

UTO: UNIONTOWN OVERLAY ZONE

14.145. PURPOSE.

The purpose of the Uniontown Overlay Zone is to implement the land use principles of the Astoria Uniontown Reborn Master Plan, dated *[plan adoption date]* and address policy direction from the Astoria Planning Commission and City Council for this area. The Uniontown Overlay (UTO) Zone is intended to meet and balance multiple objectives, including creating an attractive western gateway into the City; developing a pedestrian-friendly commercial district; expanding the tree canopy and enhancing site landscaping; encouraging design of new or rehabilitated buildings that respects the character of the City and the Uniontown-Alameda National Register Historic District; and allowing a mix of uses that support a vibrant commercial corridor, new investment, and employment opportunities. The boundaries of the UTO Zone are depicted on the City's Zoning Map.

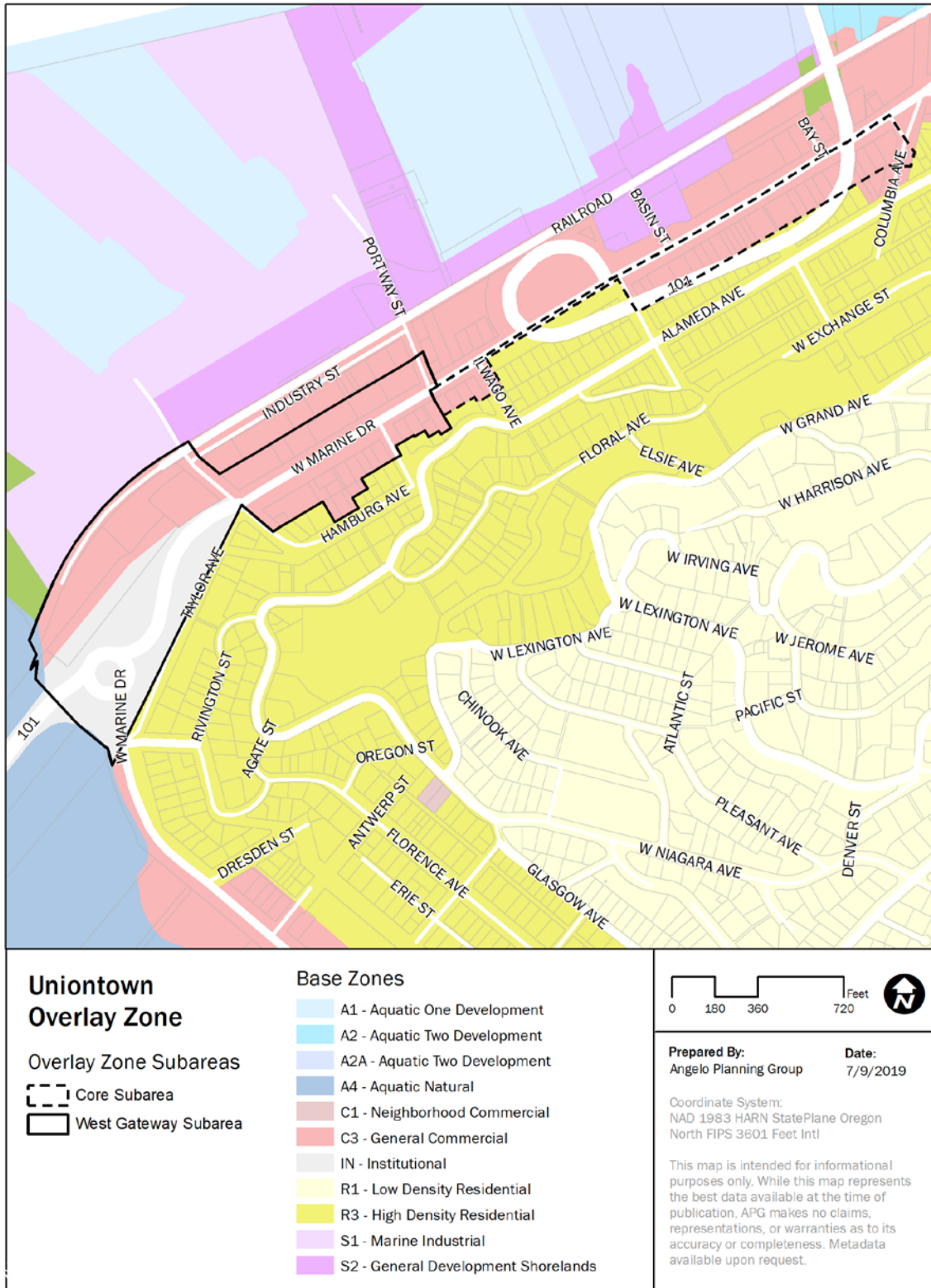
(Section 14.145 added by Ord 19-11, 10-7-2019)

14.147. APPLICABILITY AND REVIEW PROCEDURES.

A. Applicability

The provisions in Sections 14.145 to 14.163 apply to all uses in all areas of the Uniontown Overlay Zone unless indicated otherwise in the code.

Figure 14.147-1: Overlay Zone Boundaries and Subareas



The provisions of the Uniontown Overlay Zone shall apply to all new construction or major renovation, where "major renovation" is defined as construction valued at 25% or more of the assessed value of the existing structure, unless otherwise specified by the provisions in this Section. Applications in the Uniontown Overlay Zone shall be reviewed in a public design review process subject to the standards and guidelines in Sections 14.145 to 14.163.

