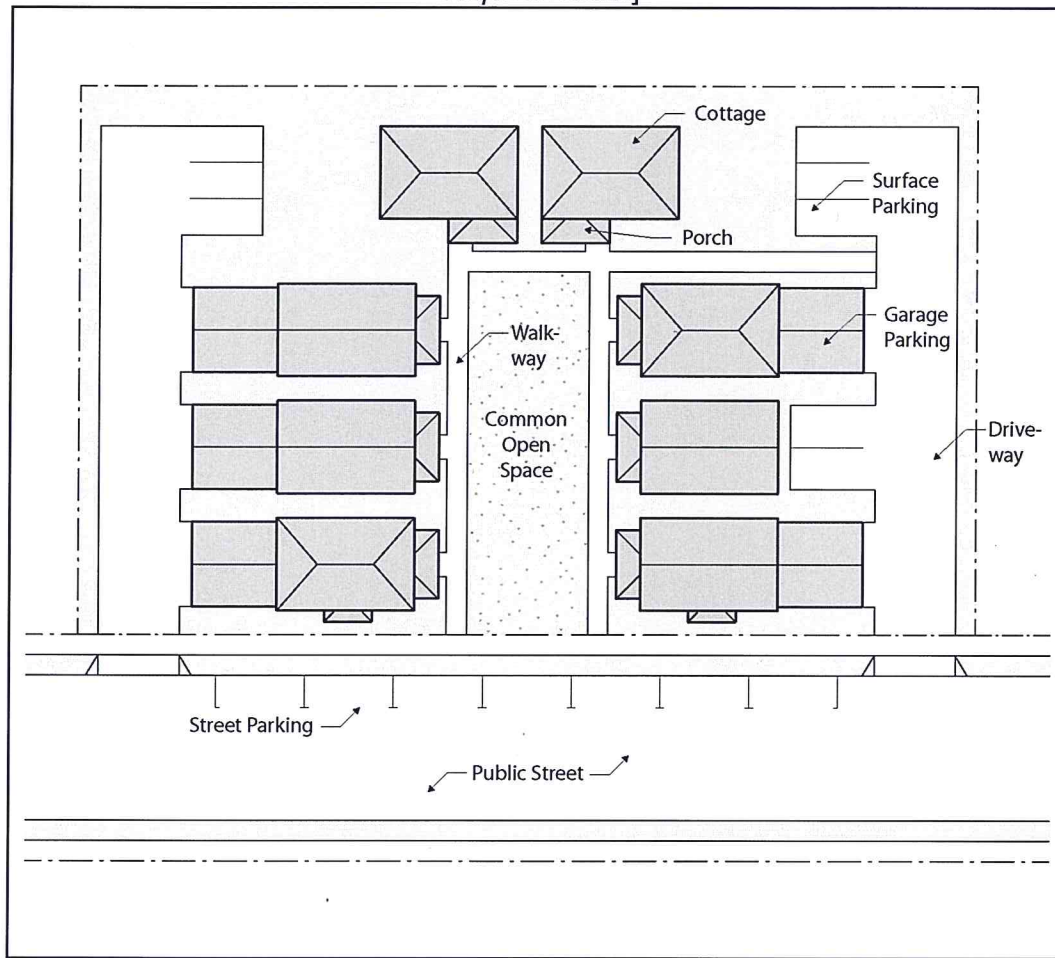
Cottage cluster developments are subject to the following standards:

