

Routine Program Change

Seeking to Incorporate the City of Astoria Comprehensive Plan and Development Code Into the Oregon Coastal Management Program

May 21, 2014

I. Introduction

The Oregon Department of Land Conservation and Development (DLCD) seeks approval from the National Oceanic and Atmospheric Administration (NOAA) Office of Ocean and Coastal Resource Management (OCRM) to incorporate the current version of the **City of Astoria Comprehensive Plan (ACP, or plan) and City of Astoria Development Code (ADC, or code)** into the Oregon Coastal Management Program (OCMP). DLCD requests OCRM's concurrence that the incorporation is a Routine Program Change to the OCMP. This analysis identifies and describes the enforceable policies that DLCD will apply to federal consistency reviews, and explains why their incorporation constitutes a routine program change to the OCMP.

The Land Conservation and Development Commission (LCDC) acknowledged the ACP and ADC as being in compliance with Oregon's Statewide Planning Goals on March 11, 1983. OCRM approved these documents as components of the OCMP on February 10, 1984, via a routine program change request. The City subsequently has revised and updated many provisions in the plan and related code. The State of Oregon (through the LCDC) approved those changes as meeting the statewide planning goals, but DLCD did not submit the updated versions of the plan and code to NOAA/OCRM for review and approval. DLCD is now submitting the current version of the plan and code, including policies and land use designations that apply to the Columbia River estuary within city jurisdiction. The current versions incorporate all changes subsequent to OCRM's 1984 approval.

Section II of this analysis describes the legal and policy framework of Oregon's Coastal Management Program, summarizes the key elements of Oregon's land use planning system and the relationship between state requirements and local land use plans and regulations, lists the statewide planning goals, and describes the relationship between the statewide program and the OCMP. Section III lists and briefly describes the enforceable policies of the plan and code that DLCD seeks to incorporate into the OCMP. Section IV analyzes the five CZMA program approvability areas potentially impacted, and determines that this request qualifies as a routine program change. Finally, Section V contains a table of all City of Astoria enforceable policies that Oregon seeks to incorporate into the OCMP.

II. Framework for Oregon's Approved Coastal Management Program

A. Oregon's land use planning program: state-local relationship

As noted in OCRM's review and approval of the Oregon Coastal Management Program in 1977, the Statewide Planning Program (ORS Chapter 197, Comprehensive Land Use Planning Coordination), is the principal mechanism by which the state ensures that local governments, with state oversight, balance conservation and development of coastal and other resources via statewide goals for land use planning. Local governments, such as the City of Astoria, are

required to adopt comprehensive land use plans that meet the statewide requirements and to make the day-to-day land use decisions in conformance with state-approved, goal-based plans. Since the mid-1980s, the LCDC has found the plans and ordinances of all cities and counties in Oregon to be in compliance with the goals. The state, through the LCDC and DLCDC, also reviews changes to local plans and ordinances for compliance with state requirements.

B. Statewide Planning Goals

The nineteen statewide planning goals (<http://www.oregon.gov/LCDC/goals.shtml>), which are adopted as administrative rules (Oregon Administrative Rules Chapter 660, Division 015), express the state's policies on land use and (along with additional administrative rules) provide standards for local land use planning and decision-making. Some goals set standards for how certain types of land are to be planned and zoned; for example, Goal 18 sets specific standards for development on various types of dunes. NOAA/OCRM has approved these statewide planning goals and related administrative rules as core components of the OCMP.

The central purpose and requirements of the statewide planning goals are:

Goal 1 CITIZEN INVOLVEMENT: requires local governments to provide "the opportunity for citizens to be involved in all phases of the planning process;" requires each city and county to have a citizen involvement program and a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.

Goal 2 LAND USE PLANNING: outlines procedures for planning; specifies elements of comprehensive planning and requires local jurisdictions to adopt enforceable "implementation ordinances" to carry out the plan's policies; requires local land use decisions to conform with adopted comprehensive plan and ordinances.

Goal 3 AGRICULTURAL LANDS: defines "agricultural lands;" requires counties to inventory soil types and designate such lands as agricultural lands based on soil type and actual use and to "preserve and maintain" those lands through zoning.

Goal 4 FOREST LANDS: defines "forest lands;" requires counties to inventory forest capability, identify forest land, and adopt policies and ordinances to "conserve forest lands for forest uses."

Goal 5 OPEN SPACES, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES: requires local plans to address more than a dozen natural and cultural resources (e.g. wildlife habitats, wetlands, historic sites); establishes a process for each resource is to be inventoried and evaluated by local governments; creates options for local governments to protect identified significant resources.

Goal 6 AIR, WATER AND LAND RESOURCES QUALITY: requires local comprehensive plans and ordinances to be consistent with state and federal regulations on solid waste, groundwater pollution, municipal sewerage discharge, air emissions, etc.

Goal 7 AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS: seeks to protect development from natural hazards (e.g. floods, landslides, and erosion); requires jurisdictions to use hazard inventories supplied by state agencies and apply "appropriate safeguards" (i.e. floodplain zoning) to those areas.

Goal 8 RECREATION NEEDS: requires jurisdictions to plan for recreational opportunities based on an inventory of recreational resources, evaluation of areas and facilities for recreation, and projected demand for recreation.

Goal 9 ECONOMY OF THE STATE: calls for diversification and improvement of the economy; requires local jurisdictions to inventory existing and potential commercial and industrial lands, determine future needs for such lands, and plan and zone lands sufficient to meet those needs.

Goal 10 HOUSING: specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing.

Goal 11 PUBLIC FACILITIES AND SERVICES: calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection; links provision of new services to urbanization policies in Goal 14.

Goal 12 TRANSPORTATION: aims to provide "a safe, convenient and economic transportation system;" requires consideration of multiple transportation modes; links funding for transportation facilities to transportation plans.

Goal 13 ENERGY: seeks to use land use plans to control development to "maximize the conservation of all forms of energy, based upon sound economic principles."

Goal 14 URBANIZATION: requires cities to work with counties to estimate future population growth and related needs for land in unincorporated areas and to jointly designate sufficient land to meet those needs; requires each city jointly with its county, to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land."

