

## CITY OF ASTORIA

### C-4: CENTRAL COMMERCIAL ZONE

Outright Allowed Uses: Broad range of uses including office, commercial, retail, restaurants, “public use” (e.g. open space, government use such as library, City office, etc.).

Conditional Uses: Multi-dwelling Housing, Lodging (hotel/motel), and daycare, etc.

Prohibited Uses: Drive through businesses and other uses that discourage an urban, pedestrian scale are prohibited.

*Note that residential development requires that street facing ground floor be devoted to “commercial use”. Note also that on 10-8-21 the City Council initiated a legislative process to consider allowing residential use as an outright allowed use, to modify or possibly eliminate the street facing ground floor commercial use requirement, and to consider a minimum parking requirement (including possibly provisions for reductions in the minimum for affordable housing)*

Height Maximum: 45 feet. For flat roof structures, the parapet would be the point where height is measured; for sloped roof structures, the point of measurement would be midpoint of the roof from eave to ridge.

FAR/Density: no maximum

Lot Size/Dimensions: no minimum

Parking: no requirement for outright uses; requirement for conditional uses determined through the CU process. Note that on-street parking may not be counted towards any required parking for employees and residents. Bicycle parking is required. Loading area may be required depending on unit count.

Setbacks: none required (except as required by building code)

Lot coverage: No maximum

Landscaping: none required except for surface parking lots (minimum of 5% of the area of the parking lot), and also as determined as part of the CU review. Landscape buffer required between parking area and sidewalk/pedestrian area

Pre-Application Conference: Required

Entitlements: Housing requires a Conditional Use Permit (but see above – this may be modified), a Type III review by the APC (which, as noted, determines parking & landscaping requirements as part of the CU). Project will also require a Type III Historic Design Review by the Historic Landmarks Commission.

Land Division: Although there are multiple platted lots on this property, the City considers its ownership (i.e. the entire block except for the property owned by the American Legion) as a single buildable lot. Development on either of the developable portions of the property would trigger a minor land division with survey, a Type II land use request reviewed by staff.

Comprehensive Plan Considerations: Several goals/policies in the Comprehensive Plan call for the development of the Heritage Square Block as open space – i.e. not merely the Garden of Surging Waves, but also an amphitheater, hard surface open space for Sunday Market, etc. Development with housing and/or other non-open space will require amendments to the Comp Plan to allow residential or other uses. *Note: on October 8, 2021 City Council initiated a legislative process to consider modifications to the Comprehensive Plan language related to Open Space on the Heritage Square site.*