

UCO: URBAN CORE OVERLAY ZONE

14.175. PURPOSE.

The purpose of the Urban Core Overlay Zone is to implement the land use principles of the Astoria Riverfront Vision Plan, dated December 2009, as they pertain to the Urban Core Area. The Urban Core Overlay (UCO) Zone is intended to meet and balance multiple objectives, including promoting the urban character of the area and allowing for dense development; encouraging design of new or rehabilitated buildings that respects Astoria's character; protecting views of and access to the Columbia River; creating intimate open spaces and gathering places within new developments; maximizing existing open areas over the water; and allowing for a mix of commercial, residential, and water dependent uses that supports the downtown core. The UCO Zone extends from approximately 2nd Street to 16th Street, from the pierhead line to Marine Drive, and to Commercial Street between 8th and 16th Streets, as shown in the City's Zoning Map.

*(Section 14.175 added by Ord 20-02, 1-21-2020)*

14.178. APPLICABILITY AND REVIEW PROCEDURES.

- A. The provisions in Sections 14.175 to 14.200 apply to all uses in all areas of the Urban Core Overlay Zone unless indicated otherwise in Table 14.178-1T and in the individual sections.
- B. The provisions of the Urban Core 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.
- C. Applications in the Urban Core Overlay Zone shall be reviewed in a public design review process subject to the standards and guidelines in Sections 14.175 to 14.200.

**Table 14.178-1T: Applicability of Urban Core Overlay Zone Code Sections**

<b>Code Section</b>	<b>Applicability</b>
Section 14.180 Uses Prohibited for Overwater Development	<ul style="list-style-type: none"><li>• Aquatic Zones</li></ul>
Section 14.183 Standards for Overwater Development	Limitation Areas (Figure 14.178-1) – overwater and land north of the River Trail Minimum Setbacks <ul style="list-style-type: none"><li>• North/south Rights-of-way between Marine Drive and Columbia River</li><li>• Adjacent to River Trail</li></ul>

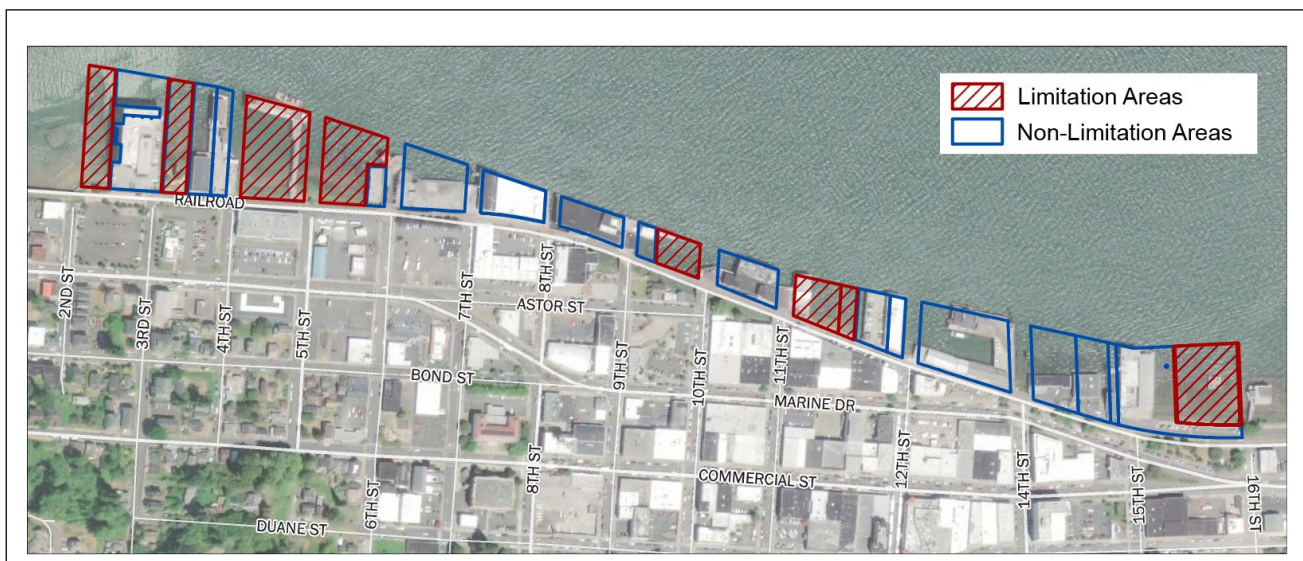
City of Astoria  
Development Code

UCO 14.178

Code Section	Applicability
Section 14.185 Uses Permitted for On-Land Development	<ul style="list-style-type: none"> <li>• C-3 and C-4 Zones</li> </ul>
Section 14.188 Uses Prohibited for On-Land Development	<ul style="list-style-type: none"> <li>• C-3 and C-4 Zones</li> </ul>
Section 14.190 Standards for On-Land Development	<p>Minimum Setbacks</p> <ul style="list-style-type: none"> <li>• North/south Rights-of-way between Marine Drive / Commercial Street and Columbia River</li> <li>• Adjacent to River Trail</li> <li>• Adjacent to Marine Drive and Other Rights-of-Way Parallel to Marine Drive (except River Trail)</li> </ul> <p>Maximum Setbacks</p> <ul style="list-style-type: none"> <li>• Adjacent to Marine Drive and Parallel Rights-of-Way</li> </ul> <p>Stepbacks</p> <ul style="list-style-type: none"> <li>• All Overlay Zone Adjacent to Rights-of-Way and River Trail</li> </ul> <p>Size</p> <ul style="list-style-type: none"> <li>• All Overlay Zone</li> </ul>
Section 14.195 Design Guidelines and Standards	<p>Building Style and Form</p> <ul style="list-style-type: none"> <li>• Standards for Projecting Wall-Mounted Mechanical Units Visible from Public Right-of-Way or River Trail</li> <li>• Guidelines for All Uses, All Overlay Zone</li> </ul> <p>Roof Form and Materials</p> <ul style="list-style-type: none"> <li>• Form Standards for All Uses</li> <li>• Materials Standards for All Uses</li> <li>• Form Standards for Non-Industrial Uses</li> <li>• Form Standards and Guidelines for Industrial Uses</li> </ul> <p>Doors</p> <ul style="list-style-type: none"> <li>• Standards for All Uses</li> <li>• Guidelines for All Uses</li> <li>• Standards for Non-Industrial Uses</li> <li>• Guidelines for Non-Industrial Uses</li> </ul> <p>Windows</p> <ul style="list-style-type: none"> <li>• Coverage Standards for All Uses</li> <li>• Design Standards for All Uses</li> <li>• Design Guidelines for All Uses</li> <li>• Coverage Standards for Non-Industrial Uses</li> <li>• Coverage Standards for Industrial Uses</li> </ul> <p>Siding and Wall Treatment</p> <ul style="list-style-type: none"> <li>• Standards for All Uses</li> <li>• Guidelines for All Uses</li> </ul> <p>Awnings</p> <ul style="list-style-type: none"> <li>• Standards for Types of Awnings/Treatments for All Uses</li> <li>• Guidelines for Types of Awnings/Treatments for All Uses</li> </ul>

