

ORDINANCE NO. 19- 06

AN ORDINANCE AMENDING THE ASTORIA DEVELOPMENT CODE CONCERNING RIVERFRONT VISION OVERLAY ZONES CORRECTIONS, UPDATES, AND CLARIFICATIONS IN MULTIPLE SECTIONS.

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

Section 1. Astoria Development Code Article 1, Basic Provisions, is amended as follows:

Section 1.045, Number and Gender, is added to read as follows:

“In this code, words in the singular number may include the plural and words in the plural number may include the singular. Words in this code in the masculine gender may include the feminine and the neuter.”

Section 1.101, Establishment of Design Review Committee, is hereby deleted and replaced to read as follows:

“1.101. ESTABLISHMENT OF DESIGN REVIEW COMMISSION.

There is hereby created a Design Review Commission whose responsibilities are limited to design review in the Astoria Development Code other than those in Article 6, Historic Properties Ordinance, which is the responsibility of the Historic Landmarks Commission.”

Section 1.103, Purpose and Duties of the Design Review Committee, is hereby deleted and replaced to read as follows:

“1.103. PURPOSE AND DUTIES OF THE DESIGN REVIEW COMMISSION.

- A. The purpose of the Design Review Commission is to evaluate the design of proposed projects based on established design review guidelines in the Astoria Development Code other than those in Article 6, Historic Properties Ordinance. The Commission will function in compliance with the procedures of Article 9 of the Astoria Development Code.”

Section 1.105, Membership, is hereby deleted and replaced to read as follows:

“1.105. MEMBERSHIP.

- A. The Planning Commission and Historic Landmarks Commission shall each consist of seven members to be appointed by the City's Mayor, and such additional ex officio, nonvoting members as the City Council may from time to time determine are necessary. The following apply to each the Planning Commission and the Historic Landmarks Commission.

- 1. Not more than two members may be nonresidents of the City.

- B. The Design Review Commission shall consist of five members to be appointed by the City's Mayor, and such additional ex officio, non-voting members as the City Council may from time to time determine are necessary. The following apply to the Design Review Commission.
1. The Design Review Commission shall consist of five individuals and will include a builder, a design professional (architect, landscape architect, building designer, or artist), a businessperson, a citizen representative, and a Historic Landmarks Commission representative.
  2. Not more than one member may be a nonresident of the City.
- C. The following shall apply to the Planning Commission, Historic Landmarks Commission, and Design Review Commission.
1. Each member of the Commission or Committee shall hold office for four (4) years. Terms of Commission or Committee members shall be staggered so that not more than two positions will expire in any one year. Members may be reappointed. Ex officio members shall hold their office at the pleasure of the City Council. Not more than two City officials shall be ex officio, non-voting members in accordance with ORS 227.030.
  2. A vacancy on the Commission or Committee, whether by death, resignation or removal by the Mayor, shall be filled for the unexpired term.
  3. A member may be removed by the Mayor at the Mayor's discretion.
  4. No more than two voting members shall be engaged principally in the buying, selling, or developing of real estate for profit as individuals, or be members of any partnership, or officers or employees of any corporation, that is engaged principally in the buying, selling or developing of real estate for profit. No more than two voting members shall be engaged in the same kind of business, trade or profession.
  5. A member of the Commission or Committee shall not participate in any Commission or Committee proceeding or action in which any of the following has a direct or substantial financial interest: the member or their spouse, brother, sister, child, parent, father-in-law, mother-in-law, any business in which they are then serving or have served within the previous two years, or any business with which they are negotiating for or have an arrangement or understand concerning prospective partnership or employment. Any actual or potential interest shall be disclosed at the meeting of the Commission or Committee where the action is being taken.
  6. Members of the Commission or Committee receive no compensation."

Section 1.120, Meetings, is deleted in its entirety and replaced to read as follows:

“1.120. MEETINGS.

A. Quorum.

1. Four voting members shall constitute a quorum for the Planning Commission or Historic Landmarks Commission.
2. Three voting members shall constitute a quorum for the Design Review Commission.

B. Procedures.

The Commission or Committee may make and alter rules and regulations for its government and procedure consistent with the laws of the State of Oregon and with the City Charter and this Code. The Planning Commission and Historic Landmarks Commission should meet at least once per month. The Design Review Commission should meet as needed.”

Section 1.400, Definitions, specific definitions are added to read as follows:

“BUILDING SCALE: See “Scale, Building”.”

“BUILDINGS, HISTORIC: Buildings which are designated as historic within Astoria are structures intended to shelter human activity. Examples include a house, barn, hotel, church or similar construction. The term building, as in outbuilding, can be used to refer to historically and functionally related units, such as a courthouse and a jail, or a barn and a house.”

“GROSS FLOOR AREA: See “Floor Area, Gross”.”

“MASS, BUILDING: See “Building Mass”.”

“OBJECTS, HISTORIC: Objects which are designated as historic within Astoria are usually artistic in nature, or small in scale when compared to structures and buildings. Though objects may be movable, they are generally associated with a specific setting or environment. Examples of objects include monuments, sculptures, and fountains.”

“OUTDOOR STORAGE AREA: An area for storage of materials, products, solid waste disposal collection, recycling, utilities, mechanical equipment, and other storage unless otherwise defined. This does not include roof top equipment enclosures.”

“SCALE, BUILDING: The appearance of a structure in relation to other structures in the vicinity. Scale is affected by variations in height, setbacks, and stepbacks of upper stories.”

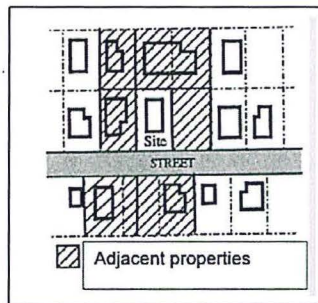
“SITES, HISTORIC: Sites which are designated as historic within Astoria may include discrete areas significant solely for activities in that location in the past, such as battlefields, significant archaeological finds, designed landscapes (parks and gardens), and other locations whose significance is not related to a building or structure.”

“STRUCTURES, HISTORIC: Structures which are designated as historic within Astoria differ from buildings, in that they are functional constructions meant to be used for purposes other than sheltering human activity. Examples include, an aircraft, a ship, a grain elevator, a gazebo and a bridge.”

“WOOD PROCESSING: Wood processing is an engineering discipline comprising the production of forest products, such as pulp and paper, construction materials, and tall oil. Paper engineering is a subfield of wood processing. Wood processing produces additives for further processing of timber, wood chips, cellulose, and other prefabricated material. It does not include the manufacturing of finished products from wood such as furniture or a woodworking shop.”

Section 1.400, Definitions, specific definitions are hereby deleted in their entirety and replaced to read as follows:

“ADJACENT: Contiguous to, including those properties which would share an edge or boundary if there were no intervening streets, alleys, or other rights-of-way.”



“BUILDING MASS: The height, width, and depth of a structure including non-enclosed features such as unenclosed stairs and unenclosed decks. The mass of a structure is determined by the volume of the building; variation in building shape and form; the relationship between a structure and the size of adjacent structures; and the building site and its relationship to the sidewalk and street, and importance to “human” scale.”

“DESIGN REVIEW: A process of review whereby the Historic Landmarks Commission, Design Review Commission ~~Committee~~, Planner, or their designee, evaluates new construction, or the alteration of buildings, structures, appurtenances, objects, signs, sites and districts for appropriateness.”

“FLOOR AREA, GROSS: The sum of gross horizontal areas of the several floors of a building, measured from the exterior face of the exterior walls or from the center line of walls separating two buildings, and structures on all abutting tax lots associated with a development. It does not include the following, unless otherwise noted in specific code Sections:

- a. Attic space providing headroom of less than seven feet.
- b. Basement providing headroom of less than seven feet.
- c. Unenclosed steps or fire escapes.
- d. Garages, carports; unenclosed porches; unenclosed decks greater than 12” high; or unenclosed balconies less than 100 square feet combined for all balconies on the same facade.

- e. Accessory uncovered off-street parking or loading spaces.
- f. Covered porticos and pedestrian entrances less than 50 square feet.
- g. Outdoor storage area enclosures less than 120 square feet. The square footage of multiple enclosures within 10' of each other shall be considered as one structure for the combined total square footage."

"GRANTING AUTHORITY: The Community Development Director, Astoria Planning Commission, Historic Landmarks Commission, and/or the Design Review Commission who review and approve land use requests."

"STANDARDS: For the purpose of the Riverfront Vision Plan Overlay Zones, the term standards shall mean code provisions that require or prohibit specific design features, incorporate numerical or other clear and objective standards, and provide for limited or no discretion by the appropriate review body to interpret and apply the standard."

Section 2. Development Code Article 2, Use Zones, is amended as follows:

Section 2.095.10, Other Applicable Use Standards in the R-2 Zone is added to read as follows:

- "10. All uses located within the Neighborhood Greenway Overlay Zone area will comply with the requirements of the Neighborhood Greenway Overlay Zone in Sections 14.130 to 14.138."

Section 2.415.11, Other Applicable Use Standards in the C-3 Zone is added to read as follows:

- "11. All uses located within the Civic Greenway Overlay Zone area will comply with the requirements of the Civic Greenway Overlay Zone in Sections 14.035 to 14.075."

