

## **ARTICLE 8**

### **DESIGN STANDARDS**

8.000 Overview. The purpose of this Article is to establish additional standards for certain uses. These standards are intended to reduce adverse effects on surrounding property owners and the general public, to create a business environment that is safe and comfortable, to further energy conservation efforts within the City, to enhance the environment for walking, cycling, and mass transit use, and to ensure that high-quality development is maintained throughout Albany.

An applicant for a development that does not meet the design standards in Article 8 may apply for one or more Adjustments pursuant to ADC 2.060-2.080 except that Adjustments are not permitted to the standards in Section 8.500 (Telecommunication Facilities) and Section 8.600 through 8.620 (Supplemental Design Standards for the Oak Creek Transition Area). [Ord. 5947, 1/1/21]

The following list is a summary of the topics covered in this article.

- Single Dwelling Unit Homes and Middle Housing
- Multiple Dwelling Unit Development
- Commercial and Institutional Site Design
- Supplemental Standards in Village Centers
- Telecommunications Facilities
- Supplemental Design Standards for the Oak Creek Transition Area

[Ord. 5445, 4/12/00, Ord. 5801, 2/13/13; Ord. 5832, 4/9/14; Ord. 5968, 1/14/22; Ord. 6004, 12/28/22]

*[Section 8.100 repealed by Ordinance 5947, 1/1/21.]*

### **SINGLE DWELLING UNIT HOMES AND MIDDLE HOUSING**

8.110 Applicability.

(1) The standards of ADC Sections 8.110 through 8.170 apply to all new single-dwelling detached units, manufactured homes, duplexes, two detached primary units, townhouses, triplexes, and fourplexes in all zones that allow these housing types, except as otherwise noted.

[Ord. 5894, 10/14/17; Ord. 5947, 1/1/21; Ord. 5968, 1/14/22; Ord. 6004, 12/28/22]

(2) In addition, except as otherwise noted, the standards of ADC Sections 8.110 through 8.160 apply to multiple-dwelling units with individual driveways permitted pursuant to ADC 12.100(2) that are located in the WF, CB, or DMU zone, or in the HD zone in a building where ground-floor residential use is permitted pursuant to ADC 5.070(17).

[Ord. 5894, 10/14/17; Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]

(3) These standards do not apply to detached accessory dwelling units, existing structures, new additions to existing structures, or to homes in manufactured home parks.

[Ord. 5894, 10/14/17; Ord. 5949, 1/1/21; Ord. 5968, 1/14/22]

(4) Development on flag lots or on lots that slope up or down from the street with an average slope of 20 percent or more is exempt from these standards in Section 8.130 through 8.160.

[Ord. 5445, 4/12/00; Ord. 5894, 10/14/17; Ord. 5968, 1/14/22]

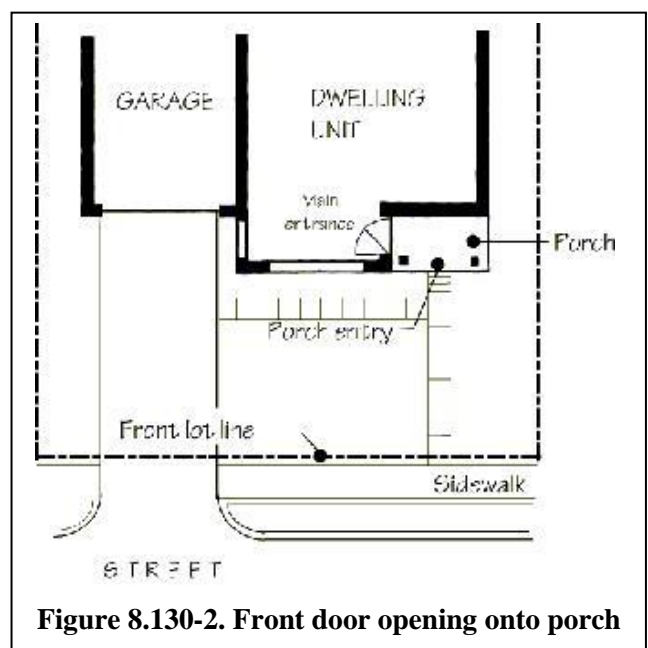
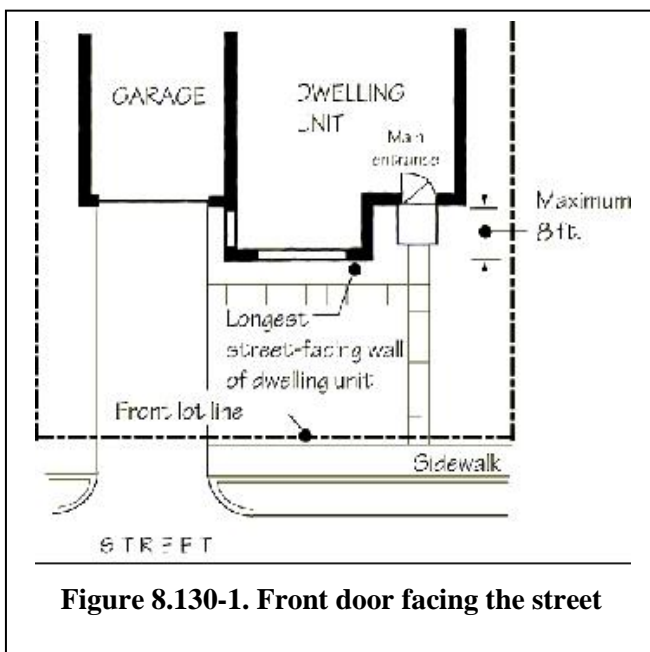
(5) New cottage cluster development shall meet the standards in Sections 8.175 in all zoning districts where permitted.

[Ord. 5968, 1/14/22]

(6) If a duplex, triplex, fourplex, or cottage cluster has been divided by a middle housing land division, the design standards in ADC 8.130 through 8.175 that are applicable to the lot or applicable on a per-lot basis shall apply to the middle housing parent lot, not to the middle housing child lots.

[Ord. 5968, 1/14/22]

- 8.120 Relationship to Historic Overlay Districts. For property inside the Historic Overlay Districts and properties designated as Historic Landmarks, the provisions in Article 7 also apply. For development subject to historic review under Article 7, the review body may grant flexibility in meeting any of the design standards where necessary to achieve historic compatibility. [Ord. 5445, 4/12/00; Ord. 5894, 10/14/17]
- 8.130 Home Orientation. The purpose of these standards is to create pedestrian-friendly, sociable, safe, and attractive neighborhoods through human-scale design. By ensuring that the pedestrian entrance is visible or clearly identifiable from the street, these standards enhance public safety for residents and visitors and provide opportunities for community interaction. [Ord. 5947, 1/1/21; Ord. 5968, 1/14/22]
- (1) On each lot, at least one main entrance shall be within eight feet of the longest street-facing wall of the dwelling unit (excluding the garage); and either: [Ord. 5894, 10/14/17; Ord. 5968, 1/14/22]
    - (a) Face the street (see Figure 8.130-1);
    - (b) Be at an angle of up to 45 degrees from the street; or
    - (c) Open onto a porch (see Figure 8.130-2). The porch must:
      - i. Be at least 25 square feet in area;
      - ii. Have at least one entrance facing the street; and
      - iii. Have a roof that is:
        - No more than 12 feet above the floor of the porch; and
        - At least 30 percent solid. This standard may be met by covering 30 percent of the porch area with a solid roof, or by covering the entire area with a trellis or other open material if no more than 70 percent of the area of the material is open.
- [Ord. 5445, 4/12/00; Ord. 5947, 1/1/21]
- (2) On sites with frontage on both a private street and a public street, the standards apply to the site frontage on the public street. On all other sites with more than one street frontage, the applicant may decide on which frontage to meet the standards, except as provided in subsection (3). [Ord. 5947, 1/1/21; Ord. 5968, 1/14/22]
  - (3) For a corner lot, any street-facing façade with a main entrance must meet the standards in subsection (1). [Ord. 5968, 1/14/22]



[Ord. 5947, 1/1/21]

- (4) In the DMU, CB, HD, and WF zoning districts, in order to provide a transition between public space (the sidewalk) and private space (the home) while maintaining a visual and physical connection to the street, entrances to individual dwelling units must be set back at least five feet from the front lot line. The entrance must be covered for a depth of at least three feet. [Ord. 5894, 10/14/17]

8.133 Street-Facing Windows. The purpose of these standards is to create pedestrian-friendly, sociable, safe, and attractive neighborhoods. The standards enhance public safety by allowing people to survey their neighborhood from inside their residences; and also provide a more pleasant pedestrian environment by preventing large expanses of blank facades along streets. [Ord. 5947, 1/1/21]

- (1) At least 15 percent of the area of each façade that faces a street lot line must be windows or main pedestrian entrance doors (see Figure 8.133-1). [Ord. 5894, 10/14/17; Ord. 5947, 1/1/21; Ord. 5968, 1/14/22]
- (2) All windows on a street-facing façade, including windows in garage doors and windows in doors that are not the main pedestrian entrance, may be counted toward meeting this standard. [Ord. 5947, 1/1/21; Ord. 5968, 1/14/22]
- (3) For a pedestrian door to count toward meeting this standard, it must be the main entrance and face the street. For structures with more than one dwelling unit, each main entrance door that faces the street may count toward this standard. [Ord. 5894, 10/14/17; Ord. 5968, 1/14/22]
- (4) For a corner lot, any street-facing façade with a main entrance must meet this standard. [Ord. 5445, 4/12/00; Ord. 5894, 10/14/17; Ord. 5968, 1/14/22]

**Figure 8.133-1. Single-Dwelling Unit and Middle Housing Window Coverage**



[Ord. 5968, 1/14/22; Ord. 6004, 12/28/22]

8.140 Driveway Spacing. The purpose of this standard is to preserve space for on-street parking and opportunities for front yard landscaping. The following standards applies to all lots for which street driveway access is provided, except for flag lots and lots where parking is accessed via an alley. Spacing between driveways is measured along the front property line.

Each lot must meet one of the following:

- (1) Two off-street parking spaces per unit are provided and the driveway(s) meets the minimum separation standard in ADC Subsection 12.100(2); or
- (2) A minimum of 22 feet of contiguous street frontage (uninterrupted by driveways) is provided; or

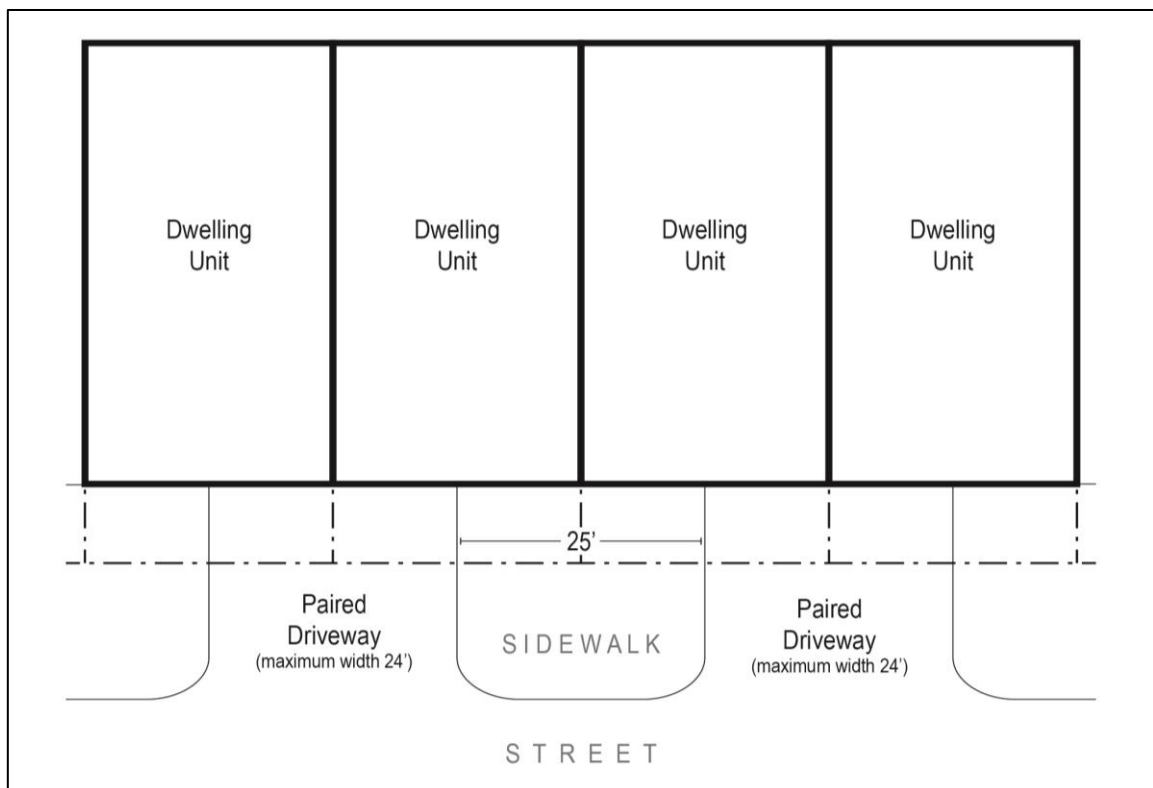
- (3) The driveway(s) are spaced a minimum of 22 feet from adjacent driveways. Driveways may be shared by two abutting lots. [Ord. 5968, 1/14/22]

[The infill standards in 8.140 were removed by Ordinance 5968, 1/14/22.]

8.150 Parking and Access in the DMU, CB, HD, and WF Zoning Districts. These standards are intended to support a pedestrian-friendly street environment by minimizing the visual and safety impacts of driveways, provided parking, and garages; and to preserve on-street parking. See Article 12 for additional access standards. [Ord. 6018, 6/30/23]

- (1) Driveway standards.
- (a) Development sites abutting an alley: Vehicle access shall be via the alley rather than the public street.
- (b) Development sites that do not abut an alley: Vehicle access shall meet i or ii, below.
- i. Provide vehicle access from not more than one driveway to each public street abutting the development site.
  - iv. Provide vehicle access to properties within the development site from shared or paired driveways with a minimum spacing between driveways of 22 feet (see Figure 8.150-1). The distance between driveways is measured along the front property line. [Ord. 5947, 1/1/21; Ord. 5968, 1/14/22]

**Figure 8.150-1. Paired driveway example.**



[Ord. 5947, 1/01/21; Ord. 5968, 1/14/22]

- (2) Parking location. Parking between the building façade and the front lot line is not permitted, except in driveways serving individual units (including shared or paired driveways), where permitted under (1), above.
- (3) Garages. When parking is provided in a garage attached to the primary structure, and garage doors for motor vehicle ingress/egress face a street, the following standards must be met. A garage door is considered to be facing a street where the opening is parallel to, or within 45 degrees of, a front lot line.