Goal 15 WILLAMETTE GREENWAY: pertains only to those jurisdictions that touch on or include the Willamette River Greenway; not applicable in the Coastal Zone.

Goal 16 ESTUARINE RESOURCES: establishes state-level estuary classification system and designates each of 22 estuaries into one of four categories: Natural, Conservation, Shallow-draft Development, and Deep-draft Development; establishes planning and management requirements for each category; specifies land uses and activities permissible in those areas; emphasizes habitat protection; links closely to Goal 18.

Goal 17 COASTAL SHORELANDS: defines a shoreland planning area along the ocean shore, estuaries, and other water bodies and requires local governments to map the shoreland boundary; specifies how certain types of land and resources within the shoreland area are to be managed;

emphasizes unique coastal land uses (e.g. port facilities) and requires protection of sites for "water-dependent" or "water related" uses.

Goal 18 BEACHES AND DUNES: specifies planning standards for protecting or developing various types of dunes; prohibits most development on beaches and active foredunes; prohibits ocean shorefront protective structures for most development built after 1977; establishes standards for dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes.

Goal 19 OCEAN RESOURCES: seeks to “conserve the long-term values, benefits, and natural resources of the nearshore ocean and the continental shelf;” creates basis for planning and management of state ocean waters through the state Territorial Sea Plan; establishes requirements for state agencies rather than cities and counties.

C. The Oregon Coastal Management Program

NOAA’s 1977 approval of the Oregon Coastal Management Program pre-dated development and state approval of coastal local government plans and ordinances (most of which occurred between 1978 and 1985), but was predicated on the understanding that “the central authority by which Oregon will implement the program is SB 100” (subsequently codified as ORS Chapter 197). NOAA approval also included the statewide planning goals, including the coastal goals, and the statutory authorities of several state agencies (e.g. Department of Environmental Quality). In the years following this 1977 approval, all coastal local governments created and adopted comprehensive plans and ordinances, which LCDC reviewed and approved, and which OCRM approved for incorporation into the OCMP via routine program changes.

Local land use plans and ordinances were expected to be reviewed and amended in response to individual situations or pursuant to ORS Chapter 197, which requires local plans to be periodically reviewed and amended to reflect changes in laws, requirements for meeting the statewide planning goals, community needs, development, and other factors. Many local plan changes are minor in nature and do not involve substantive policy changes. Although the underlying policies have not substantively changed, DLCD would like to incorporate the most recent versions of the ACP and ADC in to the OCMP. The analysis below discusses the current plan policies that DLCD seeks to incorporate as enforceable policies.

III. Astoria Comprehensive Plan and Development Code Provisions Incorporated as Enforceable Policies

While DLCD seeks to incorporate the ACP and ADC into the OCMP in their entirety, DLCD has identified specific sections of each to be used as “enforceable policies” for federal consistency purposes. As required by 16 USC 1453(6a) and OCRM guidance, the enforceable policies are legally binding and contain standards of sufficient specificity to guide private and public uses. These policies, contained in discrete sections of the plan and ordinance, are briefly discussed in subsections A and B, below, and listed in table form in Section V.

Any plan and code provisions not part of this submittal and that have not changed substantively since OCRM’s 1984 approval remain enforceable elements of the OCMP.

A. CITY OF ASTORIA COMPREHENSIVE PLAN

The city’s comprehensive plan establishes the basis for land use regulation throughout the city. Many of the policy statements in the city plan are directed at the city itself and frame future actions that the city will take via the plan, code, ancillary plans, and other implementation steps. As such, they are not “enforceable” in the meaning of 16 USC 1453(6a). However, DLCD has identified a number of provisions to be incorporated as enforceable policies. The policies primarily govern the Columbia River estuary, but also cover topics such as urban growth, historic preservation, and water systems.

[NOTE: Because the plan is a lengthy document, for purposes of this RPC submittal DLCD has divided the plan into two volumes in order to facilitate review. The Table of Contents of each Volume contains bookmarked hyperlinks to sections that contain enforceable policies identified in this analysis. These enforceable policies are highlighted in yellow.]

[Provisions in Volume 1]

Urban Growth

ACP.120, policies 4 and 6. General Urban Policies

4. Requires adequate sanitary facilities and water capacity prior to approval of new development inside city limits and the urban growth boundary.

6. Requires annexation to city to receive full city services; requires agreements to form an improvement district prior to approval of a septic tank or individual water systems for new development in the urban growth boundary.

Columbia River Estuary

ACP.135. Definitions Defines terms used in the plan. The definitions clarify and provide context for the terms used in enforceable policies. While this section does not contain any enforceable policies *per se*, it is necessary to support the interpretation and application of enforceable policies.

ACP.140. Columbia River Estuary Aquatic and Shoreland Designations Describes six area use designations (which are the basis for delineating the uses permitted in each area); defines the purposes and objectives of each category:

- A. Natural Aquatic
- B. Conservation Aquatic
- C. Development Aquatic
- D. Natural Shoreland
- E. Development Shoreland
- F. Water-Dependent Development Shoreland.

ACP.150. Permitted Uses in Columbia River Estuary Aquatic and Shoreland Designations

A. Introduction: specifies where Aquatic and Shoreland designations apply; specifies that uses permitted in following subsections are exclusive.

- B. Natural Aquatic: lists 19 uses permitted within the area designated “natural aquatic.”
- C. Conservation Aquatic: lists 30 uses permitted within the area designated as “conservation aquatic.”
- D. Development Aquatic: lists 32 uses permitted within the area designated “development aquatic;” lists nine specific activities allowed for water-dependent commercial, industrial, and port uses; lists four specific activities allowed for water-related uses.
- E. Development Shorelands: lists 24 uses permitted within the area designated as “development shorelands.”
- F. Water-Related Development Shoreland: lists 23 uses permitted within the area designated “water-related development shoreland.”

ACP.155. Young’s Bay Subarea Plan. Describes the area, its aquatic features (including biological resources), and human uses.

- A. General Description: Describes the subarea boundaries
- E. Aquatic Designations: Specifies aquatic designations.
- F. Subarea Policies: Specifies two requirements related to aquaculture and contaminated sediments.