Section 2.415.12, Other Applicable Use Standards in the C-3 Zone is added to read as follows:

- "12. All uses located within the Bridge Vista Overlay Zone area will comply with the requirements of the Bridge Vista Overlay Zone in Sections 14.085 to 14.125."

Section 2.415.13, Other Applicable Use Standards in the C-3 Zone is added to read as follows:

- "13. All uses located within the Neighborhood Greenway Overlay Zone area will comply with the requirements of the Neighborhood Greenway Overlay Zone in Sections 14.130 to 14.138.:

Section 2.485.13, Other Applicable Use Standards in the GI Zone is added to read as follows:

- “13. All uses located within the Civic Greenway Overlay Zone area will comply with the requirements of the Civic Greenway Overlay Zone in Sections 14.035 to 14.075.”

Section 2.515.13, Development Standards and Procedural Requirements in the A-1 Zone is added to read as follows:

- “13. All uses located within the Civic Greenway Overlay Zone area will comply with the requirements of the Civic Greenway Overlay Zone in Sections 14.035 to 14.075.”

Section 2.515.14, Development Standards and Procedural Requirements in the A-1 Zone is added to read as follows:

- “14. All uses located within the Bridge Vista Overlay Zone area will comply with the requirements of the Bridge Vista Overlay Zone in Sections 14.085 to 14.125.”

Section 2.540.12, Development Standards and Procedural Requirements in the A-2 Zone is added to read as follows:

- “12. All uses located within the Civic Greenway Overlay Zone area will comply with the requirements of the Civic Greenway Overlay Zone in Sections 14.035 to 14.075.”

Section 2.540.13, Development Standards and Procedural Requirements in the A-2 Zone is added to read as follows:

- “13. All uses located within the Bridge Vista Overlay Zone area will comply with the requirements of the Bridge Vista Overlay Zone in Sections 14.085 to 14.125.”

Section 2.565.10, Development Standards and Procedural Requirements in the A-2A Zone is added to read as follows:

- “10. All uses located within the Civic Greenway Overlay Zone area will comply with the requirements of the Civic Greenway Overlay Zone in Sections 14.035 to 14.075.”

Section 2.565.11, Development Standards and Procedural Requirements in the A-2A Zone is added to read as follows:

- “11. All uses located within the Bridge Vista Overlay Zone area will comply with the requirements of the Bridge Vista Overlay Zone in Sections 14.085 to 14.125.”

Section 2.590.10, Development Standards and Procedural Requirements in the A-3 Zone is added to read as follows:

- “10. All uses located within the Neighborhood Greenway Overlay Zone area will comply with the requirements of the Neighborhood Greenway Overlay Zone in Sections 14.130 to 14.138.”

Section 2.615.9, Development Standards and Procedural Requirements in the A-4 Zone is added to read as follows:

- “9. All uses located within the Neighborhood Greenway Overlay Zone area will comply with the requirements of the Neighborhood Greenway Overlay Zone in Sections 14.130 to 14.138.”

Section 2.665.11, Development Standards and Procedural Requirements in the S-1 Zone is added to read as follows:

- “11. All uses located within the Civic Greenway Overlay Zone area will comply with the requirements of the Civic Greenway Overlay Zone in Sections 14.035 to 14.075.”

Section 2.690.12, Development Standards and Procedural Requirements in the S-2 Zone is added to read as follows:

- “12. All uses located within the Bridge Vista Overlay Zone area will comply with the requirements of the Bridge Vista Overlay Zone in Sections 14.085 to 14.125.”

Section 2.715.10, Development Standards and Procedural Requirements in the S-2A Zone is added to read as follows:

- “10. All uses located within the Civic Greenway Overlay Zone area will comply with the requirements of the Civic Greenway Overlay Zone in Sections 14.035 to 14.075.”

Section 2.860.10, Other Applicable Use Standards in the IN Zone is added to read as follows:

- “10. All uses located within the Neighborhood Greenway Overlay Zone area will comply with the requirements of the Neighborhood Greenway Overlay Zone in Sections 14.130 to 14.138.”

Section 2.900.11, Other Applicable Use Standards in the Maritime Heritage Zone is deleted in its entirety and replaced to read as follows:

- “11. All uses will comply with the requirements of the Gateway Overlay Zone in Sections 14.005 to 14.030 and/or the Civic Greenway Overlay Zone in Sections 14.035 to 14.075 as applicable.”

Section 2.972.11, Other Applicable Use Standards in the Hospitality Recreation Zone is deleted in its entirety and replaced to read as follows:

- “11. All uses will comply with the requirements of the Gateway Overlay Zone in Sections 14.005 to 14.030 and/or the Civic Greenway Overlay Zone in Sections 14.035 to 14.075 as applicable.”

Section 2.981.10, Other Applicable Use Standards in the Local Service Zone is deleted in its entirety and replaced to read as follows:

- “10. All uses will comply with the requirements of the Gateway Overlay Zone in Sections 14.005 to 14.030 and/or the Civic Greenway Overlay Zone in Sections 14.035 to 14.075 as applicable.”

Section 2.992.10, Other Applicable Use Standards in the Attached Housing-Mill Pond Zone is deleted in its entirety and replaced to read as follows:

- “10. All uses will comply with the requirements of the Gateway Overlay Zone in Sections 14.005 to 14.030 and/or the Civic Greenway Overlay Zone in Sections 14.035 to 14.075 as applicable.”

Section 2.992.12 and 2.992.13, Other Applicable Use Standards in the Attached Housing-Mill Pond Zone are added to read as follows:

- “12. For purposes of applying the Gateway Overlay and Civic Greenway Overlay Zones, the Astoria Mill Pond shall be deemed as on-land development not “over-water”.
13. Section 14.060, Standards for On-Land Development of the Civic Greenway Overlay Zone do not apply to on-land or over-water Mill Pond single-family and/or two-family residential development in the AH-MP Zone (Attached Housing-Mill Pond).”

Section 3: Astoria Development Code Article 3, Additional Land Use and Development Standards, is amended as follows:

3.075.A.2, Exception to Building Height Limitations, is deleted in its entirety and replaced to read as follows:

- “2. The minimum height required for elevators, stairs, mechanical penthouses, fire towers, skylights, flag poles, aerials, and similar objects but not including storage space or other equipment.”

3.075.A.4, Exception to Building Height Limitations, is added to read as follows:

- “4. Exempt rooftop features shall not contain equipment, signage, and/or exterior attachments other than communication services equipment, to the exterior of any enclosure.”

Section 4: Astoria Development Code Article 6, Historic Properties, is amended as follows:



Section 6.070.C, Historic Properties Ordinance, New Construction, is added to read as follows:

“C. Historic Design Review in Overlay Zones.

When reviewing a New Construction permit application within a Riverfront Vision Overlay Zone, the Historic Landmarks Commission review shall apply to all historic designated buildings visible within three blocks of the project site not just the adjacent historic structure. The additional Overlay Zone design review standards of Section 14.002.C shall apply. If the proposed development is not “adjacent” to a historic property (as defined in Section 1.400) and not subject to review by the Historic Landmarks Commission, then the historic review of the Overlay Zone shall be completed by the Design Review Commission.”

Section 5: Astoria Development Code Article 7, Parking, is amended as follows:

Section 7.100, Minimum Parking Space Requirements, introduction is deleted in its entirety and replaced to read as follows:

“Table 7.100 – Off-Street Parking Space Requirements by Use.

The following are minimum off-street parking requirements by use category. The Community Development Director or Planning Commission, as applicable, may increase the required off-street parking based on anticipated need for a specific conditional use.

For off-street parking requirement calculations, “gross floor area” as defined in Section 1.400 shall not include outdoor storage areas. Gross floor area for off-street parking calculations shall include exterior space utilized for the use which results in expanded use on the site such as outdoor seating area for an eating/drinking establishment.”

Section 6: Astoria Development Code Article 8, Signs, is amended as follows:

Section 8.050.12, Prohibited Signs, is added to read as follows:

“12. Signs shall not be installed on portions of structures exempt from building height such as elevator shafts and/or rooftop equipment enclosures.”

Section 7: Astoria Development Code Article 9, Administrative Procedures, is amended as follows:

Section 9.015.3, Community Development Director Duties, is deleted in its entirety and replaced to read as follows:

“3. Assist the Historic Landmarks Commission, Design Review Commission, Planning Commission, and City Council in administering the hearings process;”

Section 8: Astoria Development Code Article 14, Overlay Zones, is amended as follows:

Section 14.001, Definitions for Article 14, specific definitions are added to read as follows:

“RIVER TRAIL: The entire width of the railbanked former railroad right-of-way property and/or easements, including the improved portions of the trail along the Columbia River, not just the improved portions of the Trail. The former railroad right-of-way property is generally 50’ wide in most areas but may include larger areas. The portion of the River Trail between 6th Street and 17th Street is also referred to as the River Walk.”

Section 14.002, Conflict within the Code, is hereby added to read as follows:

“14.002. Resolving Conflicts within the Code.

