

NGO: NEIGHBORHOOD GREENWAY OVERLAY ZONE

14.130. PURPOSE.

The purpose of the Neighborhood Greenway Overlay Zone is to implement the land use principles of the Astoria Riverfront Vision Plan, dated December 2009, as they pertain to the Neighborhood Greenway Plan Area. The Neighborhood Greenway Overlay (NGO) Zone is intended to protect views of and access to the Columbia River, provide for an enhance open space and landscaping, support limited water-dependent uses consistent with Astoria's working waterfront. The NGO Zone extends from approximately 41st Street to the east side of Alderbrook neighborhood at approximately 54th Street and between Lief Erikson Drive and the pier head line of the Columbia River as depicted on the City's Zoning Map.

(Section 14.130 added by Ordinance 15-09, 12-7-2015)

14.131. APPLICABILITY AND REVIEW PROCEDURES.

The provisions of the Neighborhood 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 Ordinance.

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

A. Residential Development Exception

These standards shall not apply to single-family, two-family dwellings, and Accessory Dwelling Units.

(Section 14.131.A amended by Ordinance 21-02, 2-16-21)

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.B amended by Ord 19-06, 7-1-2019)

C. Non-Residential and Mixed-Use Development.

Applications shall be reviewed through the public design review process subject to the Design Review Guidelines in Section 14.135.

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 14.131.D added by Ord 19-06, 7-1-2019)

(Section 14.131 added by Ordinance 15-09, 12-7-2015)

14.132. ALLOWABLE USES FOR OVERWATER DEVELOPMENT.

Outright and Conditional uses within the Neighborhood Greenway Overlay Zone shall be limited to allowable uses in the A-4 Zone (Aquatic Natural) with the following exceptions:

1. In pile supported buildings existing prior to October 1, 2002, non-water-dependent or non-water-related uses as follows are allowed as a conditional use:
 - a. Arts and crafts studios.
 - b. Bed and breakfast, home stay lodging (which satisfies requirements in City Code Sections 8.750 to 8.800), or inn.
(Section 14.132.1.b amended by Ord 19-07, 7-1-2019)
 - c. Home occupation.
 - d. Professional and business office, personal service establishment limited to beauty and barber services and garment alterations.
 - e. Residential home.
 - f. Single-family dwelling.
 - g. Two-family dwelling.
 - h. Multi-family dwelling.
 - i. Off-street parking requirements for the above uses may be located in the upland zone adjacent to the use. The Planning Commission may impose additional landscape buffering to protect the adjacent residential uses.
 - j. Accessory Dwelling Unit.
(Section 14.132.1.j added by Ordinance 21-02, 2-16-21)

(Section 14.132 added by Ordinance 15-09, 12-7-2015)

14.133. STANDARDS FOR OVERWATER DEVELOPMENT.

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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.

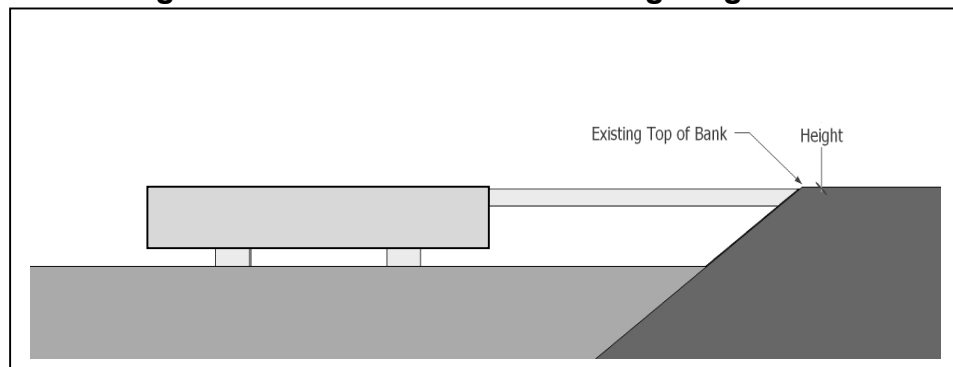
Maintenance, repair, or restoration of buildings existing prior to 2002 (See Section 2.585.14 and 14.132.1) shall be exempt from the standards of this Section. Additions and/or new construction on these buildings shall be subject to these standards.

(Section 14.133 amended by Ord 19-06, 7-1-2019)

A. Height.

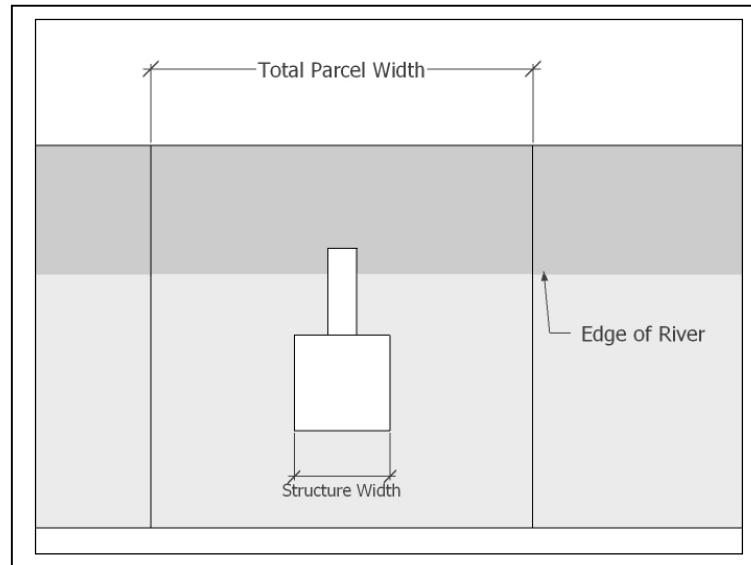
1. Maximum building height, except hand rails, shall be the top of the existing adjacent riverbank. No variance may be granted for an exception to this height limitation.