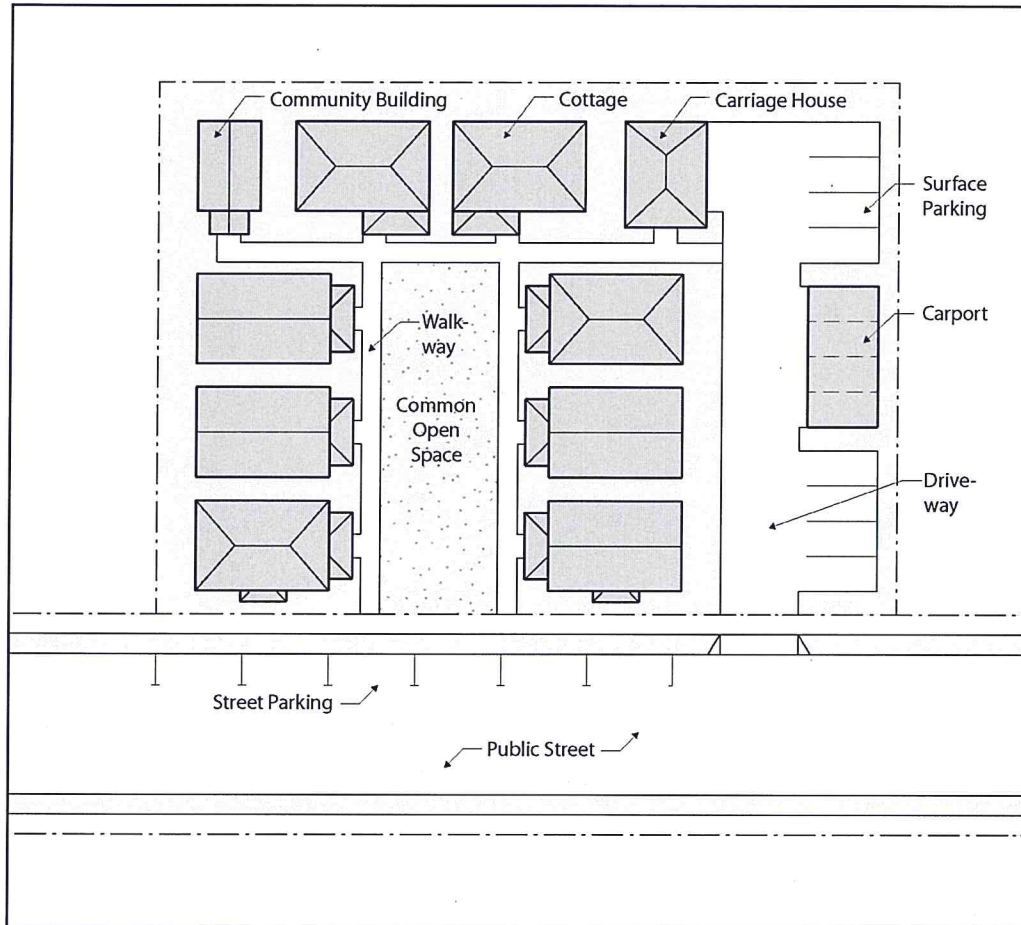
1. Density. Cottages may be built up to the density established for cottage cluster development in the underlying zone.
2. Number of cottages. A cottage cluster development is composed of four (4) to twelve (12) dwelling units.
3. Cottage design. The cottages in a cottage cluster development are subject to the following standards:
 - a. Maximum floor area. The gross floor area of each cottage shall not exceed 1,250 square feet.
 - b. Maximum footprint: The footprint of each cottage unit shall not exceed 800 square feet, or 1,200 square feet including a garage. A communal garage or parking structure is permitted, and is not subject to the maximum footprint requirements for cottages.
 - c. Average size. The average size of all dwellings combined within a cottage cluster development will be less than 1,050 square feet.
 - d. Maximum height. The height of each cottage shall be the same as required by the underlying zoning and applicable overlay zoning.
 - e. Setbacks. The setbacks from adjacent property lines along the perimeter of the cottage cluster development shall be the same as required by the underlying zone. The minimum distance between all structures, including accessory structures, shall be in accordance with building code requirements (at least six (6) feet spacing between buildings).
 - f. Private open space. Each cottage may have private open space for the exclusive use of the cottage residents. Private open

- space does not count towards the required common open space.
- g. Orientation of cottages. Cottages shall be clustered around the common open space. Each cottage shall have a primary entrance and covered porch oriented to the common open space. All cottages shall be within 10 feet from the common open space, measured from the façade of the cottage to the nearest delineation of the common open space.
Lots in a cottage cluster development are not required to abut a public right-of-way, except that the parent parcel shall have frontage on a public right-of-way in accordance with Subsection (D)(8)(a) of this Section.
 - h. Common Open Space. The design of the common open space shall not use unusable lot area or projections to meet the requirement for common open space. Unusable lot area includes, but is not limited to, foundation landscaping, enlarged or enhanced parking strips or sidewalks, narrow strips of land, or small dead zones of the lot.
 - i. Public street facing facades. Cottages abutting a public right-of-way or River Trail shall have a secondary entrance or a porch, bay window, or other major architectural feature oriented to the public right-of-way or the River Trail. Garage or carport entrances may not face a public right-of-way or the River Trail.
 - i. Porches. Each cottage shall have a covered open porch that shall be oriented toward the common open space and that shall be at least six feet in depth measured perpendicular to the abutting building facade and at least 60 square feet in area.
4. Community buildings. Cottage cluster developments may include community buildings that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. They shall have a footprint of no more than 800 square feet and may not exceed one story in height. Their design, including the roof lines, shall be similar to and compatible with that of the cottages within the cottage cluster development.