B. 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 Uniontown 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 Uniontown Overlay Zone shall be completed by the Design Review Commission.

(Section 14.147 added by Ord 19-11, 10-7-2019)

14.149. PERMITTED USES.

The following uses and activities and their accessory uses and activities are permitted outright in the Uniontown Overlay Zone, in addition to uses permitted outright in the base zone identified in Article 2, and subject to the other appropriate development provisions of this Section.

1. Existing motels and their expansion and reconstruction if destroyed.
2. Dwellings in a new or existing structure:
 - a. Located above or below the first floor with commercial facilities on the first floor of the structure.
 - b. Located in the rear of the first floor with commercial facilities in the front portion of the structure.
3. Light manufacturing with a retail component.
 - a. Facilities of maximum 2,000 square feet shall have a retail component of minimum 60 square feet;
 - b. Facilities greater than 2,000 square feet shall have a retail component of minimum 144 square feet.

4. Residential Home.
5. Residential Facility.

(Section 14.149 added by Ord 19-11, 10-7-2019)

14.150. USES PROHIBITED.

A. West Gateway Subarea.

The following uses and activities and their accessory uses and activities are prohibited in the West Gateway Subarea (Figure 14.147-1) in the Uniontown Overlay Zone. Permitted uses are identified in the base zones in Article 2 and in Section 14.105.A of this ordinance.

1. Light manufacturing without a retail component.
2. Communication service establishment.
3. Construction service establishment.
4. Transportation service establishment.
5. Recycling establishment.
6. Wholesale trade or warehouse establishment.
7. Motel, hotel, bed and breakfast, inn or other tourist lodging facility and associated uses
8. Automotive sales.

B. Core Subarea.

The following uses and activities and their accessory uses and activities are prohibited in the Core Subarea (Figure 14.147-1) in the Uniontown Overlay Zone. Permitted uses are identified in the base zones in Article 2 and in Section 14.105.A of this ordinance.

1. Automotive sales and services.
2. Drive-through facilities.
3. Gasoline services stations.
4. Repair service establishment not allowed as an Outright Use.
5. Light manufacturing without a retail component.
6. Construction service establishment.
7. Communication service establishment.
8. Transportation service establishment.
9. Recycling establishment.
10. Wholesale trade or warehouse establishment.
11. Motel, hotel, bed and breakfast, inn or other tourist lodging facility and associated uses

(Section 14.150 added by Ord 19-11, 10-7-2019)

14.152. DEVELOPMENT STANDARDS.

The following development standards apply to development in the Uniontown Overlay Zone.

A. Height.

1. Maximum building height is 35 feet except as noted in subsection A.2 of this section.
2. Building height up to 45 feet is permitted when building stories above 28 feet are stepped back at least 10 feet in accordance with Section 14.152.C.
3. Exceptions to building height restrictions may be granted through provisions in Section 3.075.

B. Setbacks.

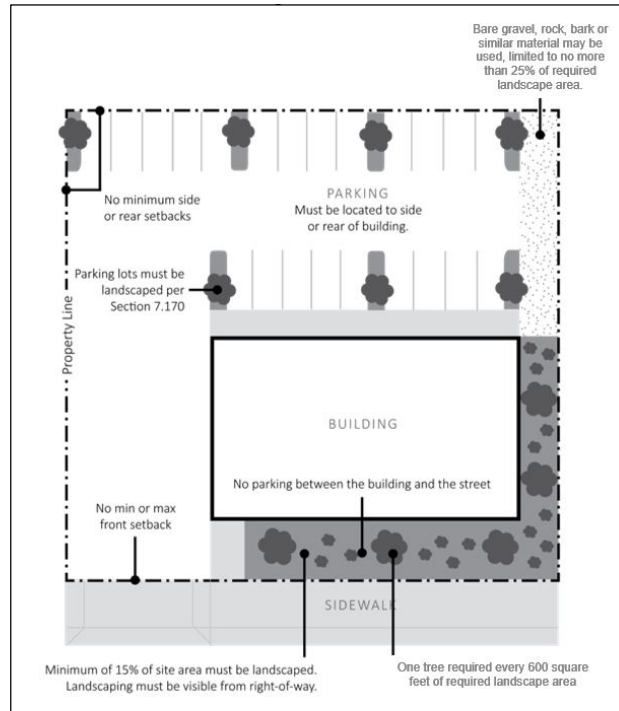
Setback standards apply only to new development approved as of January 1, 2020 or additions to existing buildings.

1. West Gateway Subarea.

- a. No minimum or maximum front setback standards apply to developments in the West Gateway Subarea.
- b. Where buildings are set back from the street more than 5 feet, the setback area:
 - 1) Shall be landscaped according to the standards of Section 14.160; and/or
 - 2) Shall include a pedestrian walkway, plaza, courtyard, or other pedestrian-oriented amenity or public gathering space.
- c. Adjacent to the River Trail.
 - 1) The minimum setback adjacent to the River Trail shall be 10 feet on the south side of the trail

- 2) The setback area shall be landscaped according to the standards of Section 14.160; and/or shall include a pedestrian walkway, plaza, courtyard, or other pedestrian-oriented amenity or public gathering space.