Figure 14.133-1: Maximum Building Height



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

Figure 14.133-2: Maximum Building Width



(Section 14.133 added by Ordinance 15-09, 12-7-2015)

14.134. RESIDENTIAL DEVELOPMENT DESIGN STANDARDS.

A. Applicability.

1. Residential.

- a. Single-family, two-family dwellings, and Accessory Dwelling Units are not subject to the design standards.
(Section 14.134.A.1.a amended by Ordinance 21-02, 2-16-21)
- b. Multi-family dwellings proposed in the Neighborhood Greenway Overlay Zone may be reviewed in accordance with one of two review options:
 - (1) Applications in compliance with Multi-Family Development Design Standards of Section 14.134 shall be reviewed pursuant to procedures for administrative review by the Community Development Director established in Article 9 unless the applicant requests review through the City's Design Review Committee pursuant to design review guidelines in Section 14.135; or
 - (2) If a multi-family development applicant requests review through the City's Design Review Committee process, applications shall be reviewed in accordance with the Residential Development Design Guidelines of Section 14.135 and shall be reviewed pursuant to design review procedures in Article 9 and 14.

2. Non-Residential.

Non-residential uses may be reviewed pursuant to procedures for administrative review by the Community Development Director established in Article 9; or they may be reviewed pursuant to the Residential Development Design Guidelines of Section 14.135 and design review procedures in Article 9 and 14. The applicant shall have the option to choose between these two options.

3. Figures.

Figures included in Section 14.133 through 14.135 are included for illustrative purposes only and are not intended to be regulatory in and of themselves. If there is an inconsistency between the Figure and the Development Code text, the text shall prevail.

B. Design Standards.

1. Building Forms.

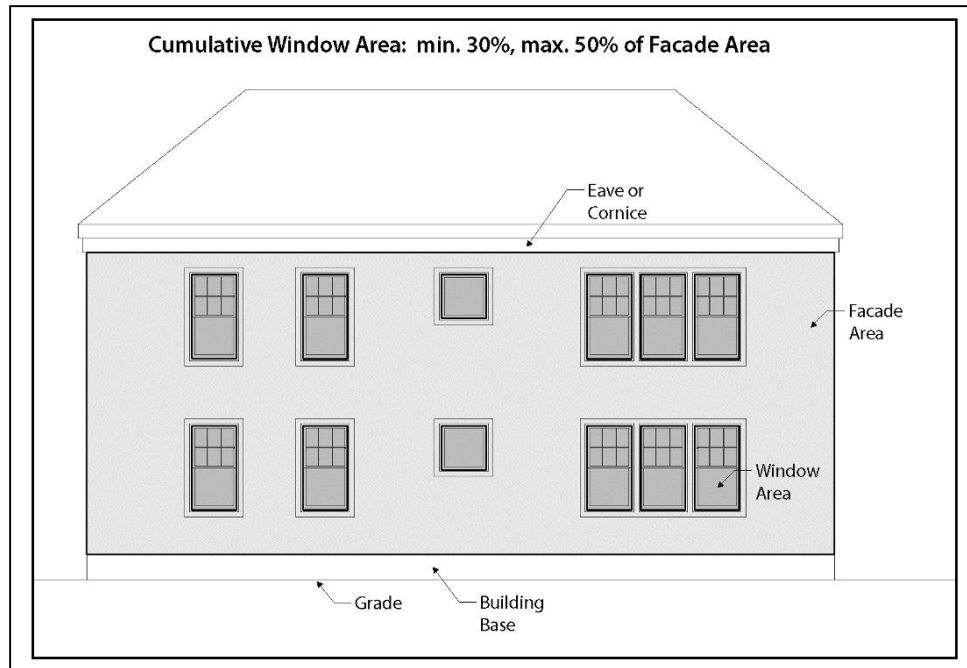
- a. All buildings shall be based on a rectangular or square form.
- b. All multi-family dwelling unit buildings shall have a front porch, at least six (6) feet deep and 60 square feet in area.

2. Window Design.

The following design standards apply to all facades.

- 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 facade areas and shall not exceed 50% of street-facing facade areas.

Figure 14.134-1: 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.