Code Section	Applicability
	<ul style="list-style-type: none"> <li>Standards Along River Trail and North/South Rights-of-Way</li> </ul> <p>Lighting</p> <ul style="list-style-type: none"> <li>Standards for All Uses</li> <li>Guidelines for All Uses</li> </ul> <p>Signs</p> <ul style="list-style-type: none"> <li>Standards for All Uses</li> </ul>
Section 14.200 Landscaping	<p>River Side/Riparian Land Side/Upland Street Trees</p> <ul style="list-style-type: none"> <li>All Street Trees</li> <li>North-South Rights-of-Way Between Marine Drive / Commercial Street and Columbia River</li> </ul>

**Figure 14.178-1: Limitation Areas**



*(Section 14.178 added by Ord 20-02, 1-21-2020)*

14.180. USES PROHIBITED FOR OVERWATER DEVELOPMENT.

A. Aquatic Zones.

The following uses and activities and their accessory uses and activities are prohibited in Aquatic Zones in the Urban Core Overlay Zone. Permitted uses are identified in the base zones in Article 2.

1. Indoor entertainment. Except indoor family entertainment.
2. Hotels/motels, except in buildings existing prior to January 1, 2020.
3. Conference center.
4. Fossil fuel and petroleum product terminals. Marine fueling station is not prohibited.
5. Automotive sales and gas stations.
6. Wood processing.
7. Residential uses, except as follows:
  - a. Residences existing prior to January 1, 2020 may be repaired, replaced, and/or redeveloped with new residences to the maximum number of units existing prior to January 1, 2020.
  - b. Structures existing prior to January 1, 2020 are limited to a maximum of two new dwelling units above the first floor.

*(Section 14.180 added by Ord 20-02, 1-21-2020)*

14.183. STANDARDS FOR OVERWATER DEVELOPMENT.

A. Applicability.

The following development standards apply to over-water development and to on-land development north of the River Trail in the Urban Core Overlay Zone in areas shown in Figure 14.178-1.

B. Exemption

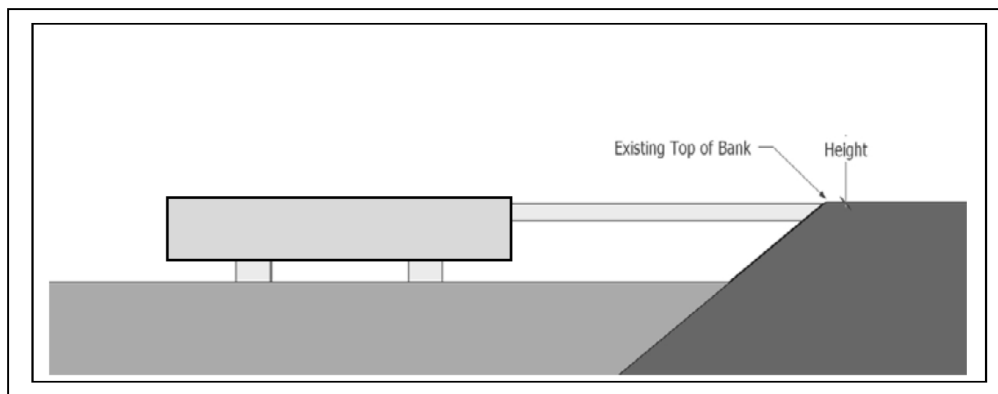
1. Maintenance, repair, or restoration of buildings existing prior to January 1, 2020 shall be exempt from the standards of this Section 14.183, except as noted.
2. Replacement of buildings existing prior to January 1, 2020 shall not be subject to the "Limitation Area" maximum height of Section 14.183.C.1 but shall be limited to the existing building square footage and height.

C. Height.

1. Structures within Designated Limitation Areas (Figure 14.178-1).

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 14.183-1: Maximum Building Height within Overwater Development Limitation Areas**

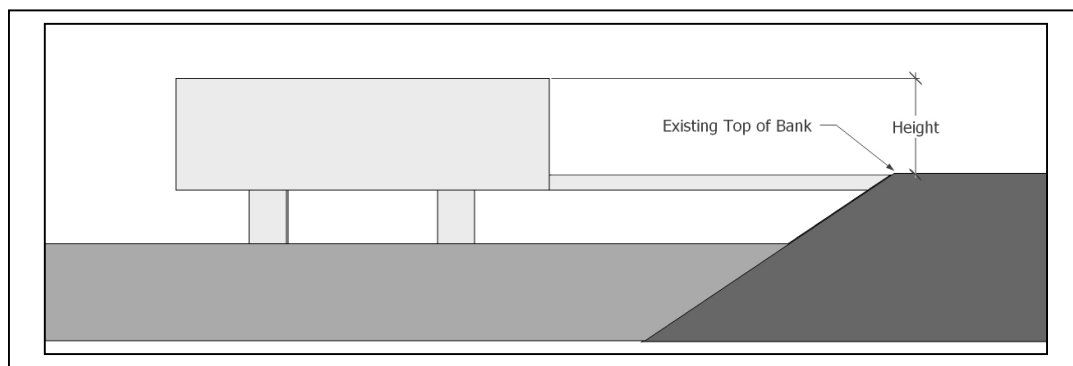


2. Structures within Overwater Development Non-Limitation Areas (Figure 14.178-1).

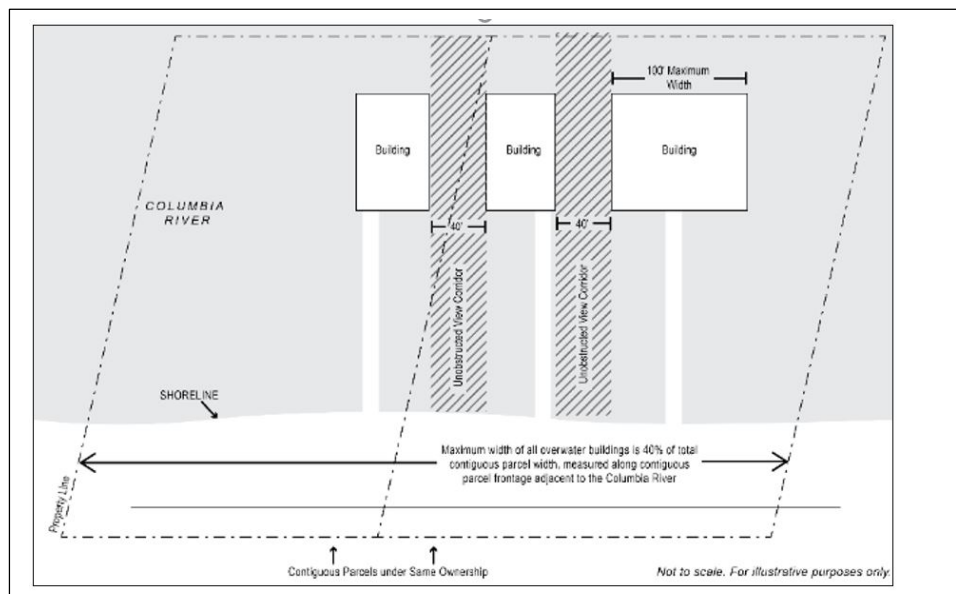
- a. The maximum height shall be 28 feet from the top of the existing adjacent riverbank except as noted in subsections 14.183.C.2.b, 2.c, and 2.d of this Section.
- b. A maximum structure height of up to 35 feet is permitted when the following standards are met:
  - 1) The maximum width of an individual overwater building shall be a maximum 40% of the total parcel width (measured along the parcel frontage adjacent to the Columbia River shoreline) or 100 feet, whichever is less (Figure 14.183-3); and
  - 2) The maximum width of all overwater buildings located on a contiguous set of parcels under the same ownership shall be a maximum of 40% of the total width of the combined parcels (measured along the parcel frontage adjacent to the Columbia River shoreline); and
  - 3) There shall be a minimum 40 feet wide, unobstructed view corridor separation between buildings; or