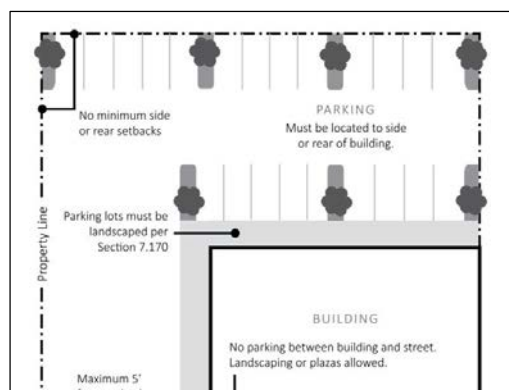
Figure 14.152-1: Building Setbacks in the West Gateway Subarea



- d. The maximum setback for yards fronting W Marine Drive in the Uniontown Overlay Zone shall be five (5) feet (see Figure 14.152-2).
- e. Allowed Extensions of Maximum Setbacks.

The maximum setback for yards fronting a public right-of-way in the Uniontown Overlay Zone may be extended to 20 feet for up to 50% of the building facade if the setback is used for a walkway, plaza, courtyard, or other pedestrian-oriented amenity or public gathering space.

Figure 14.152-2: Building Setbacks in the Core Subarea



C. Stepbacks.

1. Purpose.

The purpose of a stepback is to allow for less obstructed views from above the building and to create a less imposing building scale as viewed from the right-of-way or parallel/adjacent trail. A stepback is also designed to allow more light down to the adjacent or fronting right-of-way, sidewalk, or trail.

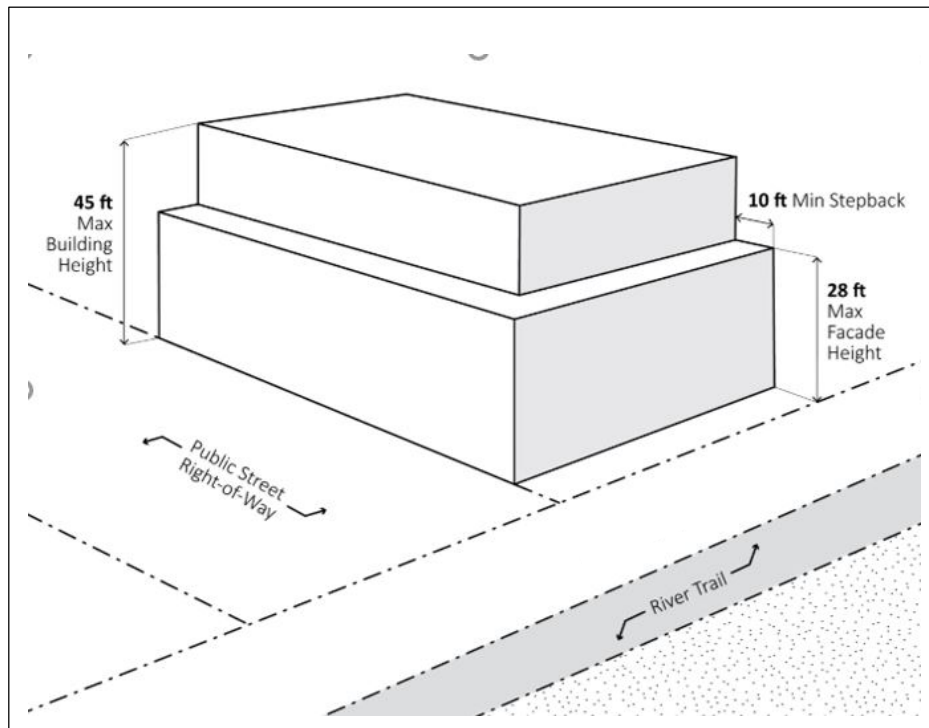
2. Additional Building Height.

Where the height of a building or building addition is proposed to exceed 35 feet, at least that portion of the building exceeding 28 feet or two stories, whichever is less, shall provide a stepback of at least 10 feet from the plane of the proposed building or building addition that faces the right- of-way or River Trail (see Figure 14.152.-3).

Balcony railings constructed to a maximum height of 28' are not encroachments when the building facade above the top of rail is stepbacked 10'.

For construction adjacent to the River Trail, balconies and/or fixed awnings shall not encroach into the required 10-foot stepback area; buildings shall be stepped back further in order to accommodate balconies and/or fixed awnings.

Figure 14.152-3: Building Stepbacks



(Section 14.152 added by Ord 19-11, 10-7-2019)

14.155. UNDERGROUND UTILITIES

This provision shall apply only to utility lines to be installed for new construction. Utility lines, including, but not limited to, electricity, communications, street lighting and cable television, shall be required to be placed underground. Appurtenances and associated equipment such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets may be placed above the ground, and shall be screened by sight obscuring fences and/or dense landscape buffers. The Design Review Committee may waive the requirements of this section if topographical, soil, or other conditions make such underground installations or screening of above ground equipment unreasonable or impractical. The applicant shall make all necessary arrangements with the serving utility or agency for underground installations provided hereunder; all such installations shall be made in accordance with the tariff provisions of the utility, as prescribed by the State Public Utilities Commission.

(Section 14.155 added by Ord 19-11, 10-7-2019)

14.158. DESIGN STANDARDS AND GUIDELINES

A. Applicability and Review.

The following design standards and guidelines 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. Applications in the Uniontown Overlay Zone shall be reviewed in a public design review process subject to the standards and guidelines in Sections 14.145 to 14.163.

