

DEVELOPMENT CODE UPDATES

Annotated

July 24, 2019

**ARTICLE 14 - RIVERFRONT VISION PLAN  
PART B - HEIGHT, GROSS SQUARE FOOTAGE, PLAN DISTRICTS**

**Legend:**

Annotated - staff notes for intent and/or explanation of amendment

Changes already sent to DLCD Notice

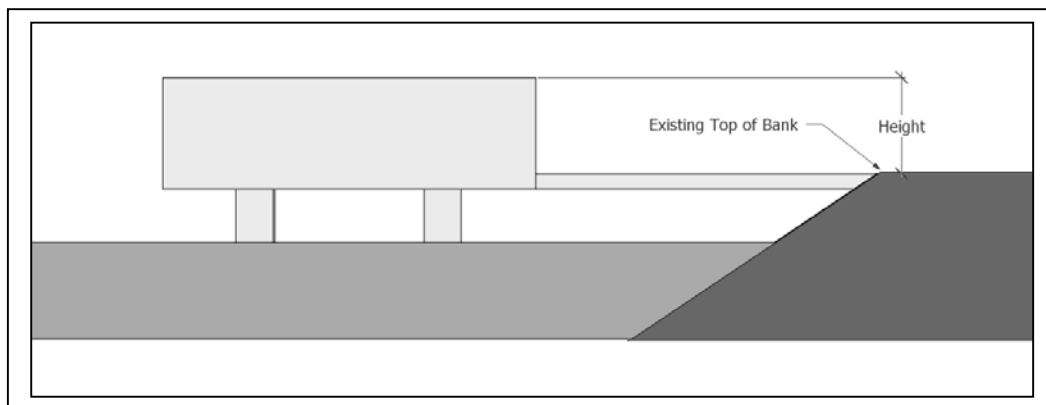
Changes not sent to DLCD

Section 14.100.C.2, Standards for Overwater Development, Distance from Shore and Height for the Bridge Vista Overlay Area, is deleted in its entirety and replaced to read as follows:

2. Structures ~~Outside~~ Within Overwater Development Non-Limitation Areas (Figure -14.090-1). The maximum height shall be ~~35 feet from~~ the top of the existing adjacent riverbank. No variance may be granted for an exception to this height limitation except as follows:
  - a. Water-dependent uses over water may construct water-dependent facilities up to 35' without a variance. The added feature is subject to all other design and/or location standards of the Code.

*(Annotated: Reference to "non-limitation" areas is to be consistent with the Code maps identifying areas for development versus "limitation areas" where development is limited to top of bank height. The APC determined that overwater development in this area should be limited to top of bank except for water-dependent uses which would have historically been in this area. They did not want to extend this exception to water-related uses. This allows water uses to have additional height rather than other commercial development that does not require water location.)*

**Figure 14.100-2: Maximum Building Height ~~Outside of~~ Within Overwater Development Non-Limitation Areas**



Section 14.100.D.2, Standards for Overwater Development, Building Size, for the Bridge Vista Overlay Area, is deleted in its entirety and replaced to read as follows:

2. Structures ~~outside of~~ within the overwater development Non-Limitation Areas (Figure 14.090-1). There shall be no maximum gross floor area for buildings located in these areas.

*(Annotated: Buildings over water are limited by percentage of width in 14.100.E)*

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

“14.113. STANDARDS FOR ON-LAND DEVELOPMENT.

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

A. Height.

1. Maximum building height is 35 feet ~~except as noted in subsection (2) of this section.~~ No variance may be granted for an exception to this height limitation.

- ~~2. A variance may be granted for a building height up to 45 35 feet, is permitted when building stories above 24 15 feet or one story are stepped back at least 10 feet in accordance with Section 14.113.C and in accordance with Article 12 for Variances.~~

*(Annotated: The APC has indicated a possible desire to limit all buildings to 35' height and not allow variances and not require setbacks but with some view corridor between buildings. The issue of building mass will be addressed in a future amendment.)*

*(Annotated: The APC discussed the issue of needed affordable housing. APC determined that exceptions for affordable needed housing would not be included in this area due to the concern with encouraging housing in a tsunami zone.)*

Section 14.113.C, Standards for On-Land Development, Stepbacks, for the Bridge Vista Overlay Area, is deleted in its entirety:

C. Stepbacks.

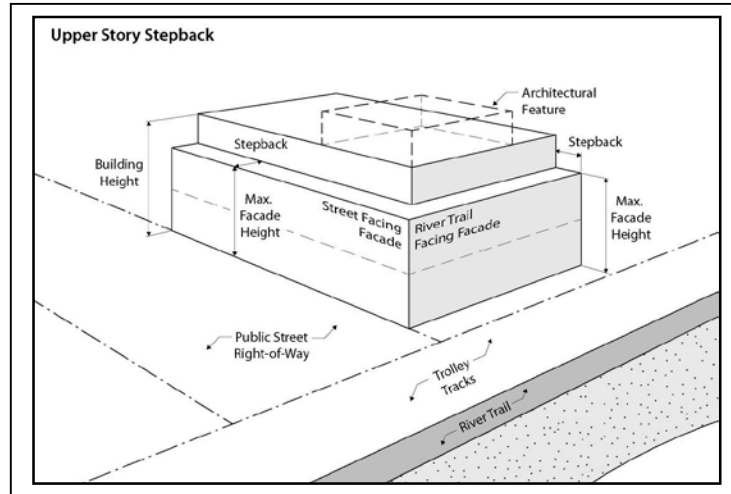
1. Purpose.