Figure 3.050-1: Cottage Cluster Development Layout

[Note: Two alternative layouts are included to illustrate key elements of the Cottage Cluster requirements.]





6. Common open space. Cottage cluster developments shall have a common open space in order to provide a sense of openness and community of residents. Common open space is subject to the following standards:
 - a. Each cottage cluster development shall contain a minimum 2,000 square feet of common open space regardless of the number of cottages in the cluster, and not less than 400 square feet of common open space per cottage.
 - b. The common open space shall be in a single, contiguous, useable piece.
 - c. Cottages shall abut the common open space on at least two sides of the open space.
 - d. Parking areas, required yards, private open space, and driveways do not qualify as common open space.

7. Parking. Parking for a cottage cluster development is subject to the following standards:
 - a. Minimum number of parking spaces. Cottage cluster developments shall have at least one parking space for each

- unit with a gross floor area of 700 feet or less and 1.5 parking spaces for each unit with a gross floor area of 701 square feet or more (rounded up to the nearest whole number).
- b. Guest parking. Cottage cluster developments shall have at least 0.5 additional guest parking spaces for each cottage in the development, rounded up to the nearest whole number. These spaces shall be clearly identified as being reserved for guests.
 - c. Reduction in number of required parking spaces. The required number of guest parking spaces may be reduced by the number of on-street parking spaces on public streets adjacent to and immediately abutting the cottage cluster development.
 - d. Clustering and parking structures. Parking areas may be arranged in clusters limited to no more than five contiguous spaces. Clustered parking areas may be covered. Up to two (2) carriage house dwelling units are permitted on the second floor of a parking structure, with a maximum of one (1) carriage house dwelling unit per four (4) cottages (rounded to the nearest whole number). Parking structures may or may not be located on the same lot as the cottage they serve. Parking structures shall not be located within a common open space and are required to be screened from view from common open space areas.
 - e. Parking access. Parking areas shall be accessed only by a private driveway or public alley. No parking space may access a public street directly. No parking space may be between a public street and cottages abutting the public street.
 - f. Design. The design of garages, carports, and parking structures, including the roof lines, windows, and trim, shall be similar to and compatible with that of the cottages within the cottage cluster development.
 - g. Screening. Landscaping or architectural screening at least three feet tall shall separate parking areas and parking structures from the common area and public streets. Solid fencing (e.g., board, cinder block) shall not be allowed as an architectural screen.
 - h. Location. Parking can be grouped and located on a separate lot within 100 feet of an edge of the cottage cluster development.
8. Frontage, access, and walkways.
- a. Frontage. The parent parcel shall have frontage on a public street. If individual lots are created within the cluster development, each lot shall abut the common open space, but is not required to have public street frontage.
 - b. Access. No part of any structure shall be more than 150 feet, as measured by the shortest clear path on the ground, from fire

department vehicle access, unless the building has a fire suppression system.

- c. Walkways. A cottage cluster development shall have sidewalks abutting all public streets. A system of interior walkways shall connect each cottage to the common open space, parking areas, private driveways, any community buildings, the sidewalks abutting any public streets bordering the cottage cluster development, and other pedestrian or shared use facilities such as the River Trail. Sidewalks abutting public streets shall meet the width requirements established in the Astoria Engineering Design Standards, and interior walkways shall be at least four (4) feet in width.

9. Interior fences. Fences on the interior of the cottage cluster development shall not exceed three (3) feet in height and shall not consist of solid (e.g., board, cinder block) fencing.
10. Existing structures. On a lot or parcel to be used for a cottage cluster development, an existing detached single-family dwelling that may be nonconforming with respect to the requirements of this section may remain, but the extent of its non-conformity may not be increased. Such dwellings shall count towards the number of cottages allowed in the cottage cluster development.

F. Conflicts.

In the event of a conflict between this Section and other Sections of the Astoria Development Code, this Section shall control.

F. HOUSEKEEPING

There are a series of “housekeeping” amendments that need to be made to accommodate the proposed new zones and define new terms.

- Add the new CGO zone and CR zone to the list of zones in Section 1.300.
- Add definitions for setbacks and terms used in new cottage cluster development provisions in Section 1.400.
- Add the new CR zone to zones identified in sign code provisions in Section 8.160.
- Add the CGO zone to the list of applicable zones in the GO zone (Section 14.015(A)).