Some of the following design standards and guidelines apply to all uses. Other standards and guidelines are differentiated by non-industrial uses and industrial uses. For the purposes of these Sections, industrial uses include the following as further defined in Section 1.400 of the Development Code:

1. Light manufacturing with a retail component.

Non-industrial uses include all other uses that are permitted outright or conditionally in the C-3 zone in the Uniontown Overlay Zone.

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 (Figure 14.158-1). 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 14.158-1: Screening Waste Disposal, Outdoor Storage, and Utility/Mechanical Equipment



2. Guidelines for All New Construction.

- a. The design of new construction 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 Conflicts within the Code.
- c. Building forms should be simple single geometric shapes, e.g. square, rectangular, triangular (Figure 14.158-2).

Figure 14.158-2: 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 (Figure 14.158-2).
 - 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 30 feet for all building facades visible from a public right-of-way or River Trail. (Figure 14.158-3)

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 14.158-3: 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 14.158-4). 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 (1) 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 three (3) inches.

Figure 14.158-4: Base, Middle & Top of Building



c. Parking Location.

Parking and vehicle maneuvering areas shall not be located between the front building facade and the front property line, or between a building facade facing the River Trail and the property line adjacent to the River Trail.

Parking shall be permitted between a building and an interior lot line that is not a rear lot line, provided the following standards are met:

- 1) Where surface parking or maneuvering areas are located adjacent to a right-of-way or the River Trail, a minimum 5-foot-wide landscaped strip shall be provided between the parking and maneuvering area and the right-of-way or River Trail. The landscaped strip shall be planted with trees spaced not more than 30 feet on center and with a mix of shrubs and ground cover. Additional standards for landscaping in parking areas are found in Section 3.120, 7.170, and 14.120.B.
- 2) Parking and maneuvering areas, including accessways and driveways, must not exceed 40 percent of a lot frontage.

4. Guidelines for Non-Industrial Uses

a. Compatibility with Historic Buildings.

- 1) 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.

- 2) 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.
- 3) The location, size, and design of windows and doors in non- industrial buildings should be compatible with historic structures visible from the public right-of-way within three blocks of the development site.
- 4) Development should be designed so that structures are not substantially different in character from adjacent buildings, in terms of size, mass, or architectural form.

C. Roof Form and Materials.

1. Roof Form Standards for All Uses.

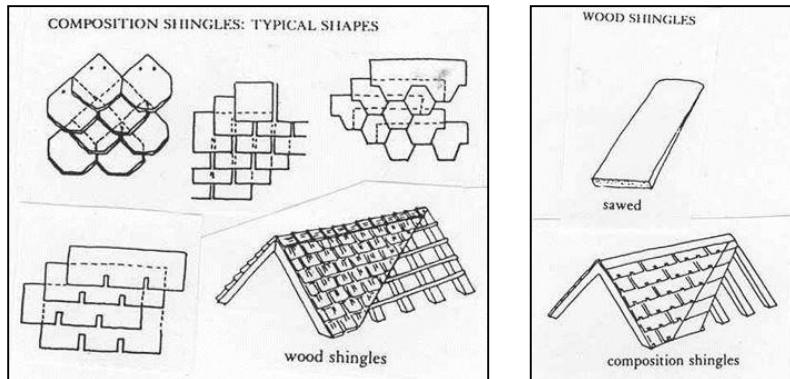
The following roof forms are prohibited:

- a. False mansard or other applied forms; and
- b. Dome skylights.

2. Roof Materials Standards for All Uses.

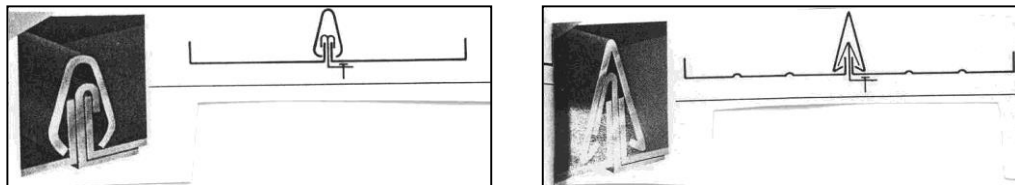
- a. Buildings shall be constructed or reconstructed with one of the following roofing materials:
 - 1) Cedar shingle (Figure 14.158-5);
 - 2) Composition roofing (Figure 14.158-5); or
 - 3) Materials cited in Section 14.158.C.4 or Section 14.158.C.6.

Figure 14.158-5: Roofing Materials



- b. The following roofing materials are prohibited for all types of buildings:
- 1) High profile standing seam metal roof (Figure 14.158-6); and
 - 2) Brightly colored roofing material.

Figure 14.158-6: Low ($3/8'' \times 1''$) and High ($1/4'' \times 1-1/4''$) Roof Seams



- c. Roofing materials shall be gray, brown, black, deep red, or another subdued color.
3. Roof Form Standards for Non-Industrial Uses
- Buildings for non-industrial uses shall include one of the following roof forms:
- a. Single gable with low pitch; or
 - b. Repetitive gable with steep pitch; or
 - c. Flat or gable roof behind parapet wall (Figure 14.158-7).

Figure 14.158-7: Non-Industrial Building, Flat Roof Behind Parapet Wall



4. Roof Materials Standards for Non-Industrial Uses.

Buildings for non-industrial uses shall be constructed or reconstructed with one of the following roofing materials:

- a. Materials cited in Section 14.158.C.2; or
- b. Built-up roofing materials.