- (a) No more than one street-facing garage door for motor vehicle ingress/egress is permitted per dwelling unit. Each street-facing garage door for motor vehicle ingress/egress may not exceed 12 feet in width.
- (b) See ADC Table 5.090-1 for garage setback standards. [Ord. 5947, 1/1/21]
- (4) The standards of ADC Section 12.230 regarding design requirements abutting arterials do not apply. However, the standards of ADC 12.100 regarding limiting the location, width, and number of accesses to arterials do apply. [Ord. 5894, 10/14/17]

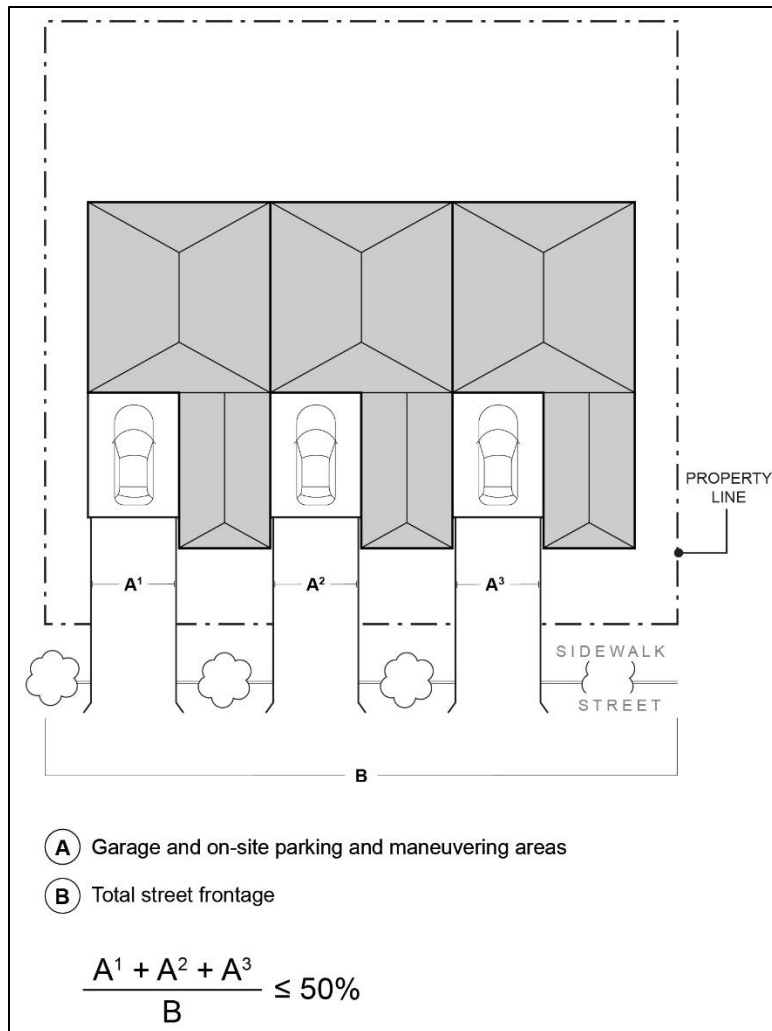
8.160 Façade design and articulation in the DMU, CB, HD, and WF Zoning Districts.

- (1) In order to promote buildings that provide visual interest and façade details that give a sense of quality and permanence, the front façade shall include a minimum of two of the architectural features listed below for each dwelling unit. For a corner lot, only one front façade of the dwelling unit(s) must meet these standards. Lots with frontage on First or Second Avenue shall meet this standard on the First or Second Avenue frontage.
  - (a) Porch: must meet the standards in ADC 8.130(1)(c).
  - (b) Dormer: minimum width of four feet, inset at least three feet from all side walls.
  - (c) Balcony: facing the street and accessible from an interior room, with a minimum depth of three feet.
  - (d) Eaves: overhang of not less than 12 inches.
  - (e) Offset: offset in facade or roof of at least two feet that extends for at least four feet.
  - (f) Bay window: projects from front elevation by 12 to 24 inches.
  - (g) Other: feature not listed but providing visual relief or contextually appropriate design similar to options a-f.
- (2) To provide privacy for ground floor residential uses, for residential buildings within 5 feet of the front lot line, street-facing ground floor windows shall be separated from the front lot line with a landscaped buffer at least three feet deep extending for at least the width of the window(s). The landscaped buffer shall meet at least one of the following standards.
  - (a) For every three linear feet of width, provide at least one three-gallon shrub, with the remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.
  - (b) For every two linear feet of width, provide at least 1 one-gallon shrub or perennial that typically achieves a mature height of at least three feet, with the remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.
  - (c) Other suitable landscaping that provides both privacy and visual interest and includes living plants, shrubs, and/or trees. [Ord. 5894, 10/14/17]

8.165 Garages, Off-Street Parking Areas, and Driveways for Triplexes and Fourplexes. In all zoning districts except HD, CB, DMU, and WF, new triplex and fourplex developments shall meet the standards of this section. These standards are intended to support a pedestrian-friendly street environment by minimizing the visual and safety impacts of driveways, parking areas, and garages; and to preserve on-street parking.

- (1) Garages and Off-Street Parking Areas. The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of the street frontage (see Figure 8.165-1). [Ord. 5968, 1/14/22]

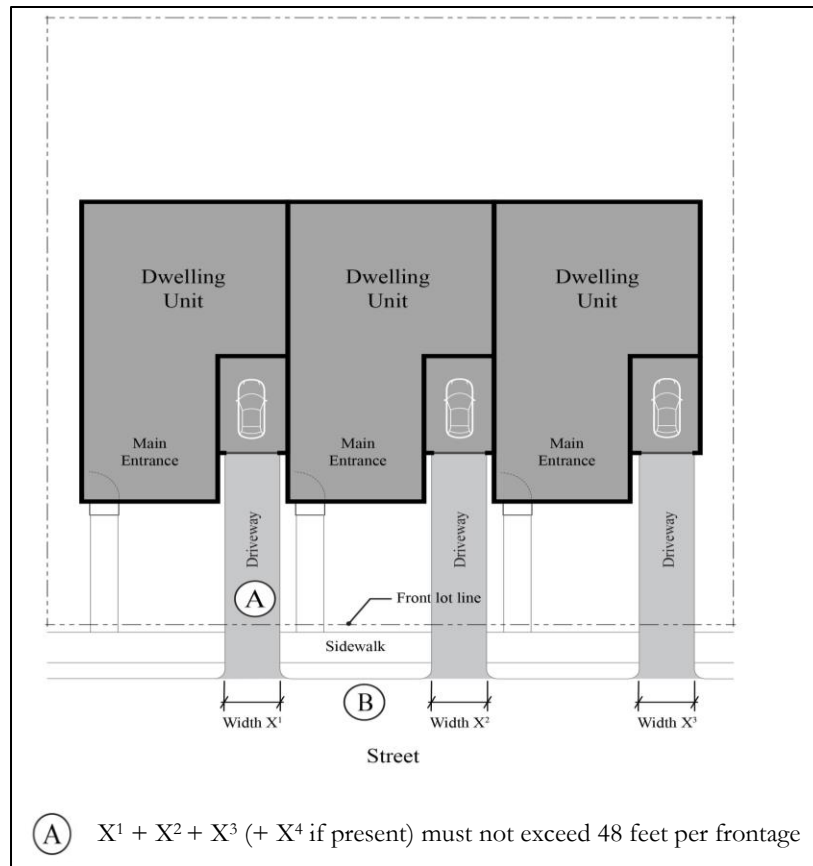
**FIGURE 8.165-1. Triplex and Fourplex: Width of Garages and Parking Areas**



[Ord. 5968, 1/14/22]

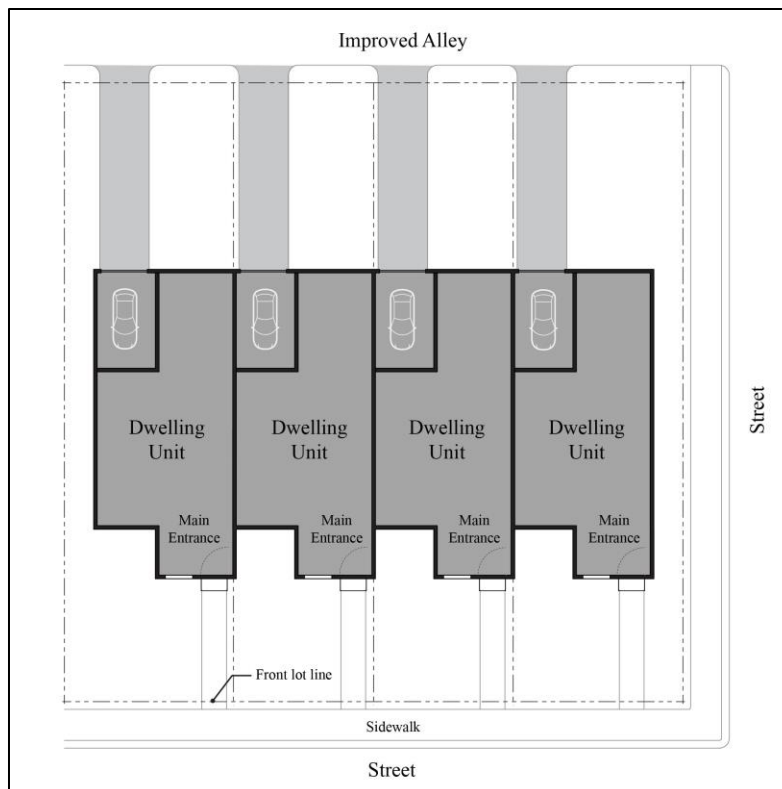
- (2) Driveway Approach. Driveway approaches for triplexes and fourplexes must comply with the following:
- (a) The total width of all driveway approaches must not exceed 48 feet per frontage, as measured at the property line (see Figure 8.165-2). For lots with more than one frontage, see subsection (b).
  - (b) In addition, lots with more than one frontage must comply with the following:
    - i. Lots must access the street with the lowest transportation classification for vehicle traffic. For lots abutting an alley that is improved according to the standards of Article 12, vehicle access shall be via the alley rather than the public street (see Figure 8.165-3).
    - ii. Lots may have either:
      - Two driveway approaches not exceeding 48 feet in total width on one frontage (see Figure 8.165-4); or
      - One maximum 24-foot-wide driveway approach per frontage (see Figure 8.165-5).
  - (c) Driveway approaches for triplexes and fourplexes must also meet the standards of ADC Section 12.100. [Ord. 5968, 1/14/22; Ord. 6008, 1/27/23]

**FIGURE 8.165-2. Triplex and Fourplex: Driveway Approach Width**



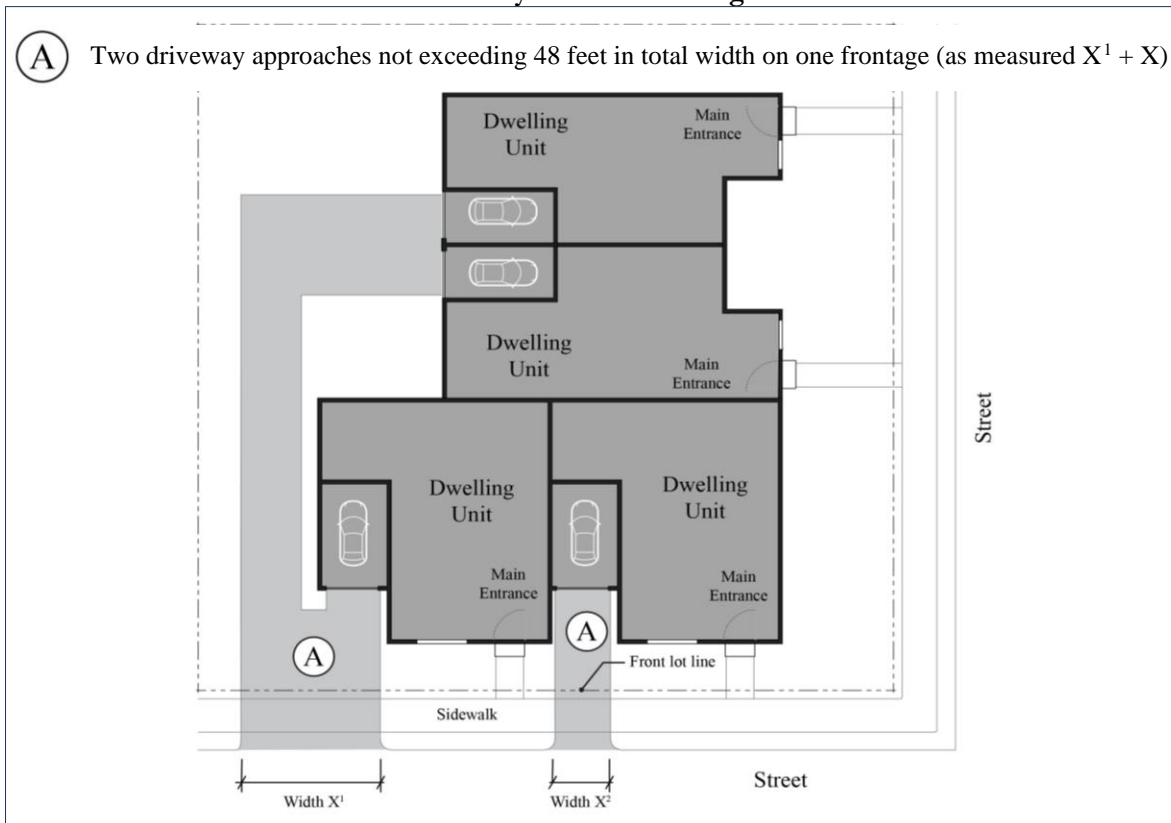
[Ord. 5968, 1/14/22; Ord. 6008, 1/27/23]

**FIGURE 8.165-3. Triplex, Fourplex, and Townhouse: Alley Access Example**



[Ord. 5968, 1/14/22]

**FIGURE 8.165-4. Triplex and Fourplex: Driveway Approach Options for Multiple Street Frontages – Driveways on One Frontage**



[Ord. 5968, 1/14/22; Ord. 6008, 1/27/23]



**FIGURE 8.165-5. Triplex and Fourplex: Driveway Approach Options for Multiple Street Frontages – Driveways on Both Frontages**

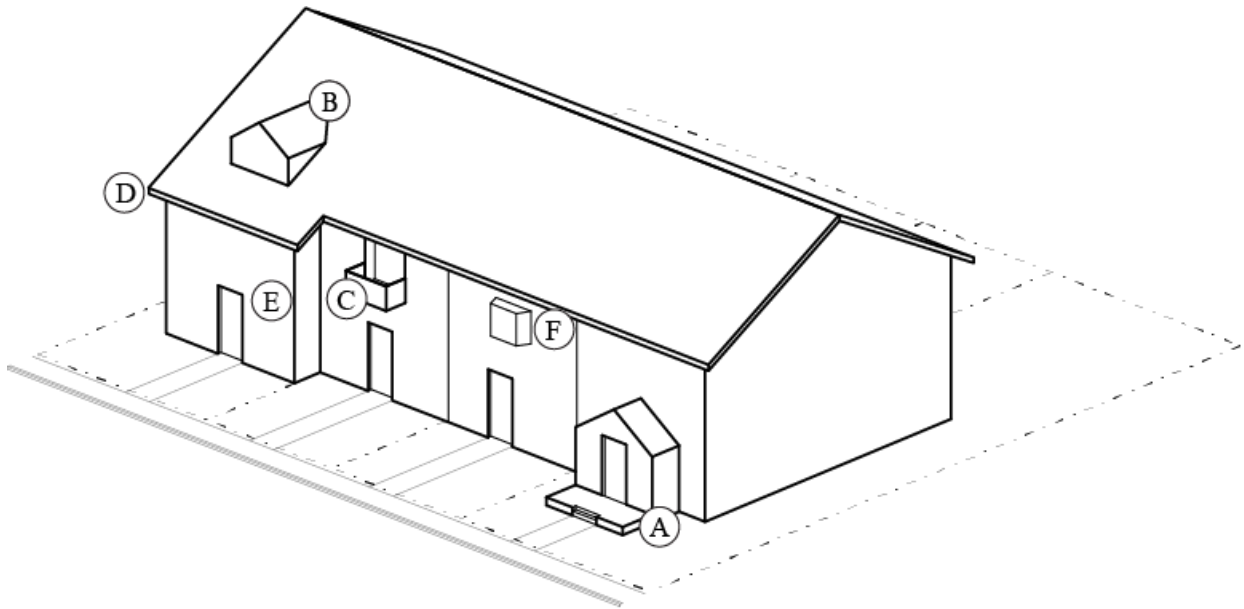


[Ord. 5968, 1/14/22; Ord. 6008, 1/27/23]

8.170 Design Standards for Townhouses. In all zoning districts except HD, CB, DMU, and WF, new townhouse developments shall meet the standards of this section.