- A. This article shall control in the event of a conflict with other sections of the Astoria Development Code.
- B. The more stringent provision shall control in the event of a conflict between Article 14 and any overlay zone.
- C. When applying design review guidelines, the following rules apply:
  - 1. The terms “building” and “structure” may be used interchangeably in the Riverfront overlay zones (Gateway Overlay, Bridge Vista Overlay, Neighborhood Greenway Overlay, Civic Greenway Overlay, and Urban Core Overlay).
  - 2. The following guidelines apply when reviewing visual impact to a historic building/structure:
    - a. The relationship to historic “buildings” is more important than the relationship to historic structures, sites, or objects.
    - b. The visual impact upon an historic “structure”, site, or object shall be considered rather than a simple comparison of the relative mass, scale and/or size.
    - c. The proposed construction should respect both the existing and/or the original historic spatial relationship between buildings.
    - d. The proposed construction should be appropriately located and scaled with respect to an historic building/structure, site, or object to maintain the historic character of the site and setting.
    - e. New construction should be located so that it will not negatively impact the character of an historic building, site, or setting.
    - f. The design and materials of any proposed construction should include elements that relate favorably to, but do not need to replicate, the design and materials of the historic structure.”

Section 14.015.C, General Provisions for Gateway Overlay Zone, is added to read as follows:

“C. Historic Design Review.

When a development proposal is required to be reviewed by the Historic Landmarks Commission due to its proximity adjacent to a designated historic building, structure, site, or object, the Historic Landmarks Commission shall include review of the Gateway Overlay sections relative to historic compatibility. If the proposed development is not “adjacent” to a historic property (as defined in Section 1.400) and not subject to review by the Historic Landmarks Commission, then the historic review of the Gateway Overlay Zone shall be completed by the Design Review Commission.”

Section 14.030, Other Applicable Use Standards of the Gateway Overlay Zone, introduction is added to read as follows:

“The following standards are applicable to all uses within the Gateway Overlay Zone except as noted in Section 14.030.F below.”

Section 14.030.F, Other Applicable Use Standards of the Gateway Overlay Zone, is added to read as follows:

“F. Exceptions to Other Applicable Use Standards.

1. Sections 14.030.A to 14.030.D, Other Applicable Use Standards of the Gateway Overlay Zones (MH, FA, CA, HC, AH-HC, HR, LS, AH-MP) do not apply to over-water development in the Civic Greenway Overlay Zone. Section 14.030, Underground Utilities, do apply.”

Section 14.030.G, Other Applicable Use Standards in Gateway Overlay Zone, is amended by the addition to read as follows:

“G. Design Standards.

1. Exterior lighting.

Exterior lighting shall comply with the standards in Section 3.128.

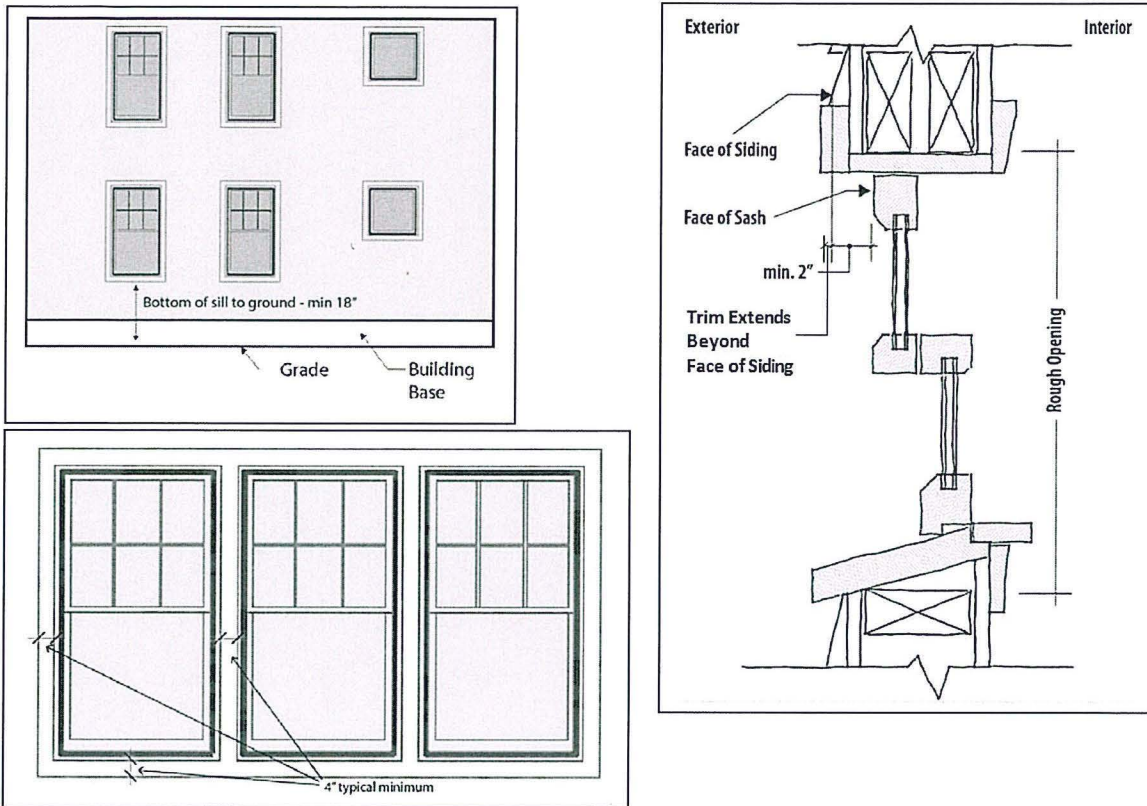
2. Window detailing.

Windows shall have casings/trim, sills, and crown moldings. Window detailing shall meet the following requirements.

- a. Casings/trim shall have minimum dimensions of 5/4 inch x 4 inch and shall extend beyond the facade siding. Exceptions may be granted for waterfront industrial style windows.
- b. Windows shall be recessed a minimum distance of two (2) inches from the trim surface to ensure a shadow line/effect.

- c. The bottom of the sill shall be a minimum of 18 inches above the ground or floor elevation.
- d. Windows shall be clear and not tinted or reflective.
- e. Vinyl shutters are prohibited.

**Window Detailing – Trim and casement location and dimensions**



3, Exterior Wall Treatments / Siding.

- a. Fiber cement siding shall be smooth and not textured.
- B, Solid waste disposal area and mechanical equipment enclosures should be sided to match the main structures.”

Section 14.040.A, Applicability and Review Procedures in the Civic Greenway Overlay Area is hereby deleted in its entirety and replaced to read as follows:

“A. Residential Development.

Applications may be reviewed administratively subject to the Design Review Standards in Section 14.065 or through the public design review process subject to the Design Review Guidelines in Section 14.025. Any deviation from the standards in

Section 14.065 would require the complete application to be reviewed through the public design review process.”

Section 14.040.C, Applicability and Review Procedures in the Civic Greenway Overlay Zone, is added to read as follows:

“C. Historic Design Review.

When a development proposal is required to be reviewed by the Historic Landmarks Commission due to its proximity adjacent to a designated historic building, structure, site, or object, the Historic Landmarks Commission shall include review of the Civic Greenway Overlay sections relative to historic compatibility. If the proposed development is not “adjacent” to a historic property (as defined in Section 1.400) and not subject to review by the Historic Landmarks Commission, then the historic review of the Civic Greenway Overlay Zone shall be completed by the Design Review Commission.”

Section 14.055, Standards for Overwater Development in the Civic Greenway Overlay Zone, introduction paragraphs are hereby deleted in its entirety and replaced to read as follows:

“The following development standards apply to overwater development in the Civic Greenway Overlay Zone. The Overwater Development standards shall also apply to on-land development north of the River Trail between 19th and 41st Streets.

Maintenance, repair, or restoration of buildings existing prior to 2013 shall be exempt from the standards of this Section 14.055. Additions and/or new construction on these buildings shall be subject to these standards.”

Section 14.055.E, Standards for Overwater Development in the Civic Greenway is deleted in its entirety and replaced to read as follows:

“E. Exceptions to Standards for Overwater Development.

1. The Section 14.030.A to 14.030.D, Other Applicable Use Standards of the Gateway Overlay Zones (MH, FA, CA, HC, AH-HC, HR, LS, AH-MP) do not apply to overwater development in the Civic Greenway Overlay Zone. Section 14.030.E, Underground Utilities, do apply.
2. Section 14.055, Standards for Overwater Development of the Civic Greenway Overlay Zone, do not apply to over-water Mill Pond single-family and/or two-family residential development in the AH-MP Zone (Attached Housing-Mill Pond).”

Section 14.060, Standards for On-Land Development in the Civic Greenway Overlay Zone, introduction paragraph is hereby deleted in its entirety and replaced to read as follows:

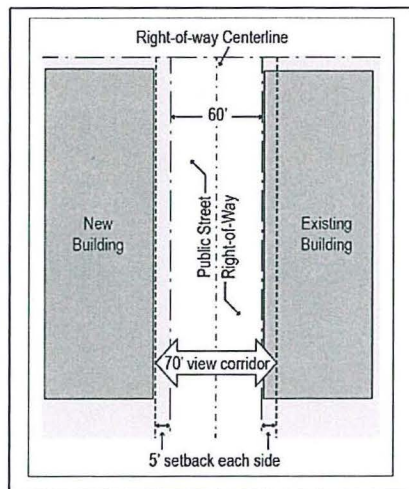
“The following development standards apply to on-land development in the Civic Greenway Overlay Zone south of the River Trail. The Overwater Development standards shall apply to on-land development north of the River Trail / 50’ wide railroad line property.