5. Roof Form Standards for Industrial Uses.

Buildings for industrial uses shall include the following roof forms:

- a. Single gable with low pitch; or
- b. Repetitive gable with steep pitch (Figure 14.158-8 and Figure 14.158-9); and
- c. Shallow eaves (Figure 14.158-9).

Figure 14.158-8: Roof Pitches

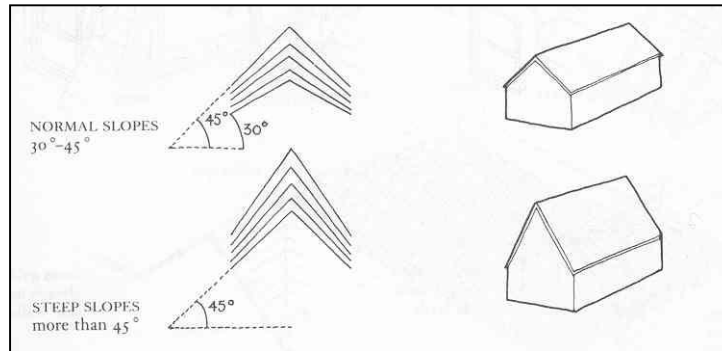


Figure 14.158-9: Industrial Building, Multiple Gables, Monitor Roof, and Shallow Eaves



6. Roof Materials Standards for Industrial Uses.

Buildings shall be constructed or reconstructed with one of the following roofing materials:

- a. Materials cited in Section 14.158.C.2; or
- b. Galvanized corrugated metal; or
- c. Low profile standing seam, metal roof (Figure 14.158-6); or
- d. Roll down.

7. Roof Form Guidelines for Non-Industrial Uses.

Buildings for non-industrial uses may also include the following roof forms or features:

- a. Structural skylights

- b. Shallow eaves behind parapet wall

8. Roof Form Guidelines for Industrial Uses.

Buildings for industrial uses may also include one or more of the following roof forms or features:

- a. Small shed roof dormers
- b. Monitor roof on ridge line (Figure 14.158-9)
- c. Flat panel skylights or roof window

D. Doors.

1. Standards for All Uses.

The following types of doors and door treatments are prohibited:

- a. Automatic sliding doors;
- b. Primary entry doors raised more than three feet above sidewalk level;
- c. Doors flush with building facade;
- d. Clear anodized aluminum frames; and
- e. Reflective, opaque, or tinted glazing.

2. Guideline for All Uses.

Building lighting should emphasize entrances.

3. Standards for Non-Industrial Uses.

- a. Solid metal or wood doors with small or no windows are prohibited.
- b. Doors with a minimum of 50% of the door area that is glass are required.

4. Guidelines for Non-Industrial Uses.

- a. Doors should be recessed (Figures 14.158-10 and 14.158-11).

- b. Large cafe or restaurant doors that open the street to the interior by pivoting, sliding, or rolling up overhead are encouraged (Figure 14.158-10).
- c. Well-detailed or ornate door hardware is encouraged (Figure 14.158-11).
- d. Contemporary hardware should be compatible with the design of the door.
- e. Transom, side lites, or other door/window combinations are encouraged (Figure 14.158-11).
- f. Doors combined with special architectural detailing are encouraged.
- g. Double or multiple door entries are encouraged (Figure 14.158-11).

Figure 14.158-10: Roll-Up Doors and Recessed Doors



Examples of doors recommended: roll up doors to create open space into the buildings, recessed door

Figure 14.158-11: Recessed Doors, Contemporary Door Hardware, Single/Double Doors, Side Lites, and Transom Windows



E. Windows.

1. Coverage Standards for All Uses.

- a. All building facades visible from a public right-of-way or the River Trail shall have windows or other openings in the facade, except as noted in subsection E.1.b of this section. Blank walls on any facades visible from the right-of-way or River Trail for any type of use are prohibited.
- b. Exception for elevator shafts.