- c. Water-dependent uses over water may construct water-dependent / water-related needed facilities up to 35 feet in height without a variance and are not subject to Sections 14.183.C.2.b. The added structures are subject to the maximum size allowed in Section 14.183.D and maximum width allowed in Section 14.183.E.
- d. Communication facilities existing prior to January 1, 2020 may be repaired, replaced, and/or redeveloped at the existing height.

**Figure 14.183-2: Maximum Building Height within Overwater Development Non-Limitation Areas**



**Figure 14.183-3: Maximum Building Width Required for Added Structure Height**



**D. Size.**

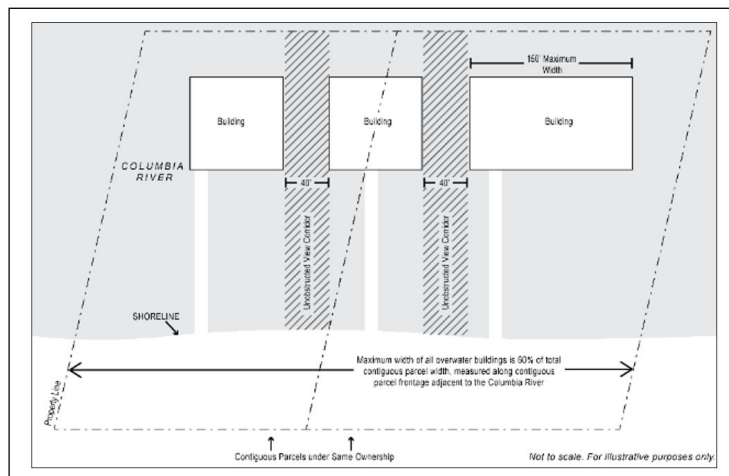
1. Structures within Overwater Development Limitation Areas (Figure 14.178-1). The maximum gross floor area of enclosed structures is 4,000 square feet.

2. Structures within Overwater Development Non-Limitation Areas (Figure 14.178-1). There shall be no maximum gross floor area for buildings located in these areas.

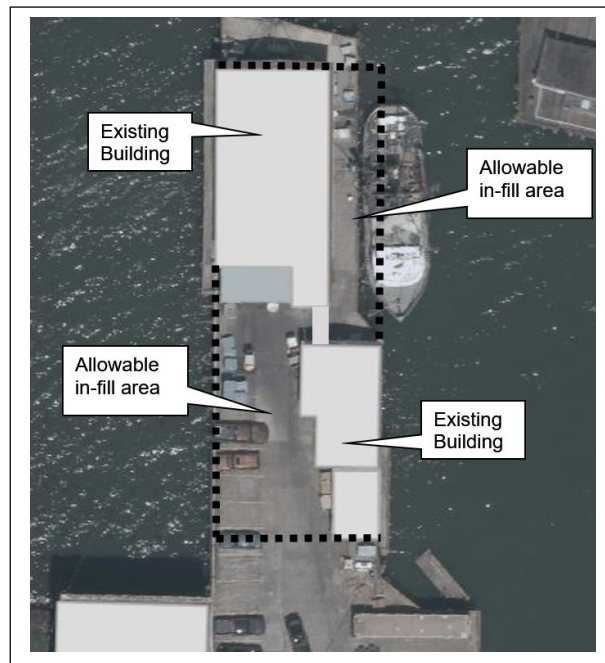
E. Width and Spacing.

1. The following standards apply to all overwater development in the Urban Core Overlay Zone, except as provided in Section 14.183.C.2.b, which provides stricter width and spacing standards in exchange for allowing additional structure height.
2. The maximum combined width of all overwater buildings located on a contiguous set of parcels under the same ownership shall be a maximum of 60% of the total width of the combined parcels (measured along the parcel frontage adjacent to the Columbia River shoreline) with no individual building exceeding 150 feet in width (Figure 14.183-4).
3. There shall be a minimum 40 feet wide, unobstructed view corridor separation between individual buildings.
4. Overwater buildings existing prior to January 1, 2020 may retain their existing width and construct infill additions to the structures to the same width as the existing buildings or as allowed in 14.183.E, whichever is larger (Figure 14.183-5). Infill construction is subject to all other code requirements.

**Figure 14.183-4: Maximum Building Width**



**Figure 14.183-5: Building In-Fill Additions**



F. Access to the Columbia River.

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

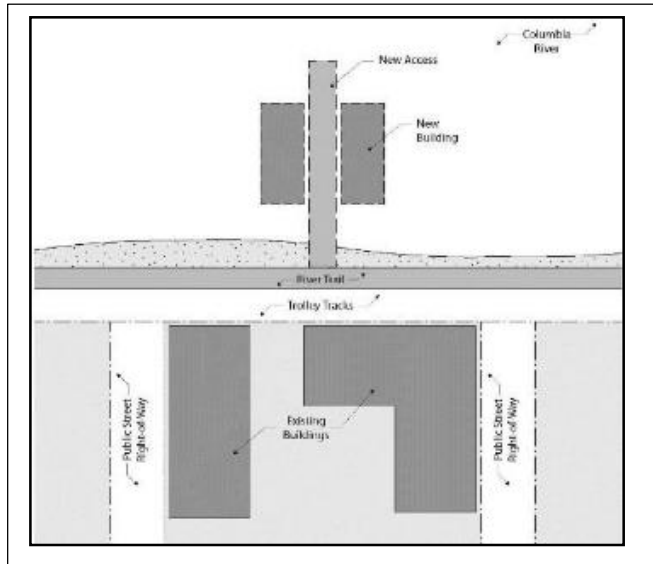
Piers and walkways shall be constructed in accordance with Access Design A, Access Design B, or Access Design C, as shown and described below.

1. Access Design A - "Mid-Site Access".

This access design shall be provided in a public access easement provided through the middle of the development or structure.