ACP.160. South Astoria Subarea Plan

- A. General Description: Describes the subarea boundaries
- F. Aquatic and Shoreland Designations: Designates aquatic and shoreland areas; the area designations determine the uses and activities allowed in the subarea.
- G. Subarea Policies: Specifies four policies applicable to the subarea.

ACP.165. Port of Astoria Subarea Plan

- A. General Description: Describes the subarea boundaries
- F. Aquatic and Shoreland Designations: Designates aquatic and shoreland areas; the area designations determine the uses and activities allowed.
- G. Subarea Policies: Specifies four policies applicable to the subarea.

ACP.170. Downtown Astoria Subarea Plan

- A. General Description: Describes the subarea boundaries
- F. Aquatic and Shoreland Designations: Designates aquatic and shoreland areas; the area designations determine the uses and activities allowed.

ACP.175. Uppertown/Alderbrook Subarea Plan

- A. General Description: Describes the subarea boundaries
- F. Aquatic and Shoreland Designations: Designates aquatic and shoreland areas; the area designations determine the uses and activities allowed.

ACP.180. Tongue Point Subarea Plan

- A. General Description: Describes the subarea boundaries
- F. Aquatic and Shoreland Designations: Provides specific area-designations for aquatic and shoreland areas in the subarea.
- H. Subarea Policies - General: Specifies policies applicable to the subarea.
- I. Mediation Panel Agreement Subarea Policies - North Tongue Point: Specific criteria for the North Tongue Point subarea
- J. Subarea Policies – South Tongue Point: Specifies policies applicable to the South Tongue Point subarea.

ACP.185. Regional Estuary and Shoreland Policies

Policies in this section provide the primary guidance for all development activities within the estuarine and shoreland environment of the City of Astoria. Defines deep-water as water deeper than -22 feet Mean Lower Low Water.

- A. Deep Water Navigation, Port and Industrial Development: Policies 1-6 apply to port and industrial development occurring in and over Columbia River Estuary waters, and on adjacent shorelands. This section also applies to navigation projects related to deep draft maritime activities, such as channel, anchorage and turning basin development or expansion.
- B. Diking: Policies 1-4 apply to the construction, maintenance and repair of flood control dikes in Columbia River Estuary shoreland and aquatic areas. These policies do not apply to dredged material containment dikes.
- C. Dredging and Dredged Material Disposal: Policies 1-5 are applicable to all estuarine dredging operations and to both estuarine shoreland and aquatic dredged material disposal in the Columbia River Estuary.
- D. Dredged Material Disposal Site Selection and Site Reservation Policies: Policies 1-6 address a range of site-selection criteria and evaluation requirements and specify Priority 1 and Priority 2 Dredged Material Disposal Sites.
- E. Estuarine Construction Policies: Policies 1-5 apply to over-water and in-water structures involving installation of piling or placement of riprap in Columbia River Estuary aquatic areas, and to excavation of shorelands for creation of new water surface area. They do not

apply to structures located entirely on shorelands or uplands, but do apply to structures, such as boat ramps, that are in both aquatic and shoreland designations.

- F. Fill: Policies 1-5 apply to the placement of fill material in the tidal wetlands and waters of the Columbia River Estuary.
- G. Fish and Wildlife Habitat: Policies 1-3 apply to uses and activities with potential adverse impacts on fish or wildlife habitat, both in Columbia River estuarine aquatic areas and in estuarine shorelands.
- H. Fisheries and Aquaculture Policies: Policies 1-7 apply to all projects that could conceivably affect fisheries (either commercial or recreational) or aquaculture in the Columbia River Estuary. This subsection is also applicable to the development of aquaculture facilities and to fisheries enhancement projects.
- I. Land Transportation System Policies: Policies 1-4 apply to the maintenance and construction of railroads, roads and bridges in Columbia River estuary shoreland and aquatic areas.
- J. Log Storage Policies: Policy 1 requires that new or expanded aquatic area log storage facilities must be designed and located so as to minimize potential adverse impacts on aquatic habitat.
- K. Mining and Mineral Extraction Policies: Policies 1-6 govern the extraction of sand, gravel, petroleum products, and other minerals from both submerged lands under aquatic areas and from shoreland areas in the Columbia River estuary.
- L. Mitigation and Restoration Policies: Policies apply to estuarine restoration and mitigation projects on Columbia River Estuary aquatic areas and shorelands. Policies in Subsection 1 are primarily applicable to estuarine mitigation projects; policies in Subsection 2 address mitigation banks; and policies in Subsection 3 address restoration. Subsection 4 (long-term planning) does not contain any enforceable policies.
- M. Public Access: Policies 1- 4 apply to all uses and activities in Columbia River Estuary shoreland and aquatic areas that directly or indirectly affect public access. "Public access" is used broadly to include direct physical access to estuary aquatic areas, aesthetic access, and other facilities that provide some degree of public access to Columbia River Estuary shorelands and aquatic areas.
- N. Recreation and Tourism: Policies 1 and 2 provide standards for new non-water-dependent uses and recreation uses in waterfront areas.
- O. Residential, Commercial and Industrial Development Policies: Policies 1-3 apply to construction or expansion of residential, commercial or industrial facilities in Columbia River Estuary shoreland and aquatic areas.

- P. Shallow Draft Port and Marina Policies: Policies 1- 2 apply to development of new marinas and improvement of existing marinas in aquatic areas of the Columbia River Estuary and to adjacent shoreland support facilities that are in conjunction with or incidental to the marina.
- Q. Significant Area Policies: Policies 1-3 apply only to activities and uses that potentially affect certain shoreland and aquatic resources that have been identified in the area and subarea description as having estuary-wide significance. Only those resources identified as significant under Statewide Planning Goal 17 are covered by these policies and standards.
- R. Water Quality Maintenance Policies: Policies 1-2 govern nonpoint pollutants and new untreated waste discharges.
- S. Water-Dependent Development Area Policies: Policies 1-2 apply only to those Columbia River Estuary Shorelands that are in the Marine Industrial Shorelands Zone. The purpose of these policies and standards is to assure that adequate sites are available for water-dependent uses.