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

2. Additional Building Height.

Where the height of a building or building addition is proposed to exceed 24 feet, at least that portion of the building exceeding 24 feet, shall provide a stepback of at least 10 feet from the front plane of the proposed building or building addition that faces the street or the River Trail.

**Figure 14.113-1: Building Stepbacks**



*(Annotated: APC first considered to limit building height to 28' with no variances and therefore stepback requirements would not be necessary. With the increase to 35', stepbacks may be appropriate.)*

**D. Size.**

**1. Gross Floor Area**

The gross floor area of on-land development commercial uses in the Bridge Vista Overlay Zone shall be a maximum of 30,000 square feet for each building 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") except as noted below:

a. See Astoria Warehousing Plan District Section 14.127 to 14.129.

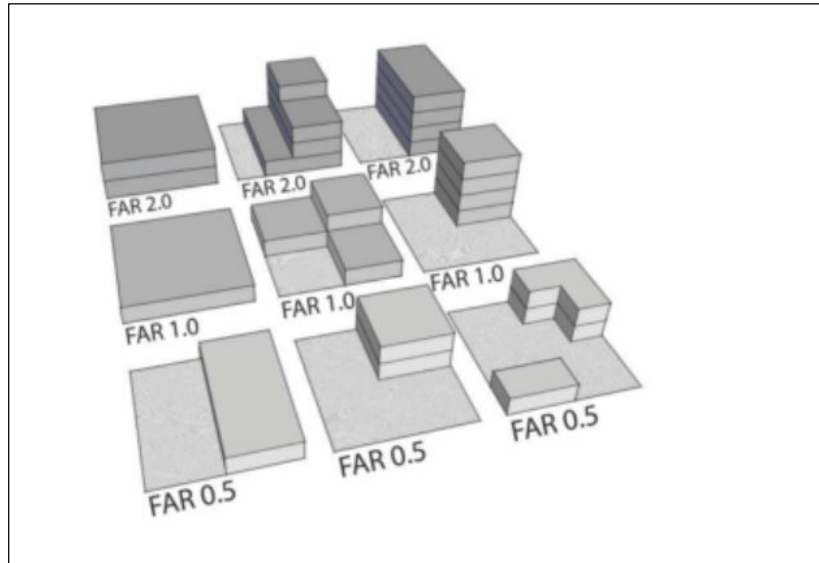
b. See Port of Astoria West Mooring Basing Plan District Section 14.124 to 14.126.

**2. Floor Area Ratio.**

Buildings shall have a maximum floor area ratio (FAR) of 0.75 on the lot (0.75 square foot of building area for one square foot of lot area), in order to allow for view corridors on individual lots.

*(Annotated: The APC agreed to delay additional discussion and/or changes to the size and mass of buildings, potential limitations on uses to a future code amendment and limit the height of buildings to 28' for now while retaining the existing 30,000 sqft gross floor area limit for all buildings on a site. With the increase to 35' and the addition of a view corridor, the 30,000 square foot limitation would be for individual buildings. They also agreed to add the two plan*

districts for now. The proposed amendment on gross floor area would be different than language in the other overlay zones which limits the size for all buildings on the site. The FAR would further limit the amount of a lot that can be covered with buildings especially on the smaller lots that do not have view corridor requirements. A diagram of FAR examples is included here for discussion. A FAR of 1.0 means that the developer is allowed to build the equivalent of a one-story building over the entire lot, or a 2-story over half the lot. An FAR of 2.0 means the developer is allowed to build the equivalent of a two-story building over her entire lot, or a 4-story over half the lot. The proposed 0.75 FAR would mean that 3/4 of the lot could have a one-story building and only about 2/3 of the lot could have a two-story building. Each number increase up to a 1.0 FAR would increase the building footprint and reduce the open area/view corridor such as a 0.8 FAR would allow a one-story building on 80% of the lot.)



Section 14.113.B.3, Standards for On-land Development, Setbacks, is added to read as follows:

“3. There shall be a minimum 60 foot wide, north-south orientation, unobstructed view corridor separation between individual buildings on the same lot, except within the Pedestrian-Oriented Overlay Zone.”

*(Annotated: The APC noted that with the lot configuration and existing development within the BVO, that actual view corridors cannot be achieved except at rights-of-way. This 60’ wide separation is intended to prevent larger buildings from developing with a large wall of buildings and no separation. This concept would allow some redevelopment of the Astoria Warehousing and Port Plan Districts without the need for the Plan District overlays until a master plan can be adopted. The Pedestrian-Oriented Overlay Zone is intended for more compact development conducive to pedestrian traffic.)*

Section 4.220.A.2, Water-Dependent and Water-Related Use Criteria, Water-Dependent Use, is deleted in its entirety and replaced to read as follows:

“Recreation (active recreation such as swimming, boating and fishing, or passive recreation such as viewing and walking. Passive recreation associated with another use such as a hotel, is classified the same as the associated use, and not classified as a separate water-dependent use.); or”

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*(Annotated: There was concern that “water-dependent” use for recreation such as viewing and walking could be misinterpreted to include that a hotel was water-dependent if it had a view/walk area on the River or that the hotel provided the passive recreation by its location on the River.)*