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1.300 ESTABLISHMENT OF ZONES

For the purpose of this Code the following zones are hereby established:

Zone	Abbreviated Designations
Aquatic One Development	A-1
Aquatic Two Development	A-2
Aquatic Two A Development	A-2A
Aquatic Conservation	A-3
Aquatic Natural	A-4
Attached Housing/Health Care	AH-HC
Attached Housing/Mill Pond	AH-MP
Neighborhood Commercial	C-1
Tourist Commercial	C-2
General Commercial	C-3
Central Commercial	C-4
Civic Greenway Overlay	CGO
Compact Residential	CR
Education/Research/Health Care Campus	CA
Columbia River Estuary Shoreland Overlay	CRESO
Family Activities	FA
Flood Hazard Overlay	FHO
General Industrial	GI
Gateway Overlay	GO
Health Care	HC
Hospitality/Recreation	HR
Institutional	IN
Land Reserve	LR
Local Service	LS
Maritime Heritage	MH
Planned Development	PD
Low Density Residential	R-1
Medium Density Residential	R-2
High Density Residential	R-3
Marine Industrial Shorelands	S-1
General Development Shorelands	S-2
Tourist Oriented Shorelands	S-2A
Natural Shorelands	S-5
Sensitive Bird Habitat Overlay	SBHO

1.400 DEFINITIONS

ACCESSORY STRUCTURE IN A COTTAGE CLUSTER DEVELOPMENT: Includes shared accessory structures such as parking or storage buildings; and individual accessory structures such as garages attached to cottages, which may not face the common open space.

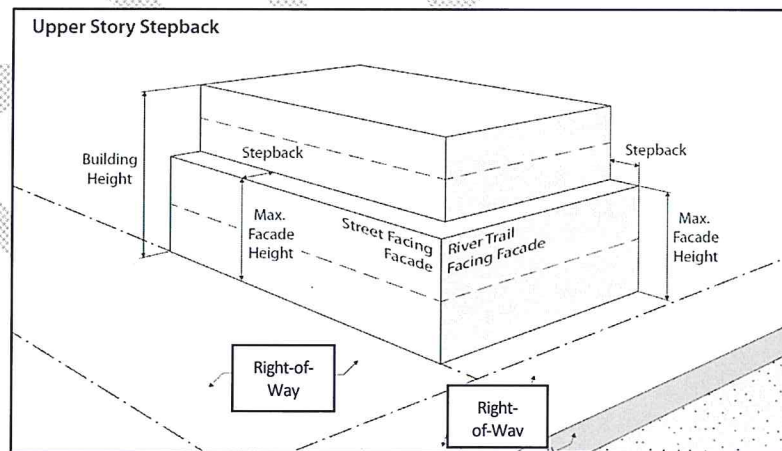
CARRIAGE HOUSE DWELLING UNIT: A dwelling unit on the second floor of a common parking structure.

COMMON OPEN SPACE: An area improved for recreational use or gardening that all owners in a cottage cluster development own and maintain in common through a homeowner's association, condominium association, or similar mechanism.

COTTAGE: A detached, site-built, single-family or two-family dwelling unit that is part of a cottage cluster development.

COTTAGE CLUSTER: A group of four (4) to 12 cottages, arranged around a common open space.

STEPBACK: Building setbacks are stepped or progressive recessions in a building's face as the building rises higher. Setbacks are designed to reduce building mass to allow views around the building from above and/or from a distance, to allow more light down to the adjacent rights-of-way, and to improve the aesthetic experience of the building from adjacent rights-of-way.



8.160. R-1, R-2, R-3, CR, AH-MP, AND PD ZONES SIGN REGULATIONS.

For all uses and sites in the R-1 (Low Density Residential), R-2 (Medium Density Residential), R-3 (High Density Residential), Compact Residential (CR), AH-MP (Attached Housing - Mill Pond for residential uses), and PD (Planned Development) Zones, the sign regulations of Table 1 apply. All allowed signs must also be in conformance with the sign regulations of Sections 8.070 through 8.080.

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14.015. GENERAL PROVISIONS.

A. In addition to conformance with the specific uses and standards of the individual zones, the following zones shall conform to the general regulations of the Gateway Overlay Zone in Sections 14.005 through 14.030.

1. Maritime Heritage (MH)
2. Family Activities (FA)
3. Attached Housing/Health Care (AH-HC)
4. Health Care (HC)
5. Education/Research/Health Care Campus (CA)
6. Hospitality/Recreation (HR)
7. Local Service (LS)
8. Attached Housing (Mill Pond) (AH-MP)
9. Civic Greenway Overlay Zone (CGO)

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