- (1) Unit Articulation. The purpose of this standard is to promote townhouse development that provides visual interest and façade details that give a sense of quality and permanence. Each townhouse unit must include at least one of the following architectural features on at least one street-facing façade (see Figure 8.170-1):
  - (a) Porch: must meet the standards in ADC 8.130(1)(c).
  - (b) Dormer: minimum width of four feet, inset at least three feet from all side walls.
  - (c) Balcony: facing the street and accessible from an interior room, with a minimum depth of three feet.
  - (d) Eaves: overhang of not less than 12 inches.
  - (e) Offset: offset in facade or roof of at least two feet that extends for at least four feet.
  - (f) Bay window: projects from front elevation by 12 to 24 inches. [Ord. 5968, 1/14/22]

FIGURE 8.170-1. Townhouse Unit Articulation



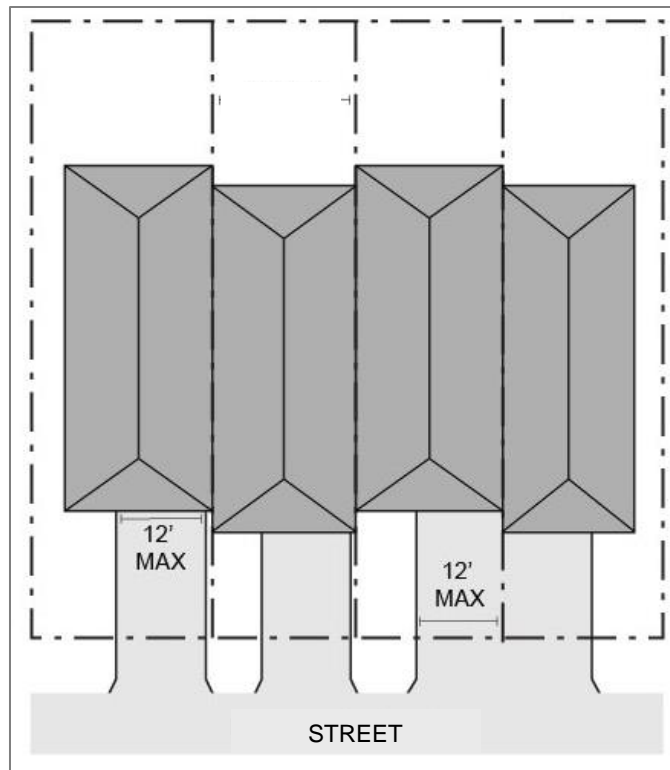
- (A) Porch: must meet the standards in ADC 8.130(1)(c).
- (B) Dormer: minimum width of four feet, inset at least three feet from all side walls.
- (C) Balcony: facing the street and accessible from an interior room, with a minimum depth of three feet.
- (D) Eaves: overhang of not less than 12 inches.
- (E) Offset: offset in facade or roof of at least two feet that extends for at least four feet.
- (F) Bay window: projects from front elevation by 12 to 24 inches.

[Ord. 5968, 1/14/22]

- (2) Driveway Access and Parking. The purpose of these standards is to support a pedestrian-friendly street environment by minimizing the visual and safety impacts of driveways, parking, and garages; and to preserve on-street parking. See Article 12 for additional access standards.
  - (a) For development sites abutting an alley that is improved according to the standards of Article 12, vehicle access shall be via the alley rather than the public street (see Figure 8.165-3).
  - (b) Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 8.170-2).
    - i. A maximum of one (1) driveway is allowed for every townhouse unit. Driveway approaches and/or driveways may be shared.
    - ii. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.
    - iii. No more than one (1) street-facing garage door for motor vehicle ingress/egress is permitted per townhouse unit. Each street-facing garage door for motor vehicle ingress/egress may not exceed 12 feet in width.

[Ord. 5968, 1/14/22]

**FIGURE 8.170-2. Driveway example for Townhouses**

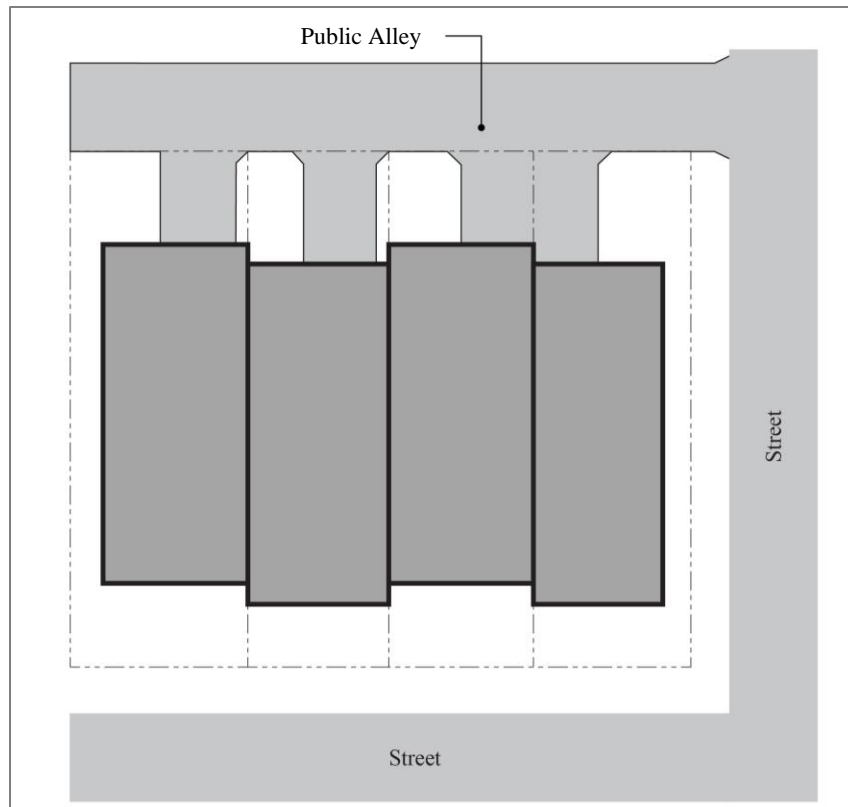


[Ord. 5968, 1/14/22]

- (c) The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsection (a) or (b).
- i. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.
  - ii. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 8.170-3. Shared driveways serving four (4) or more townhouses must be public alleys, or a private access created through a Planned Development.
  - iii. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 8.170-4. Shared driveways serving four (4) or more townhouses must be public alleys, or a private access created through a Planned Development.

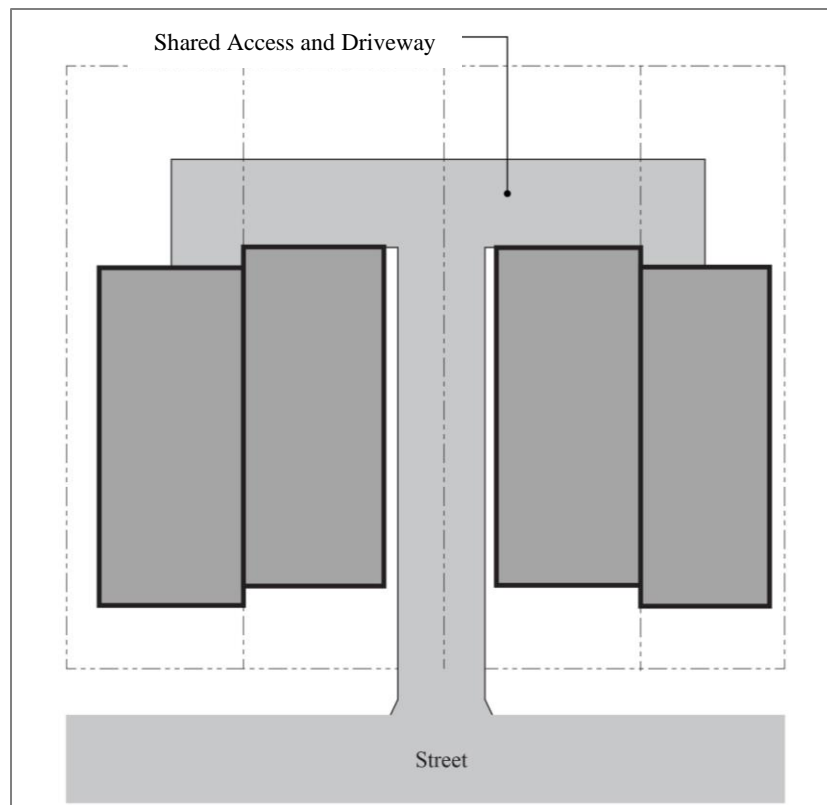
[Ord. 5968, 1/14/22]

**FIGURE 8.170-3. Townhouses on Corner Lot with Shared Access**



[Ord. 5968, 1/14/22]

**FIGURE 8.170-4. Townhouses with Consolidated Access (created through Planned Development)**



[Ord. 5968, 1/14/22]

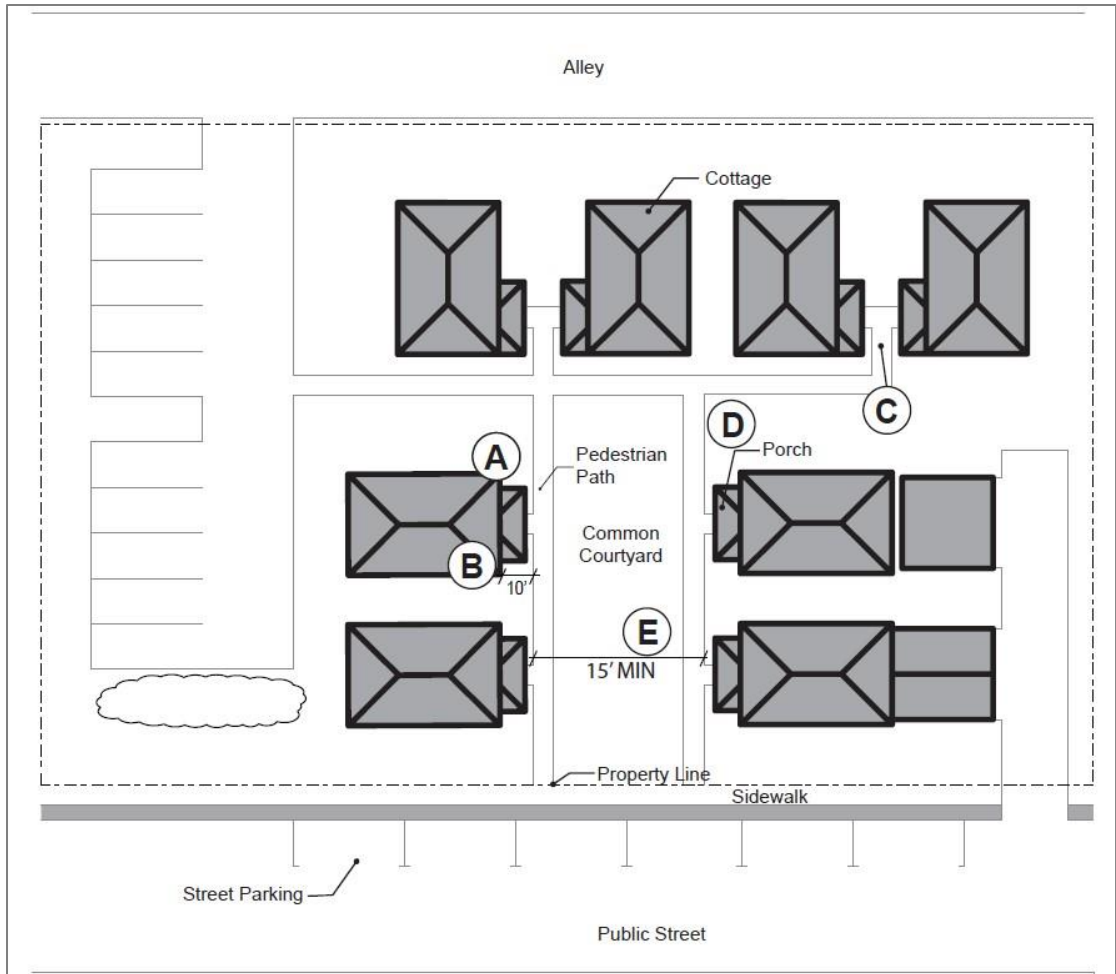
- (d) A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access(s). The standards of ADC Section 12.230 regarding design requirements abutting arterials do not apply. However, the standards of ADC 12.100 regarding limiting the location, width, and number of accesses to arterials do apply. [Ord. 5968, 1/14/22]

8.175 Cottage Cluster Design Standards. Cottage clusters are clusters of small, detached dwelling units (cottages) that are oriented around a common courtyard. Cottage clusters typically share amenities such as open space. The purpose of this section is to provide standards that promote quality development; create a sense of openness and community; and enhance the livability, walkability, and safety of the community. [Ord. 6018, 6/30/23]

- (1) Number of Dwellings. The purpose of these standards is to place appropriate limits on the scale of cottage clusters, and to limit the number of cottages that can be developed on an individual lot.
  - (a) A single cottage cluster shall contain a minimum of three (3) and a maximum of eight (8) cottages.
  - (b) A lot shall contain no more than one cottage cluster.
- (2) Floor Area. The purpose of these standards is to ensure that cottages are limited in size while providing flexibility for a range of unit sizes within a cottage cluster. Limiting unit size promotes lower-cost housing choices and promotes accessibility for residents of various ages and abilities.
  - (a) “Floor area” is defined in ADC Section 22.400; however, for the purpose of this section, “floor area” includes stairwells, ramps, shafts, chases, and the area devoted to garages. Floor area does not include porches, exterior balconies, or other similar areas, unless they are enclosed. Floor area is measured for each floor from the exterior faces of a building or structure.
  - (b) Floor Area. The maximum permitted floor area of each cottage is 1,400 square feet.
  - (c) Average Floor Area. The maximum average floor area permitted for a cottage cluster is 1,000 square feet per cottage. Community buildings shall be included in the average floor area calculation for a cottage cluster.
- (3) Cottage Orientation. The purpose of these standards is to provide a sense of community within a cottage cluster, and to ensure that each dwelling has access to a common courtyard. Cottages must be clustered around a common courtyard and must meet the following standards (see Figure 8.175-1):
  - (a) Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.
  - (b) A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:
    - i. Have a main entrance facing the common courtyard;
    - ii. Be within 10 feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and
    - iii. Be connected to the common courtyard by a pedestrian path.
  - (c) Cottages within 20 feet of a street property line may have their entrances facing the street.
  - (d) Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.
- (4) Common Courtyard Design Standards. The purpose of these standards is to ensure that common courtyards provide usable shared spaces that are adequately sized, located, and functional, and that are an integral part of the overall cottage cluster design. Each cottage cluster must share a common courtyard. Common courtyards must meet the following standards (see Figure 8.175-1):
  - (a) The common courtyard must be a single, contiguous piece.
  - (b) Cottages must abut the common courtyard on at least two sides of the courtyard.
  - (c) The common courtyard must contain a minimum of 150 square feet per cottage within the cluster.
  - (d) The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.

- (e) The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.
- (f) Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard. [Ord. 5968, 1/14/22]

**FIGURE 8.175-1. Cottage Cluster Orientation and Common Courtyard Standards**



- A** A minimum of 50% of cottages must be oriented to the common courtyard.
- B** Cottages oriented to the common courtyard must be within 10 feet of the courtyard.
- C** Cottages must be connected to the common courtyard by a pedestrian path.
- D** Cottages must abut the courtyard on at least two sides of the courtyard.
- E** The common courtyard must be at least 15 feet wide at its narrowest width.