[Provisions in Volume 2]

Historic Preservation

ACP.255, Policy 7. Historic Preservation Policies

7. Requires that Indian cairns, graves, and other significant archaeological resources uncovered during construction must be preserved intact until the State Historic Preservation Office has developed a plan for their excavation or reinterment.

Parks, Recreation and Open Space

ACP.275, Policy 13. Parks, Recreation, and Open Space Policies

13. Requires existing public access to waterways via public easements or rights-of-way to be retained or replaced if sold, exchanged, etc.

Public Facilities

ACP.290, Policy 3; .295, Policy 3; .297, Policy 3. Water, Sewer, and Stormwater Policies

3. Requires that new industries or proposed developments requiring large quantities of water ensure sufficient water capacity during peak demand periods; likewise, requires sufficient sewage treatment and stormwater disposal capacity.

Transportation

ACP.360, Policies 3, 6, and 8. Transportation Policies

3, 6, and 8. Specify requirements for railroad crossings, improvements to Marine Drive, and access along arterials streets and highways.

Geological and Flood Hazards

ACP.400, Policies 2, 4, 5, 7. Geological and Flood Hazard Policies

2. Requires City Engineer approval where earth movement hazard may be present.
4. Requires favorable site investigation report to be completed for approval of land division in areas of steep slopes, unstable soils, weak foundation soils, and land slide potential
5. Enables the City Engineer and/or Planning Commission or to require submission of detailed topographic maps for projects proposed in steep slope areas.
7. Provides general development policies for steep slope areas.

Comprehensive Plan Map.

While not an “enforceable policy” per se, the Comprehensive Plan Map is nonetheless a necessary component of the plan’s enforceable provisions by depicting the physical location of land use designations, associated public infrastructure, natural resources, and geophysical conditions that affect interpretation and enforcement of the comprehensive plan. The city maintains copies of comprehensive plan maps on its website at <http://www.astoria.or.us/page/293>.

B. CITY OF ASTORIA DEVELOPMENT CODE

The Development Code implements the comprehensive plan by specifying both land development and zoning requirements for various land use districts. The code is organized into fifteen articles, eleven of which contain enforceable policies for federal consistency purposes. The remaining articles are largely procedural and provide the mechanism by which the city implements the enforceable policies.

[NOTES: (1) In 1992 the City adopted a codified Land Development Code that integrated into one document provisions of several ordinances (e.g. zoning ordinance, subdivision ordinance, sign ordinance), including provisions in the zoning and subdivision ordinance that NOAA approved as part of the OCMP in 1983.

(2) Because the Development Code is extensive (464 pages), DLCD has divided the document into three volumes to reduce file sizes and facilitate review of enforceable policies. Each volume has a table of contents that contains hyperlinks to the various articles containing enforceable policies. Hyperlinks back to the table of contents and various section headers are embedded throughout these documents. Enforceable policies are highlighted in yellow.]

[Provisions in Volume 1]

Article 1 – Basic Provisions

Various subsections from 1.01 to 1.360 provide general provisions necessary to define terms used, establish zones, and link the ordinance provisions to a map depicting development (zoning) districts.

ADC 1.300 establishes the following 32 zones within the city:

<u>Zone</u>	<u>Abbreviated Designations</u>
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Aquatic One Development	A-1
Aquatic Two Development	A-2
Aquatic Two A Development	A-2A
Aquatic Conservation	A-3
Aquatic Natural	A-4
Attached Housing/Health Care	AH-HC
Attached Housing/Mill Pond	AH-MP
Neighborhood Commercial	C-1
Tourist Commercial	C-2
General Commercial	C-3
Central Commercial	C-4
Education/Research/Health Care Campus	CA
Columbia River Estuary Shoreland Overlay	CRESO
Family Activities	FA
Flood Hazard Overlay	FHO
General Industrial	GI
Gateway Overlay	GO
Health Care	HC
Hospitality/Recreation	HR
Institutional	IN
Land Reserve	LR
Local Service	LS
Maritime Heritage	MH
Planned Development	PD
Low Density Residential	R-1
Medium Density Residential	R-2
High Density Residential	R-3
Marine Industrial Shorelands	S-1
General Development Shorelands	S-2
Tourist Oriented Shorelands	S-2A
Natural Shorelands	S-5
Sensitive Bird Habitat Overlay	SBHO

ADC 1.310 adopts the “Land Use and Zoning Map of the City of Astoria.”

1.320 specifies zone boundaries.

ADC 1.360 gives criteria for authorizing a use not specifically permitted in a zone.

ADC 1.400 defines terms used throughout the Code, which are necessary to interpret and apply provisions of the Code to specific uses.

Article 2 – Use Zones

ADC 2.015 – 2.965 detail permitted uses, conditional uses, uses expressly prohibited, development standards, and procedural requirements for twenty four of the zoning districts

identified above (Article 14 details uses for the additional eight zones in the Gateway Overlay Area). Eleven of the zoning districts – R-1, R-2, R-3, C-1, C-2, C-3, C-4, GI, IN, LR, and PD – governing residential, commercial, industrial, and institutional zones, are typical of city zoning ordinances. While listed in the table of enforceable policies, this analysis does not detail the common requirements for these zones. Ten of the zoning districts, however, relate specifically to uses, resources, and characteristics of the estuary, while one overlay addresses flood hazard, one overlay addresses areas identified as sensitive bird habitat, and one zone addresses a Great Blue Heron rookery. The thirteen estuarine, flood, and bird zones include:

ADC 2.500 – 2.515 A-1 Aquatic One Development: Establishes policies for the maintenance, enhancement and expansion of areas, activities and structures needed for navigation and for water-dependent industrial, commercial and recreational uses.

ADC 2.525 – 2.540 A-2 Aquatic Two Development: Establishes policies to enhance the unique character of the Downtown Waterfront and Maritime Museum subareas by providing for their redevelopment as mixed-use areas.

ADC 2.550 – 2.565 A-2A Aquatic Two-A Development: Establishes policies to provide for redevelopment as a mixed-use area while permitting exclusive office use on piling supported structures.