Section 14.060.B, Standards for On-Land Development in the Civic Greenway Overlay Area is deleted in its entirety and replaced to read as follows:

“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. If existing development on one side of the right-of-way does not meet the setback, the new development on the other side of the right-of-way is only required to provide its half of the view corridor width.

**Figure 14.060-1: Setbacks”**



Section 14.060.C, Standards for On-Land Development in the Civic Greenway Overlay Area is deleted in its entirety and replaced to read as follows:

“C. Stepbacks.

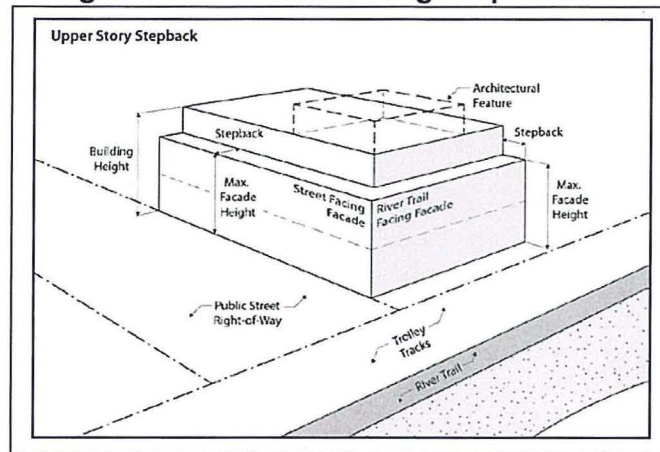
2. Additional Building Height.

Where the height of a building or building addition is proposed to exceed 28 feet, at least that portion of the building exceeding 28 feet, shall provide a stepback of at least 10 feet from the front plane of the proposed building or building addition that faces the right-of-way or the River Trail. Balconies and/or fixed awnings shall not encroach into the required 10-foot stepback area; buildings must be stepped back further in order to accommodate balconies and/or fixed awnings.

Balcony railings constructed to a maximum height of 28’ are not encroachments

when the building facade above the top of rail is stepbacked 10'.

**Figure 14.060-42: Building Stepbacks”**



Section 14.060.D, Standards for On-Land Development in the Civic Greenway Overlay Zone is added to read as follows:

“D. Exceptions to Standard for On-Land Development.

1. Section 14.060.A to Section 14.060.C, Standards for On-Land Development of the Civic Greenway Overlay Zone do not apply to on-land or overwater Mill Pond single-family and/or two-family residential development in the AH-MP Zone (Attached Housing-Mill Pond).”

14.065.A.2.b, Residential Design Standards, Residential Design, Window Design, in the Civic Greenway Overlay Area, is deleted in its entirety and replaced to read as follows:

- “b. Window area. Window area shall cover a minimum of 30% of all facade areas visible from a right-of-way or River Trail and shall not exceed 50% of the facade areas visible from a right-of-way or River Trail. Windows in garage doors may count toward facade window area.”

Section 14.070.A.1, Other Development Standards of the Civic Greenway Overlay Zone is deleted in its entirety and replaced to read as follows:

“A. The following development standards are applicable within the Civic Greenway Overlay Zone.

1. Floor area ratios.

Floor area ratio and height standards in Section 14.030.B.1 and Section 14.030.B.2, Other Applicable Use Standards 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, Other Applicable Use Standards of the Gateway Overlay Zone do apply.”

Section 14.075.A.1, Landscaping, Title and introduction, in the Civic Greenway Overlay Area, is deleted and replaced to read as follows:

- “1. River side and/or riparian standards.

The following standards apply to landscaping on the river side of the River Trail and to riparian areas to the south of the River Trail, which is defined as the landward limit of Columbia River aquatic vegetation or, where aquatic vegetation is absent, the Mean Higher High Water.”

Section 14.075.A.2, Landscaping, Title and introduction, in the Civic Greenway Overlay Area, is deleted and replaced to read as follows:

- “2. Land side or upland standards.

The following standards apply to landscaping along the frontage of parcels abutting the River Trail to the south except where riparian areas are located to the south of the River Trail. Riparian areas are subject to the standards of Section 14.075.A.1.”

Section 14.075.A.3.a, Landscaping, Street Trees, in the Civic Greenway Overlay Area, is deleted and replaced to read as follows:

- “a. Maximum height for street trees along north-south streets between Marine Drive and the Columbia River is 35 feet.”

Section 14.090.A, Applicability and Review Procedures in the Bridge Vista Overlay Zone, is added to read as follows:

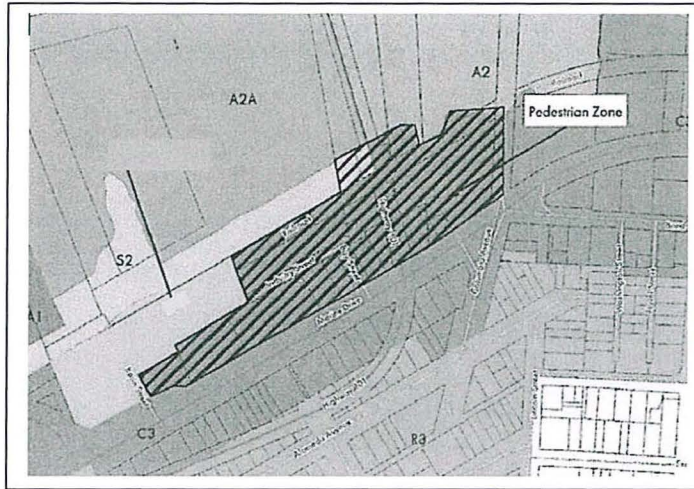
- “A. Historic Design Review.

When a development proposal is required to be reviewed by the Historic Landmarks Commission due to its proximity adjacent to a designated historic building, structure, site, or object, the Historic Landmarks Commission shall include review of the Bridge Vista Overlay sections relative to historic compatibility. If the proposed development is not “adjacent” to a historic property (as defined in Section 1.400) and not subject to review by the Historic Landmarks Commission, then the historic review of the Bridge Vista Overlay Zone shall be completed by the Design Review Commission.”

Section 14.090, Figure 14.090-2, Pedestrian-Oriented District and Amended Commercial Zone, is deleted in its entirety and replaced as follows:



**“Figure 14.090-2, Pedestrian-Oriented District”**



Section 14.095, Uses Prohibited for Overwater Development, title is deleted in its entirety and replaced to read as follows:

“14.095. Uses Prohibited for Overwater and Shoreland Area Development.”

Section 14.100.A, Standards for Overwater Development in the Bridge Vista Overlay Zone, is hereby deleted in its entirety and replaced to read as follows:

“A. Applicability.

The following development standards apply to overwater development and to on-land development north of the River Trail in the Bridge Vista Overlay Zone in areas shown in Figure 14-090-1. These Limitation Areas are located approximately 200 Feet from Shoreline or 300 Feet from the north edge of the River Trail right-of-way as shown in Figure 14-090-1.”

Section 14.110.C, Uses Prohibited for On-Land Development is added to read as follows:

“C. Shoreland Zones.

The following uses and activities and their accessory uses and activities are prohibited in Shoreland Zones in the Bridge Vista Overlay Zone. Permitted uses are identified in the base zones in Article 2.

1. Fossil fuel and petroleum product terminals.
2. Auto sales and gas stations.
3. Wood processing.
4. Professional offices, medical offices.
5. Indoor entertainment.
6. Hotels/motels. Facilities existing prior to 2013 may be repaired, replaced, and/or redeveloped with hotels/motels.
7. Conference center. Except if located south of the River Trail property.

8. Residential uses, including manufactured dwellings.”

Section 14.113, Standards for On-Land Development in the Bridge Vista Overlay Zone, is hereby deleted in its entirety and replaced to read as follows:

“The following development standards apply to on-land development in the Bridge Vista Overlay Zone south of the River Trail. The Overwater Development standards shall apply to on-land development north of the River Trail.”

Section 14.113.B.1.a, Standards for On-Land Development in the Bridge Vista Overlay Area is deleted in its entirety and replaced to read as follows:

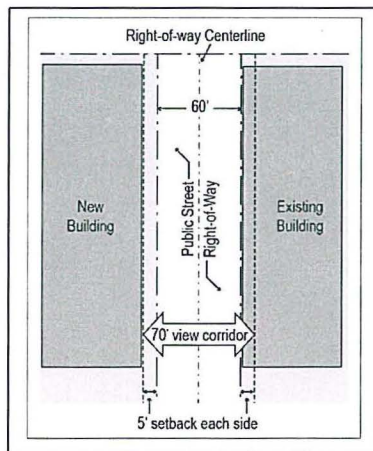
“B. Setbacks.

1. Minimum Setbacks.

a. North-South Rights-of-Way between West Marine Drive / Marine Drive and the Columbia River.

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 West Marine Drive / Marine Drive and the Columbia River. Buildings shall be set back in order to achieve the 70-foot view corridor. If existing development on one side of the right-of-way does not meet the setback, the new development on the other side of the right-of-way is only required to provide its half of the view corridor width.

**Figure 14.113.1: Minimum Setbacks”**



Section 14.114, Residential Design Standards for the Bridge Vista Overlay Area is added to read as follows:

“14.114. RESIDENTIAL DESIGN STANDARDS.

A. Applicability.

The following design standards apply to all new construction or major renovation of residential development, where “major renovation” is defined as construction valued at 25% or more of the assessed value of the existing structure.