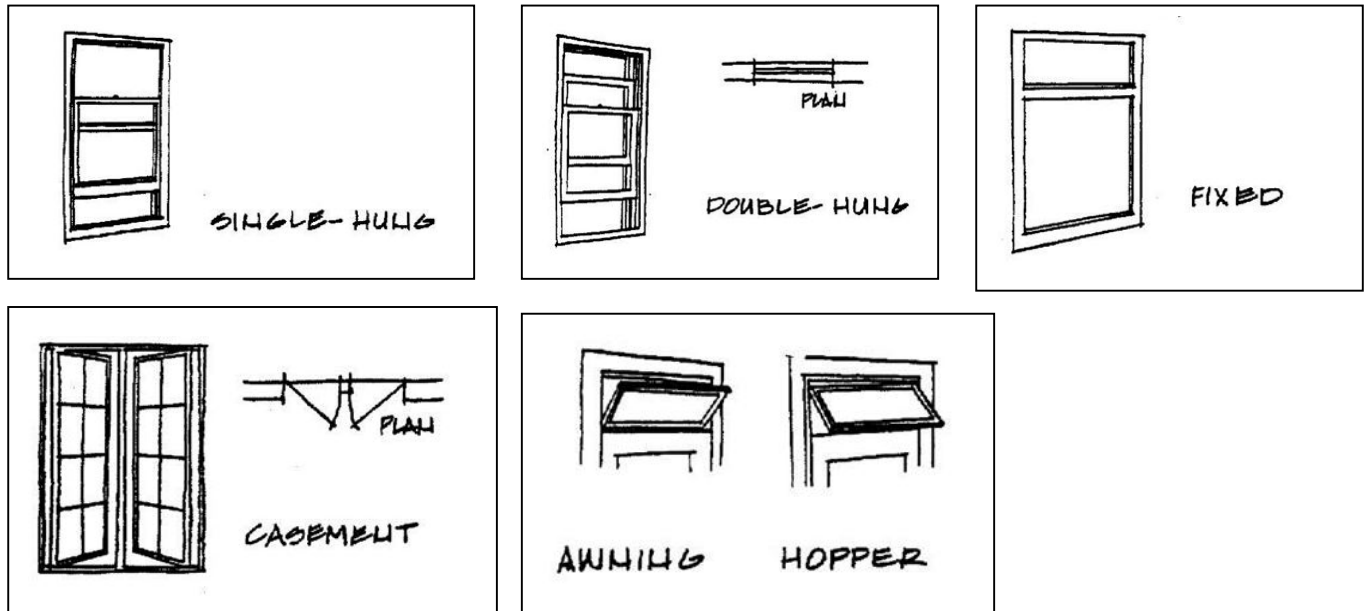
Figure 14.134-2: Window Lites



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 14.134-3: Fixed and Opening Windows

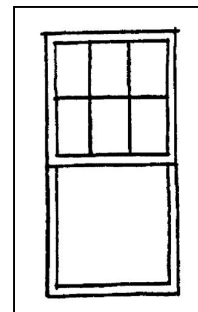


e. Window shape. Window shape shall be one of the following:

- 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 14.134-4: Window Shapes

Vertical rectangular window

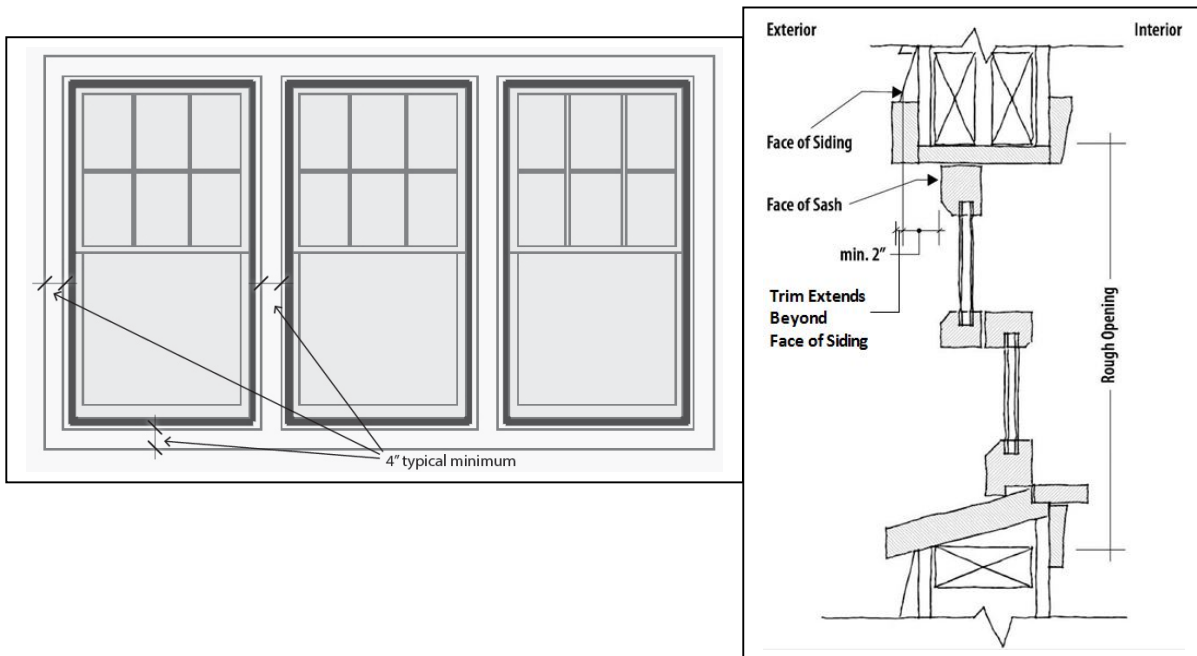


Examples of arched or decorative windows



- 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.

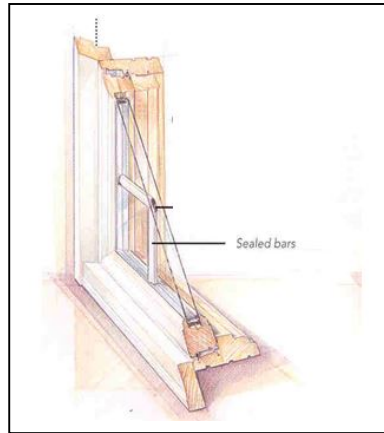
Figure 14.134-5: Window Detailing – Trim and casement location and dimensions



- 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 street-facing facade.
 - 3) Mirrored glass.