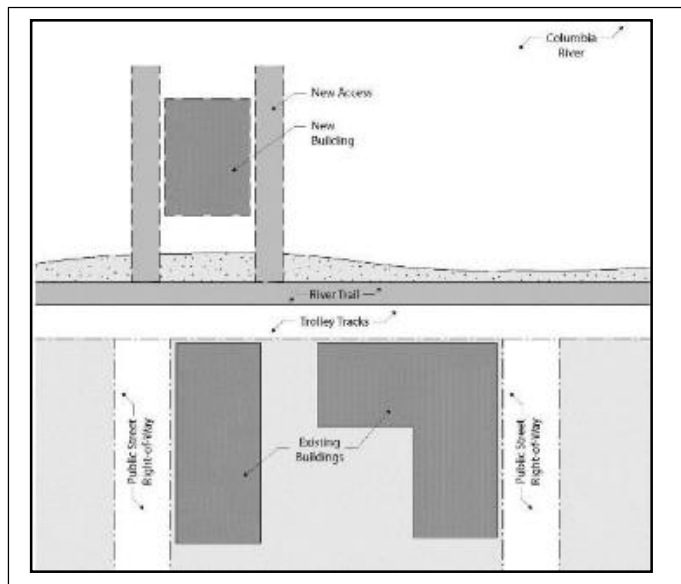
**Figure 14.183-6: Access Design A**



2. Access Design B – “Viewpoints”.

This access design shall be provided through either existing right-of-way, right-of-way that is created and dedicated to the City, or a public access easement.

**Figure 14.183-7: Access Design B**

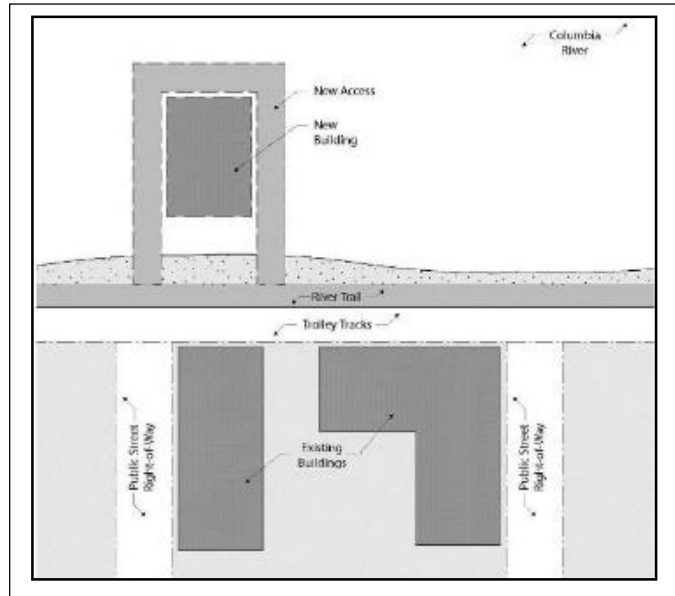


3. Access Design C – “Trail Extension”.

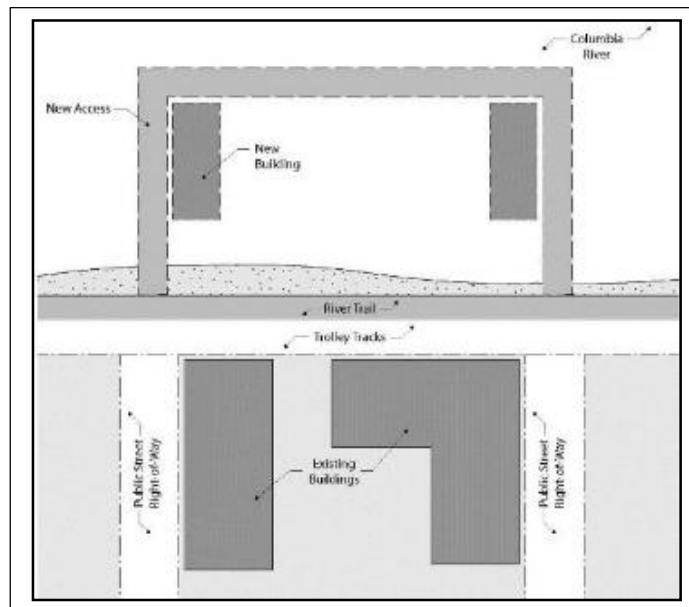
This access design serves as an extension of the River Trail and shall be provided through either existing right-of-way, right-of-way that is created and dedicated to the City, or easements for the piers on the east and west sides of the development. The boardwalk along the north side of the development shall be provided in a public access easement. (Note: Two possible scenarios are

illustrated in the following figures for this option.)

**Figure 14.183-8: Access Design C.1**



**Figure 14.183-9: Access Design C.2**



4. Pier and Walkway Width.

Minimum pier and walkway width shall be 10 feet if one side of the pier or walkway is developed with overwater structures. Minimum pier and walkway width shall be 14 feet if both sides of the pier or walkway are developed with

overwater structures.

5. Pier and Walkway Length.

Piers and walkways shall extend beyond the north face of the overwater development a minimum length of 10 feet to ensure that the river is visible beyond the adjacent structure(s).

6. Hours of Access.

Access on overwater piers and walkways may be restricted during hours specified in City Code Section 5.926 to 5.928.

7. Maintenance Responsibility.

Responsibility for maintenance of the piers and walkway shall be established through a recorded maintenance agreement acceptable to the City.

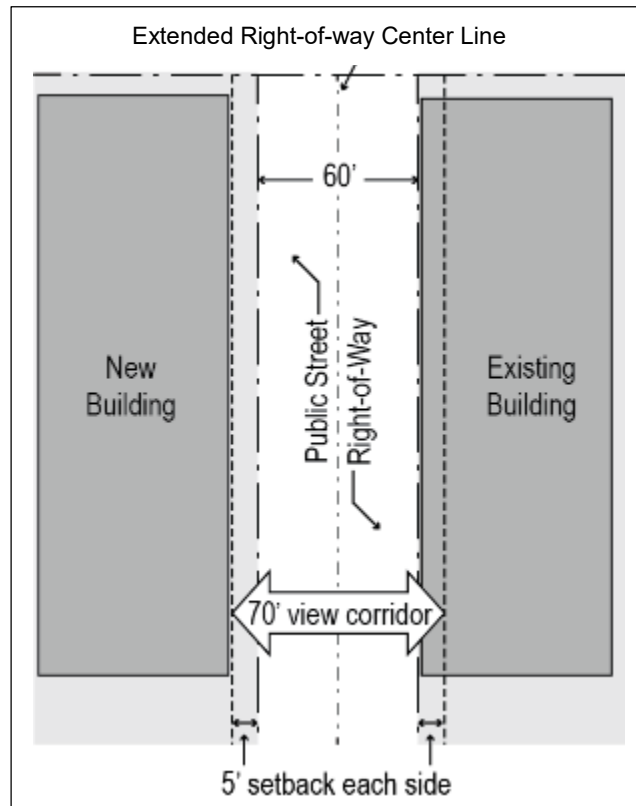
G. Setbacks.

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

1. Minimum Setbacks Abutting North-South Rights-of-Way.

A minimum unobstructed view corridor width of 70 feet, centered on the extended right-of-way centerline, shall be provided on extended rights-of-way north of the River Trail / Columbia River in the Urban Core Overlay Zone. Buildings shall be set back in order to achieve the 70-foot unobstructed view corridor. If existing development on one side of the extended right-of-way does not meet the setback, the new development on the other side of the extended right-of-way is only required to provide its half of the view corridor width.

