

City of Albany Reduce Parking Requirements

Effective 1/1/23, the following parking requirements supersede those in Article 9, Table 9.020-1. When parking is provided, all other on-site and environmental standards in Article 9 apply and applicable building code requirements related to electric vehicle charging capacity and complying with the ADA.

660-012-0440 (3): Parking Reform Near Transit Corridors

Parking is not required for developments on a lot or parcel that includes lands within one-half mile of Albany's bus routes, using a straight-line measurement. One half mile = 2,640 feet.

Contact cd.customerservice@cityofalbany.net to determine whether parking is required for your development. A map identifying property within one-half mile of a transit route follows.

660-012-0430: Reduction of Parking Mandates for Development Types

When a lot or parcel is located more than one half mile (2,640 feet) from an Albany transit route, the parking standards in Table 9.020-1 apply, with the following exceptions and substitutions.

- Two or more residential dwelling units on one legally established property: one space per unit.
- Parking is not required for the following development types:
 - (a) Group Care Facilities and Homes designed to serve people with psychosocial, physical, intellectual or developmental disabilities, including but not limited to a: residential care facility, residential training facility, residential treatment facility, residential training home, residential treatment home, and conversion facility as defined in ORS 443.400;
 - (b) Child care facility as defined in ORS 329A.250;
 - (c) Single-room occupancy housing;
 - (d) Residential units smaller than 750 square feet;
 - (e) Affordable housing as defined in OAR 660-039-0010 (*See below.*)
 - (f) Publicly supported housing as defined in ORS 456.250;
 - (g) Emergency and transitional shelters for people experiencing homelessness; and
 - (h) Domestic violence shelters.

OAR 660-039-010 (1) Affordable housing” means:

- (a) Housing units available for rent, with or without government assistance, by households who meet applicable maximum income limits, not to exceed 80 percent of the area median income, adjusted for family size, as determined based on data from the United States Department of Housing and Urban Development or its successor agency, and in a manner so that no more than 30 percent of the household’s gross income will be spent on rent and utilities;
- (b) Housing units available for purchase, with or without government assistance, by households who meet applicable maximum income limits, not to exceed 80 percent of the area median income, adjusted for family size, as determined based on data from the United States Department of Housing and Urban Development or its successor agency, and in a manner so that no more than 30 percent of the household’s gross income will be spent on home loan or mortgage payments, amortized interest, property taxes, insurance, and condominium or association fees, if any; or
- (c) Spaces in manufactured dwelling parks available for rent, with or without government assistance, by households who meet applicable maximum income limits, not to exceed 100 percent of the area median income, adjusted for family size, as determined based on data from the United States Department of Housing and Urban Development or its successor agency.

(2) “Affordable housing unit” means a single housing unit, or a single space in a manufactured dwelling park, that meets the definition of affordable housing.

Parking Exemptions Map: Areas within One Half Mile Radius Around Albany Transit Routes