B. Residential Design.

Residential development proposed in the Bridge Vista 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 Section 14.115; or (2) pursuant to procedures for administrative review by the Community Development Director established in Article 9 and the following design review standards for residential development. Any deviation from the following design standards in Section 14.114 would require the complete application to be reviewed through the public design review process as noted in Option 1.

The following design standards apply to the administrative review of residential development and apply to all dwelling unit types (single-family, two-family, and multi-family dwelling unit buildings), unless specified otherwise. All other standards of the Bridge Vista Overlay Zone shall be applicable.

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.

**Figure 14.114-1: Residential Building Form**

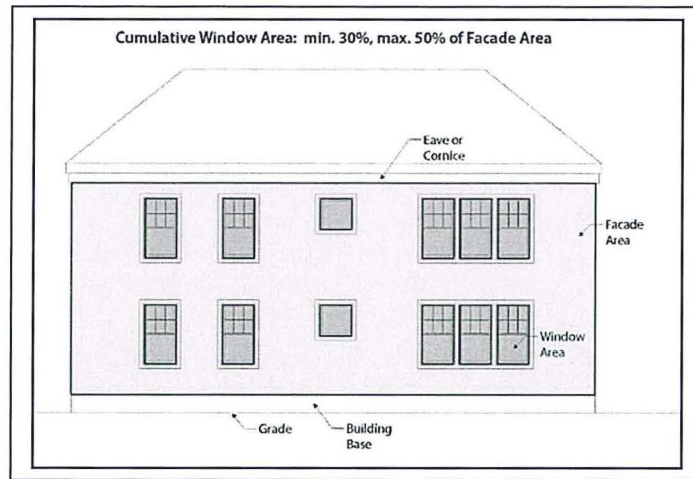


2. Window Design.

The following design standards apply to all facades for all dwelling unit types.

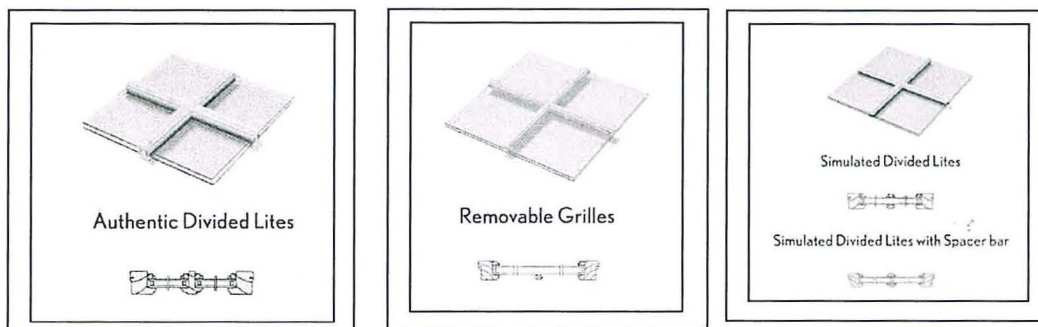
- a. Windows required. All facades facing a right-of-way, River Trail, or common open space shall have windows.
- b. Window area. Window area shall cover a minimum of 30% of all facade areas facing a right-of-way, River Trail, or common open space, and shall not exceed 50% of facade areas facing a right-of-way.

**Figure 14.114-2: 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 to create exterior shadow lines.

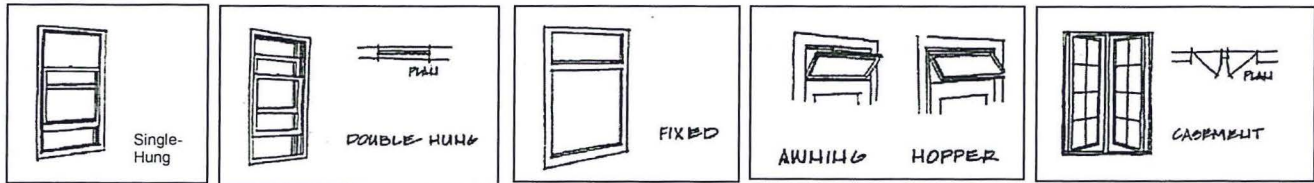
**Figure 14.114-3: Window Lites**



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

5) Casement windows.

**Figure 14.114-4: Fixed and Opening Windows**

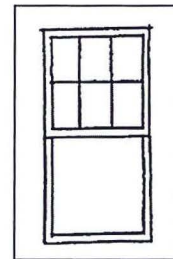


e. Window shape. Window shape shall be one of the following:

- 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 14.114-5: Window Shapes**

*Vertical rectangular window*



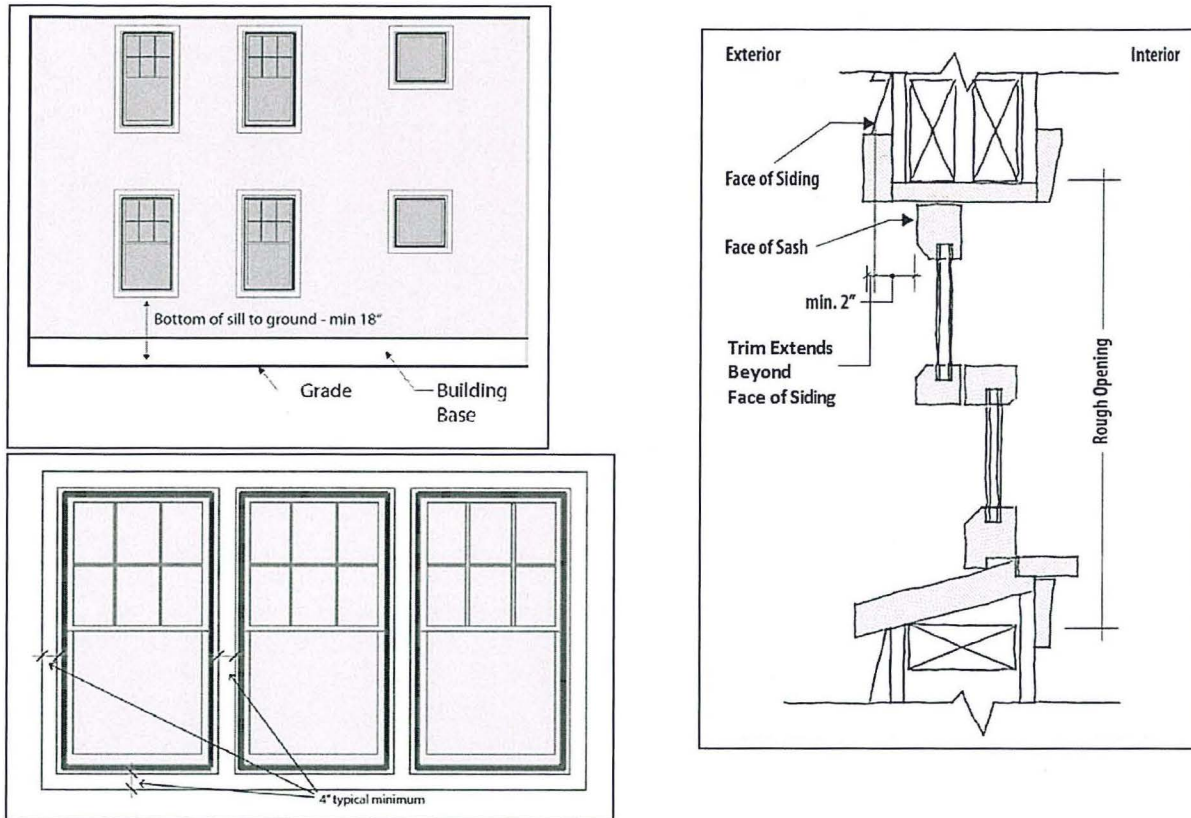
*Examples of arched or decorative windows*



f. Window detailing. Windows shall have casings/trim, sills, and crown moldings. Window detailing shall meet the following requirements.

- 1) Casings/trim 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.

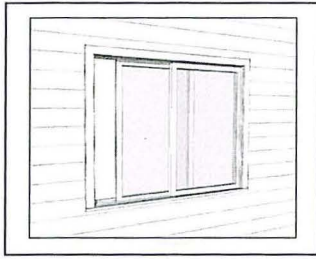
Figure 14.114-6: Window Detailing – Trim and casement location and dimensions



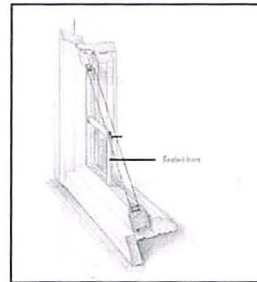
- g. Window design prohibited. The follow window design features are prohibited.
- 1) Applied muntins that have no profile.
  - 2) Smoked, tinted, or frosted glass, except for bathroom windows not on the facade facing a right-of-way.
  - 3) Mirrored glass.
  - 4) Horizontal sliding windows.
  - 5) Aluminum frame windows.
  - 6) Vinyl windows.
  - 7) Blocked-out windows.
  - 8) Windows that extend beyond the plane of the building facade.