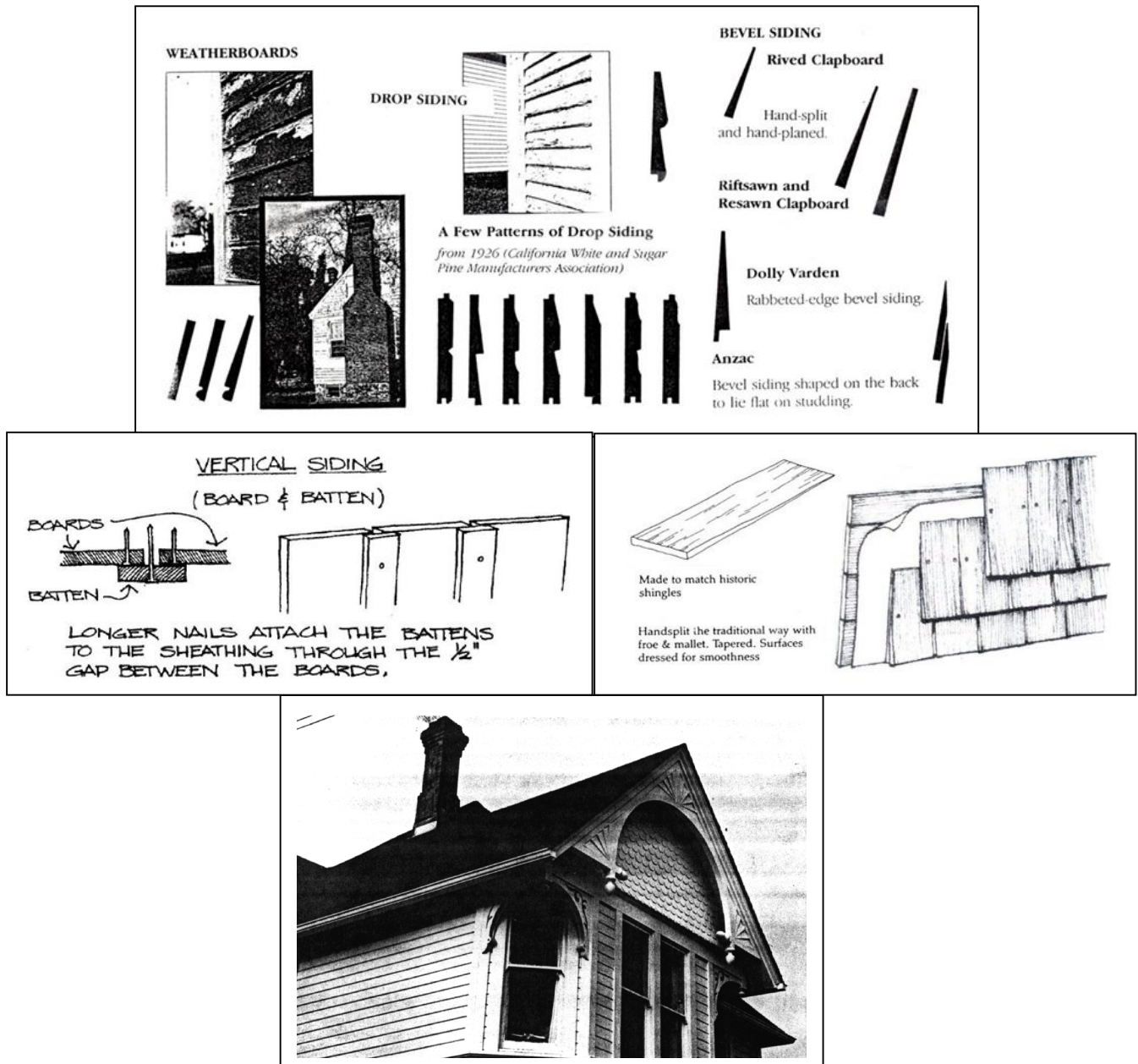
Figure 14.134-6: Window Design Prohibited

Muntins with no profile



3. Exterior Wall Treatments and Materials.
 - 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 shake; or
 - 5) Decorative wood shingle or shake; or
 - 6) Board and batten.
 - b. Horizontal siding shall have six inches or less exposure.
 - c. Vertical board and batten shall have true battens.

Figure 14.134-7: 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 14.134-8: Exterior Walls – Seam Treatment

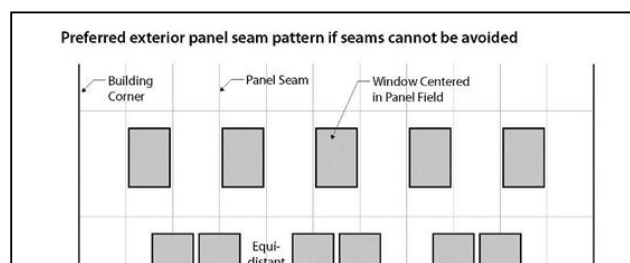
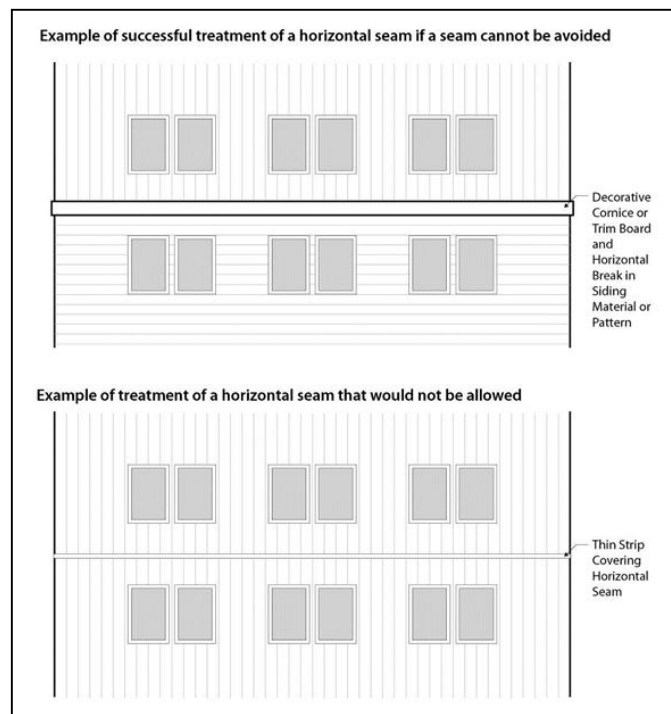


Figure 14.134-9: Exterior Walls – Horizontal Seam Treatment



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

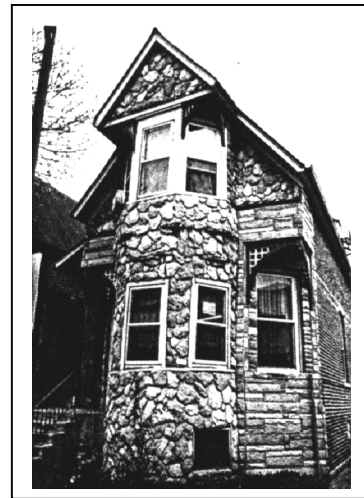
- 1) Exposed textured concrete block.
- 2) Flagstone or other applied stone products.
- 3) Precast concrete or decorative concrete panels.
- 4) Plywood paneling.