**Figure 14.183-10: Minimum Setbacks Over-Water**



2. Minimum Setbacks Adjacent to River Trail.
  - a. The minimum setback adjacent to the River Trail shall be 10 feet on the south side of the Trail and 20 feet on the north side of the Trail. Structural encroachments are not allowed within the setback area.
  - b. The setback area shall be landscaped or shall include a combination of landscaping and pedestrian-oriented amenities such as walkways, seating, and plaza space.

*(Section 14.183 added by Ord 20-02, 1-21-2020)*

14.185. USES PERMITTED OUTRIGHT AND CONDITIONAL USES FOR ON-LAND DEVELOPMENT.

A. Permitted Uses in Commercial Zones.

The following uses and activities and their accessory uses and activities are permitted outright in Commercial Zones in the Urban Core 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.

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1. Manufacturing or light manufacturing with a retail component as follows:
  - 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.
2. Multi-family dwellings in a new or existing structure above, below, or behind the first floor that has commercial or mixed uses on the first floor.
3. Park and museum.
4. Shoreline stabilization.
5. Small boat building and repair.
6. Navigation aide.
7. Seafood receiving and processing in C-3 Zone north of River Trail.

**B. Conditional Uses in Commercial Zones.**

The following uses and activities and their accessory uses and activities are permitted as conditional uses in Commercial Zones in the Urban Core Overlay Zone, in addition to uses permitted as conditional uses in the base zone identified in Article 2, and subject to the other appropriate development provisions of this Section.

1. Motel, hotel, bed and breakfast, inn or other tourist lodging facility and associated uses when parking is located at the rear or interior of the site, screened by the building.
2. Motel/hotel existing prior to January 1, 2020 and their expansion and reconstruction if destroyed, except as noted in Section B.1.
3. Warehouse associated with an allowable use located within 300 feet of the primary use, where the allowable use was existing prior to January 1, 2020.

*(Section 14.185 added by Ord 20-02, 1-21-2020)*

**14.188. USES PROHIBITED FOR ON-LAND DEVELOPMENT.**

**A. Commercial Zones.**

The following uses and activities and their accessory uses and activities are prohibited in Commercial Zones in the Urban Core Overlay Zone. Permitted uses are identified in the base zones in Article 2 and in Section 14.185 of this Article.

1. Automotive sales and services.
2. Gasoline services stations.
3. Manufacturing or light manufacturing without a retail component.
4. Single-family or two-family dwelling, except above, below, or in the rear of first-floor commercial.
5. Animal hospital or kennel.

6. Conference center.
7. Construction service establishment.
8. Drive-through facilities.
9. Hospital.
10. Repair service establishment not allowed as an Outright Use.
11. Transportation service establishment.
12. Wholesale trade or warehouse establishment, except as follows:
  - a. Warehouse associated with an allowable use located within 300 feet of the primary use, where the allowable use was existing prior to January 1, 2020.

*(Section 14.188 added by Ord 20-02, 1-21-2020)*

14.190. STANDARDS FOR ON-LAND DEVELOPMENT

The following development standards apply to on-land development in the Urban Core Overlay Zone.

A. Height.

Height standards apply to on-land development south of the River Trail.

1. Maximum building height within 100 feet of the River Trail is 35 feet. Additional allowable height of subsections A.3 and A.4 of this Section is prohibited within 100 feet of the River Trail.
2. Maximum building height in other areas is 45 feet.
3. Exceptions to building height restrictions may be granted through provisions in Section 3.075.
4. No variance to building height shall be allowed.

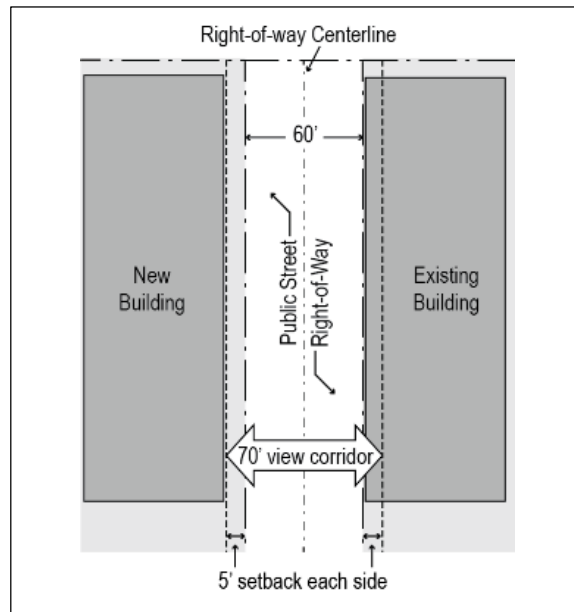
B. Setbacks.

Setback standards apply only to new development approved as of January 1, 2020 or additions to existing buildings. Setback standards apply to on-land development south of the River Trail, as well as to property lines abutting and parallel to the north side of the River Trail.

1. Minimum Setbacks.
  - a. North-South Rights-of-Way between Marine Drive / Commercial Street and the Columbia River.

A minimum unobstructed 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 / Commercial Street and the Columbia River in the Urban Core Overlay Zone. Buildings shall be set back in order to achieve the 70-foot unobstructed 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 14.190-1: Minimum Setbacks On-Land**



- b. 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 and 20 feet on the north side of the Trail. Structural encroachments are not allowed within the setback area.
  - 2) The setback area shall be landscaped or shall include a combination of landscaping and pedestrian-oriented amenities such as walkways, seating, and plaza space.
- c. Adjacent to Marine Drive and Other Rights-of-Way Parallel to Marine Drive (except River Trail).

The minimum setback for yards fronting Marine Drive and other public rights-of-way parallel to Marine Drive in the Urban Core Overlay Zone, with the exception of the River Trail, shall be zero (0) feet.

2. Maximum Setbacks.

a. Adjacent to Marine Drive and Parallel Rights-of-Way.

The maximum setback for yards fronting Marine Drive and all parallel rights-of-way in the Urban Core Overlay Zone, with the exception of the River Trail, shall be five (5) feet.

b. Allowed Extensions of Maximum Setbacks.

The maximum setback for yards fronting a public right-of-way in the Urban Core 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.

C. Size.

The gross floor area of on-land development in the Urban Core Overlay Zone shall be a maximum of 30,000 square feet for all buildings which are part of a single development regardless of tax lot lines and/or phased construction (see definition of "Gross Floor Area"), with the following exception:

1. Public use existing prior to January 1, 2019 may exceed the 30,000 square foot maximum for additions or reconstruction but shall be subject to all other requirements of the Code such as height, setback, stepback, design, etc.

*(Section 14.190 added by Ord 20-02, 1-21-2020)*

14.195. 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 Urban Core Overlay Zone shall be reviewed in a public design review process subject to the standards and guidelines in Sections 14.175 to 14.200.

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. Water-dependent or water-related commercial or industrial use.
2. Communication facility.