[Ord. 5968, 1/14/22]

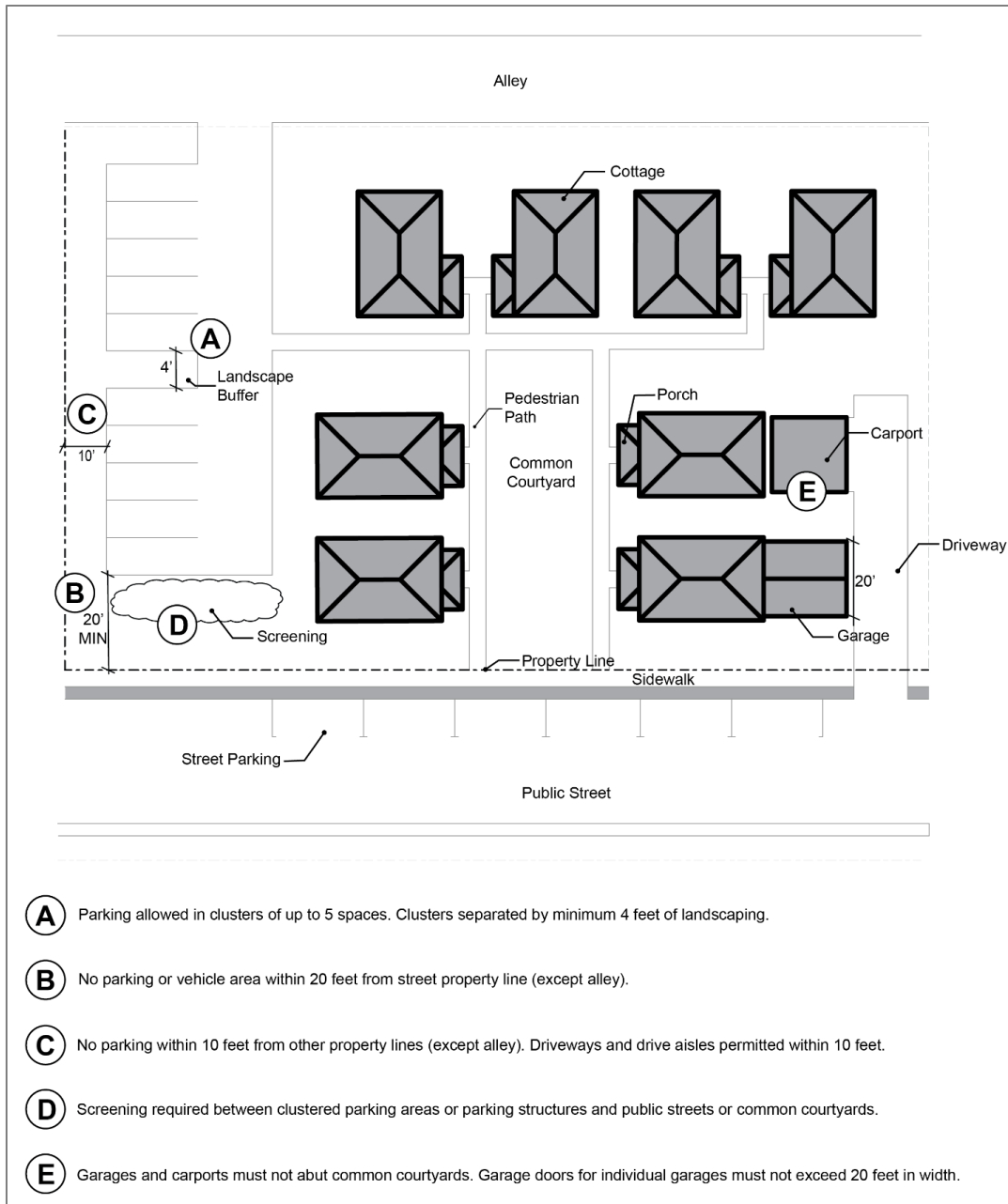
- (5) Community Buildings. The purpose of these standards is to allow development of community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, daycare, or community eating areas. The purpose is also to ensure that community buildings are compatible in scale with dwellings in a cottage cluster. Community buildings must meet the following standards:
- (a) Each cottage cluster is permitted one community building.
  - (b) The community building shall have a maximum floor area of 1,400 square feet. In addition, the community building shall count towards the maximum average floor area of the cottage cluster, pursuant to subsection 8.175(2)(c).
  - (c) Community buildings shall not be used for long-term residential occupancy. For the purposes of this standard, long-term residential occupancy shall mean the continued use by the same occupant for longer than 14 days in any 60-day timeframe or for more than 30 days in a calendar year.
- (6) Pedestrian Access. The purpose of these standards is to ensure that pedestrian circulation systems are designed to provide safe and convenient connections within a cottage cluster development and to adjacent public streets/sidewalks.
- (a) An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:
    - i. The common courtyard;
    - iv. Shared parking areas, if provided;
    - v. Community buildings; and
    - vi. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.
  - (b) The pedestrian path must be hard-surfaced and a minimum of four (4) feet wide.
 

[Ord. 6018, 6/30/23]
- (7) Windows. Cottages within 20 feet of a street property line must meet the Street-Facing Windows requirements of ADC Section 8.133.
- (8) Parking Design. The purpose of these standards is to support a pedestrian-friendly street environment and to support livability for cottage cluster residents by minimizing the impacts of parking areas and garages (see Figure 8.175-2).
- (a) Off-street parking may be provided with individual cottages or arranged in clusters (shared parking lots).
  - (b) Clustered parking. If clustered parking is proposed, it must meet the following standards:
    - i. A parking cluster must not exceed five (5) contiguous spaces.
    - ii. Parking clusters must be separated from other spaces by at least four (4) feet of landscaping.
    - iii. Clustered parking areas may be covered.
    - iv. Parking areas must also meet the standards in ADC Section 9.100, and parking areas that exceed 1,000 square feet must meet the standards in ADC Sections 9.120 and 9.150, except where they conflict with the standards in this subsection.
  - (c) Parking location and access.
    - i. Off-street parking spaces and vehicle maneuvering areas shall not be located:
      - Within 20 feet from any street property line, except alley property lines;
      - Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.
    - ii. Off-street parking spaces shall not be located within 10 feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within 10 feet of other property lines.
    - iii. Driveways shall meet the access standards in ADC Section 12.100.
  - (d) Screening. Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

- (e) Garages and carports.
  - i. Garages and carports (whether shared or individual) must not abut common courtyards.
  - ii. Individual detached garages must not exceed 400 square feet in floor area.
  - iii. Garage doors for attached and detached individual garages must not exceed 20 feet in width.
  - iv. Garages shall not be converted into living space.
- (9) Accessory Structures. The purpose of this standard is to ensure that accessory structures are appropriately sized relative to the scale of cottage cluster dwellings.
  - (a) Accessory structures must not exceed 400 square feet in floor area.
- (10) Existing Structures. An existing detached single-dwelling unit on a lot or parcel to be used for a cottage cluster project may remain within the cottage cluster project area under the following conditions:
  - (a) The existing dwelling may be nonconforming with respect to the requirements of this Section 8.175.
  - (b) The existing dwelling may be expanded up to the maximum height (ADC 3.192(4) or 5.092(4), as applicable) or the maximum building footprint (ADC 3.192(5) or 5.092(5) as applicable); however, existing dwellings that exceed the maximum height and/or footprint standards may not be expanded.
  - (c) The floor area of the existing dwelling shall be excluded from the calculation of average floor area for the cottage cluster, per subsection 8.175(2)(c).
  - (d) The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection 8.175(3)(b). [Ord. 5968, 1/14/22; Ord. 6004, 12/28/22]



Figure 8.175-2. Cottage Cluster Parking Design Standards



[Ord. 5968, 1/14/22]

## MULTIPLE-DWELLING UNIT DEVELOPMENT

8.200 Purpose. These sections are intended to set standards for quality designs in new multiple dwelling unit developments. Good design results when buildings are visually compatible with one another and adjacent neighborhoods and contribute to a residential neighborhood that is attractive, active, and safe.  
[Ord. 5445, 4/12/00; Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]

8.205 Applicability.

- (1) Except as specified in ADC Section 8.110(2), the standards of ADC Sections 8.220 through 8.300 apply to the development of new Multiple-Dwelling Unit residential buildings (accessory buildings are exempt) and to the residential components of new buildings with Units Above or Attached to a Business (see ADC Section 22.310). Non-residential components of mixed-use development are subject to the Commercial and Institutional Site Design Standards of Sections 8.330 through 8.390.  
[Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]
- (2) Except as required to meet building code, fire code, or other regulations, expansions and modifications to existing buildings and sites must not decrease conformance with these standards.
- (3) Unless otherwise specified, these standards apply in all zoning districts. [Ord. 5894, 10/14/17]

8.210 Relationship to Historic Overlay Districts. For property inside the Historic Overlay Districts and properties designated as Historic Landmarks, the provisions of Article 7 also apply. For development subject to historic review under Article 7, the review body may grant flexibility in meeting any of the design standards where necessary to achieve historic compatibility.  
[Ord. 5445, 4/12/00; Ord. 5894, 10/14/17]

8.220 Recreation and Open Space Areas. The purpose of these standards is to ensure that new multiple dwelling unit developments and mixed-use developments with multiple-dwelling units provide spaces for outdoor recreation and relaxation that are adequately sized, located, and functional. The standards are also intended to ensure that a development project’s open space is an integral part of the overall development design, not merely leftover space.  
[Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]

The applicability and minimum requirements for common open space, children’s play areas, and private open space are stated in Table 8.220-1. [Ord. 5947, 1/1/21]

**TABLE 8.220-1. Recreation and Open Space Requirements by Zoning District**

Open Space	CB, HD, DMU, LE, WF and MUR Zoning Districts	All Other Zoning Districts
Common Open Space		
• Developments with fewer than 10 units	Not required	Not required
• Developments with 10 or more units as part of a multiple-dwelling unit development or 10 or more units above or attached to a business	250 square feet (useable floor area) in size subject to ADC 8.220(1)	15% of the total development site area, and subject to the standards in ADC 8.220(2)
Children’s Play Areas		
• Developments with fewer than 10 units that each have 2 or more bedrooms	Not required	Not required
• Developments with 10 or more units that each have 2 or more bedrooms	Not required	Required and subject to the standards in ADC 8.220(2)(a)(ix)
Private Open Space	Not required	Required for at least 80% of units and subject to the standards in ADC 8.220(3)

[Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]

- (1) Common Open Space in the CB, HD, DMU, WF, LE and MUR Zoning Districts. When required by Table 8.220-1, common open space shall provide a minimum of one indoor or outdoor common area amenity with no dimension less than 15 feet. Common area amenities must include fixed or movable seating. [Ord. 5947, 1/1/21]
- (2) Common Open Space in All Other Zoning Districts. When required by Table 8.220-1, in all zoning districts except the CB, HD, DMU, WF, LE, and MUR Zoning Districts, the following standards apply.
  - (a) Required common open space areas shall have no horizontal dimension less than 20 feet and shall be entirely improved with one or more of the following amenities:
    - i. Inground permanent swimming pools with a minimum area of 400 square feet, or inground spas or hot tubs. Patios and decks within 50 feet of the swimming pool, spa, or hot tub may be included. These amenities may not account for more than 60 percent of the required common open spaces.
    - ii. Regulation sized and equipped sports courts for tennis, handball, volleyball, and/or basketball. These amenities may not account for more than 50 percent of the required common open space.
    - iii. Gardens for use by residents to grow food. Gardens must have irrigation available for use by the residents. This amenity may not account for more than 50 percent of the required common open space.
    - iv. Lawn, ornamental gardens, and landscaped areas including trees and shrubs. Areas may include picnic tables, benches, and drinking fountains. This amenity may not account for more than 70 percent of the required common open space. If this amenity accounts for more than 50 percent of the required common open space, at least one bench or picnic table must be provided. Pathways, decks, or other hard surface areas or covered areas may be included but may not exceed 30 percent of the landscaped area.
    - v. Rooftop terrace accessible to residents. Terrace must include barbeques, tables, and seating that are available for use by residents.
    - vi. Areas within Significant Natural Resource overlay districts, per ADC 6.260, or stands of mature trees greater than or equal to six inches diameter at breast height that form a contiguous tree canopy (including areas within 10 feet of the drip line). These amenities may not account for more than 50 percent of the required common open space. Areas used for cluster development density transfers are not eligible for meeting common open space requirements.
    - vii. Indoor community room. This amenity may not account for more than 50 percent of the required common open space requirements.
    - viii. Approved vegetated post-construction stormwater quality facilities. This amenity may not account for more than 20 percent of the required common open space.
    - ix. Children's Play Areas. Each children's play area must include a play structure at least 100 square feet in area, and at least three (3) of the following: a swing structure with at least two (2) swings, a slide, a permanent sand box, permanent wading pool, or other children's play equipment approved for use in a public playground. Required play equipment may or may not be attached to the primary play structure. Equipment must be manufactured to American Society for Testing and Materials (ASTM) F1487-11 standards or other comparable standards applicable to public playground equipment. Open space within 50 feet of the play structure may be included. Each children's play area must be fenced along any perimeter that is within 10 feet of a street, alley, property line, or parking area.
  - (b) Limitations to Common Open Space Areas.
    - i. Streets and parking areas, including areas required to satisfy parking lot landscape standards, shall not be applied toward the minimum usable open space requirement.

- ii. Required setback areas may be applied toward the minimum usable open space requirement, except that sport courts, swimming pools and spas, and children’s play areas shall not be allowed in any required setbacks.
- iii. No more than 20 percent of the common open space requirement shall be on land with slopes greater than 20 percent.

(c) Common Open Space Area Credit.

- i. A credit, not to exceed 25 percent of the required common open space area, shall be granted if there is direct access by a pedestrian path, not exceeding ¼ mile, from the proposed multiple-dwelling unit development to an improved public park and recreation area or public-school playground.
- ii. A credit toward the minimum common open space area required by Table 8.220-1 shall be granted to development projects providing high value outdoor recreation amenities. Provision of high value amenities is determined by the dollar amount spent on the amenities as a proportion of the overall project cost (including all construction costs except land cost). The credit is calculated as follows: if one percent (1%) of the overall project development cost is spent on outdoor recreation facilities, the minimum amount of required common open space shall be reduced by 10 percent. Further reductions in the minimum required common open space area shall be proportional to spending. For example, if 1.5 percent of a project’s cost is spent on outdoor recreation facilities, the minimum required common open space area shall be reduced by 15 percent. The total reduction shall not exceed 20 percent of the minimum required open space area. It is the responsibility of the applicant to document the overall project cost and the cost of the recreation amenities by providing cost estimates at the time of land use application. [Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]

(3) Private Open Space. When required by Table 8.220-1, private open space shall be provided that meets the standards of this section. Development in the CB, HD, DMU, WF, LE, and MUR Zoning Districts and assisted-living and nursing home developments in all zoning districts are exempt from these requirements.

- (a) For dwelling units providing required private open space, each dwelling unit located at finished grade, or within five feet of finished grade, shall have at least 80 square feet of private open space. All other dwelling units providing required private open space shall each have at least 72 square feet of private open space.
- (b) No dimension of the required private open space shall be less than six feet.
- (c) All required private open space shall be directly accessible from the dwelling unit through a doorway.
- (d) Except for front porches, required private open space shall be physically and/or visually separated from common open space.
- (e) Except for front porches, required private open space for at-grade dwellings shall be screened from view from public streets.
- (f) Private open space that is provided at-grade may be within interior courtyards created within a single building or cluster of buildings.
- (g) Private open space that is above grade may be provided individually, as with a balcony, or collectively by combining into a larger area that serves multiple units. [Ord. 5947, 1/1/21]

(4) Open Space Designated on Site Plan. Areas provided to satisfy the minimum open space requirements shall be so designated on the development site plan and shall be reserved as common or private space, as applicable. [Ord. 5947, 1/1/21]

8.240 Setbacks and Building Orientation.

- (1) Purpose. The purpose of the standards in this section is to create and maintain street frontages that are attractive, create an environment that is conducive to walking, and provide natural surveillance of public spaces. The standards are also intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries, and yards to public streets.

- (2) Applicability. In all zoning districts except HD, CB, DMU, and WF, new multiple dwelling unit developments shall meet the maximum setback and building orientation standards of this section. New multiple dwelling unit development in the HD, CB, DMU and WF zoning districts is subject to maximum setback standards in ADC Section 5.120 and building orientation standards in ADC Section 8.265. [Ord. 5894, 10/14/17; Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]
- (3) Standards. On sites with frontage on a collector or local public street, buildings shall either meet all the standards of section (a) or all the standards of section (b) below.