Figure 14.134-10: Exterior Wall Treatments and Materials Prohibited

Textured concrete



Applied stone



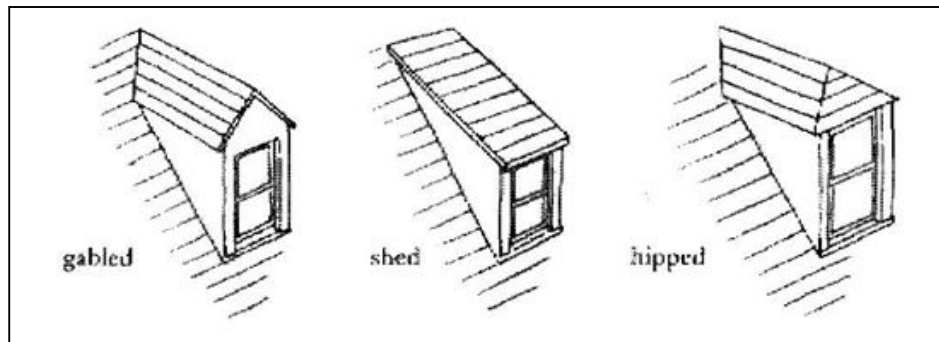
4. Roof Elements.

- a. 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 14.134-11: Roof Elements Permitted

Gabled, shed, and hipped dormers



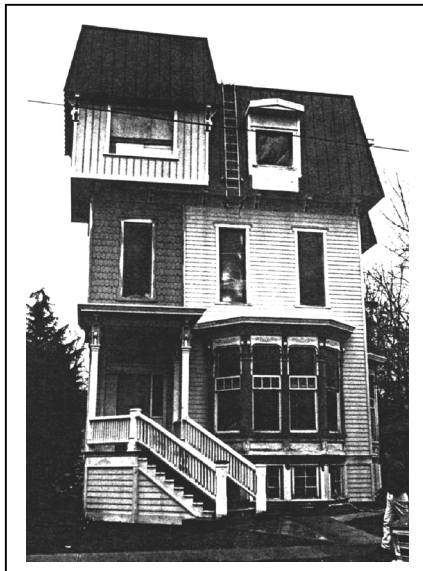
Flat panel skylights



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

Figure 14.134-12: Roof Elements Prohibited

False mansard roof



6. Signs.

Signs are subject to the sign provisions in Section 8.040 and 8.160.

7. Doors.

- a. Doors shall have at least one lite (glass) panel.

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- 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. A minimum of 10% of each garage door shall be window panels, raised trim, or other architectural details.

Figure 14.134-13: Garage Doors Permitted



(Section 14.134 added by Ordinance 15-09, 12-7-2015)

14.135. DESIGN GUIDELINES.

A. Purpose.

These guidelines promote architectural elements that unify the Neighborhood Greenway Area by encouraging styles characteristic of Astoria. The historic architecture of Astoria is represented by a variety of styles. Differences in details may be seen from one neighborhood to the next. These guidelines advocate the simplicity of design which is characteristic of Alderbrook and the working man's neighborhood. Building styles and details not inspired by Astoria's past will be discouraged but not prohibited. Monotony of design should be avoided. Variety of detail, form, and siting should be used to provide visual interest.

The Guidelines make reference to, but do not require the use of, historic materials. Contemporary substitutions (i.e. composite materials), will not be discouraged if their texture, profile, and proportions are similar to those materials with historic precedent. As guidelines, the code provisions shall encourage or allow for design features or

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approaches that provide flexibility and discretion for the appropriate review body to interpret and apply the guidelines.

B. Design Review Process.

All uses proposed in the Neighborhood Greenway Overlay Zone other than residential single-family, two-family dwellings, and Accessory Dwelling Units, or public utilities that are not located within an enclosed structure shall be reviewed in accordance with the design review guidelines of Section 14.135 pursuant to the design review procedures in Article 14.

(Section 14.135.B amended by Ordinance 21-02, 2-16-21)

C. Design Guidelines.

The following design guidelines shall apply to multi-family dwelling development that does not comply with the design standards of Section 14.134 and/or all non-residential development except public utilities that are not located within an enclosed structure.

1. Building Forms.

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

2. Window Design.

The following design guidelines apply to all facades.

- a. Windows required. All facades facing a right-of-way, River Trail, or common open space should have windows.
- b. Window area. Window area should be included on each level or story of the facade.
- c. Window lites. Window lite design should 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.