3. Communication service establishment.
4. Utility.
5. Cold storage and/or ice-processing facility independent of seafood processing facility.
6. Water-dependent facilities including terminals and transfer facilities.
7. Seafood receiving and processing.
8. Ship and boat building and repair.
9. Aquaculture and water-dependent portions of aquaculture facility.
10. Wholesale trade, warehouse, and/or distribution establishment (including trucking terminal).
11. Research and development laboratory.
12. Wood processing.
13. Manufacturing.
14. Light manufacturing.
15. Petroleum receiving, dispensing and storage for marine use.
16. Transportation services.

Non-industrial uses include all other uses that are allowed outright or conditionally in the A-2, A-2A, C-3, and C-4 zones in the Urban Core 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 14.195-1). 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 14.195-1: 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 or River Trail 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 or River Trail 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 14.195-2).

**Figure 14.195-2: 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 existing 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 existing 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 14.195-2).
  - e. Mid-century “slip covers” which are not part of the original construction 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 14.195-3)

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 14.195-3: Facade Variation**



b. Building Orientation and Entries.

All non-industrial buildings shall have a prominent main entry oriented to and directly connected to the public sidewalk. Main entries shall be designed with prominent features that distinguish them from other building entries and must include at least two of the following features: (Figure 14.195-4)

- 1) Recessed entry of at least 3 feet behind the front building plane
- 2) Canopy or awning
- 3) Transom/clerestory windows or flanking windows on either side of the door
- 4) At least 2 ornamental light fixtures flanking the entry
- 5) Pilasters or columns that frame the doorway

**Figure 14.195-4: Prominent Main Entry**



c. 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 14.195-5). 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 3 inches.
- 3) Changes in color alone may not be used to differentiate a building's base, middle, and top, but may be used in conjunction with the other features.

**Figure 14.195-5: Base, Middle, & Top of Building**



- d. 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.A.15.
- 3) Parking and maneuvering areas, including accessways and driveways, must not exceed 40 percent of a lot frontage.

5. 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 or River Trail within three blocks of the development site.



- 2) Non-Industrial buildings should be compatible with the vertical proportions of existing historic facades and the simple vertical massing of historic structures that are visible from the public right-of-way or River Trail 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 existing historic structures that are visible from the public right-of-way or River Trail 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.

b. Corner Entrances and Features.

Non-industrial buildings on corner lots are encouraged to have corner entrances. Where a corner entrance is not provided, the building design should provide an architectural element or detailing (e.g., tower, beveled/chamfered corner, art, special trim, etc.) that accentuates the corner location (Figure 14.195-6).

**Figure 14.195-6: Corner Entrance and Features**



c. Architectural Bays.

Non-industrial buildings are encouraged to be divided into distinct street-facing architectural bays that reflect traditional storefront design (Figure 14.195-7). Architectural bays should feature at least two of the following elements:

- 1) Engaged columns, pilasters, or piers
- 2) Transom windows over doorways
- 3) Storefront cornice or belt course

- 4) Storefront frieze or sign band
- 5) Bulkheads

**Figure 14.195-7: Architectural Bays / Storefront Design**



C. Roof Form and Materials.

1. Roof Form Standards for All Uses.

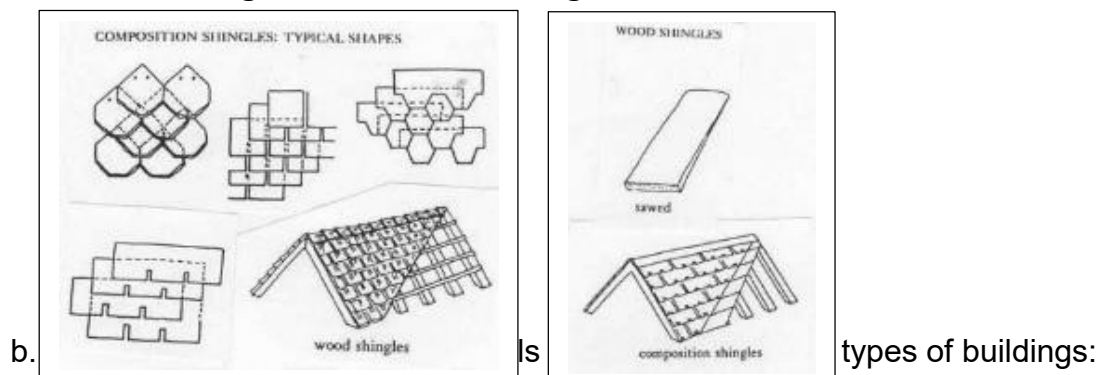
The following roof forms are prohibited:

- 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 14.195-8);
  - 2) Composition roofing (Figure 14.195-8); or
  - 3) Materials cited in Section 14.195.C.4 or Section 14.195.C.6.

**Figure 14.195-8: Roofing Materials**





- 1) High profile standing seam metal roof (Figure 14.195-9); and
- 2) Brightly colored roofing material.

**Figure 14.195-9: Low (3/8" x 1") and High (1/4" x 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 14.195-10).

**Figure 14.195-10: 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 14.195.C.2; or
- b. Built-up roofing materials.

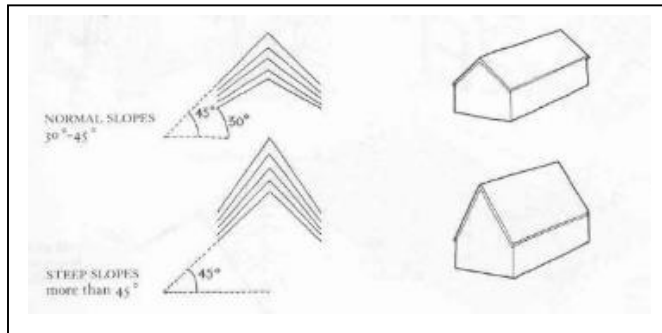
5. Roof Form Standards for Industrial Uses.

Buildings for industrial uses shall include the following roof forms:

- a. Single gable with low pitch; or

- b. Repetitive gable with steep pitch (Figure 14.195-11 and Figure 14.195-12); and
- c. Shallow eaves (Figure 14.195-12).

**Figure 14.195-11: Roof Pitches**



**Figure 14.195-12: 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 14.195.C.2; or
- b. Galvanized corrugated metal; or
- c. Low profile standing seam, metal roof (Figure 14.195-9); 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 14.195-12)
- 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 14.195-13 and 14.195-14).
- b. Large cafe or restaurant doors that open the street to the interior by pivoting, sliding, or rolling up overhead are encouraged (Figure 14.195-13).
- c. Well-detailed or ornate door hardware is encouraged (Figure 14.195-14). Contemporary hardware should be compatible with the design of the door.

- d. Transom, side lites, or other door/window combinations are encouraged (Figure 14.195-14).
- e. Doors combined with special architectural detailing are encouraged.
- f. Double or multiple door entries are encouraged (Figure 14.195-14).

**Figure 14.195-13: Roll-Up Doors and Recessed Doors**



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

**Figure 14.195-14: 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, the River Trail, and/or the Columbia River 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, River Trail, and/or Columbia River for any type of use are prohibited.
- b. Exception for elevator shafts.

