

GENERAL DEVELOPMENT POLICIES

CP.010. Natural Features.

1. The physical capabilities and limitations of the land will be the basis for the type of development that is permitted.
2. The City will cooperate to foster a high quality of development through the use of flexible development standards, cluster or open space subdivisions, the sale or use of public lands, and other techniques. Site design which conforms with the natural topography and protects natural vegetation will be encouraged. Protection of scenic views and vistas will be encouraged.
3. Density of housing developments in a planned unit or cluster subdivision will be consistent with the density of the zone in which it is located; however, a mixture of housing types will be encouraged in order to promote diverse neighborhoods and to preserve open space.
4. Use of otherwise unbuildable lands such as wetlands, steep slopes, rights of way and public lands will generally not be used for density calculations.
5. Increases in density may be permitted where the development provides facilities in the community's interest. These may include low-cost or work force housing, park or recreation sites or school sites.

[Section CP.010.5 amended by Ordinance 11-07, 7-5-11]

6. Efforts will be made to maintain streams, ravines and undeveloped shorelands in their natural state. In the zoning and subdivision ordinances, stream bank setbacks will be required to protect stream bank vegetation, minimize the need for shoreline protection, and maintain the capacity of natural drainages.
7. The City through its Comprehensive Plan and Development Code, will work to protect valuable resource land and water areas, including agricultural lands, forest lands, and the estuary.
8. The City's Development Code shall include erosion control and stormwater management standards to regulate all land development activities in order to ensure that erosion and sedimentation, and other forms of contamination are minimized.

[Section CP.010.8 added by Ordinance 04-07, 10-04-04]

CP.015. General Land and Water Use Goals.

1. It is the primary goal of the Comprehensive Plan to maintain Astoria's existing character by encouraging a compact urban form, by strengthening the downtown core and waterfront areas, and by protecting the residential and historic character of the City's neighborhoods. It is the intent of the Plan to promote Astoria as the commercial, industrial, tourist, and cultural center of the area.

[Section CP.015.1 Amended by Ordinance 98-04, 5-4-98]

2. It is a goal of the Plan to encourage the development of public and private lands within the City limits, particularly areas that are presently serviced with sewer and water, prior to the extension of public facilities to areas outside the City.
3. The Plan encourages the development of wooded hillsides within the City, where development feasibility is demonstrated, as an alternative to the conversion of agricultural lands, forestlands, aquatic areas, or other more sensitive lands to urban uses. If properly planned, new residential development on the City's south side could provide for housing opportunities (with outstanding views and solar heating potential), for all income levels in the foreseeable future.
4. Because of the City's strong water orientation, the Plan supports continuing regional efforts to manage the Columbia River estuary and shorelands. The City's land use controls, within this regional context, will be aimed at protecting the estuary environment and at promoting the best use of the City's shorelands.
5. The special qualities that make downtown Astoria a desirable place to visit or work should be promoted and protected through the City Plan and land use ordinances. These include shorelands suitable for water-dependent uses, the scenic views and water access areas along the waterfront, the commercial fishing and sports fishing industry and other activities that attract residents and tourists to the City.
6. The Plan establishes the goal of encouraging development which the City is capable of servicing. New industry or housing development should be permitted if public facilities such as sewer, water, police and fire protection, and schools, are capable of accommodating increased demand. New development should make an equitable contribution to the future upgrading of public facilities and services.

CP.020. Community Growth - Plan Strategy.

1. Direction of future residential growth will be toward the infilling of areas such as South Slope, the Gateway Overlay Area, Blue Ridge, Emerald Heights, East Astoria, and Williamsport where services presently exist or are planned, prior to the development of new areas.

[Section CP.020.1 Amended by Ordinance 98-04, 5-4-98; Amended by Ordinance 11-07, 7-5-11]

2. New small scale industrial growth will be encouraged on the scattered sites identified in the Economic Section of the Plan. Major port development will be encouraged at the existing Port docks and at the East End Mooring Basin. North Tongue Point is considered a major deep draft port expansion area for use as a cargo handling and shipping facility. South Tongue Point is primarily designated for multiple water-dependent uses requiring medium draft water access.

[Section CP.020.2 Amended by Ordinance 91-22, 9-3-91]

3. The Columbia River waterfront is considered a multiple use area. The development of this area is to be encouraged in a flexible manner, under the shorelands and estuary section.
4. The downtown area will be protected as the commercial center of the region through policies discouraging strip commercial development, encouraging the establishment of additional parking areas, and promoting the concepts of limited malls and "People Places".
5. The Miles Crossing-Jeffers Gardens area, the John Day valley and a portion of the State Forest Lands south of the present City limits were included originally in the City's Urban Growth Boundary. These areas were subsequently deleted because of objections of residents, the property owners, and the State Department of Forestry. It is the position of the City that at such time development is proposed in these areas which would require urban services, the County should investigate the costs of extension of City services versus the formation of special districts at such time that increased services are proposed.
6. The City encourages historic preservation generally, and the restoration or reuse of existing buildings. However, these structures must be improved in a timely manner.
7. Future development of the Gateway Overlay Area should be planned in accordance with the Gateway Master Plan. Special attention should be given to architectural design, landscaping, street frontages, location of parking lots, and other circulation issues. Future uses should serve to complement the Downtown Area.

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[Section CP.020.7 Amended by Ordinance 98-04, 5-4-98]

8. The City may explore opportunities to exchange large parcels within the UGB for equivalent, alternative areas outside the UGB if areas within the current UGB are not practical for future development areas.