ADC 2.575 – 2.590 A-3 Aquatic Conservation: Establishes policies to assure the conservation of fish and wildlife habitats, essential properties of the estuarine resource (e.g. continued biological productivity, unique communities of organisms), and the long-term use and conservation of renewable estuarine resources.

ADC 2.600 – 2.615 A-4 Aquatic Natural: Establishes policies to assure the preservation and protection of: 1) significant fish and wildlife habitats; 2) essential properties of the estuarine resource (e.g., dynamic geological processes, continued biological productivity, unique or endemic communities of organisms, species diversity), and 3) research and educational opportunities.

ADC 2.650 – 2.665 S-1 Marine Industrial Shorelands: Establishes policies to manage shorelands in urban and urbanizable areas especially suited for water-dependent uses and to protect these shorelands for water-dependent industrial, commercial and recreational use.

ADC 2.675 – 2.690 S-2 General Development Shorelands: Establishes policies to provide areas where a mixture of industrial, commercial, residential, public, and recreational uses can locate. Water-dependent or water-related and other uses that would benefit from a water-front location are preferred.

ADC 2.700 – 2.715 S-2A Tourist Oriented Shorelands: Establishes policies to provide for mixed-use tourist oriented development that retains and takes advantage of the working waterfront character of the area.

ADC 2.725 – 2.740 S-5 Natural Shorelands: Governs shoreland areas that should be managed for resource protection, preservation, restoration and recreation, with severe restrictions on the intensity and types of uses. Natural shoreland areas may include unique or highly valuable vegetative or wildlife habitat, and critical habitat for endangered or threatened species.

ADC 2.750 – 2.760 Columbia River Estuary Shoreland Overlay: Establishes requirements for shoreland areas adjacent to the Columbia River Estuary to assure estuary shorelands are managed compatibly with adjacent estuarine aquatic areas.

ADC 2.800 – 2.825 FHO Flood Hazard Overlay Zone: Regulates the use of areas subject to periodic flooding, in order to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions; provisions relate to efforts by the city to comply with National Flood Insurance requirements.

ADC 2.930 – 2.940 SBHO Sensitive Bird Habitat Overlay: Establishes requirements for habitat areas identified as critical for the Great Blue Heron, Northern Bald Eagle, Osprey, other sensitive bird species.

ADC 2.950 – Management Plan for the Youngs Bay/Brown Creek Great Blue Heron Rookery: Provides development standards to protect this sensitive area.

Article 3 – Additional Use and Development Standards

Most of the provisions in this article provide procedural mechanisms. The article does, however, contain a few provisions that DLCDD seeks to incorporate as enforceable policies for federal consistency review purposes:

ADC 3.130 – Maintenance of Public Access to Water: Requires that existing public ownerships, rights-of-way and similar public easements that provide access to or along estuarine waters shall be retained or replaced if they are sold, exchanged or transferred.

ADC 3.300 – 3.325 Erosion Control and Stormwater Management: Specifies requirements to: minimize impacts of excavation, grading and construction; prevent transport of sediment and soil borne pollutants into the Columbia River estuary, wetlands, riparian areas, City rights of way and storm systems; and reduce the amount of soil exposure during construction.

[Provisions in Volume 2]

Article 4 – Columbia River Estuary and Regional Shoreland Standards

Establishes use and activity standards for developments in Columbia River estuary aquatic areas and shorelands.

ADC 4.020 – Agriculture and Forestry: Provides standards applicable to agricultural and forestry activities on Columbia River estuary shorelands.

ADC 4.030 – Deep-Water Navigation, Port, and Industrial Development: Specifies port or industrial development activities subject to an impact assessment; lists criteria for approval of deep -water navigation, port or industrial development requiring aquatic area dredging or filling, or installation of new piling or dolphins.

ADC 4.040 – Diking: Provides standards for construction, maintenance and repair of flood control dikes in Columbia River Estuary shoreland and aquatic areas.

ADC 4.050 – Dredging and Dredged Material Disposal: Provides standards for approval of estuarine dredging operations and for estuarine shoreland and aquatic dredged material disposal in the Columbia River Estuary.

ADC 4.060 – Estuarine Construction: Piling and Dolphin Installation, Shoreline Stabilization and Navigation Structures: Provides standards for over-water and in-water structures such as docks, bulkheads, and other structures involving piling or riprap in Columbia River Estuary aquatic areas, as well as standards for shoreline stabilization and aquatic fill.

ADC 4.070 – Filling of Aquatic Areas and Wetlands: Regulates placement of fill material in the tidal wetlands and waters of the Columbia River Estuary.

ADC 4.080 – Fish and Wildlife Habitat: Provides standards to reduce potential adverse impacts on fish or wildlife habitat, both in Columbia River estuarine aquatic areas and in estuarine shorelands.

ADC 4.090 – Fisheries and Aquaculture: Provides standards for projects that could conceivably affect fisheries (either commercial or recreational) or aquaculture in the Columbia River Estuary, including development of aquaculture facilities and fisheries enhancement projects.

ADC 4.100 – Land Transportation Systems: Provides standards for maintenance and construction of railroads, roads and bridges in Columbia River estuary shoreland and aquatic areas.

ADC 4.110 – Log Storage: Provides standards for the establishment of new, and the expansion of existing, log storage and sorting areas in Columbia River Estuary aquatic and shoreland areas.

ADC 4.120 – Mining and Mineral Extraction: Regulates extraction of sand, gravel, petroleum products and other minerals from both submerged lands under aquatic areas and from shoreland areas in the Columbia River Estuary.

ADC 4.130 – Mitigation and Restoration: Establishes requirements for estuarine restoration and mitigation projects on Columbia River Estuary aquatic areas and shorelands, including both design mitigation and compensatory mitigation.

ADC 4.140 – Public Access to the Estuary and Its Shoreline: Establishes standards for all uses and activities in Columbia River Estuary shoreland and aquatic areas that directly or indirectly affect “public access,” a term used broadly to include direct physical access, aesthetic access, and other facilities that provide some degree of public access to Columbia River Estuary shorelands and aquatic areas.

ADC 4.150 – Recreation and Tourism: Establishes standards for recreational and tourist-oriented facilities in Columbia River estuary shoreland and aquatic areas.