### Figure 14.114-7: Window Design Prohibited

*Horizontal sliding window*



*Muntins with no profile*

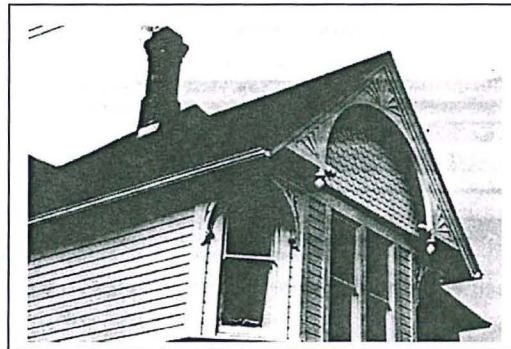
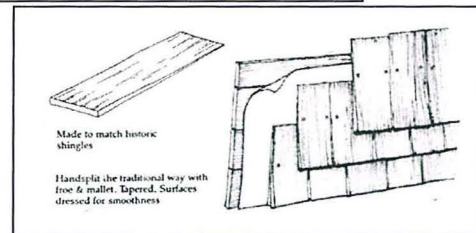
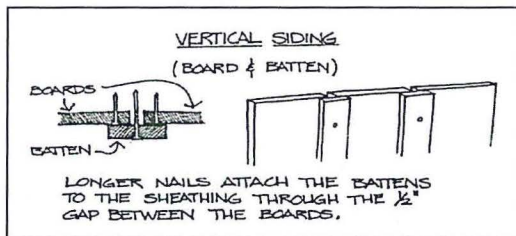
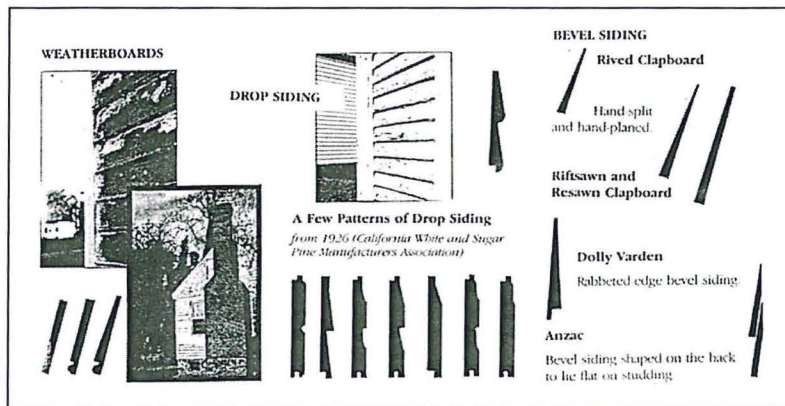


### 3. Exterior Wall Treatments and Materials.

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. Fiber cement siding shall be smooth, not textured.

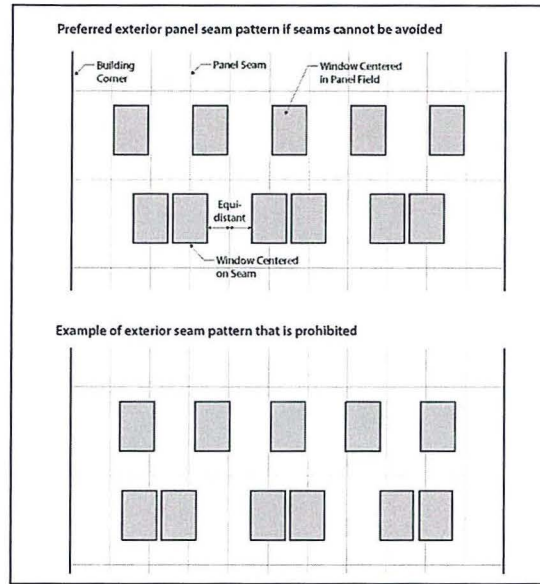
Figure 14.114-8: Exterior Walls – Permitted Materials



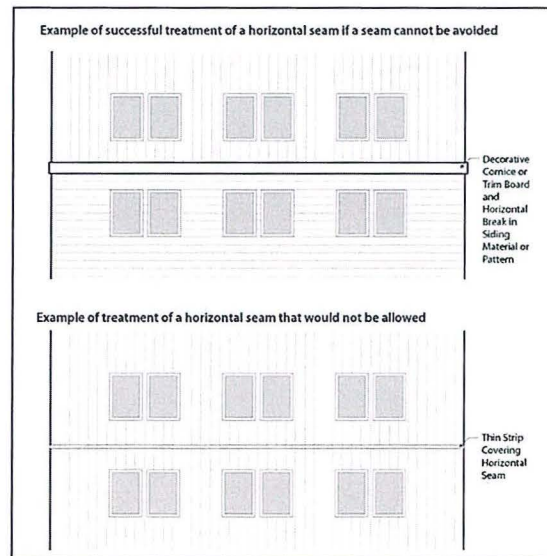
- d. Paneled material shall be applied in a manner which avoids the occurrence of seams along the wall plane. Where seams cannot be avoided, they shall be located in a manner that relates logically to windows and other architectural features of the facade. Horizontal seams shall be covered by a trim board or cornice piece.



**Figure 14.114-9: Exterior Walls – Seam Treatment**



**Figure 14.114-10: Exterior Walls – Horizontal Seam Treatment**



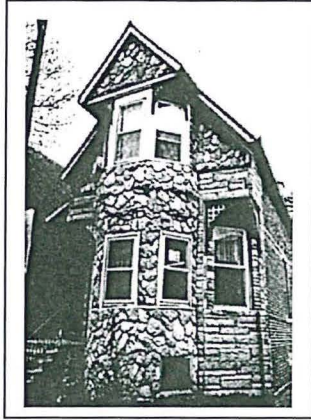
e. Exterior wall treatments and materials prohibited. The following types of treatments and materials are prohibited.

- 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;
- 6) Cladding materials such as corrugated metal panels or spandrel glass;
- 7) Neon or other fluorescent colors;

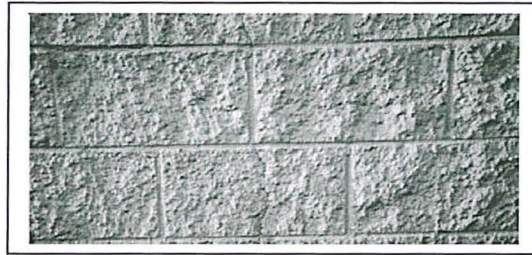
- 8) Bright or primary wall colors for the entire wall surface;
- 9) Painted brick; and
- 10) Non-durable materials such as synthetic stucco or shingles at the ground floor.

**Figure 14.114-11: Exterior Wall Treatments and Materials Prohibited**

*Applied stone*



*Textured concrete*



4. Roof Elements.

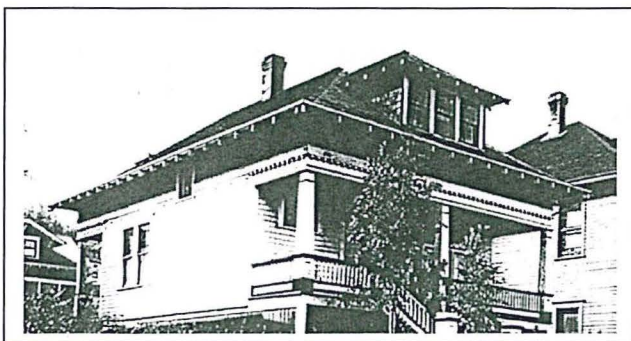
The following design standards apply to all dwelling unit types.

a. Roof design shall be one of the following:

- 1) Steep (minimum 5:12 pitch) gable with broad (minimum 1 foot) eaves;
- 2) Steep (minimum 5:12 pitch) hip with broad (minimum 1 foot) eaves; or
- 3) An “Italianate” style hip, gable, or cube roof with a minimum roof pitch of 4:12 and broad (minimum 1 foot) eaves.

**Figure 14.114-12: Roof Design Permitted**

*Steep pitched hip roof with broad eaves and dormer elements*



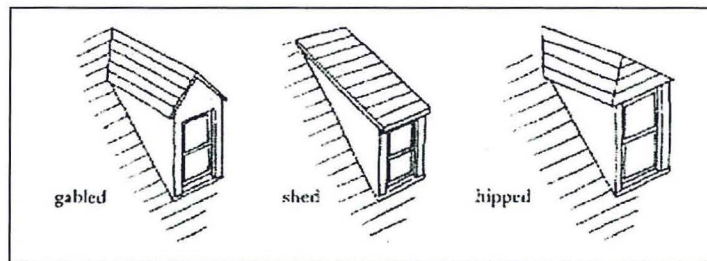
*Italianate Roof*



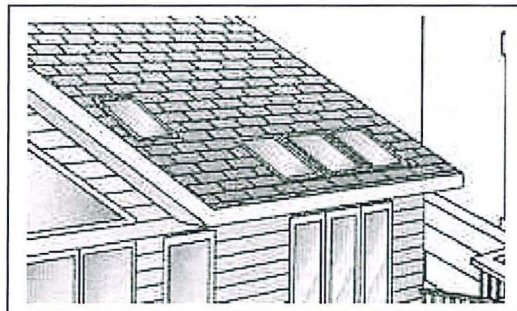
- 4) A roof may consist of sections of flat roof for up to 75% of the roof area.
- b. Roof elements permitted. The following roof design elements are permitted.
- 1) Dormers with gable, hip, or shed roofs.
  - 2) Flat panel skylights or roof windows on secondary elevations.

