

**Ordinance 1233**  
**Introduced by All Commissioners**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN ARTICLE 2,  
WARRENTON MUNICIPAL CODE CHAPTER 16.116, 16.220, AND WARRENTON  
ZONING MAP REGARDING THE CREATION OF POLICIES TO SUPPORT  
NEIGHBORHOOD MASTER PLANNING AND A NEW NEIGHBORHOOD CHELSEA  
GARDENS**

**WHEREAS**, the City Commission initiated and approved a zone change for the “Spur 104” area in 2019 by Ordinance No. 1228 to encourage the development of a mixed use, high density neighborhood; and

**WHEREAS**, the Warrenton Urban Renewal Agency financially supported the zone change to encourage local economic development through the creation of new businesses;” and

**WHEREAS**, the City of Warrenton held multiple public meetings, hearings, and a charrette open to the public to solicit comments and make changes to the proposal; and

**WHEREAS**, the City of Warrenton wants to strike a balance with the need to create new housing and business opportunities with development of common sense regulations to protect neighborhood livability and mitigate traffic impacts while supporting property owners interest in redeveloping; and

**WHEREAS**, the City Commission held two public hearings - December 10, 2019 and January 14, 2020 to take public testimony and adhere to the applicable notice procedures in the Warrenton Development Code.

**NOW, THEREFORE**, the City of Warrenton ordains as follows: (Key: new, deleted)

**Section 1.** A new chapter regulating the creation of new neighborhood master plans shall be added to Warrenton Municipal Code Chapter 16.116.

**16.116.010. Purpose.** The purpose of this chapter is to set forth design overlay standards for new neighborhood master plans to insure the orderly conversion of a large amount of urbanizable land to mixed use, residential and commercial land within the City to higher intensity, urban uses to maximize investment in public facilities. The standards will apply to areas identified through City or developer initiated master planning. The subject areas are largely vacant and currently have a low level of urban services. These areas are projected to develop over time to a density of at least 25 units per acre similar to High Density Residential Zone (RH). This chapter is intended to insure that public facilities adequate to serve development at this density are provided, either before or concurrent with development.

**16.116.020 Boundaries of Neighborhood Master Plan Areas.**

The neighborhood master plan standards in this chapter shall apply to areas designated on the Comprehensive Plan/Zone Map with the symbol “NMP-NAME.” In addition, a specific master plan will be adopted and referenced herein that illustrates the boundaries and physical layout of new streets, parks, and other land uses.

**16.116.030 Neighborhood Master Plan Development Standards**

**The following standards shall apply to new development within designated areas:**

- A. All development shall provide the following primary urban services: water, sanitary sewer facilities connecting to the City sewer system, local streets, fire protection and drainage. An inability to provide an acceptable level of all primary services shall result in the denial of a land use application.**
- B. All development shall be reviewed to ascertain whether an adequate level of the following secondary urban services exists: collector and arterial streets, transit, schools, police protection, and parks. Where the City determines and supports with findings that an unacceptable level of secondary urban services exist, the City may deny the land use application unless the developer insures the availability of an acceptable level of the services within five years from occupancy.**
- C. City specifications shall be the standard used as measurement of acceptability of a service, including traffic engineering and adopted city transportation policies, to disperse new traffic trips generated by the impact of new development. If street standards are proposed that differ from the TSP, findings and analysis shall be provided to demonstrate compliance and consistency with neighborhood planning principles.**
- D. Encourage the maximum redevelopment of the area to facilitate the creation of a pedestrian friendly, transit supportive, and people oriented neighborhood where residents and visitors can walk to services within the neighborhood and adjacent areas.**
- E. Development proposed within the neighborhood overlay that is consistent with the master plan is streamlined whereas any proposed development that does not support neighborhood planning principles in Comprehensive Plan and other policies should be discouraged.**

#### **16.116.040 Spur 104 Performance Measures & Redevelopment Standards**

**The following standards shall apply to new development in the Spur 104 Neighborhood Master Plan area.**

- A. Development shall consider either the “Mixed Use Concept” or “Residential Concept” contained herein. At a minimum, streets, parks, open space, and trails shall be adhered to and planned for in future development.**
- B. The total number of housing units for the new neighborhood shall not exceed 350 units. The types of units and minimum density are described in the Commercial Mixed Use (CMU) Zone and High Density Residential Zone (RH) standards. Housing units that existed prior to 2018 shall not be counted towards the cap on the total amount. Adaptive reuse of cultural or historic structures built prior to 1940 is strongly encouraged.**
- C. The total amount of commercial space shall not exceed 50,000 SF. No building footprint shall be larger than 20,000 SF to encourage a mixed use, neighborhood scale, and pedestrian-oriented design. Maximum of building floor area shall be regulated by height standard. The types of uses allowed are described in the Commercial Mixed Use (CMU) Zone. However, drive thrus shall be prohibited to reduce traffic impacts.**
- D. Architectural design shall be governed by WMC 16.116 Design Standards. In addition, at least three distinct exterior materials shall be used. Glass entries and vestibules shall not be**

counted towards the required amount of materials. A distinctive entry is required. New parking for commercial uses should be located to the rear or side portion of the lot.