[Section CP.020.8 added by Ordinance 11-07, 7-5-11]

9. The Buildable Lands Inventory completed in April 2011 identified a deficit of 15.54 net acres of residential buildable lands. In order to address this deficit, OAR 660-24-0050 requires that the City amend the Plan to satisfy the need deficiency, either by increasing the development capacity of land already inside the boundary or by expanding the UGB, or both.

[Section CP.020.9 added by Ordinance 11-07, 7-5-11]

CP.025. Policies Pertaining to Land Use Categories and Density Requirements.

1. Density requirements are established in the Comprehensive Plan and implemented in the Development Code. The land use categories are drawn on the City's official zoning map. Minimum lot sizes, as specified in the Development Code standards, are intended to regulate the density of housing units. Both the units per acre and the square footage requirements are based on net acreage, or the amount of buildable land exclusive of rights-of-way, wetlands, water areas, or other unbuildable land.
2. Changes in the land use and zoning map may be made by boundary amendment so long as such change is consistent with the goals and policies of the Comprehensive Plan.

Factors to be considered when evaluating requests for zoning amendments will include compatibility with existing land use patterns, effect on traffic circulation, adequacy of sewer, water and other public facilities, contiguity to similar zones, proposed buffering, physical capability including geologic hazards, and general effect on the environment.

3. Residential Zoning Requirements.

<u>ZONE</u>	<u>MAXIMUM DENSITY</u>
Lower Density Residential	8 units per acre (single-family)
Medium Density Residential	10 units per acre (two-family) 24 units per acre (multi-family)
Higher Density Residential	40 units per acre (multi-family)

Planned Development	Density of underlying zone
Commercial	No density limit as per standards
Land Reserve	Density will conform to that of appropriate zone

[Section CP.025.3 amended by Ordinance 11-07, 7-5-11]

4. For areas determined to be Especially Suited for Water Dependent (ESWD) uses, the following policies shall apply City-wide:
 - B. As of January 7, 2008, there were 170.34 acres of estuary shoreland planned and zoned for water dependent use in the City of Astoria.
 - b. It has been determined that 125 acres are the minimum amount of acreage required to be protected for water dependent use within the estuary shoreland units within the City of Astoria.
 - c. A request to redesignate or rezone shoreland designated for water dependent use within the portions of the Astoria (Columbia River) estuary will require a demonstration by the applicant that at least the minimum acreage of 125 acres will remain designated for water dependent use.

[Section CP.025.4 added by Ordinance 02-05, 5-20-02; Section CP.025.4.a amended by Ordinance 11-07, 7-5-11]

CP.027. COMPREHENSIVE PLAN BACKGROUND REPORTS.

The City of Astoria Comprehensive Plan Background Reports are hereby adopted as the factual basis of the Comprehensive Plan as required by ORS Chapter 197. These Reports are hereby adopted by this reference, the original documents of which are on file in the office of the Community Development Director of the City of Astoria. The Background Reports include the following inventories and information:

- B. Shorelands and Estuary Section (1978)
(Oregon Statewide Planning Goal 17)
- B. Economic Element (1978)
(Oregon Statewide Planning Goal 9)
- C. Housing Element (1978, 1989)
(Oregon Statewide Planning Goal 10)
- D. Historic Preservation (1978, 1991)

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- (Oregon Statewide Planning Goal 5)
- E. Parks, Recreation and Open Space Element (1978, 1991)
(Oregon Statewide Planning Goal 5)
 - F. Public Facilities Element (1978, 1991)
(Oregon Statewide Planning Goal 11)
 - G. Transportation (1978)
(Oregon Statewide Planning Goal 12)
 - H. Air, Water and Land Quality (1978)
(Oregon Statewide Planning Goal 6)
 - I. Geological and Flood Hazards (1978)
(Oregon Statewide Planning Goal 7)
 - J. Energy Conservation (1978)
(Oregon Statewide Planning Goal 13)
 - K. Forest Resources (1978, 1991)
(Oregon Statewide Planning Goal 5)
 - L. Natural Resource Considerations (1981, 1991)
(Oregon Statewide Planning Goal 5)

(Section CP.027.A to CP.027.L added by Ordinance 14-02, 4-21-14)

CP.028. BACKGROUND PLANS AND STUDIES.

The City of Astoria Comprehensive Plan Background Plans and Studies are hereby adopted as the factual basis of the Comprehensive Plan. These plans and studies are hereby adopted by this reference, the original documents of which are on file in the office of the Community Development Director of the City of Astoria. The Plans and Studies include the following documents:

- A. Astoria Waterfront Planning Study, dated June 1990.
- B. Astoria Waterfront Revitalization Plan, adopted by the City Council on February 20, 1986.
- C. Astoria Transportation System Plan, adopted by the City Council on November 15, 1999 by Ordinance 99-22.
- D. Astoria Trails Master Plan, adopted by the City Council on May 6, 2013 by Ordinance 06-04, and amended by Ordinance 13-04.

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- E. Port/Uniontown Transportation Refinement Plan, adopted by the City Council on February 20, 2007 by Ordinance 07-01.
- F. East Gateway Transportation System Plan, adopted by the City Council on February 20, 2007 by Ordinance 07-01.
- G. Astoria Historic Preservation Plan, adopted by the City Council on April 21, 2008 by Ordinance 08-08.
- H. Buildable Lands Inventory, adopted by the City Council on July 5, 2011 by Ordinance 11-06, 7-5-11.
- I. Astoria Transportation System Plan, adopted by the City Council on April 21, 2014 by Ordinance 14-02.

(Section CP.028.A to CP.028.I added by Ordinance 14-02, 4-21-14)

- J. Astoria Parks and Recreation Comprehensive Plan, adopted by the City Council on July 18, 2016 by Ordinance No. 16-04.

(Section CP.028.J added by Ordinance 16-04, 7-18-16)