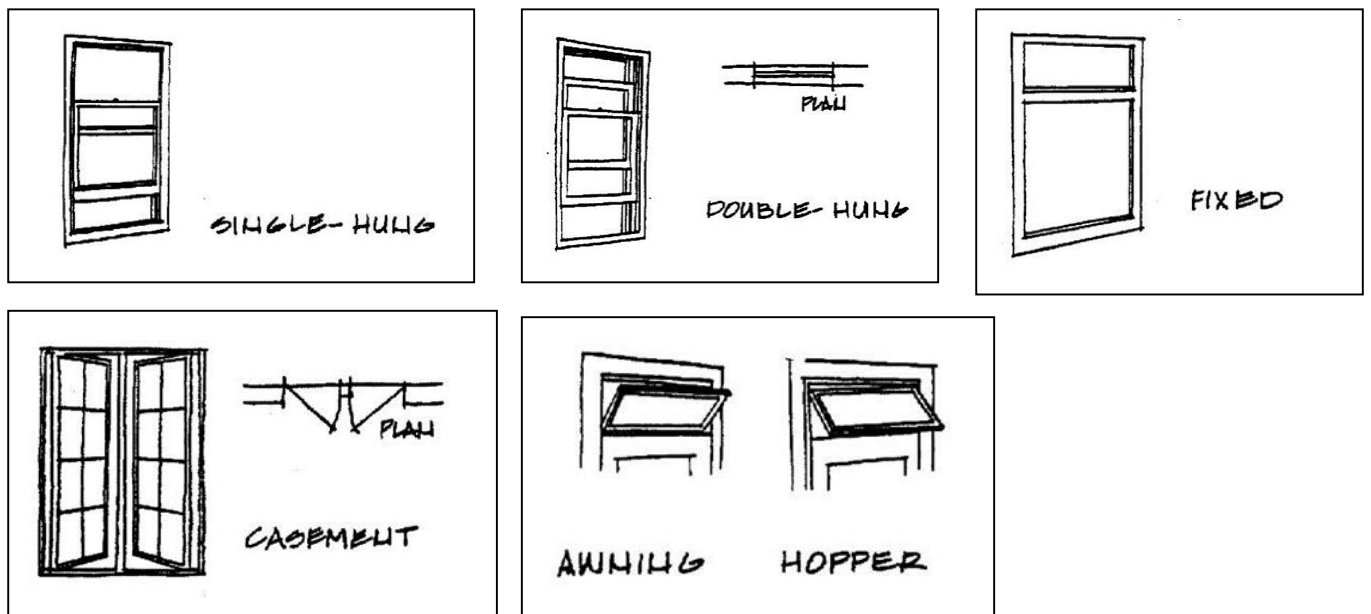
Figure 14.135-1: Window Lites



d. Windows should 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.
- 6) Sliding windows may be used on non-residential structures in commercially zoned properties.

Figure 14.135-2: Fixed and Opening Windows

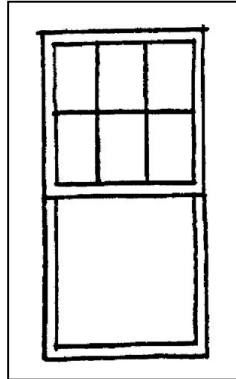


e. Window shape. Window shape should be one of the following:

- 1) Vertical rectangle; or
- 2) Square.
- 3) Arched or decorative windows are permitted but should make up a relatively small percentage of all windows in the structure.

Figure 14.135-3: Window Shapes

Vertical rectangular window



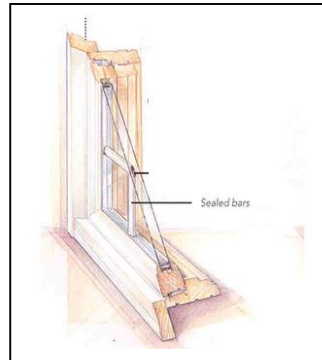
Examples of arched or decorative windows



- f. Window detailing. Windows should have casings/trim, sills, and crown moldings. Casings and sills shall create a clear visible distinction and change in depth between the windows and surrounding facade.
- g. Window design discouraged. The follow window design features are discouraged.
 - 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.

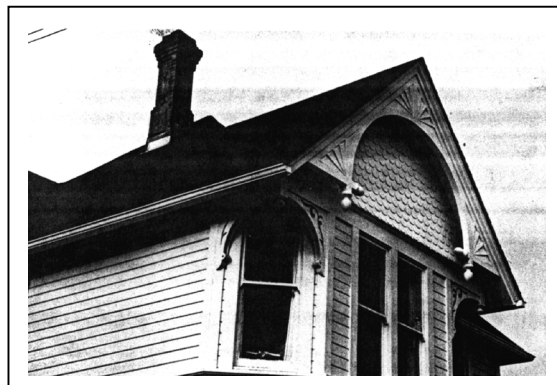
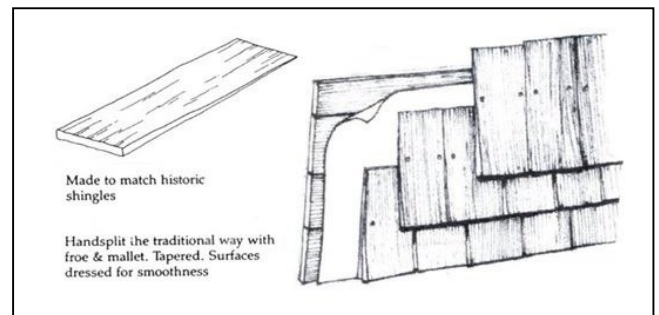
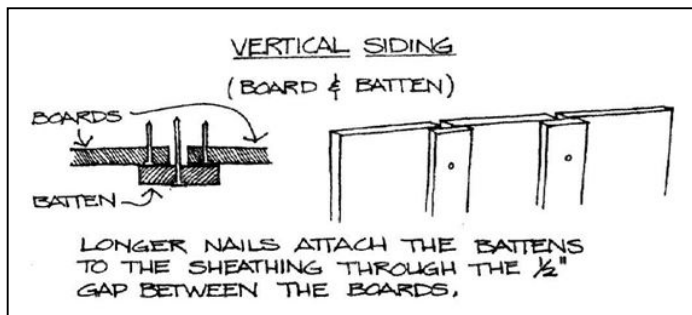
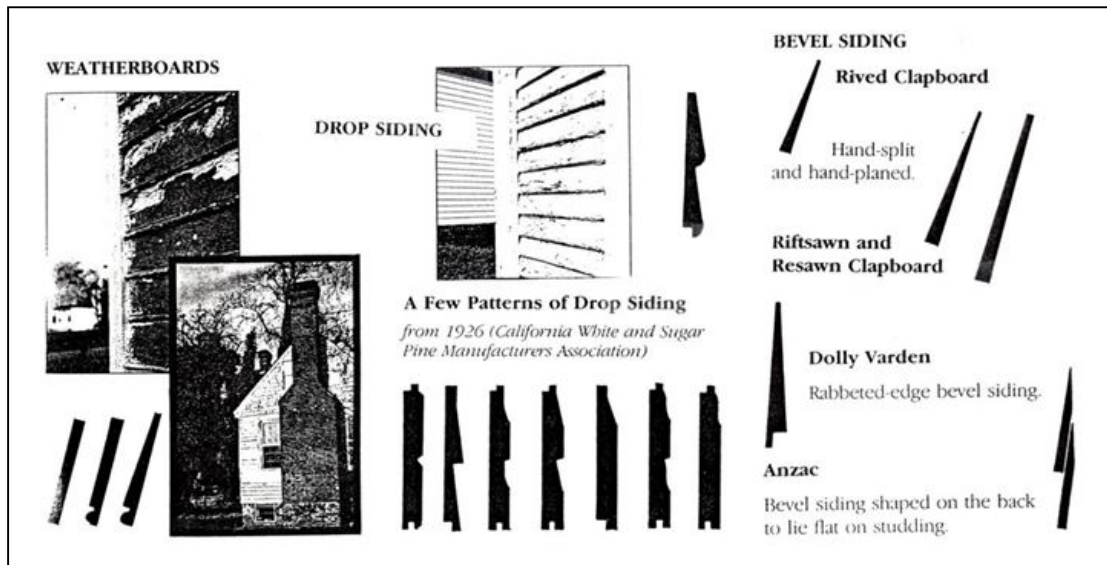
Figure 14.135-4: Window Design Discouraged