- E. All new development shall contribute to planned parks and trails identified on the concept plans and Parks Master Plan.
- F. Zero lot line developments for single family attached are allowed subject to site design review.

**Section 2.** The chapter regulating conditional use permits shall be amended in Warrenton Municipal Code Chapter 16.220 with the following:

**Chapter 16.220 CONDITIONAL USE PERMITS**

**16.220.030 Review Criteria.**

A. Before a conditional use is approved findings will be made that the use will comply with the following standards:

1. The proposed use is in conformance with the Comprehensive Plan.

**7. The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the intended use.**

**Section 3.** The Warrenton Comprehensive Plan **Article 2: Urban Development, Section 2.340** shall be amended with the following:

**Section 2.340 Neighborhood Master Planning**

**The City of Warrenton will facilitate the orderly conversion of low density residential and commercial lands to mixed use, urban densities when public facilities are available and feasible to serve a neighborhood.**

- 1. **The City will initiate the neighborhood master plan or encourage private owners and investors to consider a neighborhood master plan or planned unit development to achieve neighborhood master plan principles:**
  - a. **Provide a common framework that balances both certainty and flexibility for stakeholders.**
  - b. **Utilize existing right of way (street) pattern and provide an efficient layout for multiple transportation options.**
  - c. **Foster a sense of community through quality architecture and urban design.**
  - d. **Bolster the neighborhood with a park or common open space available to all residents and visitors.**
  - e. **Create a walkable and pedestrian oriented district to support higher transit use and less auto traffic.**
  - f. **Connect to surrounding community assets, including downtown.**
  - g. **Address increased traffic issues in conjunction with any new redevelopment.**

2. **Areas proposed for neighborhood master plans are the following:**

- **Hammond**
- **Downtown**
- **Chelsea Gardens (Spur 104; between US 101 and SE Ensign Lane)**
- **Carruthers Park Plat (Between Skipanon River and Spur 104)**

**3. Neighborhood master plans shall be reviewed by the Planning Commission and City Commission as a legislative amendment to the Comprehensive Plan, Zoning Map Overlay, and Development Code.**

**Section 4.** The Warrenton Zoning Map shall be amended with the addition of a “Chelsea Gardens Overlay” and is included as Exhibit A.

**Section 5.** This Ordinance shall take full force and effect 30 days upon its adoption by the Commission of the City of Warrenton.

**First Reading: January 28, 2020**

**Second Reading: February 11, 2020**

**ADOPTED** by the City Commission of the City of Warrenton, Oregon this 11 day February of 2020.

APPROVED

  
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Henry A. Balensifer, Mayor

Attest:

  
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Dawne Shaw, City Recorder

## Exhibit A Warrenton Zoning Map



City Limits (Warrenton, Astoria)    Warrenton Urban Renewal District

Spur 104 Neighborhood Master Plan

**Warrenton Zoning**

- R40 - Low Density Residential
- R10 - Intermediate Density Residential
- RGM - R-10 Growth Management Zone
- RM - Medium Density Residential
- RH - High Density Residential
- C1 - General Commercial
- C2 - Water Dependent Commercial
- CMU - Mixed Use Commercial
- RC - Recreational Commercial
- I1 - General Industrial
- I2 - Water Dependent Industrial
- OSI - Open Space Institutional
- A1 - Aquatic Development
- A2 - Aquatic Conservation
- A3 - Aquatic Natural
- A5 - Lake and Freshwater Wetland