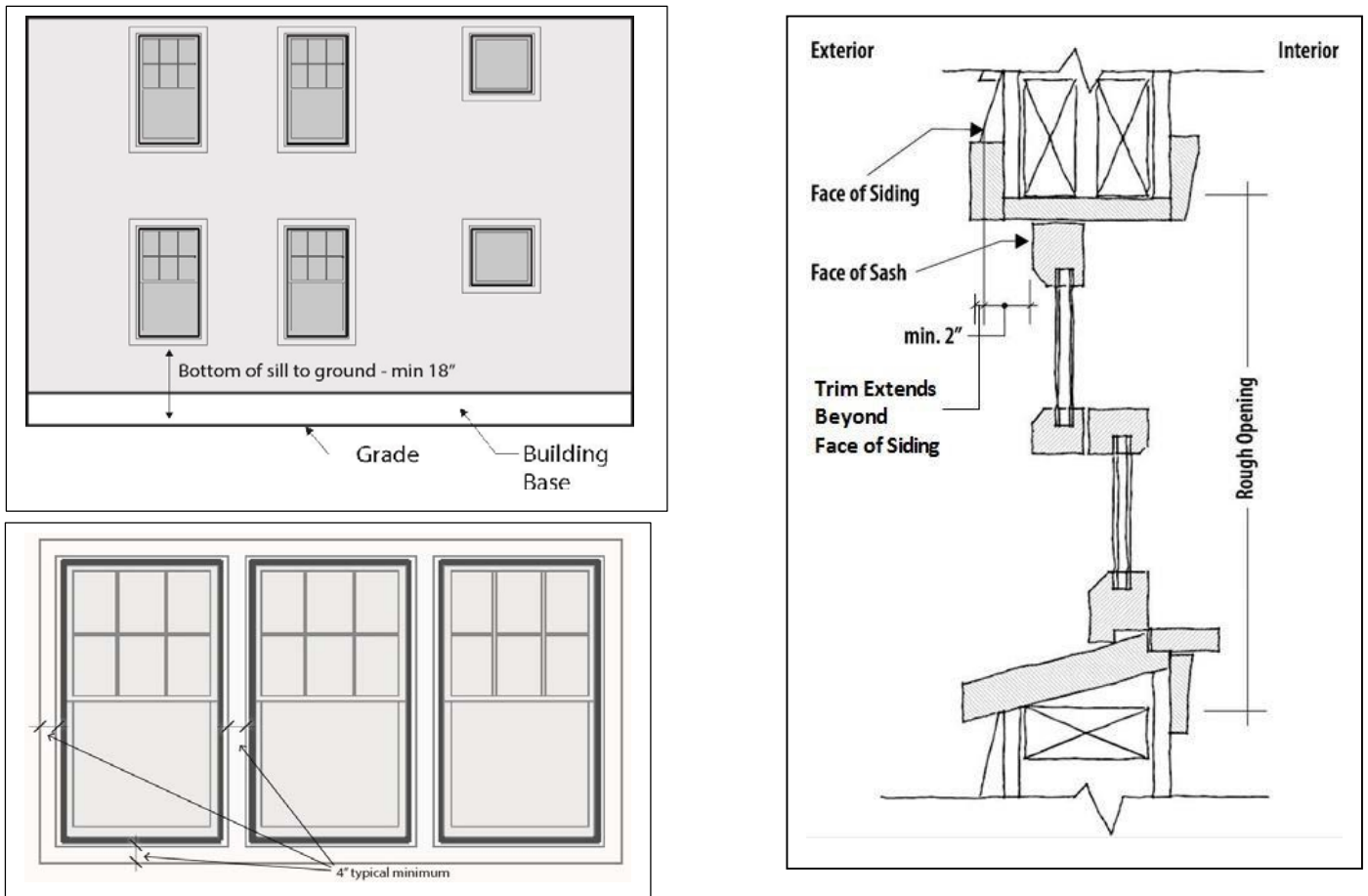
An exception to the window coverage percentage standard may be allowed for the portion of a building facade that includes an elevator shaft with the inclusion of architectural detail / design features in amounts equal to the minimum window coverage requirement. Such architectural details shall include but not be limited to a change in material, horizontal projections, engaged columns or pilasters, belt course, moldings, clock, or other similar features to avoid blank walls.

2. Design Standards for All Uses.

- a. 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. Exceptions may be granted.

- 2) Windows shall be recessed a minimum distance of two (2) inches from the facade siding 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.

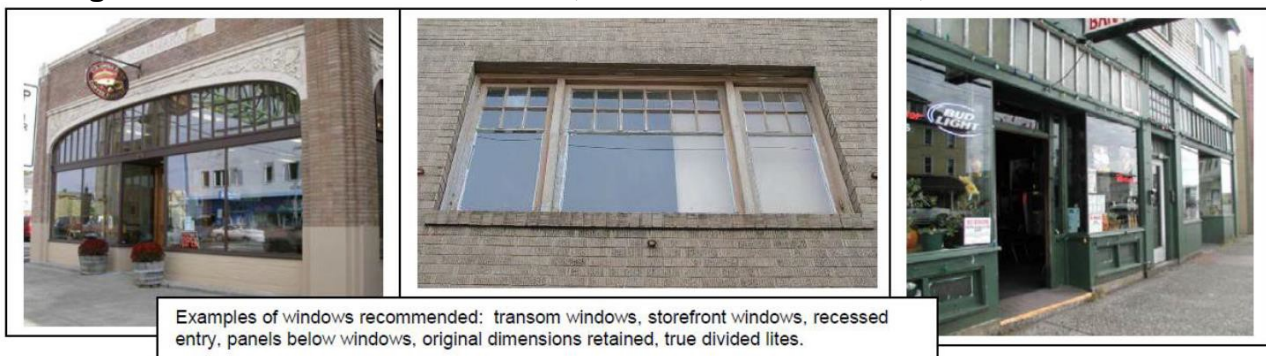
Figure 14.158-12: Window Detailing – Trim and casement location and dimensions



- b. Window types. Windows shall be one of the following types:
 - 1) Ground floor windows that provide a view into the use, whether fixed or operable;
 - 2) Upper story windows that open into the interior of the building;
 - 3) Transom windows, fixed or operable, located above doors or windows directly below them;
- c. The following types of windows or window treatments are prohibited:

- 1) Residential-styled window bays;
 - 2) Half-round windows;
 - 3) Tinted and/or reflective glass;
 - 4) Sliding windows;
 - 5) Vinyl windows; and
 - 6) Blocked-out windows; and
 - 7) Windows that extend beyond the plane of the building facade.
3. Design Guidelines for All Uses.
- a. Windows, including transoms on existing buildings, should retain their original size and location as part of renovation activities.
 - b. Windows that open by pivoting, casement, single hung, or other shuttering are encouraged.
 - c. Painted wood or stucco panels or tile clad panels below windows are encouraged (Figure 14.158-13).
 - d. Clear glass is encouraged.
 - e. True divided lites are encouraged (Figure 14.158-13). Simulated divided lites shall have exterior muntins to create exterior shadow lines.
 - f. Boldly articulated window and storefront trim are encouraged.