Muntins with no profile



3. Exterior Wall Treatments and Materials.
 - a. Exterior walls should 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 shake; or
 - 5) Decorative wood shingle or shake; or
 - 6) Board and batten.
 - 7) Fiber cement siding in the treatments noted above may be used but shall have a smooth, not textured, finish.
 - 8) Stucco may be used on non-residential structures in commercially zoned properties.
 - 9) Precast concrete or decorative concrete panels may be used on non-residential structures in commercially zoned properties.
 - b. Horizontal siding should have six inches or less exposure.
 - c. Vertical board and batten should have true battens.

Figure 14.135-5: Exterior Walls – Encouraged Materials



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

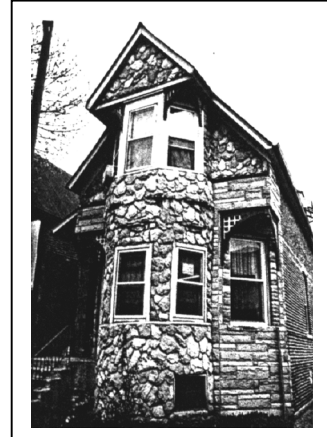
- 1) Exposed textured concrete block.
- 2) Flagstone or other applied stone products.
- 3) Precast concrete or decorative concrete panels, except on non-residential structures in commercially zoned properties.
- 4) Plywood paneling.

Figure 14.135-6: Exterior Wall Treatments and Materials Discouraged

Textured concrete



Applied stone

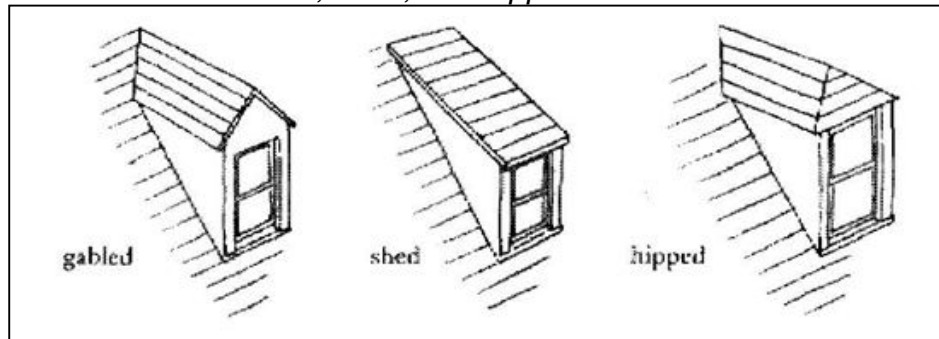


4. Roof Elements.

- a. Roof elements encouraged. The following roof design elements are encouraged.
- 1) Dormers with gable, hip, or shed roofs.
 - 2) Flat panel skylights or roof windows on secondary elevations.

Figure 14.135-7: Roof Elements Encouraged

Gabled, shed, and hipped dormers



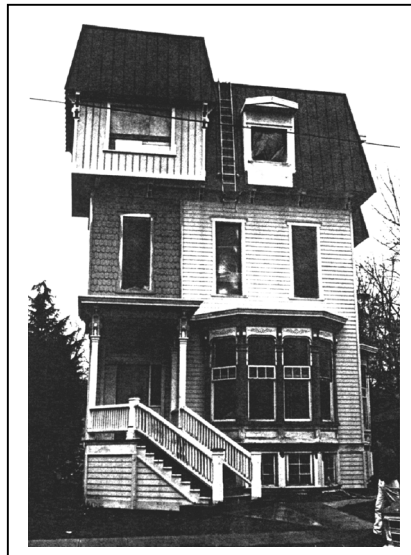
Flat panel skylights



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

Figure 14.135-8: Roof Elements Discouraged

False mansard roof



6. Signs.

Signs are subject to the sign provisions in Development Code Article 8.

7. Doors.

- a. Doors should have at least one lite (glass) panel except on non-residential structures in commercially zoned properties.

- b. Sliding doors are discouraged on the ground floor of the front facade except on non-residential structures in commercially zoned properties.
- c. All materials are permitted.
- d. Metal or metal-clad doors should be painted.

(Section 14.135 added by Ordinance 15-09, 12-7-2015)

14.137. OTHER DEVELOPMENT STANDARDS.

- A. The following development standards are applicable within the Neighborhood Greenway Overlay Zone.

- 1. Exterior lighting.

All uses shall comply with applicable lighting standards in Section 3.128.
(Section 14.137.A.1 amended by Ord 19-05, 6-17-2019)

- 2. Fences.

Fences located between the River Trail and the Columbia River shall not exceed a height of three (3) feet.