**County Zoning**

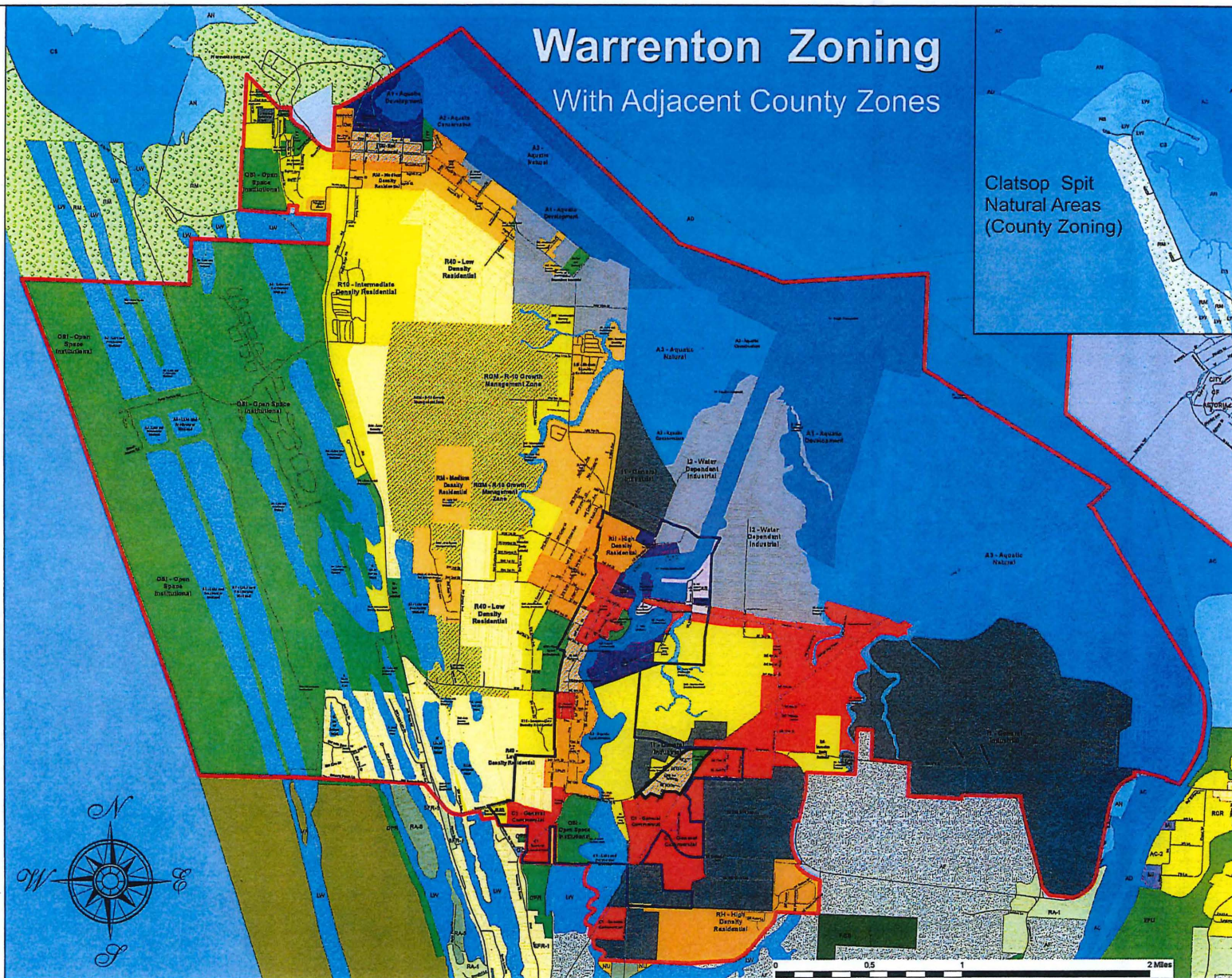
- AC Aquatic Conservation
- AD Aquatic Development, Ship Channel, Jetty
- AF Agriculture - Forestry
- AN Aquatic Natural
- CS Conservation Shorelands
- EFU Exclusive Farm Use
- F-80 Forest - 80
- LW Lake and Wetlands
- MI Marine Industrial Shorelands
- MR Military Reserve
- NS Natural Shorelands
- NU Natural Uplands
- OPR Open Space, Parks, Recreation
- RA-1 Residential Agriculture - 1
- RA-5 Residential Agriculture - 5
- RM Recreation Management
- SFR-1 Single Family Residential - 1

1 inch = ~845 ft at 34" x 44" (ANSI E)  
 1 inch = 1300 ft at 22" x 34" (ANSI D)  
 1 inch = 2600 ft at 11" x 17" (Tabloid, ANSI B)

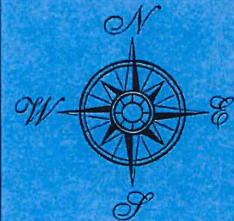
Revised Compilation: Sept, 2018  
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# Warrenton Zoning

## With Adjacent County Zones



Clatsop Spit Natural Areas (County Zoning)



# C-MU SITE FRAMEWORK PLAN :: MIXED-USE CONCEPT



# C-MU SITE FRAMEWORK PLAN :: RESIDENTIAL CONCEPT