Figure 14.158-13: Transom Windows, Panels Below Windows, and True Divided Lites



4. Coverage Standards for Non-Industrial Uses.

a. West Gateway Subarea.

At least 40% of the ground-floor facades of non-industrial uses visible from a right-of-way and/or River Trail shall be covered by windows. At least 30% of the upper-floor facades visible from a right-of-way and/or River Trail shall be covered by windows, except as noted in subsection E.4.c of this section.

b. Core Subarea.

At least 50% of the ground-floor facades of non-industrial uses visible from a right-of-way and/or River Trail shall be covered by windows. At least 30% of the upper-floor facades visible from a right-of-way and/or River Trail shall be covered by windows, except as noted in subsection E.4.c of this section.

c. Exception for elevator shafts.

An exception to the window percentage 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 change in material, horizontal projections, engaged columns or pilasters, belt course, moldings, clock, or other similar features to avoid blank walls.

5. Coverage Standards for Industrial Uses.

- a. All facades of buildings for industrial uses in the Uniontown Overlay Zone that are visible from a public right-of-way and/or River Trail, and/or the Columbia River shall have windows. However, buildings for industrial uses are not subject to minimum window area requirements.
- b. Buildings for industrial uses are not required to have ground floor windows but shall have, at the least, clerestory or transom windows on the upper story facades or above a height of 14 feet.

F. Siding and Wall Treatment.

1. Standards for All Uses.

The following types of siding and wall materials and treatments are prohibited:

- a. Cladding materials such as corrugated metal panels or spandrel glass;

- b. Panels that are poorly detailed or do not have detailing;
- c. Neon or other fluorescent colors;
- d. Bright or primary wall colors for the entire wall surface;
- e. Flagstone, simulated river rock, or other similar veneer cladding;
- f. Painted brick; and
- g. Non-durable materials such as synthetic stucco or shingles at the ground floor.
- h. Textured fiber cement siding. Smooth fiber cement siding is allowed.

2. Guidelines for All Uses.

- a. Variations in wall cladding materials and patterns consistent with historic patterns are encouraged (Figure 14.158-14).
- b. Natural or subdued building colors are encouraged (Figure 14.158-14).
- c. Bright colors may be used for accent trim, not to exceed 15% of the area of any facade.
- d. Durable materials such as brick, stucco, granite, pre-cast concrete, board and batten, or horizontal wood siding should be used (Figure 14.158-14). These materials include galvanized corrugated metal on buildings for industrial uses.
- e. Architectural wall features such as belt courses, pilasters, and medallions are encouraged.

Figure 14.158-14: Siding Variety and Compatible Materials and Colors



Examples of recommended siding: variety and compatible materials and colors.

G. Awnings.

1. Standards for Types of Awnings and Treatments.
 - a. Awnings over building entries shall be a minimum of 5 feet deep. Awnings over windows shall be a minimum of 3 feet deep. The bottom of all awnings shall be 8 to 12 feet above grade.
 - b. The following types of awnings and awning treatments are prohibited:
 - 1) Fixed “bubble shaped” awnings (Figure 14.158-15); and
 - 2) Awnings lit internally.
2. Guidelines for Types of Awnings and Treatments.
 - a. Vinyl or other non-compatible material awnings are discouraged (Figure 14.158-15).

Figure 14.158-15: Prohibited and Discouraged Awning Types and Treatments



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 stepback areas.

H. Lighting.

1. Standards for Lighting Types and Treatments for All Uses.

The following lighting types or treatments are prohibited:

- a. Neon silhouette accent lighting;
- b. Fluorescent tube lighting;
- c. Security spotlight;

- d. Signs lit by lights containing exposed electrical conduit, junction boxes, or other electrical infrastructure; and
 - e. Up-lighting that shines into the sky or light that shines into other properties or rights-of-way.
2. Standards Regarding Lighting Glare for All Uses.
- All uses shall comply with applicable lighting standards in Section 3.128.
3. Guidelines Regarding Wall-Washing Light.
- Wall-washing lighting fixtures should be concealed and integrated into the design of buildings or landscape walls and stairways (Figure 14.158-16). Wall-washing lighting should be designed to minimize light directed upwards into the night sky.
4. Guidelines for Lighting Types and Treatments for Non-Industrial Uses.
- The following lighting types or treatments are encouraged.
- a. Decorative lighting integrated with architecture.
 - b. Historic street lamps along walks and parking lots.
5. Guidelines for Lighting Types and Treatments for Industrial Uses.
- The following lighting types or treatments are encouraged.
- a. Industrial pan light with goose neck.
 - b. Low bollard lighting.

Figure 14.158-16: Downward and Diffused Lighting, Wall-Washing Lighting



I. Signs.

Signs in the Uniontown Overlay Zone are subject to the requirements in Article 8 (Sign Regulations) of the Astoria Development Code. The following additional standards and guidelines apply to signs in the Uniontown Overlay Zone.