A summary of the two options for meeting the Setback and Building Orientation standards, and references to applicable Code sections, are provided in Table 8.240-1. This table only summarizes standards in ADC Section 8.240; other standards in the Code related to setbacks, landscaping, and parking also apply. [Ord. 5947, 1/1/21]

**TABLE 8.240-1: Summary of Street Orientation and Enhanced Landscaping Options**

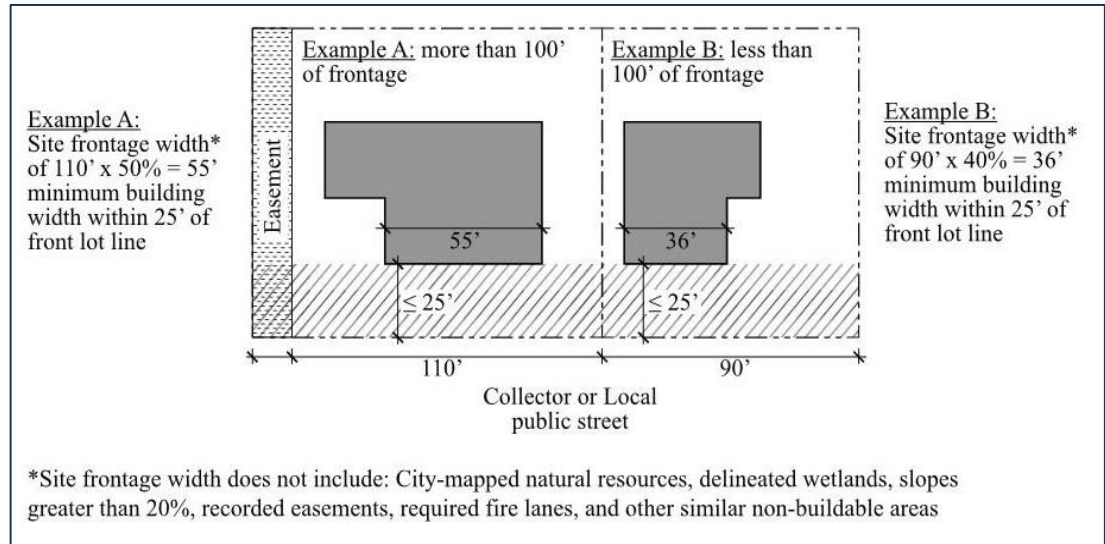
	<b>Street Orientation Option</b>	<b>Enhanced Landscaping Option</b>
Frontage	Buildings must occupy at least 40% or 50% of site frontage, depending on site width in accordance with ADC 8.240(3)(a)(i)-(ii).	No additional requirements in Section 8.240.
Minimum Setback	No additional requirements in Section 8.240.	15 feet in addition to base zone setback in accordance with ADC 8.240(3)(b)(i).
Maximum Setback	Buildings must be setback no more than 25 feet in accordance with ADC 8.240(3)(a)(i).	No additional requirements in Section 8.240.
Entries	Entries of units within 25 feet of collector or local public street must face street and must be recessed or have covered porches in accordance with ADC 8.240(3)(a)(iii)-(iv).	No additional requirements in Section 8.240.
Parking Location	No parking allowed between building and street in accordance with ADC 8.240(3)(a)(v).	Parking allowed between building and street for up to 25% of building frontage in accordance with ADC 8.240(3)(b)(ii).
Landscaping	No additional requirements in Section 8.240.	Enhanced landscaping required within setback in accordance with Table 8.240-2.

[Ord. 5947, 1/1/21]

(a) Street Orientation Option.

- i. The applicable maximum building setback requirement is based on the site frontage width, as follows:
  - On sites with 100 feet or more of frontage on a collector or local public street, at least 50 percent of the site width shall be occupied by a building(s) placed no farther than 25 feet from the front lot line. See Figure 8.240-1, Example A.
  - On sites with less than 100 feet of frontage on a collector or local public street, at least 40 percent of the site width shall be occupied by a building(s) placed no farther than 25 feet from the front lot line. See Figure 8.240-1, Example B. Permitted flag lots are exempt from meeting this standard. [Ord. 5947, 1/1/21]

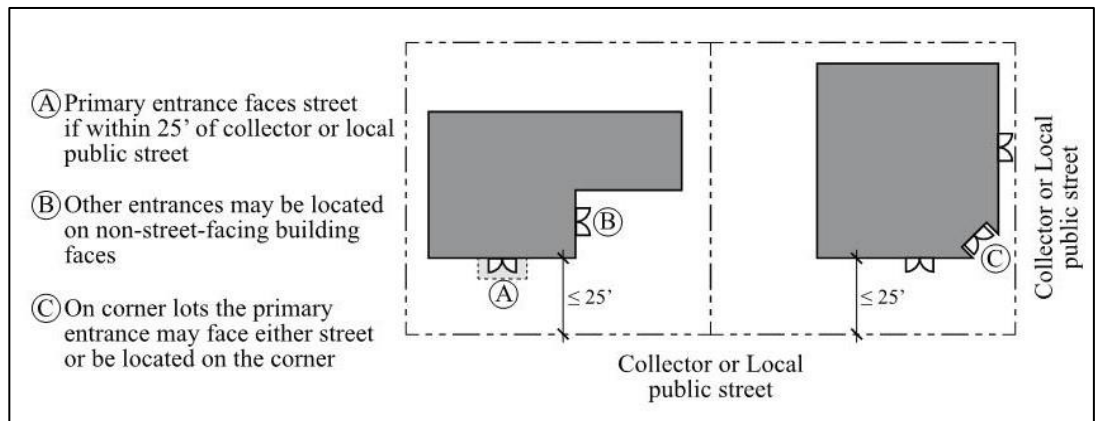
**FIGURE 8.240-1: Maximum Building Setback - Street Orientation Option**



[Ord. 5947, 1/1/21]

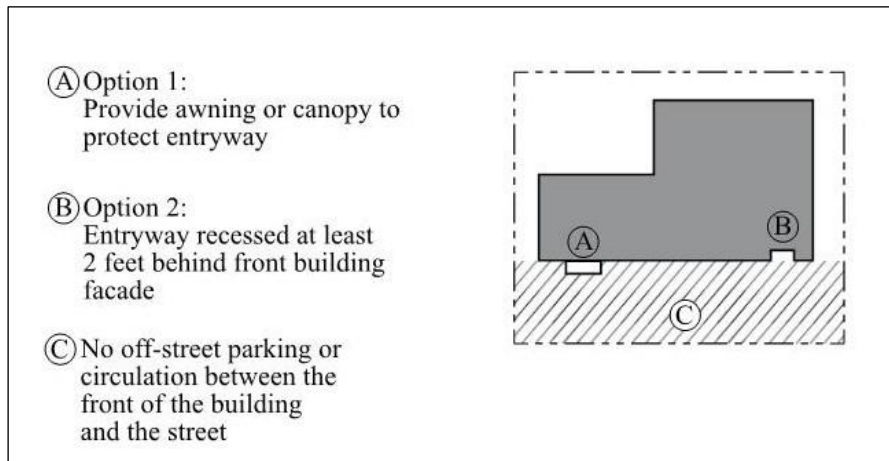
- ii. As used in these standards, “site width” does not include significant natural resources as mapped by the City, delineated wetlands, slopes greater than 20 percent, recorded easements, required fire lanes and other similar non-buildable areas as determined by the City.
- iii. The primary entrance(s) of ground floor units of residential building(s) located within 25 feet of a collector or local public street shall face the street. Primary entrances shall provide access to individual units, clusters of units, courtyard dwellings, or common lobbies. The following exceptions to this standard are allowed:
  - On corner lots, the main building entrance(s) may face either of the streets or be oriented to the corner.
  - For buildings that have more than one entrance serving multiple units, only one entrance must meet this requirement. (See Figure 8.240-2.)

**FIGURE 8.240-2: Primary Entrance Orientation - Street Orientation Option**



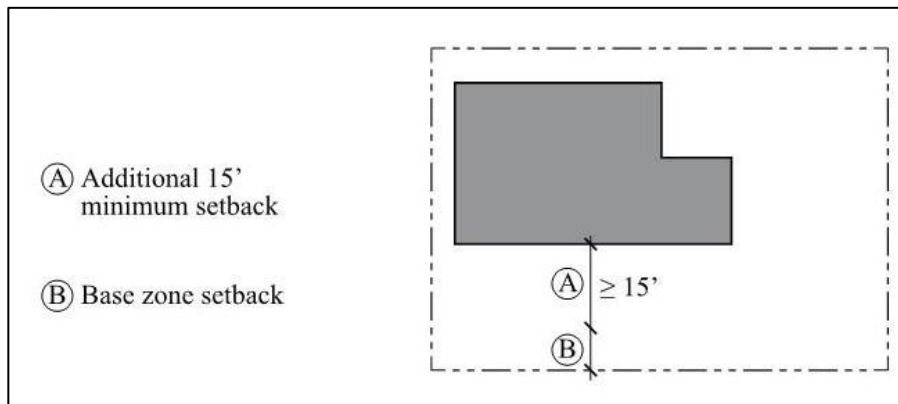
- iv. Ground floor entries to individual units shall provide a covered front porch, or a front entry that is recessed a minimum of two feet behind the front building facade. Primary building entries (including shared entries to residential units) shall provide an awning or canopy or be recessed a minimum of two feet behind the front building facade.
- v. No off-street parking or circulation shall be located between the front of the building and the street. (See Figure 8.240-3.)

**FIGURE 8.240-3: Entries Treatment and Parking Location - Street Orientation Option**



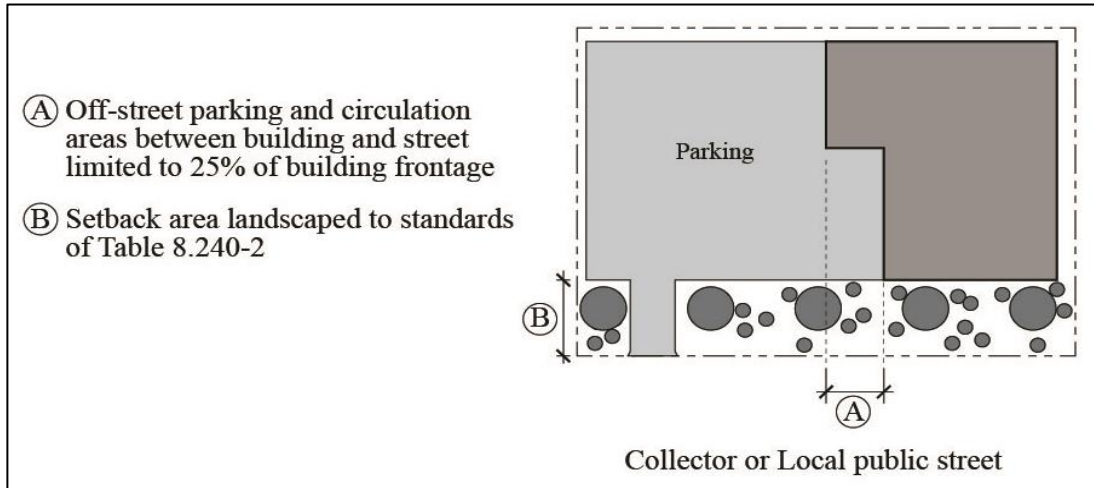
- (b) Enhanced Landscaping Option. The following standards apply to the lot line(s) abutting a collector or local public street.
- i. Buildings and off-street parking and circulation areas shall be subject to the minimum setback for the zoning district plus an additional 15-foot setback (see Figure 8.240-4). The entire setback area shall be landscaped to meet the minimum standards in Table 8.240-2 (see Figures 8.240-5 and 8.240-6). There is no maximum setback.

**FIGURE 8.240-4: Minimum Setback – Enhanced Landscaping Option**



- ii. Off-street parking and circulation areas may be located between the building and the street for a maximum of 25 percent of the building's frontage (see Figure 8.240-5). [Ord. 5947, 1/1/21]

**FIGURE 8.240-5: Parking and Circulation Location – Enhanced Landscaping Option**



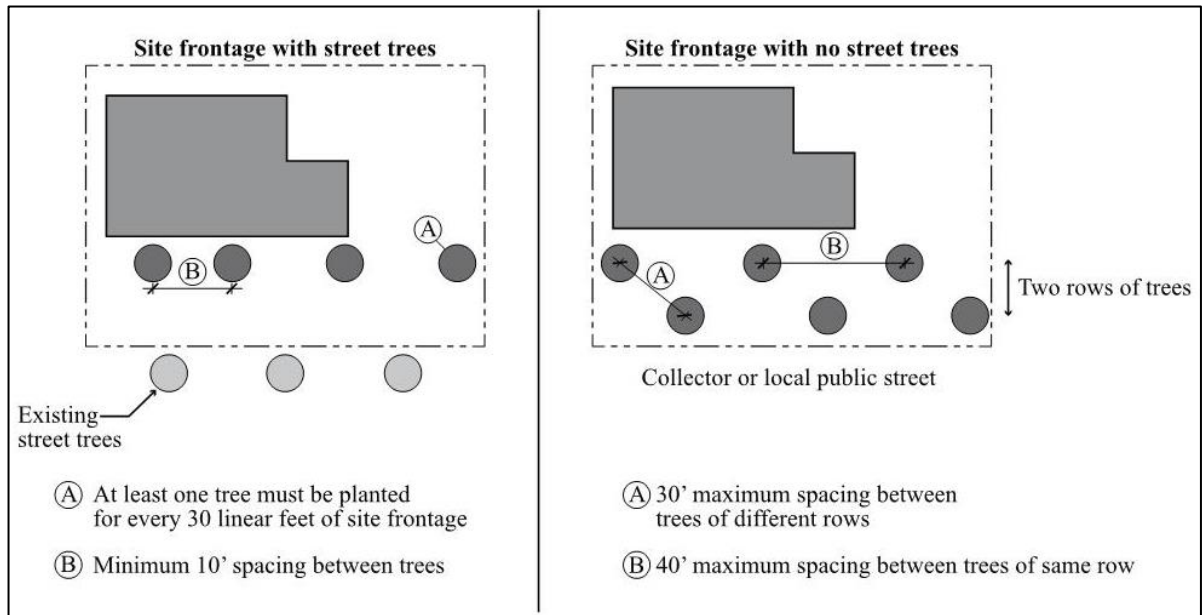
[Ord. 5947, 1/1/21]

**TABLE 8.240-2: Minimum Landscaping Required in Setback**

Trees	<ul style="list-style-type: none"> <li>• Must be at least 6 feet tall at the time of planting</li> <li>• Trees must maintain a minimum spacing of 10 feet on center (see Note 1)</li> <li>• Mature height of planted shrubs and ground cover must not exceed 3 feet. The tree canopy of mature trees must be maintained at 6 feet or higher above ground</li> </ul>
Street Frontages with Street Trees (see Figure 8.240-6)	<ul style="list-style-type: none"> <li>• 1 tree for every 30 linear feet of street frontage</li> </ul>
Street Frontages without Street Trees (see Figure 8.240-6)	<ul style="list-style-type: none"> <li>• Planted in at least two rows</li> <li>• Each row shall have a minimum of 1 tree for every 40 linear feet of street frontage</li> <li>• Maximum spacing of 30 feet on center for trees within different rows</li> <li>• Maximum spacing of 40 feet on center for trees within same row</li> </ul>
Shrubs	<ul style="list-style-type: none"> <li>• 4 three-gallon shrubs or accent plants for every 10 linear feet of street frontage.</li> <li>• Required shrubs may be clustered</li> </ul>
Ground Cover	<ul style="list-style-type: none"> <li>• The remaining area shall be planted with vegetative ground cover plantings except that rock, bark, or similar landscape cover materials may be used for up to 25 percent of the required landscape area</li> </ul>
<p>(Note 1) Adjustments to the tree spacing standards, which would result in trees being planted closer than 10 feet on center, must receive a Crime Prevention Through Environmental Design (CPTED) review from the City of Albany Police Department.</p>	



**FIGURE 8.240-6: Required Tree Planting – Enhanced Landscaping Option**



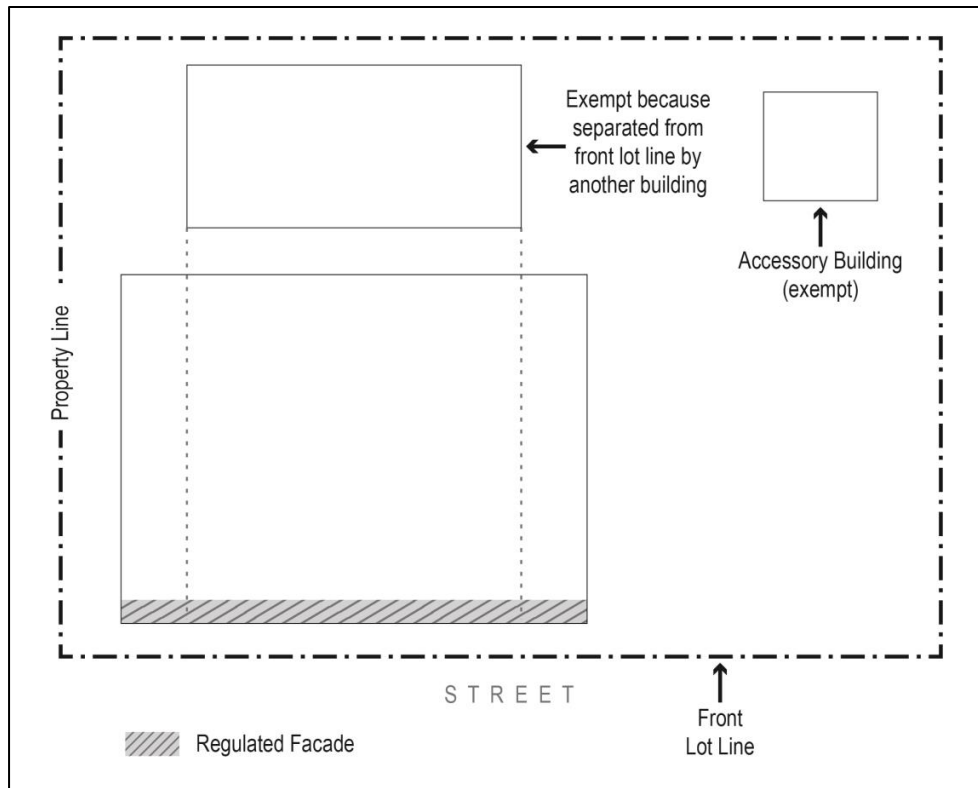
[Ord. 5947, 1/1/21]

[Section 8.250 repealed by Ordinance 5947, 1/01/21.]