ADC 4.160 – Residential, Commercial, and Industrial Development: Establishes requirements for construction or expansion of residential, commercial or industrial facilities in Columbia River Estuary shoreland and aquatic areas whether water-dependent, water-related, or non-dependent, non-related.

ADC 4.170 – Shallow-Draft Ports and Marinas: Establishes standards for development of new marinas and improvement of existing marinas in aquatic areas of the Columbia River Estuary, and support facilities in conjunction with or incidental to the marina.

ADC 4.180 – Shoreland Hazard Areas: Requires an evaluation to ensure that new hazards are not created or existing hazards worsened.

ADC 4.190 – Significant Areas: Establishes standards to protect certain shoreland and aquatic resources with estuary-wide significance.

ADC 4.200 – Water Quality Maintenance: Establishes standards to help protect and enhance the quality of water in the Columbia River Estuary and in aquatic areas and in tidigated sloughs in shoreland areas.

ADC 4.210 – Water-Dependent Development Areas: Establishes standards for development in those Columbia River Estuary shorelands designated as Especially Suited for Water-Dependent Development, in order to assure that adequate sites are available for water-dependent uses.

ADC 4.220 – Water-Dependent and Water-Related Use Criteria: Specifies criteria for determining whether a use is water-dependent, water-related, or non-dependent, non-related.

Article 5 – Impact Assessment and Resource Capability Determination

Sections 5.010 and 5.020 Provide a framework and process for using information required in Article 4 to make specific findings and conclusions with regard to impacts of proposed development on estuarine resources.

ADC 5.010 – Impact Assessment Procedure: Creates a process for assessing proposed development that could potentially alter the estuarine ecosystem and for providing information needed to meet applicable standards in Article 4.

ADC 5.020 – Resource Capability Determination: Provides specific standards for determining whether uses and activities in Aquatic Natural and Aquatic Conservation zones meet the resource capability and purpose of the zone in which the use or activity occurs; specifies purposes of estuarine zones; specifies required findings for a determination.

Article 6 – Historic Properties

This article reflects the city’s interests in protecting and enhancing its historic character.

ADC 6.040 – Historic Landmark Establishment: Provides procedural and substantive criteria for designating an area, site, or building as a historic landmark.

ADC 6.050 – Exterior Alteration: Establishes standards for repair, maintenance, replacement of exterior materials and features of Historic Landmark structures.

ADC 6.070 – New Construction: Requires a Certificate of Appropriateness and historic design review for new construction adjacent to Historic Landmark.

ADC 6.080 – Demolition and Moving: Requires a Certificate of Appropriateness and specifies historic review criteria and conditions for approval for demolition of or moving a designated Historic Landmark.

Articles 7 and 8 do not contain enforceable policies

[Provisions in Volume 2]

Articles 9 and 10 do not contain enforceable policies

Article 11 – Conditional Uses

ADC 11.020 – 11.170: Contains policies typical of local land development or zoning codes that specify administrative and quasi-judicial procedures and standards for approving a conditional use in a zone where the use is not otherwise permitted.

Article 12 – Variances

ADC 12.010 – 12.060: Provides relief from strict application of the zoning requirements in situations that would result in unnecessary hardship.

Article 13 – Subdivision and Land Partition

The provisions of this article regulate the division of land in the city. Some are substantive standards that relate to overlying zoning requirements while others provide enforceable mechanisms for ensuring compliance with all applicable provisions.

ADC 13.030 – Compliance Required: Requires compliance with provisions of The City of Astoria Development Code.

ADC 13.040 – Definitions: Provides context for enforceable policies contained in Article 13. While not enforceable policies per se, the definitions are fundamental to compliance with and enforcement of other enforceable provisions of the ordinance.

ADC 13.100 – 13.150: Prescribes requirements for submitting and approving a subdivision of property within the city.

ADC 13.200 – 13.250: Prescribes requirements for submitting and approving a major land partition within the city.

ADC 13.300 – 13.350: Prescribes requirements for submitting and approving a minor land partition within the city.

ADC 13.400 – 13.490: Provides general regulations and design standards for subdivisions, major and minor land partitions.

ADC 13.600 – 13.630: Requires improvements such as streets, sidewalks, water and sewer facilities to be installed in a subdivisions, major or minor partition.

Article 14 – (Use Zones)

This article specifies the requirements for the overarching Gateway Overlay Zone, which includes eight specific sub zones. Article 1 section 1.300 mentions these zones, but this article provides the substantive policies associated with each, including permitted uses, conditional uses, uses expressly prohibited, and other property development requirements.

ADC 14.005 – 14.030 - Gateway Overlay Zone (GO): Implements the concepts and guidelines of the Astoria Gateway Master Plan.

ADC 14.045 – 14.070 - Maritime Heritage Zone (MH): Provides visitor-oriented facilities that support tourist-oriented use of the existing Columbia River Maritime Museum, Clatsop County Historical Society Museum, the adjacent Aquatics Center, and other uses.

ADC 14.080 – 15.105 Family Activities Zone (FA): Provides family-oriented uses to complement the Aquatics Center and adjacent museums.

ADC 14.110 – 14.150 Attached Housing/Health Care Zone (AH-HC): Provides for attached and senior housing at a minimum density of 13 units per acre, with medical uses allowed with appropriate buffers.

ADC 14.160 – 14.185 Health Care Zone (HC): Provides for the continued use and expansion of hospital and medical offices.

ADC 14.195 – 14.225 Education/Research/HealthCare Campus Zone (CA): Provides for a “university-like” setting for the Oregon State University Seafood Lab, Duncan K. Law Seafood Consumer and Education Center, and related new developments with emphasis on the development of green spaces, plazas, and other pedestrian facilities.

ADC 14.235 – 14.260 Hospitality/Recreation (HR): Provides for regional destination-oriented hotel and associated uses related to the museum, historic train station, and the historic character of Astoria as a whole.

ADC 14.270 – 14.295 Local Service (LS): Provides for neighborhood commercial services that may be of a more vehicular oriented nature.

ADC 14.300 – 14.340 Attached Housing/Mill Pond (AH/MP): Provides for an area of intensively developed mixed uses, incorporating housing, limited commercial uses, recreation, and open space with a strong orientation to the Mill Pond and the Columbia River.