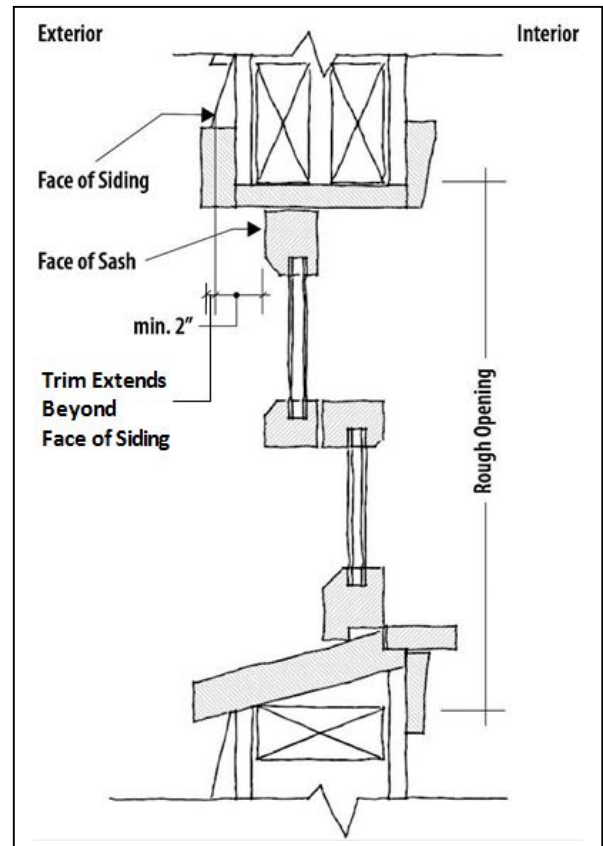
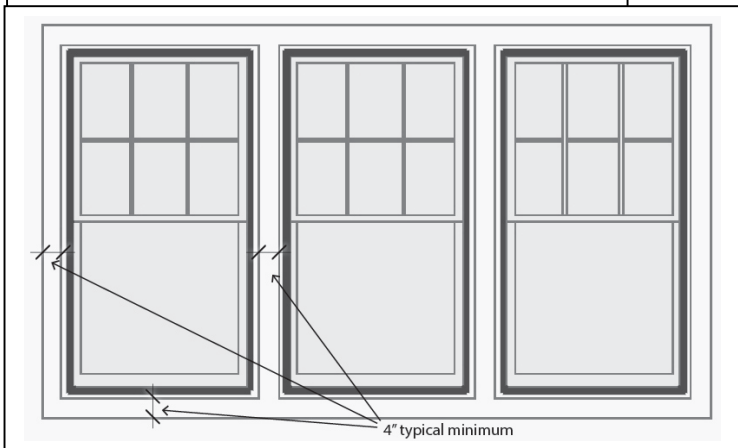
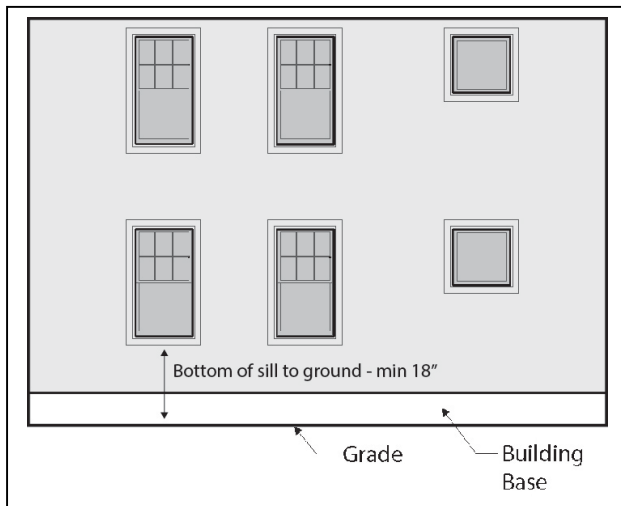
An exception to the window coverage standard may be allowed for the portion of a building facade that includes an elevator shaft, with the inclusion of architectural detail / design features in amounts equal to the minimum window coverage requirement. Such architectural details shall include but not be limited to a change in material, horizontal projections, engaged columns or pilasters, belt course, moldings, clock, or other similar features. Non-industrial buildings may be allowed to reduce the minimum window percentage, per subsection 14.195.E.4.c.

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 for waterfront industrial style windows (Figure 14.195-16).

- 2) Windows shall be recessed a minimum distance of two (2) inches from the face of the trim surface to the face of the sash 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. 195-15: Window Detailing –  
Trim and casement location and dimensions**



**Figure 14. 195-16: Window Detailing – Industrial Style - no trim or casement**



b. The following types of windows or window treatments are prohibited:

- 1) Residential-styled window bays;
- 2) Half-round windows;
- 3) Smoked, tinted, frosted, mirrored, and/or reflective glass, except for bathroom windows not on the facade facing a right-of-way or River Trail;
- 4) Horizontal sliding windows;
- 5) Vinyl windows; and
- 6) Blocked-out windows; and
- 7) Windows that extend beyond the plane of the building facade; and
- 8) Applied muntins that have no profile.

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 14.195-17).
- d. Clear glass is encouraged.
- e. True divided lites are encouraged (Figure 14.195-17). Simulated divided lites shall have exterior muntins to create exterior shadow lines.
- f. Boldly articulated window and storefront trim are encouraged.

**Figure 14.195-17: Transom Windows, Panels Below Windows, and True Divided Lites**





4. Coverage Standards for Non-Industrial Uses.

- a. 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 4.c of this section.
- b. At least 20% of the ground-floor facades and 10% of the upper-floor facades of non-industrial uses visible only from the Columbia River shall be covered by windows, except as noted in subsection (c) of this section.
- c. Exception for elevator shafts.

A reduction in the window percentage may be allowed for facades that include 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.

5. Coverage Standards for Industrial Uses.

- a. All facades of buildings for industrial uses in the Urban Core Overlay Zone that are visible from a public right-of-way, the 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 14.195-18).
- b. Natural or subdued building colors are encouraged (Figure 14.195-18).
- c. Bright neon or fluorescent style colors may be used for accent trim in limited amounts, 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 14.195-18). 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 14.195-18: Siding Variety and Compatible Materials and Colors**



G. Awnings.

1. Standards for Types of Awnings and Treatments.

City of Astoria  
Development Code

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- 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. Awnings shall extend the full width of the window and/or door area below the awning.
  - c. The following types of awnings and awning treatments are prohibited:
    - 1) Fixed “bubble shaped” awnings (Figure 14.195-19); and
    - 2) Awnings lit internally.
  - d. Signage and/or graphics are limited to the valance area only of awnings.
2. Guidelines for Types of Awnings and Treatments.

Vinyl or other non-compatible material awnings are discouraged (Figure 14.195-19).