(Section 14.137 added by Ordinance 15-09, 12-7-2015)

14.138. LANDSCAPING.

Landscaping is required in the Neighborhood Greenway Overlay Zone in accordance with the provisions in this Section and those in Section 3.120 to 3.125. 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 for multi-family dwellings and/or development other than single-family or two-family dwellings. Single-family, two-family dwellings, and Accessory Dwelling Units are not subject to the landscaping standards except as noted.

(Section 14.138 amended by Ordinance 21-02, 2-16-21)

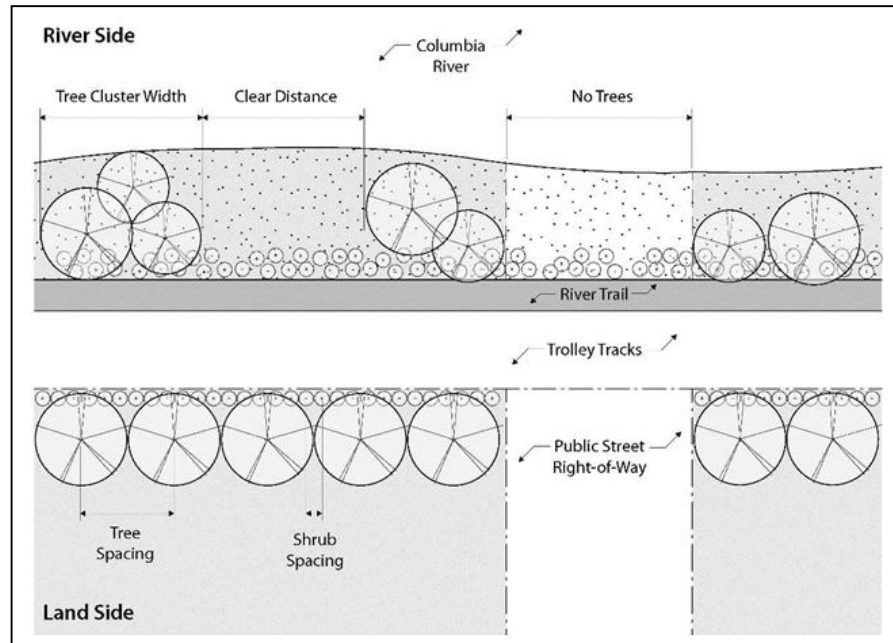
A. River Side and/or Riparian Standards.

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.A amended by Ord 19-06, 7-1-2019)

1. Height and Spacing.
 - a. Maximum shrub height is 30 inches.
 - b. Maximum width of clusters of trees is 30 feet.
 - c. Clusters of trees shall have a minimum of 50 feet clear between branches at maturity.
 - d. 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 feet centered on the right-of-way centerline.
 - e. Trees shall not exceed 25 feet in height at maturity
 - f. Maximum height of fences is three (3) feet.

Figure 14.138-1: River Side/Riparian Landscaping



2. Native Plants.

See Section 3.125 concerning use of native plants and list of recommended native plants.

3. Landscaping Credits for Non-Vegetation Features.

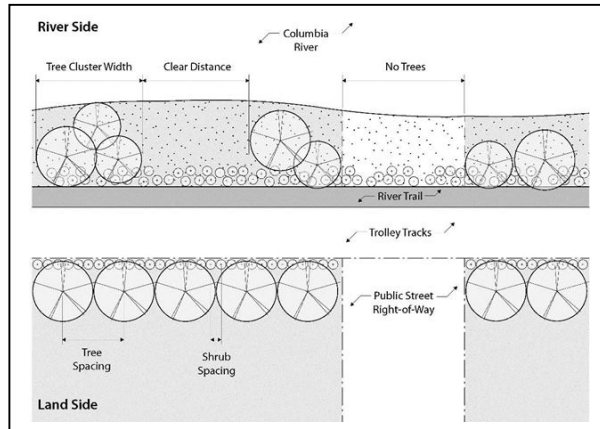
- a. The Community Development Director may approve non-vegetative features to account for up to 40% of required landscaping when the features consist of hardscaped pedestrian-oriented areas (e.g., courtyards, plazas). Permeable paving and other stormwater management techniques are encouraged in the design of these areas.
- b. An application proposing more than 40% of required landscaping be credited by non-vegetative features is subject to approval in accordance with procedures in Article 9 and Article 12.
- c. 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.

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 14.138.B.1 added by Ord 19-06, 7-1-2019)

2. Parking Area Landscaping.
 - a. 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.
 - b. Landscaping shall minimize pedestrian exposure to parking lots with a hedge or a decorative fence that is 36" to 42" high.
 - c. Maximum tree height and width in parking areas shall be 15 feet at maturity.
3. Landscaping Credits for Non-Vegetation Features.
 - a. The Community Development Director may approve non-vegetative features to account for up to 25% of required landscaping when the features consist of the following:
 - (1) Hardscaped pedestrian-oriented areas (e.g., courtyards, plazas); and/or
 - (2) At least one of the following amenities meeting the City approved design within the public right-of-way and/or River Trail right-of-way:
 - (a) bike rack
 - (b) bench
 - (c) table
 - (d) drinking fountain
 - (e) directional or interpretive/information signage

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- (f) trash or recycling container
- (g) lighting
- (h) restroom

Permeable paving and other stormwater management techniques are encouraged in the design of these areas.

- b. 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.
- c. 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.

C. Street Trees.

Street trees planted within the right-of-way along either side of the street in the Neighborhood Greenway Overlay Zone shall be planted in accordance with the provisions in this Section.

This Section shall apply to all street trees planted including those for single-family, two-family dwellings, and Accessory Dwelling Units.
(Section 14.138.C amended by Ordinance 21-02, 2-16-21)

- 1. Spacing should be 30 feet on center, depending on species and branching habit.
- 2. Minimum size of deciduous trees should be 2" caliper, with an upright form.
- 3. Mature branching height should be a minimum of 15 feet.
- 4. 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.

(Section 14.138 added by Ordinance 15-09, 12-7-2015)