1. Sign Standards for All Uses.

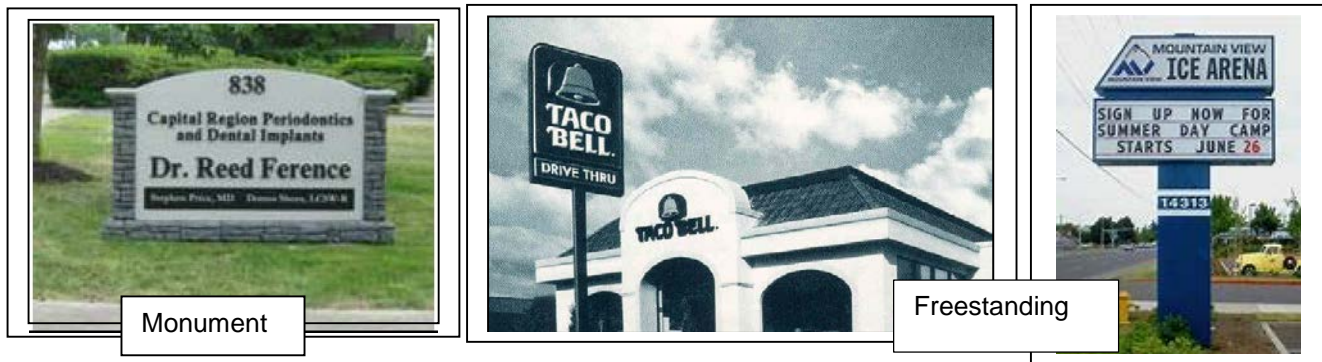
- a. Monument signs (Figure 14.158-17) are allowed up to a maximum of 32 square feet.
- b. Monument signs shall be a maximum of five (5) feet tall.
- c. Monument signs shall be constructed from materials that are consistent with the historic character of the area, including wood, brick, stone, and metal.
- d. Freestanding signs are prohibited (Figure 14.158-17).

2. Sign Guidelines for All Uses.

The following sign types are encouraged.

- a. Hanging blade signs.
- b. Signs painted on building facade.
- c. Signs applied to building facade.
- d. Front lit.
- e. Graphics historic in character.

Figure 14.158-17: Monument Signs and Freestanding Signs



(Section 14.158 added by Ord 19-11, 10-7-2019)

14.160. LANDSCAPING.

Landscaping is required in the Uniontown Overlay Zone in accordance with the provisions in this Section and those in Sections 3.120 to 3.125, and 7.170. 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.

A. Minimum Landscaped Area.

1. West Gateway Subarea.

- a. A minimum landscaped area of 15 percent of the total lot area shall be provided in the West Gateway Subarea in accordance with according to the standards of Section 14.160.B.
- b. Landscape areas must be visible from the public right-of-way and/or River Trail to count toward the minimum landscape area requirement.

2. Core Subarea.

No minimum landscaped area shall be required in the Core Subarea. Parking lots shall be landscaped in accordance with Section 7.170 and Section 3.105 through 3.120.

B. Landscape Standards.

Where landscaping is provided, the following minimum planting and coverage standards shall apply. These standards apply in addition to the landscaping standards of Section 3.105 and Section 3.125.

1. One (1) tree shall be provided for every 600 square feet of required landscaped area.
2. One (1) evergreen shrub having a minimum mature height of 48 inches shall be provided for every 400 square feet of required landscaped area.
3. All landscape areas, whether required or not, that are not planted with trees and shrubs or covered with allowable non-plant material, shall have ground cover plants that are sized and spaced to achieve plant coverage of not less than 75 percent at maturity.
4. Bark dust, chips, aggregate, or other non-plant ground covers may be used, but shall cover not more than 25 percent of any landscape area. Non-plant ground covers cannot be a substitute for required ground cover plants.

5. Adjacent to the River Trail - Land Side or Upland Standards

The following standards apply to landscaping along the frontage of parcels abutting the River Trail to the south.

- a. Maximum spacing of trees.
 - 1) 20 feet on center for non-industrial uses
 - 2) 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

6. 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:
 - a) bike rack
 - b) bench
 - c) table
 - d) drinking fountain
 - e) directional or interpretive/information signage
 - f) trash or recycling container
 - g) lighting

h) restroom

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 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 shall be planted within the right-of-way along both sides of the street on all streets in the Uniontown Overlay Zone in accordance with the provisions in this Section 14.160.C.

- 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 14.160 added by Ord 19-11, 10-7-2019)

14.163. OFF-STREET PARKING.

In the Uniontown Overlay Zone, the following provisions apply to parking requirements established in Article 7 of this Code.

A. Reductions.

Minimum number of parking spaces required in Section 7.100 may be reduced by 50% or by 10 spaces, whichever is less, for uses with less than 5,000 square feet of gross floor area. Reductions meeting these requirements shall be processed as a Type I Administrative Permit.

B. Exceptions.

Exemptions from minimum number of parking spaces required in Section 7.100 are permitted under the following conditions:

1. Existing buildings that cover the majority area of the site with insufficient open area for off-street parking spaces; and/or
2. Building expansions of 10% or less which do not decrease available off-street parking spaces on the site; and
3. Exemptions shall be processed as a Type I Administrative Permit. Exceptions from off-street parking that do not meet the above criteria shall be processed as a Variance in accordance with Article 12.

(Section 14.163 added by Ord 19-11, 10-7-2019)