**Figure 14.195-19: 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 area.

#### 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 traffic.

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 14.195-20). Wall-washing lighting shall 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 14.195-20: Downward and Diffused Lighting, Wall-Washing Lighting**



I. Signs.

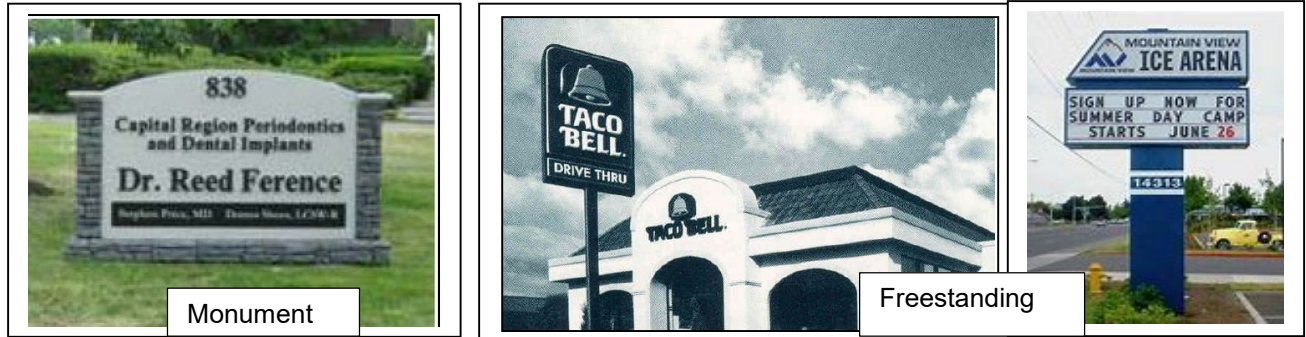
Signs in the Urban Core Overlay Zone are subject to the requirements in Article 8 (Sign Regulations) of the Astoria Development Code and to the standards and guidelines in this Section.

1. Sign Standards for All Uses.
  - a. Monument signs (Figure 14.195-21) 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 or ground signs are prohibited (Figure 14.195-21).
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 14.195-21: Monument Signs and Freestanding Signs**



*(Section 14.195 added by Ord 20-02, 1-21-2020)*

14.200.     LANDSCAPING.

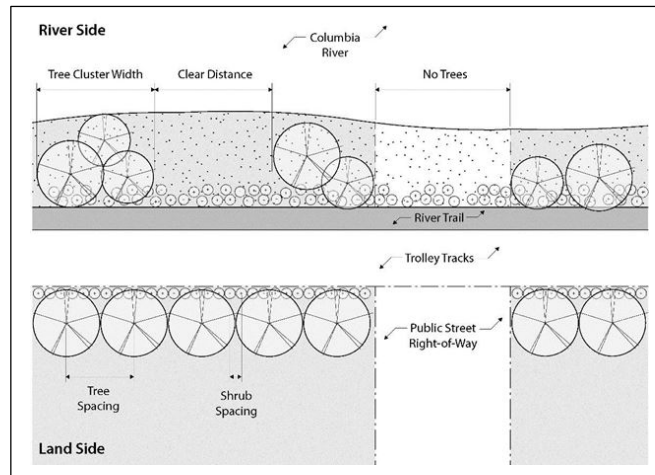
Landscaping is required in the Urban Core Overlay Zone in accordance with the provisions in this Section and those in Section 3.120 to 3.125. The provisions in this Section apply to new construction or exterior renovations with a value of at least 20% of the assessed value of the structure, or in the event of installation of new parking areas. Buildings existing prior to January 1, 2020 that cover more than 90% of a lot are exempt from meeting landscape requirements when making renovations.

A.     River Side and/or Riparian Standards.

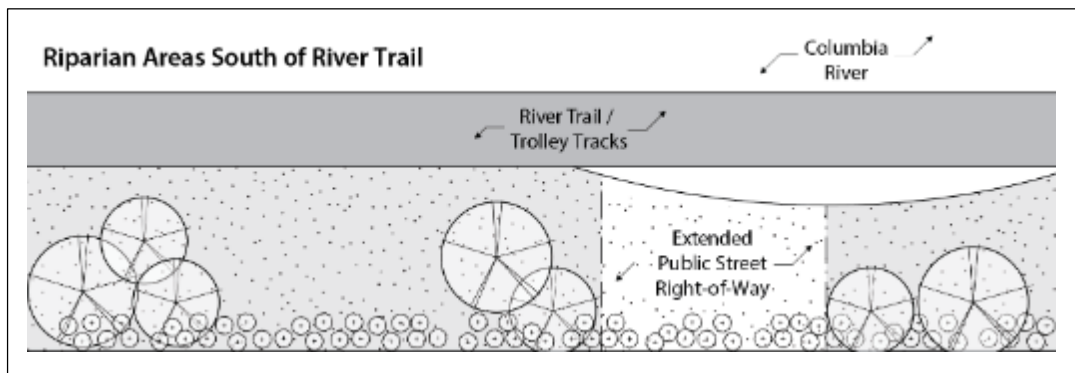
The following standards apply to landscaping on the river side of the River Trail and to riparian areas to the south of the River Trail, which is defined as the landward limit of Columbia River aquatic vegetation or, where aquatic vegetation is absent, the Mean Higher High Water.

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 or riparian areas south 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 14.200-1: River Side Landscaping**



**Figure 14.200-2: 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 variance procedures in Article 9 and Article 12.

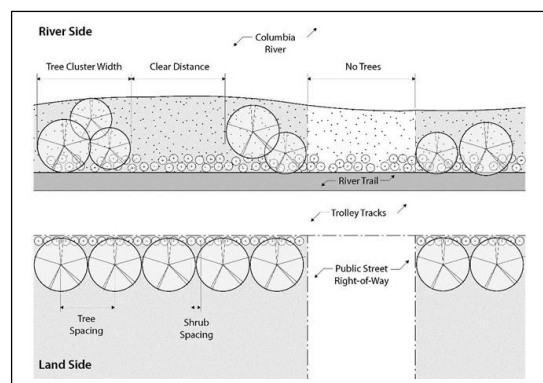
- c. Non-vegetative features allowed in the public right-of-way and/or on the River Trail in lieu of required landscaping shall be maintained by the applicant. There shall be a maintenance agreement or other City approved agreement. Failure to maintain or loss of the non-vegetative feature will result 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 14.200.A.

1. Height and Spacing.
  - 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

**Figure 14.200-3: Land Side Landscaping**



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
      - 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 variance 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 shall be planted within the right-of-way along both sides of the street in the Urban Core Overlay Zone in accordance with the provisions in this Section.

1. Standards for Street Trees on All Streets.
  - a. Spacing should be 30 feet on center, depending on species and branching habit.
  - b. Minimum size of deciduous trees should be 2" caliper, with an upright form.
  - c. Mature branching height should be a minimum of 15 feet.
  - d. Durable tree grates and trunk protectors should be installed.
  - e. Areas between trees should be landscaped with a variety of shrubs and perennials, with an emphasis on flowering species.
  - f. 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.
  - g. Location of street trees shall be reviewed and approved by the City Engineer. Due to the nature of the downtown hollow sidewalks, in-ground street trees may not be feasible. Alternative street landscaping with shrubs, groundcover, and/or raised planters may be approved.
2. Standards for Street Trees on North-South Streets North of Marine Drive.
  - a. Maximum height is 35 feet.
  - b. Street trees shall have narrow profiles and/or be pruned to a maximum width of 15 feet.
  - c. Street trees shall be one of the columnar species listed in Section 3.125.B.1, unless otherwise approved by the Community Development Director.

*(Section 14.200 added by Ord 20-02, 1-21-2020)*