**Figure 14.114-13: Roof Elements Permitted**

*Gabled, shed, and hipped dormers*



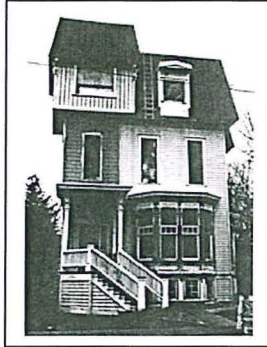
*Flat panel skylights*



- c. Roof elements prohibited. The following roof design elements are prohibited.
- 1) False mansard or other applied forms.
  - 2) Dome skylights.

**Figure 14.114-14: Roof Elements Prohibited**

*False mansard roof*



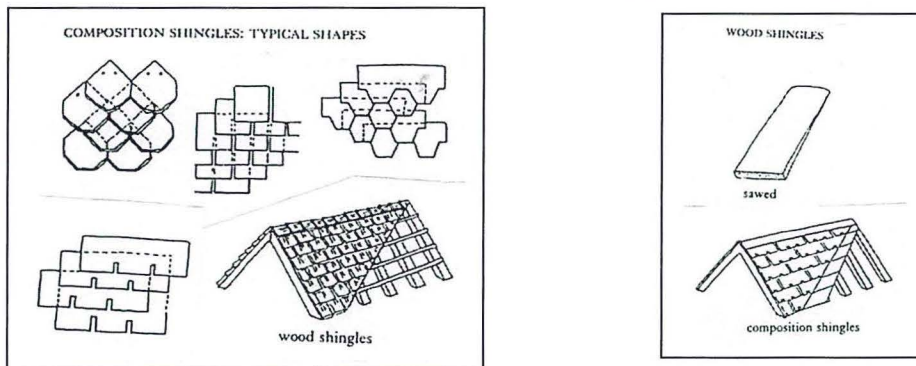
5. Roofing Materials.

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).

**Figure 14.114-15: Roofing Material Permitted**



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.

**Figure 14.114-16: Roofing Material Prohibited**

*High profile metal seam roof*



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.

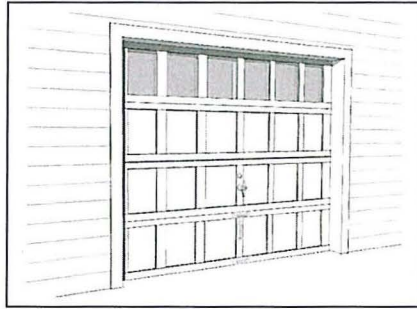
- a. Doors shall have at least one light (glass) panel.
- b. Sliding doors are not permitted on the ground floor of the front facade.
- c. All materials are permitted.
- d. Metal or metal-clad doors shall be painted.

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.

**Figure 14.114-17: Garage Doors Permitted”**



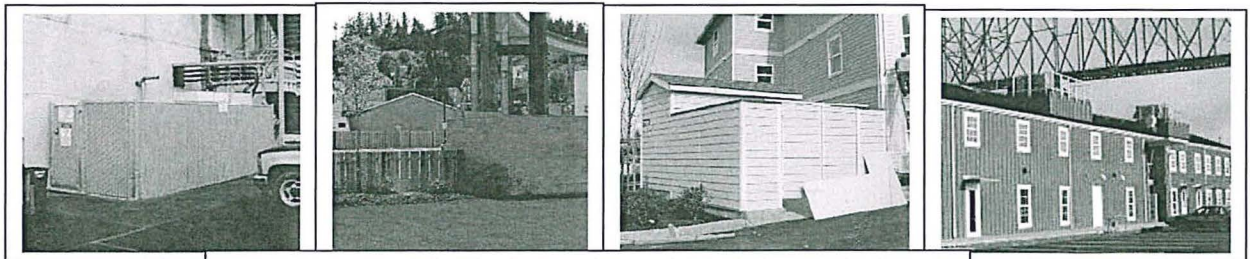
Section 14.115.B, Design Standards and Guidelines in the Bridge Vista Overlay Area, is deleted in its entirety and replaced to read as follows:

**“B. Building Style and Form.**

**1. Standards for All Uses.**

- a. Projecting wall-mounted mechanical units are prohibited where they are visible from a public right-of-way or the River Trail. Projecting wall-mounted mechanical units are allowed where they are not visible from a public right-of-way or River Trail.
- b. Solid waste disposal, outdoor storage, and utility and mechanical equipment shall be enclosed and screened from view (14.115-1). A cover shall be required if screened items can be viewed from above. Rooftop equipment shall be screened from view by a parapet wall, a screen made of a primary exterior finish building material used elsewhere on the building, or by a setback such that it is not visible from adjacent properties and rights-of-way up to approximately 100 feet away. Also see Section 3.215, Outdoor Storage Areas and Enclosures.

**Figure 14.115-1: Screening Waste Disposal, Outdoor Storage, and Utility/Mechanical Equipment**



Examples of recommended solid waste disposal area and mechanical equipment enclosures.

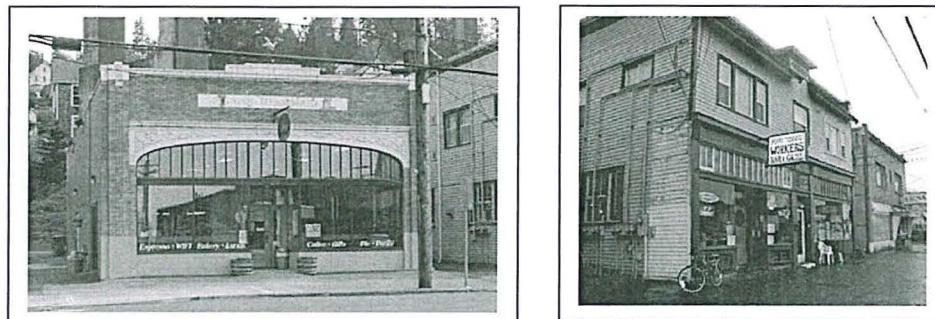
**2. Guidelines for All New Construction.**

- a. The design should respect significant original characteristics, scale, and massing of adjacent structures that are visible from the public right-of-

way within three blocks of the development site. Buildings should be designed so that they are not substantially different in character from adjacent structures in terms of size, mass, or architectural form. Also see Section 14.002.C, Resolving Conflicts within the Code.

- b. New Construction should respect significant characteristics of composition and material of adjacent structures that are visible from the public right-of-way within three blocks of the development site. Also see Section 14.002.C, Resolving Conflict within the Code.
- c. Building forms should be simple single geometric shapes, e.g. square, rectangular, triangular (14.115-2).

**Figure 14.115-2: Geometric Building Form**



- 3. Guidelines for All Existing Buildings.
  - a. Distinctive stylistic features or examples of skilled craftsmanship of existing buildings and/or structures proposed for renovation, alteration, and/or additions should be treated with sensitivity. All buildings should be respected and recognized as products of their time.
  - b. Renovations, alterations, and/or additions to existing buildings should respect significant original characteristics of adjacent structure scale and massing for the entire structure, and should be designed so that they are not substantially different in terms of size, mass, or architectural form. Also see Section 14.002.C, Resolving Conflicts within the Code.
  - c. Renovations, alterations, and/or additions should retain and/or respect significant original characteristics of the existing structure composition and material, for the entire structure. Also see Section 14.002.C, Resolving Conflicts within the Code.
  - d. Building forms should be simple single geometric shapes, e.g. square, rectangular, triangular (14.115-2).
  - e. Mid-century “slip covers” which are not part of the original historic design should be removed when possible.

- f. Incompatible additions or building alterations using contemporary materials, forms, or colors on building facades are discouraged.

4. Standards for Non-Industrial Uses.

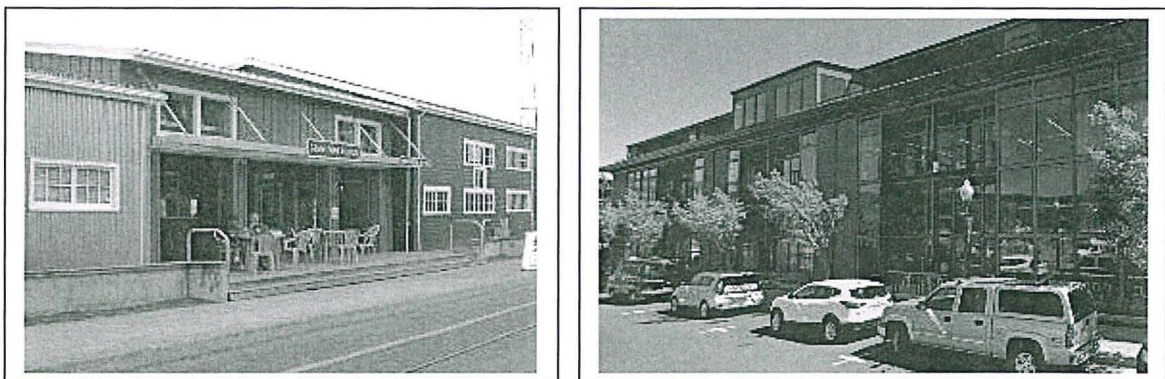
a. Facade Variation.

All non-industrial buildings shall incorporate design features such as offsets, balconies, projections, window reveals, or other similar elements to preclude large expanses of uninterrupted building surfaces in areas which are visible to the public. Design features shall occur at a minimum of every thirty (30) feet for all building facades visible from a public right-of-way or River Trail.