Article 15 – Wireless Communication Service Facilities

ADC 15.020 – 15.090: Regulates the location, construction, and operation of wireless communication service facilities while protecting the public health, safety and general welfare, and visual and aesthetic environment of the City. These provisions were adopted in 2002.

IV. This Action is a Routine Program Change

The incorporation of the ACP and ADC enforceable policies listed above into the OCMP does not substantially alter any of the five program areas detailed in 15 CFR 923:

1. Uses subject to management (Subpart B)

This action does not substantially change the uses subject to management specified in the OCMP (navigation and transportation; residential/urban/industrial, including energy production; agriculture and forestry; recreation; fish and wildlife production and utilization; public facilities; mining and minerals; and restoration) or those originally included in the ACP and ADC approved by OCRM in 1984. The State of Oregon requires the plan and code to implement Oregon’s statewide planning goals, which require local jurisdictions to set standards for various uses, including those set forth in the OCMP. Because the uses permitted by the plan and code must be consistent with the statewide planning goals and because the city has not added any new uses, incorporation of the updated ACP and ADC into the OCMP merely refines and does not substantially change the uses subject to management.

2. Special management areas (Subpart C)

This action does not change the criteria for designating areas of particular concern, or areas for preservation or restoration. Statewide planning goals 16 through 18 set the criteria and procedures for establishing and managing estuarine areas (Goal 16), coastal shorelands (Goal 17), and beaches and dunes (Goal 18). The City of Astoria plan and ordinance merely set policies and standards for designating and managing these areas within city jurisdiction.

3. Boundaries (Subpart D)

This action applies only to lands under the jurisdiction of the City of Astoria. It does not change Oregon’s inland or seaward coastal zone boundary, nor does it change the status of excluded lands.

4. Authorities and organization (Subpart E)

This action does not change Oregon’s authority or organization, nor does it alter Oregon’s administration of the OCMP. Oregon’s land use system and statewide planning goals establish criteria and standards for local planning; the city plan and ordinance simply implement those standards.

5. Coordination, public involvement and national interest (Subpart F)

This action does not change any coordination, public involvement, or national interest provisions of the OCMP.

V. Enforceable Policies Table

Changes to the OREGON COASTAL MANAGEMENT PROGRAM				
The OREGON COASTAL MANAGEMENT PROGRAM (OCMP) seeks to incorporate the following provisions of the City of Astoria Comprehensive Plan (ACP) and Development Code (ADC) into its federally-approved coastal management program. The following table identifies specific provisions that DLCD seeks to incorporate as enforceable policies to be used for Federal Consistency review purposes.				
State/Local Legal Citation	Name/Description of State or Local Law/Regulation/Policy/ Program Authority or Change	Enforcement Mechanism(s)	Date Adopted by State	Date Effective in State
ADDED:			mm/dd/yyyy	mm/dd/yyyy
City of Astoria Comprehensive Plan and Development Code	* DLCD seeks to incorporate the City of Astoria Comprehensive Plan (ACP) and Development Code (ADC) into the OCMP in their entirety. However, DLCD only seeks to incorporate the provisions listed below as enforceable policies.	ORS Chapter 197, ACP, ADC 1.340 ¹ (via City planning and permit process, hereinafter planning/permit process)	1983-2014	1983 - 2014
Comprehensive Plan				
3. Urban Growth				
ACP.120 Policies 4, 6	Relating to water and sewer service in urban growth area	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014
4. Columbia River Estuary				
ACP.135	Definitions	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014
ACP.140 Policies A through F	Columbia River Estuary Aquatic and Shoreland Designations	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014
ACP.150 Policies A through F	Permitted Uses in Columbia River Estuary Aquatic and Shoreland Designations	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014

¹ “A lot may be used and a structure or part of a structure constructed, reconstructed, altered, occupied, or used only as this Code permits.”

ACP.155 Policies A, E, F	Young's Bay Subarea Plan	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014
ACP.160 Policies A, F, G	South Astoria Subarea Plan	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014
ACP.165 Policies A, F, G	Port of Astoria Subarea Plan	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014
ACP.170 Policies A, F	Downtown Astoria Subarea Plan	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014
ACP.175 Policies A, F	Uppertown/Alderbrook Subarea Plan	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014
ACP.180 Policies A, F, H, I, J	Tongue Point Subarea Plan	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014
ACP.185 Policies A through S	Regional Estuary and Shoreland Policies	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014
ACP.255 Policy 7	Historic Preservation	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014
ACP.275 Policy 13	Parks, Recreation and Open Space	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014
ACP.290 Policy 3	Water Systems	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014
ACP.360 Policies 3, 6, 8	Transportation	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014
ACP.400 Policies 2, 4, 5, 7	Geological and Flood Hazards	ORS Chapter 197; city planning/permit process	3/11/1983	1983 - 2014
LAND DEVELOPMENT CODE (LDC)				
NOTE: In October 1992 the City adopted a re-codified Land Development Code that integrated into one document provisions of several ordinances (e.g. zoning ordinance, subdivision ordinance, sign ordinance), including provisions in the zoning and subdivision ordinance that NOAA had approved in 1983. Thus, the current ordinance was "Adopted by State" in 1992, but has been "Effective in State" from 1983 -2014				
ARTICLE 1	Basic Provisions			