8.255 Façade design, articulation, and windows. The purpose of the standards in this section is to promote functional design and building details in new construction that provide visual interest, contribute to a high-quality living environment for residents, give a sense of quality and permanence, and enhance compatibility with the surrounding community. [Ord. 5947, 1/1/21]

- (1) Regulated façades. These standards apply to any façade that faces toward or within 45 degrees of a front lot line, except as otherwise specified below. [Ord. 5894, 10/14/17]
  - (a) For a corner or multiple frontage lots, only one front façade must meet these standards. A Willamette River setback line established pursuant to ADC 5.200 through 5.207 may be considered a front lot line for purposes of these standards. For lots with frontage on First or Second Avenue, the front façade facing First or Second Avenue shall meet these standards. [Ord. 5894, 10/14/17]
  - (b) Where there is more than one building on the site, these standards do not apply to any portion of a building that is separated from the front lot line by another building, based on a line perpendicular to the front lot line (see Figure 8.255-1). [Ord. 5894, 10/14/17; Ord. 5947, 1/1/21]
  - (c) Accessory buildings less than 750 square feet are exempt from these standards. [Ord. 5894, 10/14/17]

**FIGURE 8.255-1. Regulated façades for Façade Design, Articulation and Window Standards.**



[Ord. 5894, 10/14/17; Ord. 5947, 1/01/21]

- (2) Façade design and articulation. Regulated façades shall include a minimum of two of the architectural features listed below. [Ord. 5947, 1/1/21]
- (a) Recessed entrance(s): three to six feet deep (relative to building façade).
  - (b) Eaves: overhang of not less than 12 inches.
  - (c) Offset: offset in facade or roof of at least two feet that extends for at least four feet.
  - (d) Bay window: projects from front elevation by 12 to 24 inches.
  - (e) Balcony: one per dwelling unit facing the street, with a minimum depth of three feet.
  - (f) Decorative top: e.g., cornice or pediment with flat roof or brackets with a pitched roof.
  - (g) Other: feature not listed but providing visual relief or contextually appropriate design similar to options a-f. [Ord. 5894, 10/14/17]
- (3) Street-Facing Windows. In the HD, DMU, CB, and WF zoning districts, at least 25 percent of the portion of the regulated façade between two and eight feet above grade and at least 25 percent of the total area of each regulated façade must contain windows or doors that meet all of the criteria in (a) through (c), below. In all other zoning districts, at least 15 percent of the total area of each regulated façade must contain windows or doors that meet all of the criteria in (a) through (c), below. [Ord. 5947, 1/1/21]
- (a) Made of transparent material with a minimum visible transmittance of 0.4. (Only the transparent portion of doors may be counted towards required window areas.) Windows with a visible transmittance rating less than 0.4 and windows that are frosted, fritted, patterned, or obscure may be counted towards up to half of the required window area provided that the windows in total allow views from the building to the street.
  - (b) Located in any part of the building except garages and parking areas.
  - (c) Face towards or within 45 degrees of the front lot line.

- (4) In the DMU, CB, WF, and HD zoning districts, to provide privacy for ground floor residential uses, for residential buildings within five feet of the front lot line, street-facing ground floor windows shall be separated from the front lot line with a landscaped buffer at least three feet deep extending for at least the width of the window(s). The landscaped buffer shall meet at least one of the following standards.
  - (a) For every three linear feet of width, provide at least one three-gallon shrub, with the remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.
  - (b) For every two linear feet of width, provide at least one one-gallon shrub or perennial that typically achieves a mature height of at least three feet, with the remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.
  - (c) Other suitable landscaping that provides both privacy and visual interest and includes living plants, shrubs, and/or trees. [Ord. 5894, 10/14/17]

[8.260 Repealed by Ordinance 5947, 1/01/21.]

8.265 Building Orientation and Entries in the HD, DMU, CB, and WF Zoning Districts. These standards are intended to promote building and site design that contributes positively to the overall streetscape by balancing connection to the street, transitions between public space and private space, and privacy. Providing appropriate transitions and privacy can make building occupants feel comfortable having windows uncovered and using outside space, which strengthens connections to the street and can help deter crime and vandalism.

- (1) The main entrance to individual dwelling units on the ground floor and to lobbies for buildings with internally accessed units shall face a street, courtyard, or plaza (not a parking lot). For corner lots, the main entrance may face either street.
- (2) In order to provide a transition between public space (the sidewalk) and private space (the dwelling) while maintaining a visual and physical connection to the street, entrances to individual dwelling units on the first story must be set back at least five feet from the front lot line and must be covered for a depth of at least three feet. [Ord. 5894, 10/14/17]

8.270 Transition to Lower Density Uses.

- (1) Purpose. The standards of this section are intended to create transitions between multiple-dwelling unit developments and nearby, lower-density residential development, in order to reduce the impacts of the multiple-dwelling unit development on lower-density development. These impacts may include incompatible building mass and scale, reduced privacy, and loss of solar access for the lower-density development. [Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]
- (2) Applicability. These standards apply to multiple-dwelling unit housing in all zoning districts except HD, DMU, CB, and WF, which are subject to special interior setbacks in ADC Section 5.115. These standards shall not apply when the abutting property is developed with a non-residential use. [Ord. 5894, 10/14/17; Ord. 5947, 1/1/21; Ord. 5966, 11/12/21; Ord. 6004, 12/28/22]
- (3) Multiple-dwelling unit buildings shall be set back at least one foot for each foot in building height from a shared property line, up to a maximum required setback of 30 feet, when the abutting lot sharing the property line meets criteria (a) or (b) below, or both. Building height is measured from the average grade to the top of the wall facing the property line or to the top of the highest window or door, whichever is higher.
  - (a) The abutting lot is in a residential single-dwelling unit zoning district or in the HM zoning district and is developed with single-dwelling unit residential or middle housing uses or is underdeveloped or vacant. [Ord. 5966, 11/12/21; Ord. 6004, 12/28/22]
  - (b) The abutting lot has a pre-existing single-dwelling unit home and is in a zoning district other than the NC, CC, RC, LI, HI, or IP. For the purposes of this section a “pre-existing single-dwelling unit home” is one constructed prior to January 1, 2021. [Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]

- (4) Active recreation areas, loading areas and dumpsters shall not be located between multiple-dwelling unit buildings and abutting pre-existing single-dwelling unit homes.  
[Ord. 5445, 4/12/00; Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]

8.280 Pedestrian Connections.

- (1) Purpose. The standards of this section are intended to ensure that pedestrian circulation systems are designed to provide clear, identifiable, safe, and convenient connections within the multiple-dwelling unit development and to adjacent uses and public streets/sidewalks.  
[Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]
- (2) Each multiple-dwelling unit development shall contain an internal pedestrian circulation system that makes connections between individual units and parking areas, common open space areas, children's play areas, and public rights-of-way. In order to ensure that connections are clear, easily identifiable, and safe, all pedestrian connections shall meet the following standards:
- (a) Except as required for crosswalks, per ADC Section 8.280(4), where a walkway abuts a vehicle circulation area, it shall be physically separated by a curb that is raised at least six inches or by bollards.
- (b) Walkways shall be constructed of concrete, asphalt, brick or masonry pavers, or other hard surface, and not less than five feet wide.  
[Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]
- (3) All pedestrian ways shall comply with the requirements of the Americans with Disabilities Act.
- (4) In order to provide safe crossings of streets, driveways, and parking areas, crossings shall be clearly marked with either contrasting paving materials (such as pavers, light-color concrete inlay between asphalt, or similar contrasting material) or reflective striping that emphasizes the crossing under low light and inclement weather conditions.  
[Ord. 5947, 1/1/21]
- (5) Pedestrian connections shall be provided between the multiple-dwelling unit development and all adjacent parks, schools, retail areas, bus stops, and other pedestrian ways. At least one connection shall be made to each adjacent street and sidewalk for every 200 linear feet of street frontage. Sites with less than 200 linear feet of street frontage shall provide at least one connection to the street and/or sidewalk.  
[Ord. 5445, 4/12/00; Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]

[8.290 Vehicle Circulation System moved to Article 9 by Ord. 6018, 6/30/23.]

8.300 Parking Location.

- (1) Purpose. The standards of this section are intended to ensure that residents of multiple-dwelling unit developments have convenient access to parking areas on-site, if provided.  
[Ord. 5947, 1/1/21; Ord. 6004, 12/28/22; Ord. 6018, 6/30/23]
- (2) Applicability. These standards apply in all zoning districts except HD, DMU, CB, and WF, which are subject to ADC Section 8.305. See Article 9 for additional parking lot standards.  
[Ord. 5894, 10/14/17; Ord. 5947, 1/1/21]
- (3) Parking must be located within 100 feet of the building entrance for a minimum of 50 percent of units in a development.  
[Ord. 5445, 4/12/00; Ord. 5947, 1/1/21; Ord. 6018, 6/30/23]

8.305 Parking and Access in the HD, DMU, CB, and WF Zoning Districts. These standards are intended to support a pedestrian-friendly street environment by minimizing the placement of parking lots along public streets and minimizing driveways that create the potential for pedestrian conflicts. They are also intended to preserve on-street public parking. See Article 9 for additional parking lot standards and Article 12 for additional access standards.

- (1) Parking between the building façade and the front lot line is not permitted.
- (2) Entrances to garages serving individual units shall not face a front lot line.
- (3) The minimum spacing between driveways shall be 25 feet, where reasonably feasible. The distance between driveways is measured along the front property line.

- (4) The standards of ADC Section 12.230 regarding design requirements abutting arterials do not apply. However, the standards of ADC 12.100 regarding limiting the location, width, and number of accesses to arterials do apply.
- (5) Parking areas within a building shall provide screening (such as landscaping or decorative metal panels) that provides at least 25 percent opacity for any street-facing openings other than entries or exhaust fan vents. [Ord. 5894, 10/14/17]

## **COMMERCIAL AND INSTITUTIONAL SITE DESIGN**

8.310 Purpose. These sections are intended to set threshold standards for quality design in commercial and institutional development, and in the non-residential components of mixed-use development. Good design results in buildings that are visually compatible with one another and adjacent neighborhoods and contribute to an attractive, active, and safe built environment that facilitates easy pedestrian movement and a rich mixture of land uses. [Ord. 5832, 4/9/14; Ord. 5947, 1/1/21]

8.315 Applicability. These standards apply to the design of new development and to the expansion of existing developments where commercial and/or institutional uses, as defined in Article 22, are existing or proposed, including when such uses are part of a mixed-use development or live/work dwelling unit, with the following exceptions:

- Modifications to existing developments for which the Director has waived review under the provisions of ADC Section 1.105 are not subject to these standards.
- Utility substations and other utility facilities that do not have on-site personnel are not subject to these standards. However, telecommunication facilities are subject to other design standards in Article 8.
- Only the non-residential portion of a mixed-use development is subject to these standards. New residential Units Above or Attached to a Business are subject to Multiple-Dwelling Unit Design Standard as stated in Section 8.205. [Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]

Certain standards provide additional exemptions for modifications to existing sites or buildings. Unless otherwise specified, these standards apply in any zoning district except the Heavy Industrial (HI) Zoning District. [Ord. 5445, 4/12/00; Ord. 5832, 4/9/14; Ord. 5894, 10/14/17; Ord. 5947, 1/1/21]

8.320 Relationship to Historic Overlay Districts. For property inside the Historic Overlay Districts and properties designated as Historic Landmarks, the provisions of Article 7 also apply. For development subject to historic review under Article 7, the review body may grant flexibility in meeting any of the design standards where necessary to achieve historic compatibility. [Ord. 5445, 4/12/00; Ord. 5894, 10/14/17]

8.330 Entrance Orientation and Parking Location. The purpose of the entrance orientation and parking location standards is to help create an attractive streetscape and pleasant pedestrian environment that is conducive to walking, and to help further Crime Prevention Through Environmental Design (CPTED) principles such as natural surveillance of public spaces. These standards apply to new buildings (excluding accessory buildings) in all zoning districts except HD, DMU, CB, and WF. Development in HD, CB, DMU, and WF shall demonstrate appropriate building orientation through compliance with maximum front setback standards in ADC Section 5.120. Except as required to meet building code, fire code, or other regulations, expansions, and modifications to existing buildings and sites shall not decrease conformance with these standards. [Ord. 5894, 10/14/17; Ord. 5947, 1/1/21]

(1) Main Entrance. New buildings shall be oriented to existing or new public streets. Building orientation is demonstrated by placing buildings and their public entrances close to streets and providing pedestrians with a direct connection from the street sidewalk to building entrances in conformance with ADC 8.370(2)(b).

- (a) At least one main entrance, which is in compliance with subsection (1), must be designed to include at least three (3) of the following architectural features: canopy, portico, arcade, arch, wing wall, planters, recessed doorway, transom windows, ornamental light fixtures, larger or more prominent doors, pilasters or columns that frame the doorway, or other similar features that increase the visibility of the entrance for pedestrians.

(b) Buildings separated from the street by other buildings are exempt from this standard.

[Ord. 5947, 1/1/21]

(2) Parking Location. Off-street parking must be located to the side or rear of the building(s) and not between the building and the street, except where the applicant demonstrates that one or more of the situations listed in (a)-(e) below applies and the buffer standard in subsection (3) is met (see Figure 8.330-1). Adjustments to this standard pursuant to ADC 2.060-2.080 to allow parking in front of the building may be approved upon finding that the proposed setbacks are comparable to the setbacks on adjacent developed non-residential sites and steps have been taken to mitigate the impact of parking in order to meet the purpose of the standard.

(a) Locating parking to the side or rear of the building is not feasible due to the dimensions of the site including, but not limited to, the width, shape, or size of the site or the amount of site frontage.

(b) Locating parking to the rear or side of the building is not feasible due to the conservation of designated natural resources or the preservation of five or more trees over 25 inches in circumference (approximately 8 inches in diameter) or one or more individual trees equal to or greater than six and one-half feet in circumference (approximately 25 inches in diameter). Trees must be healthy specimens that can and will be retained and which are not exempt from site plan review for tree felling pursuant to ADC 9.204.

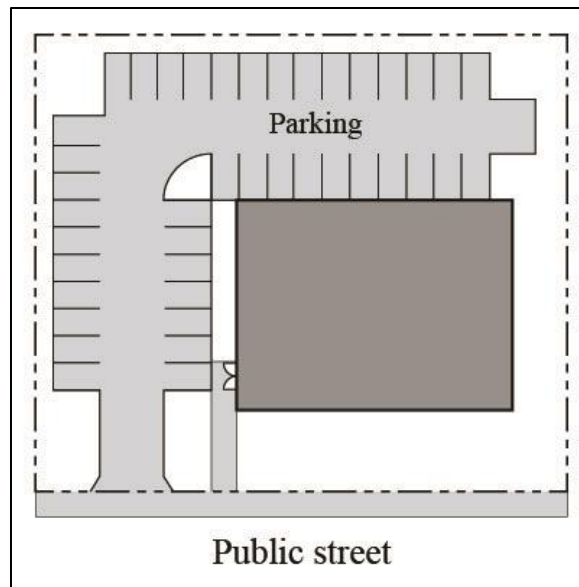
(c) Locating parking to the rear or side of the building is not feasible due to topographic constraints or natural hazards on the site.

(d) The site frontage is subject to access restrictions from a public street that would preclude placement of the parking to the side or rear of the building.