The facade shall contain at least two (2) of the following features:

- 1) Recess (e.g., deck, patio, courtyard, entrance, or similar feature) that has a minimum depth of six (6) feet;
- 2) Extension (e.g., floor area, deck, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet;
- 3) Offsets or breaks in roof elevation of two (2) feet or greater in height;
- 4) Outdoor seating area, plaza, or other interactive landscaped area adjacent to the building that is specifically identified and/or covered, and approved by the review authority; and/or
- 5) Other similar facade variations approved by the review authority.

**Figure 14.115-2.a: Facade Variation**



b. Base, Middle, and Top of Building.

All non-industrial buildings shall have a clear and distinct base, middle and top to break up vertical mass (Figure 14.115-2.b). All facades visible from a right-of-way or River Trail shall utilize horizontal bands and/or



changes in color, material, form and/or pattern to differentiate the base, middle, and top of the building, subject to the following requirements:

- (1) Horizontal bands or other changes in pattern or material shall be a minimum of 8 inches high (the length of a standard brick) and shall project a minimum of one inch from the building face.
- (2) Changes in building massing and form may also be used to differentiate a building's base, middle, and top. This may include architectural setbacks or projections, measuring a minimum of 3 inches.

**Figure 14.115-2.b: Base, Middle, Top of Building**



5. Guidelines for Non-Industrial Uses

- a. The massing, scale, and configuration of non-industrial buildings should be similar to historic structures that are visible from the public right-of-way within three blocks of the development site.
- b. Non-Industrial buildings should be compatible with the vertical proportions of historic facades and the simple vertical massing of historic structures that are visible from the public right-of-way within three blocks of the development site.
- c. The location, size, and design of windows and doors in non-industrial buildings should be compatible with historic structures that are visible from the public right-of-way within three blocks of the development site.
- d. Development should be designed so that structures are not substantially different in character from adjacent buildings in terms of size, mass, or architectural form.”

Section 14.115.E.4.b, Design Standards and Guidelines in the Bridge Vista Overlay Area, is deleted in its entirety and replaced to read as follows:

“E. Windows.

4. Coverage Standards for Non-Industrial Uses.

b. Outside Pedestrian-Oriented District.

Outside the Pedestrian-Oriented District, at least 40% of the ground-floor facing facades of non-industrial uses visible from a right-of-way or River Trail shall be covered by windows and at least 30% of the upper-floor facades visible from a right-of-way should be covered by windows, except as follows:

- 1) At least 20% of the ground-floor facades and 10% of the upper-floor facades of non-industrial uses north of River Trail visible from the Columbia River shall be covered by windows.
- 2) An exception to the window coverage standard may be allowed for the portion of a building facade that includes an elevator shaft with the inclusion of architectural detail / design features in amounts equal to the minimum window coverage requirement. Such architectural details shall include but not be limited to a change in material, horizontal projections, engaged columns or pilasters, belt course, moldings, clock, or other similar features.”

Section 14.115.G.3, Design Standards and Guidelines, Awnings in the Bridge Vista Overlay Area is deleted in its entirety and replaced to read as follows:

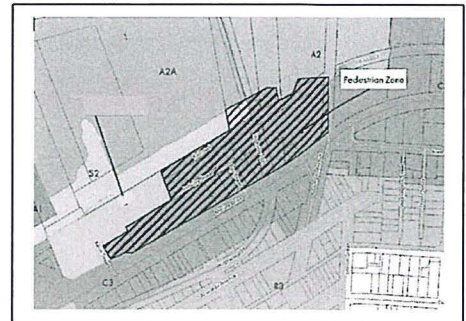
“3. Standards for Awning locations Along River Trail and North/South Rights-of-Way.

Awnings are generally discouraged and shall not project into the setback and/or setback areas.”

Section 14.115.I, Design Standards and Guidelines in the Bridge Vista Overlay Zone, is hereby deleted in its entirety and replaced to read as follows:

“I. Signs.

Signs in the Bridge Vista Overlay Zone are subject to the requirements in Article 8 (Sign Regulations) of the Astoria Development Code. The following additional standards apply to signs in the Pedestrian-Oriented District.



Section 14.120.A, Landscaping, Title and introduction, in the Bridge Vista Overlay Area, is deleted and replaced to read as follows:

“A. River Side and/or Riparian Standards.

The following standards apply to landscaping on the river side of the River Trail and to riparian areas to the south of the River Trail. Riparian area is defined as the landward limit of Columbia River aquatic vegetation or, where aquatic vegetation is absent, the Mean Higher High Water.”

Section 14.120.B, Landscaping, introduction, in the Bridge Vista Overlay Area, is deleted and replaced to read as follows:

“B. Land Side or Upland Standards.

The following standards apply to landscaping along the frontage of parcels abutting the River Trail to the south except where riparian areas are located to the south of the River Trail. Riparian areas are subject to the standards of Section 14.120.A.”

Section 14.120.C.4, Landscaping, Street Trees, in the Bridge Vista Overlay Area, is deleted and replaced to read as follows:

- “4. Maximum height for street trees along north-south streets between West Marine Drive / Marine Drive and the Columbia River is ~~45~~35 feet.”

Section 14.131.B, Applicability and Review Procedures in the Neighborhood Greenway Overlay Area is hereby deleted in its entirety and replaced to read as follows:

“B. Residential Development

Applications for multi-family dwellings may be reviewed administratively subject to the Design Review Standards in Section 14.134 or through the public design review process subject to the Design Review Guidelines in Section 14.135. Any deviation from the standards in Section 14.065 require the complete application to be reviewed through the public design review process.”

Section 14.131.D, Applicability and Review Procedures in the Neighborhood Greenway Overlay Zone is added to read as follows:

“D. Historic Design Review.

When a development proposal is required to be reviewed by the Historic Landmarks Commission due to its proximity adjacent to a designated historic building, structure, site, or object, the Historic Landmarks Commission shall include review of the Neighborhood Greenway Overlay sections relative to historic compatibility. If the proposed development is not “adjacent” to a historic property (as defined in Section 1.400) and not subject to review by the Historic Landmarks Commission, then the historic review of the Neighborhood Greenway Overlay Zone shall be completed by the Design Review Commission.”

Section 14.133, Standards for Overwater Development in the Neighborhood Greenway Overlay Zone introduction paragraphs, are hereby deleted in its entirety and replaced to read as follows:

“The following development standards apply to overwater development in the Neighborhood Greenway Overlay Zone. The Overwater Development standards shall also apply to on-land development north of the River Trail between 41st Street and approximately 54th Street.

Maintenance, repair, or restoration of buildings existing prior to 2002 (See Section 2.585.14 and 14.132.1) shall be exempt from the standards of this Section. Additions and/or new construction on these buildings shall be subject to these standards.”

Section 14.138.A, Landscaping, Title and introduction, in the Neighborhood Greenway Overlay Area, is deleted and replaced to read as follows:

“A. River Side and/or Riparian Standards.

The following standards apply to landscaping on the river side of the River Trail and to riparian areas to the south of the River Trail. Riparian area is defined as the landward limit of Columbia River aquatic vegetation or, where aquatic vegetation is absent, the Mean Higher High Water.”

Section 14.138.B.1 Landscaping, in the Neighborhood Greenway Overlay Area, added to read as follows:

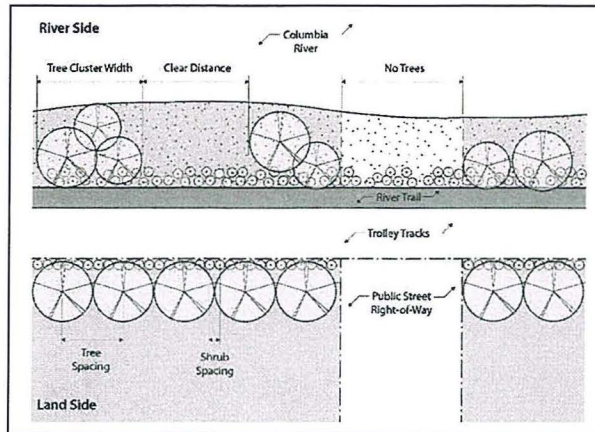
“B. Land Side or Upland Standards.

The following standards apply to landscaping along the frontage of parcels abutting the River Trail to the south except where riparian areas are located to the south of the River Trail. Riparian areas are subject to the standards of Section 14.138.A.

1. Height and Spacing.

- a. Maximum spacing of trees.
  - (1) Twenty (20) feet on center for non-industrial uses
  - (2) Fifteen (15) feet on center for industrial uses
- b. Maximum spacing of shrubs
  - (1) Five (5) feet on center for non-industrial uses
  - (2) Three (3) feet on center for industrial uses
- c. Ground cover landscaping is required in between shrubs and trees.
- d. Trees shall not exceed 35 feet in height at maturity

**Figure 14.138-2: Land Side Landscaping”**



Section 9. Effective Date. This ordinance and its amendment will be effective 30 days following its adoption and enactment by the City Council.

ADOPTED BY THE COMMON COUNCIL THIS 1 DAY OF July, 2019.

APPROVED BY THE MAYOR THIS 1 DAY OF July, 2019.

[Signature]  
Mayor

ATTEST:

[Signature]  
Brett Estes, City Manager

ROLL CALL ON ADOPTION:

YEA                      NAY                      ABSENT

Commissioner      Rocka  
                                 Brownson  
                                 Herman  
                                 West

X  
X  
X  
X  
X

Mayor Jones