ADC 1.300	Establishment of Zones	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
ADC 1.310	Zoning Map	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
ADC 1.320	Zone Boundaries	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
ADC 1.360	Authorization of Similar Uses	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
ADC 1.400	Definitions	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
ARTICLE 2 Use Zones				
2.015 – 2.050	R-1: Low Density Residential Zone	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.060 – 2.095	R-2: Medium Density Residential Zone	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.150 – 2.185	R-3: High Density Residential Zone	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.300 – 2.335	C-1: Neighborhood Commercial Zone	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.345 – 2.375	C-2: Tourist Commercial Zone	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.385 – 2.415	C-3: General Commercial Zone	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.425 – 2.445	C-4: Central Commercial Zone	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.470 – 2.485	GI: General Industrial Zone	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.500 – 2.515	A-1: Aquatic One Development Zone	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.525 – 2.540	A-2: Aquatic Two Development	ORS Chapter 197; city	10/8/1992	1983 – 2014

		planning/permit process		
2.550 – 2.565	A-2A: Aquatic Two-A Development	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.575 – 2.590	A-3: Aquatic Conservation	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.600 – 2.615	A-4: Aquatic Natural	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.650 – 2.665	S-1: Marine Industrial Shorelands	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.675 – 2.690	S-2: General Development Shorelands	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.700 – 2.715	S-2A: Tourist Oriented Shorelands	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.725 – 2.740	S-5: Natural Shorelands	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.750 – 2.760	CRESO: Columbia River Estuary Shoreland Overlay	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.800 – 2.825	FHO: Flood Hazard Overlay Zone	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.835 – 2.860	IN: Institutional Zone	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.870 – 2.880	LR: Land Reserve Zone	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.890 – 2.920	PD: Planned Development Overlay Zone	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.930 – 2.940	SBHO: Sensitive Bird Habitat Overlay Zone	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
2.950 – 2.960	Management Plan for the Youngs Bay/Brown Creek Great Blue Heron Rookery	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
ARTICLE 3 Additional Use and Development Standards				

3.130	Maintenance of Public Access to the Water	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
3.300 – 3.325	Erosion Control and Stormwater Management	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
ARTICLE 4 Columbia River Estuary and Regional Shoreland Standards				
4.020	Agriculture and Forestry	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.030	Deep-Water, Navigation, and Port Development	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.040	Diking	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.050	Dredging and Dredged Material Disposal	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.060	Estuarine Construction: Piling and Dolphin Installation, Shoreline Stabilization and Navigation Structures	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.070	Filling of Aquatic Areas and Wetlands	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.080	Fish and Wildlife Habitat	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.090	Fisheries and Aquaculture	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.100	Land Transportation Systems	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.110	Log Storage	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.120	Mining and Mineral Extraction	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.130	Mitigation and Restoration	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.140	Public Access to the Estuary and Its Shoreline	ORS Chapter 197; city	10/8/1992	1983 – 2014

		planning/permit process		
4.150	Recreation and Tourism	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.160	Residential, Commercial, and Industrial Development	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.170	Shallow-Draft Ports and Marinas	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.180	Shoreland Hazard Areas	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.190	Significant Areas	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.200	Water Quality Maintenance	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.210	Water-Dependent Development Areas	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
4.220	Water-Dependent and Water-Related Use Criteria	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
ARTICLE 5 Impact Assessment and Resource Capability Determination				
5.010	Impact Assessment Procedure	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
5.020	Resource Capability Determination	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
ARTICLE 6 Historic Properties				
6.040	Historic Landmark Establishment	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
6.050	Exterior Alteration	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
6.070	New Construction	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014

6.080	Demolition and Moving	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
ARTICLE 11 Conditional Uses				
11.020	Application and Procedures	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
11.030	Basic Conditional Use Standards	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
11.040	Special Conditions	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
11.050	Existing Conditional Uses	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
11.060	Expansion of an Existing Conditional Use	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
11.070	Performance Bond	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
11.080 – 11.170	Provisions for specific conditional uses	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
ARTICLE 12 Variances				
12.010	Purpose	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
12.020	Conditions	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
12.030	General Criteria	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
12.055	Criteria for Variances from Standards Relating to Flood Hazard Overlay Zones	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
12.060	Classification of Variances	ORS Chapter 197; city planning/permit process	10/8/1992	1983 – 2014
ARTICLE 13 Subdivisions and Partitions				

13.030	Compliance Required	ORS Chapter 197; city planning/permit process	10/8/1992	1983 - 2014
13.040	Definitions	ORS Chapter 197; city planning/permit process	10/8/1992	1983 - 2014
13.100 – 13.150	Procedures for Subdividing Property	ORS Chapter 197; city planning/permit process	10/8/1992	1983 - 2014
13.200 – 13.250	Major Land Partition (includes creation of a street)	ORS Chapter 197; city planning/permit process	10/8/1992	1983 - 2014
13.300 – 13.350	Minor Land Partition (no street created)	ORS Chapter 197; city planning/permit process	10/8/1992	1983 - 2014
13.400 – 13.490	General Regulations and Design Standards (applicable to subdivisions, major and minor partitions)	ORS Chapter 197; city planning/permit process	10/8/1992	1983 - 2014
13.600 – 13.630	Improvements	ORS Chapter 197; city planning/permit process	10/8/1992	1983 - 2014
ARTICLE 14 (Use Zones)				
14.005 – 14.030	GO – Gateway Overlay Zone	ORS Chapter 197; city planning/permit process	5/4/1998	1998 - 2014
14.045 – 14.070	MH – Maritime Heritage Zone	ORS Chapter 197; city planning/permit process	5/4/1998	1998 - 2014
14.080 – 15.105	FA - Family Activities Zone	ORS Chapter 197; city planning/permit process	5/4/1998	1998 - 2014
14.110 – 14.150	AH-HC - Attached Housing/Health Care Zone	ORS Chapter 197; city planning/permit process	5/4/1998	1998 - 2014
14.160 – 14.185	HC Health Care Zone	ORS Chapter 197; city planning/permit process	5/4/1998	1998 - 2014
14.195 – 14.225	CA Education/Research/HealthCare Campus Zone	ORS Chapter 197; city planning/permit process	5/4/1998	1998 - 2014
14.235 – 14.260	Hospitality/Recreation (HR)	ORS Chapter 197; city planning/permit process	5/4/1998	1998 - 2014
14.270 – 14.295	Local Service (LS)	ORS Chapter 197; city	5/4/1998	1998 - 2014

		planning/permit process		
14.300 – 14.340	Attached Housing/Mill Pond (AH/MP)	ORS Chapter 197; city planning/permit process	5/4/1998	1998 - 2014
Article 15 Wireless Communication Service Facilities				
15.020 – 15.090	Standards for approval of siting and configuration of wireless communications facilities	ORS Chapter 197; city planning/permit process	6/2/2002	2002 - 2014
REMOVED:				
City of Astoria Comprehensive Plan and Development Code			1983	