(e) The site is larger than three acres and the parking lot has been designed in accordance with the standards in Section 9.130(6), regardless of the number of parking spaces.

[Ord. 5947, 1/1/21]

**FIGURE 8.330-1. Parking to the Side or Rear of Buildings.**



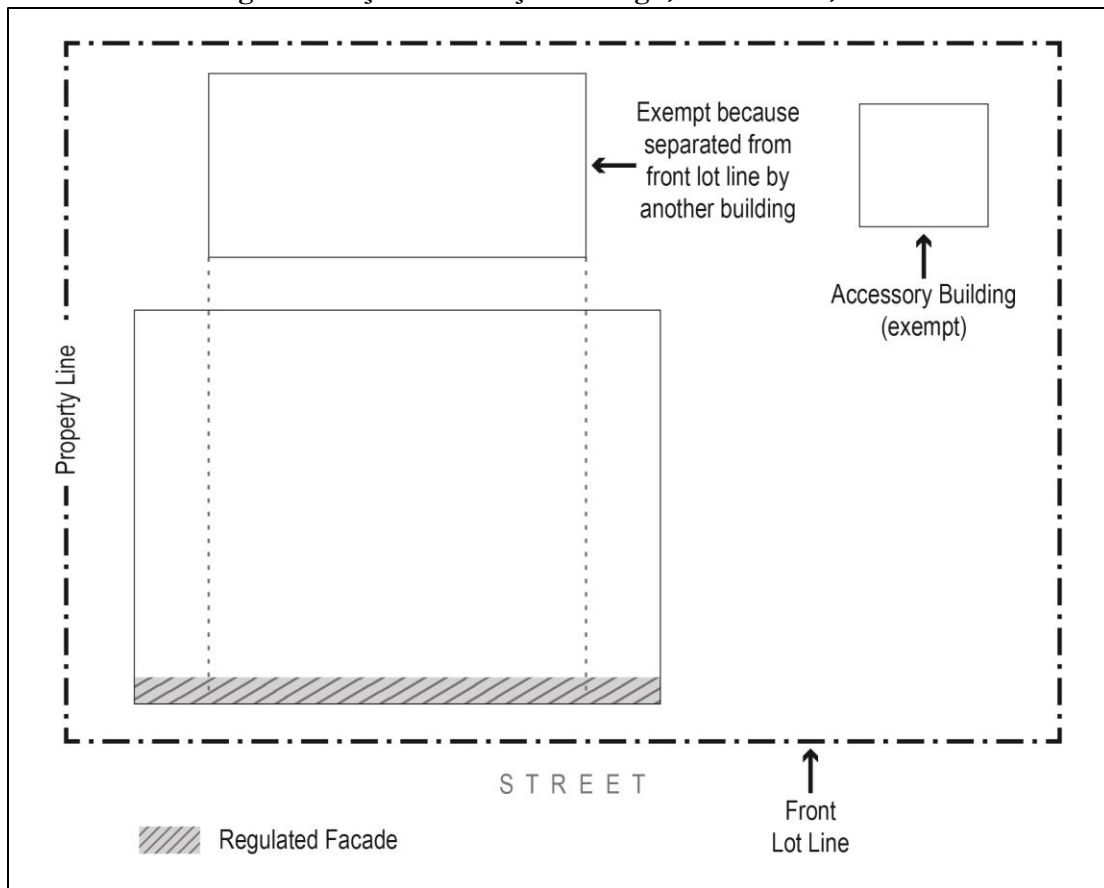
(3) Parking Lot Buffer. Where a landscape buffer is required pursuant to subsection (2), a minimum 10-foot-wide landscape buffer meeting the landscaping standards in ADC 9.240 must be placed between the parking area and the street, running the length of the parking area. In zoning districts that require a landscaped front setback, the parking lot buffer requirement may be met by the required front setback standard if landscape plantings are provided at the same or greater density. [Ord. 5947, 1/1/21]

[8.340 Repealed by Ordinance 5947, 1/1/21.]

8.345 Facade design, articulation, and windows. The following standards are intended to provide architectural relief and interest and to promote pedestrian-oriented design. These standards apply to new buildings (excluding accessory buildings). Except as required to meet building code, fire code, or other regulations, expansions and modifications to existing buildings and sites shall not decrease conformance with these standards. [Ord. 5894; 10/14/17; Ord. 5947, 1/1/21]

- (1) Regulated façades. The following standards apply to any façade that faces toward or within 45 degrees of a front lot line, with the exceptions below. See definition of front lot line in Article 22 for application on lots with multiple frontages; however, a lot line abutting First or Second Avenue shall always be considered a front lot line for purposes of these standards. A Willamette River setback line established pursuant to ADC 5.200 through 5.207 may be considered a front lot line for purposes of these standards. [Ord. 5894; 10/14/17]
  - (a) Where there is more than one building on the site, these standards do not apply to any portion of a building that is separated from the front lot line by another building, based on a line perpendicular to the front lot line (see Figure 8.345-1). [Ord. 5894; 10/14/17; Ord. 5947, 1/1/21]
  - (b) Accessory buildings less than 750 square feet are exempt from these standards. [Ord. 5894; 10/14/17]

**FIGURE 8.345-1. Regulated façades for Façade Design, Articulation, and Window Standards.**



[Ord. 5894; 10/14/17; Ord. 5947, 1/1/21]

- (2) Façade design and articulation. In order to promote buildings that provide visual interest and façade details that give a sense of quality and permanence, regulated façades shall include a minimum of two types of architectural features from the list below. Buildings that include units above or attached to a business may use features listed in ADC 8.255(2) to meet this standard as well as those listed below; however, features included in both lists may only be counted once.
  - (a) Recessed entrance(s): three to six feet deep.
  - (b) Inset windows: windows inset 4 inches to 18 inches from the adjacent building façade.

- (c) Weather protection: awnings or other weather protection constructed of durable materials that extend at least four feet in horizontal distance from the building wall over all public entrances. [Ord. 5947, 1/1/21]
  - (d) Decorative top: e.g., cornice, pediment, or parapet with a flat roof.
  - (e) Other: feature not listed but providing visual relief or contextually appropriate design similar to options a-d. [Ord. 5894; 10/14/17]
- (3) Ground Floor Windows. Ground floor windows or entrance doors shall be provided along regulated façades at the pedestrian level in accordance with the standards below. [Ord. 5894; 10/14/17]
- (a) The minimum required percentage of the ground floor façade that must contain windows is specified in Table 8.345-1 by zoning district. The ground floor façade subject to this standard shall be the area measured between two and eight feet above grade. [Ord. 5894; 10/14/17; Ord. 5947, 1/1/21]

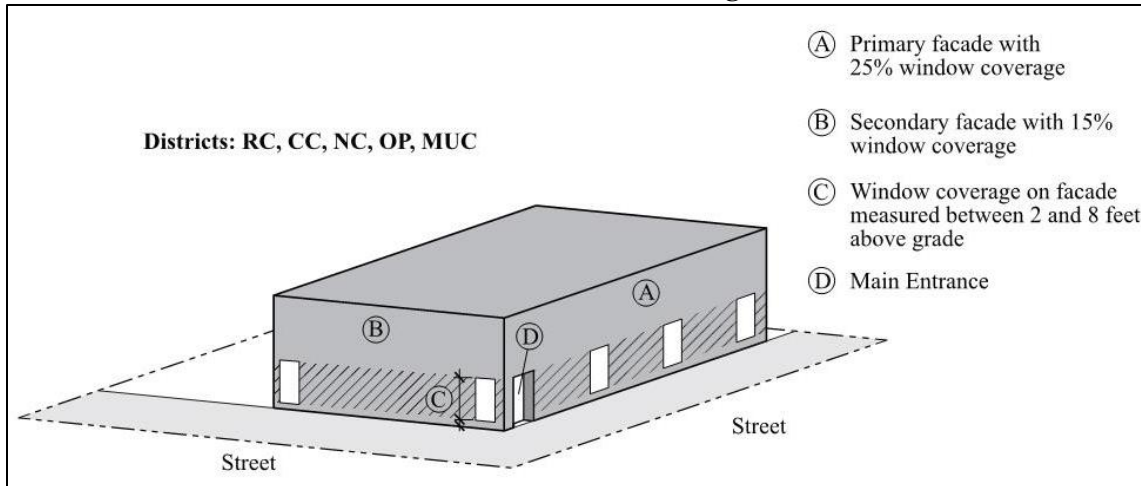
**TABLE 8.345-1. Required ground-floor window percentages by district.**

District	Percent Windows
RC, CC, NC, OP, MUC (see 8.345(3)(b)) (see Figure 8.345-2)	25 percent - one primary façade 15 percent - one secondary façade
MS, LE, PB, ES, MUR (see 8.345(3)(b))	50 percent - one primary façade 25 percent - one secondary façade
WF (see 8.345(3)(c))	50 percent
CB, DMU (see 8.345(3)(c))	60 percent
HD (see 8.345(3)(c))	75 percent

- (b) For the ground floor window requirements in the RC, CC, NC, OP, MUC, MS, LE, PB, ES, and MUR zones, “primary façade” means a regulated façade that includes a main entrance pursuant to ADC 8.330. “Secondary façade” means a regulated façade on a lot with two or more frontages that is not the primary façade. If there is no façade which meets the definition of “primary façade,” the primary façade shall be the longest regulated façade. If more than one façade meets the definition of “primary façade,” then the applicant can choose which regulated façade shall be subject to the primary façade standard and which regulated façade shall be subject to the secondary façade standard or they can distribute the required windows across both façades. (See Figure 8.345-2, which illustrates minimum ground-floor window coverage on primary and secondary façades in the RC, CC, NC, OP, and MUC zoning districts.) No minimum ground-floor windows are required for secondary façades if an applicant demonstrates that one or more of the situations applies:
  - i. The façade is more than 50 feet from the street.
  - ii. More than 70 percent of the façade contains loading bays or docks.
  - iii. The façade is screened from the street by another structure or by a sight-obscuring hedge, wall, or fence with a minimum height of six feet. [Ord. 5947, 1/1/21]



**FIGURE 8.345-2. Minimum Ground-Floor Window Standards in the RC, CC, NC, OP, and MUC Zoning Districts.**



- (c) In the CB, DMU, and HD zoning districts, building elevations that are separated from the street by a rail line require at least 50 percent windows.
- (d) In order to count towards the required window area, windows must meet all of the criteria in (i) through (iii), below.
  - i. Made of transparent material with a minimum visible transmittance of 0.5. (The transparent portion of doors may count towards required window areas.) Windows with a visible transmittance rating less than 0.5 and windows that are frosted, fritted, patterned, or obscure may be counted towards up to half of the required window area provided that the ground-floor windows in total allow views from the building to the street.
  - ii. Located in any part of the building except garages and parking areas.
  - iii. Face towards or within 45 degrees of the front lot line.
- (4) Windows on upper stories. In the HD, CB, DMU, and WF zoning districts, buildings with two or more stories shall provide windows occupying at least 25 percent of the regulated façade on the upper stories. Windows on upper stories must meet all of the criteria in (a) through (c), below. [Ord. 5947, 1/1/21]
  - (a) Made of transparent material with a minimum visible transmittance of 0.4. (The transparent portion of doors may count towards required window areas.) Windows with a visible transmittance rating less than 0.4 and windows that are frosted, fritted, patterned, or obscure may be counted towards up to half of the required window area provided that the windows in total allow views from the building to the street.
  - (b) Located in any part of the building except garages and parking areas.
  - (c) Face towards or within 45 degrees of the front lot line. [Ord. 5894; 10/14/17]

[8.350 *Street Connectivity and Internal Circulation* moved to Article 9 by Ord. 6018, 6/30/23.]

8.360 Pedestrian Amenities. The following standards apply in all zoning districts except HD, CB, DMU, and WF, which are subject to ADC Section 8.365. The purpose of the pedestrian amenity requirements is to enhance pedestrian comfort by providing awnings, seating, special paving, and planters and similar improvements. The standards for pedestrian amenities are related to the scale of the development and also provide the flexibility for the developer to select the most appropriate amenities for the particular site and use. [Ord. 5894, 10/14/17; Ord. 5947, 1/1/21]

- (1) Required number of amenities. New buildings or expansions or modifications to existing buildings except those where a land use application is not required pursuant to ADC Section 1.105 shall provide pedestrian amenities with a total point value not less than the amount shown in Table 8.360-1. The point value of each pedestrian amenity is specified in Table 8.360-2. [Ord. 5947, 1/1/21]

**TABLE 8.360-1: Required Pedestrian Amenities**

<b>Proposed New Building Area</b>	<b>Required Pedestrian Amenities Points</b>
0 sf – 20,000 sf	1 point per 2,500 sf
More than 20,000 sf	1 point per 2,500 sf for the first 20,000 sf plus 1 point per 5,000 sf for new building area over 20,000 sf up to a maximum of 20 points

[Ord. 5947, 1/1/21]

- (2) Value of amenities. The point value of acceptable pedestrian amenities is specified in Table 8.360-2. Pedestrian amenities shall be installed on private property except where otherwise noted.

[Ord. 5947, 1/1/21]

**TABLE 8.360-2: Point Value of Pedestrian Amenities**

<b>Amenity</b>	<b>Point Value</b>
Sidewalks with ornamental treatments (e.g., brick pavers) that are either at least 10 feet wide or 50 percent wider than required by the Code, whichever is larger	1 point for every 10 lineal feet of sidewalk
Benches or outdoor public seating (maximum of 4 points)	1 point for seating for 4 people
Covered bicycle parking (maximum of 4 points)	1 point for every 5 covered spaces provided beyond the minimum Code requirement
Bicycle lockers (maximum of 10 points)	1 point for every locker
Sidewalk planter(s) enclosing a minimum of 8 square feet (maximum of 4 points)*	1 point for every planter provided beyond the minimum Code requirement
Pocket parks or plazas with a minimum area of 300 square feet*	10 points for every park or plaza
Planting trees that are 50 percent larger than required by Code or planting more trees than required by Code. (maximum 4 points)	1 point for every 4 trees
Weather protection (awnings, etc.) which overhangs the sidewalk or walkway by a minimum of 4 feet. Awnings or other weather protection must be constructed of durable materials. (maximum of 10 points)	1 point for every 5 lineal feet of weather protection
Decorative fountain or other public art. Public art, including decorative fountains, must be approved by the City Arts Commission. (maximum of 10 points)*	Point value to be determined by the City based on other amenities similar in scale and benefit
Other pedestrian amenities that are not listed above.* (maximum of 10 points)	Point value to be determined by the City based on other amenities similar in scale and benefit.
*Approved vegetated stormwater quality facilities may be incorporated into the amenity.	

[Ord. 5842, 1/1/15; Ord. 5947, 1/1/21; Ord. 6018, 6/30/23]

- (3) Additional standards for pedestrian amenities. Pedestrian amenities shall meet the following standards:
  - (a) Amenities shall be located outside the building main entrance, along pedestrian corridors, or within 50 feet of a transit stop. Amenities shall be visible and accessible to the general public from an improved public or private street. Amenities may be located within the public right-of-way if approved by the Public Works Director or designee. Public access must be provided to pocket parks, plazas, and sidewalks.
  - (b) Amenities are not subject to setback requirements.
  - (c) Amenities should be consistent with the character and scale of surrounding developments. For example, the similarity in awning height, bench style, planter materials, street trees, and pavers is recommended to foster continuity in the design of pedestrian areas. Materials should be suitable for outdoor use and permanently maintained. [Ord. 5445, 4/12/00; Ord. 5947, 1/1/21]
  - (d) Amenities existing on the development site may be used to meet the requirement in subsection (1) for new building area provided that their point value is in excess of the number of points that would be required if the current standards were applied to the existing level of development on the site. [Ord. 5947, 1/1/21]

8.365 Pedestrian Amenities in the HD, CB, DMU, and WF zoning districts. Pedestrian amenities are required in the HD, CB, DMU and WF zoning districts. The purpose of the pedestrian amenity requirements is to enhance the pedestrian environment. Because the sidewalk area is the most important element of the pedestrian environment in an urban setting, these standards focus primarily on sidewalk enhancements. The standards in (1) - (3), below, apply to the following development within the HD, CB, DMU, and WF zoning districts: new buildings (excluding accessory buildings); expansions or modifications to existing buildings that are not covered under ADC Section 1.105(7); and any development that requires sidewalk improvements. The City Engineer may waive the requirement to provide pedestrian amenities where public streetscape improvement projects that include pedestrian amenities have been completed or are planned. [Ord. 5894, 10/14/17; Ord. 5947, 1/1/21]

- (1) Each development shall provide a minimum of one of the following improvements.
  - (a) Street trees in tree wells along the public street frontage, excluding any driveways. Development on lots with multiple frontages must meet this standard on all frontages. Street trees shall be selected from the list of approved street trees established by the City and meet all applicable spacing standards.
  - (b) Benches or outdoor public seating for at least four people. Benches or seating must be located in a public right of way or be accessible to the general public (including providing a public access easement) and visible from the sidewalk.
  - (c) Pocket parks or plazas shall have a minimum usable area of 100 square feet and include at least one seating area. Public access must be provided by a public right-of-way or a public access easement, and the pocket park or plaza must be visible from the sidewalk. [Ord. 6024, 12/29/23]
  - (d) Continuous weather protection (awnings, etc.) along all building façades adjacent to (within one foot of) the sidewalk. Awnings or other weather protection must be constructed of durable materials and extend at least 4 feet in horizontal distance from the building wall.
  - (e) Pedestrian-scale streetlights along the full site frontage, excluding any driveways. Development on lots with multiple frontages must meet this standard on all frontages. Suitable light fixtures and spacing shall be determined by the City Engineer for consistency with publicly installed light fixtures and lighting specifications.
  - (f) Other pedestrian amenities that are not listed but are similar in scale and benefit.
- (2) Improvements within the public right of way require the approval of the City Engineer.
- (3) Materials should be suitable for outdoor use, easily maintained, and have a reasonably long life cycle (e.g., 10 years before replacement). [Ord. 5894, 10/14/17]

[8.370 Pedestrian and Bicycle Connections moved to Article 9 by Ord. 6018, 06/30/23.]

[8.380 Large Parking Areas moved to Article 9 by Ord. 6018, 06/30/23.]

- 8.390 Compatibility Standards. Attention to detail can significantly increase the compatibility of commercial and institutional development with adjacent uses. Commercial and institutional development shall be designed to comply with the following compatibility standards and any other improvements needed to reduce negative impacts on adjacent uses:
- (1) On site impacts. Any undesirable impacts produced on the site, such as noise, glare, odors, dust, or vibrations have been adequately screened from adjacent properties. [Ord. 5947, 1/1/21]
  - (2) Off-site impacts. The site is protected from any undesirable impacts that are generated on abutting properties. [Ord. 5947, 1/1/21]
  - (3) Screening. Service areas, equipment, utilities, and similar exterior improvements shall be screened as provided in (a) through (c) below and must meet the standards in (d).
    - (a) Service areas, such as waste and recycling containers, outdoor storage, and ground-level mechanical equipment shall be screened by a sight-obscuring fence, wall, or hedge.
    - (b) Roof-mounted equipment or utilities shall be screened by a parapet wall or sight-obscuring structure or located so that it is not visible from abutting public rights-of-way.
    - (c) Wall-mounted equipment or utilities shall be architecturally incorporated into the building or shall be screened by a sight-obscuring fence, wall, hedge, or structure.
    - (d) Screening required in subsections (a) through (c) above must be of appropriate height and width so that the item to be screened is not visible from a public sidewalk or from abutting residential districts or development. Hedge screens must be composed of evergreen shrubs that will grow to form a continuous hedge that is sight-obscuring within two years of planting. [Ord. 5445, 4/12/00; Ord. 5947, 1/1/21]

## **SUPPLEMENTAL COMMERCIAL AND INSTITUTIONAL DESIGN STANDARDS IN VILLAGE CENTERS**

- 8.405 Village Center Character. The purpose of these standards is to contribute to the desired character of Albany's village centers. They are intended to promote the design of an urban environment that is built to human scale with attractive street fronts and interconnected walkways that promote pedestrian usage and accommodate vehicles. Development in the village center must contribute to a cohesive, visually compatible and functionally linked pattern through street and sidewalk layout, building siting and character, and site design. Details count. [Ord. 5556, 2/21/03]
- 8.410 Applicability. These standards apply to development where commercial and/or institutional uses, as defined in Article 22, are existing or proposed, including when such uses are part of a mixed-use development or live/work dwelling unit. Modifications to existing developments for which the Director has waived review under the provisions of ADC Section 1.105 are not subject to these standards. Certain standards provide additional exemptions for modifications to existing sites or buildings. These standards apply in all zoning districts within the Village Center Comprehensive Plan designation, except as otherwise specified. They are in addition to the Commercial and Institutional Site Design Standards in this article. Taken together, these design standards are intended to foster a mixed-use character for village centers. [Ord. 5556, 2/21/03; Ord. 5832, 4/9/14; Ord. 5894, 10/14/17; Ord. 5947, 1/1/21]
- 8.415 Buildings Along Public Streets.
- Purpose. Buildings along the public street define the street edge and frame the streetscape. In larger development, the locations of pad site buildings also provide opportunities to frame entries into the shopping centers and contribute to the visual interest of the site. These provisions are intended to avoid deep building setbacks behind large expanses of parking areas or vacant land. [Ord. 5894, 10/14/17]
- Standards. The following standards apply in all zoning districts within designated Village Centers except HD, CB, DMU, and WF, which are subject to ADC Section 5.120.
- (1) Buildings and plazas shall be located within the maximum setback area for at least 40 percent of one public street frontage.

- (2) For sites with frontage on more than one public street (i.e., corner lots), this standard applies to one frontage only.
- (3) The public street frontage is the length of the property as measured along the street right-of-way excluding the width of entrance driveways and/or streets.
- (4) Building facades that face public streets shall be divided into human-scale proportions using at least two features such as windows, entrances, arcades, arbors, awnings, trellises with vines, or an equivalent element. A blank, uninterrupted wall shall not be longer than 30 feet.
- (5) No parking, loading or travel aisles shall be located between the public street and buildings within 50 feet of the street, except that a designated park-and-ride lot or one drive-through lane may be permitted. See Section 8.420(1)(b). [Ord. 5947, 1/1/21]
- (6) To count toward this standard, a plaza shall:
  - (a) Be well defined at the street edge by a low decorative architectural wall (no higher than three feet), or a line of shrubs or trees of the same species, or similar landscaped or built feature;
  - (b) Use materials that are similar in quality to the principal materials of the primary building(s) and landscape. Landscaping with drought-resistant native species is strongly encouraged;
  - (c) Have direct access to the public street sidewalk and be located the shortest distance to the nearest building main entrance; and
  - (d) Extend at least the full depth of the maximum setback. [Ord. 5556, 2/21/03]

8.420 Maximum Setback.

Purpose. Customer entrances should be readily accessible from the public street sidewalk as well as from the parking lot. Build-to lines form visually continuous, pedestrian-oriented street fronts with no vehicle use area between building fronts and the street.

Standards. The following standards apply in all zoning districts within designated Village Centers that have maximum setback standards except HD, CB, DMU, and WF, which are subject to ADC Section 5.120. [Ord. 5894, 10/14/17]

- (1) Buildings within 50 feet of a public street shall have 40 percent of the building located within the maximum setback except that: [Ord. 5894, 10/14/17]
  - (a) If a previously recorded easement precludes meeting the maximum setback, the applicant shall demonstrate that an alternative layout best addresses the intent of this standard and the character of the village center.
  - (b) A building with drive-through service may have one drive-through lane between the building and the street provided that the building is set back no more than 25 feet and the drive-through lane is screened according to standards for perimeter parking area landscaping in ADC 8.470.
- (2) Any building more than 50 feet from a public street is exempt from this standard. [Ord. 5556, 2/21/03; Ord. 5768, 12/7/11]

8.425 Drive-up and Drive-through Uses and Facilities in the HD, CB, DMU, and WF zoning districts. The following standards apply to any development that includes new drive-up or drive-through facilities. Modifications to existing drive up or drive through facilities must not decrease conformance with these standards except as required to meet building code, fire code, or other regulations.

- (1) Purpose. The following standards are intended to calm traffic, provide for adequate vehicle queuing space and safe vehicle access, and provide for pedestrian comfort and safety.
- (2) Standards. Drive-up or drive-through uses and facilities (i.e., driveway queuing areas, customer service windows, teller machines, kiosks, drop-boxes, or similar facilities) within the HD, CB, DMU, and WF zoning districts shall meet all of the following standards:
  - (a) The drive-up or drive-through facility shall orient to and receive access from a driveway that is internal to the development and not a street.
  - (b) A drive-through lane shall not be located between the building and the street.

- (c) The drive-up or drive-through facility shall not be oriented to the street corner.
- (d) The drive-up or drive-through facility shall not be located within 20 feet of a street right-of-way.
- (e) Drive-up and drive-through queuing areas shall be designed so that vehicles will not obstruct any street, fire lane, walkway, bike lane, or sidewalk. [Ord. 5894, 10/14/17]

8.430 Size Limitations. See building size limitations in Tables 4.090-1 and 5.090-1, Development Standards. [Ord. 5556, 2/21/03; Ord. 5947, 1/1/21]

8.440 Building Design.

Purpose. These provisions are intended to reduce the visual appearance of larger scale buildings to a smaller, pedestrian-level scale that is appropriate for a village center. They are not intended to limit the size of the building.

Standards.

- (1) Façade and roofline articulation. The following standards apply to new buildings with walls, façades, and/or rooflines longer than 100 feet. Expansions and modifications of existing buildings and sites with walls, façades, and/or rooflines longer than 100 feet must not decrease conformance with these standards except as required to meet building code, fire code, or other regulations. As an alternative to meeting the standards below, development in the HD, CB, DMU, and WF zoning districts may demonstrate compliance with the façade design and articulation standards in ADC Section 8.345. [Ord. 5894, 10/14/17]
  - (a) Building facades longer than 100 feet shall have relief such as recessed entries, offsets, jogs, bays, columns, ribs, pilasters, piers, cornices, bases, or other distinctive constructed changes. Changes in relief in the building façade shall occur at least every 100 feet for at least 20 percent of the exterior wall area. At least two colors or textures shall be used (not including stripes or bands).
  - (b) Rooflines longer than 100 feet shall be relieved by elements such as parapets, gables, dormers, towers, steeples, etc.
  - (c) No building wall shall be longer than 300 feet unless the building façade has one or more major offsets in wall plane. A major offset in wall plane shall have a depth of at least 10 percent of the length of the longest abutting wall and shall continue for at least 20 percent of the building facade. Minor changes in wall plane such as entries, jogs, bays, columns, ribs, pilasters, piers, or cornices do not count toward meeting this standard.
- (2) Cohesive development. In developments with multiple buildings, each individual building shall include predominant characteristics shared by all buildings in the development, so that the development forms a cohesive place within the district. A standardized prototype design shall be modified if necessary to meet the provisions of this Code and character of this district. [Ord. 5894, 10/14/17]
- (3) Building materials. Corrugated metal siding is prohibited on any building. Corrugated metal roofing is allowed. [Ord. 5556, 2/21/03; Ord. 5894, 10/14/17]
- (4) Ground floor height. In the HD, CB, and DMU zoning districts, when the first story of the building will be occupied by commercial or institutional uses, as identified in Article 22, the height of the first story shall be a minimum of 14 feet. This standard applies to new buildings (excluding accessory buildings). Modifications and expansions of existing buildings must not decrease conformance with these standards except as required to meet building code, fire code, or other regulations. The purpose of this requirement is to ensure that the ground floor space is designed to be suitable and attractive for a variety of retail and commercial uses, regardless of its proposed use. [Ord. 5894, 10/14/17]

8.445 Pedestrian Network.

Purpose. By creating a safe, continuous network of sidewalks within and between developments, pedestrians will feel more inclined to walk (rather than drive). A pedestrian network that offers clear circulation corridors from the parking areas to building entries creates a friendlier, more inviting image. A detailed pedestrian circulation plan must demonstrate that the layout of sidewalks contributes to the overall pedestrian connectivity of the village center.

Standards.

- (1) Sidewalks must be located to provide the shortest direct connection from the public street sidewalk(s) to all customer entrances.
- (2) Sidewalks must be located to provide the shortest direct connection between all on-site customer entrances.
- (3) Sidewalks must be located along every public street frontage and both sides of on-site private streets. These sidewalks must be separated from the street by a tree-lined landscape strip, except where specified elsewhere in the development code or where an alternative street design is approved by the City Engineer. Approved vegetated post-construction stormwater quality facilities are allowed in the landscape strip. [Ord. 5842, 1/1/15; Ord. 5894, 10/14/17]
- (4) Extra-wide sidewalks are encouraged to provide space for tables and chairs and other pedestrian amenities, creating a concentration of activity to serve as the neighborhood center.
- (5) Sites larger than eight acres shall create an open space or plaza with amenities such as benches, monuments, kiosks or public art. Amenities shall be in prominent locations, interconnected with the uses and walkways on the site, and be landscaped. Approved vegetated post-construction stormwater quality facilities are allowed in these areas. [Ord. 5556, 2/21/03; Ord. 5842, 1/1/15]

8.450 Privacy Considerations.

Purpose. Village centers are mixed-use areas where special attention is given to resolving potentially incompatible situations. General standards provide the flexibility to adjust the design and operating characteristics to given circumstances.

Standard.

- (1) Non-residential uses and parking areas shall be arranged to minimize infringement on the privacy of adjoining residents. [Ord. 5556, 2/21/03]

8.460 Parking Areas.

Purpose. While recognizing the paramount role of cars in everyday life and the need to provide adequate and convenient space for them, these standards move away from the typical suburban pattern of predominant and highly visible parking areas in commercial developments. They are intended to reduce the scale of parking areas by siting a portion of the parking lot out of view and using increased landscaping to screen spaces and reduce the overall visual impact of large parking areas.

Standards.

- (1) On-street parking spaces within 100 feet of a commercial or office development may count towards meeting the parking requirement.
- (2) Shared parking is encouraged for all uses.
- (3) Trees intended for parking area landscaping shall provide a canopy cover of at least 20 percent of the parking area at maturity. Existing trees may be included to meet the canopy requirement, provided the site plan identifies such trees and the trees meet the standards of size, health, and placement. The extent of the canopy at maturity shall be based on published reference texts generally accepted by landscape architects, nurserymen, and arborists.
- (4) Vegetated post-construction stormwater quality facilities shall be considered as the initial stormwater collection system. [Ord. 5556, 2/21/03; Ord. 5842, 1/1/15]

8.470 Perimeter Parking Area Landscaping.

Purpose. These provisions are intended to give parking a low profile in order to improve the pedestrian experience and the overall aesthetic quality of the street. They will minimize the expansive appearance of parking lots, increase the sense of neighborhood scale, and improve the character of a village center. They will also create an attractive, shaded environment along streets that gives visual relief from continuous hard street edges, buffer automobile traffic, and focus views for both pedestrians and motorists.

Standards.

- (1) All parking areas (excluding entranceways) adjacent to a public street shall be screened with:
  - (a) A low continuous hedge of evergreen shrubs, trees, and plantings that are at least three feet tall within two years and grow to provide an evergreen screen of at least 70 percent; OR
  - (b) A berm three-foot-tall with a maximum slope of 3:1, in combination with coniferous and deciduous trees and shrubs; OR
  - (c) A low decorative masonry wall at least three feet tall in combination with landscaping; OR
  - (d) A combination of any of these methods.
- (2) The landscape plan shall be prepared by a licensed landscape architect. [Ord. 5556, 2/21/03]

8.475 Signs.

Purpose. Signs must be scaled appropriately to appeal to both pedestrians walking on the adjacent sidewalks and to nearby motorists. The following standards are intended to create aesthetically pleasing and cohesive sign standards while reinforcing the context of the village center.

Standards.

- (1) For integrated centers, an overall sign and graphics program shall be provided as part of the development application to ensure that stand-alone signs are consolidated and that signs complement the character of the neighborhood.
- (2) Monument signs are preferred rather than freestanding signs. [Ord. 5556, 2/21/03]

**SUPPLEMENTAL RESIDENTIAL DESIGN STANDARDS IN VILLAGE CENTERS**

8.480 Applicability. These standards apply to residential development in mixed-use and residential zones within the Village Center Comprehensive Plan designation. They are in addition to the other residential design standards in this article. [Ord. 5556, 2/21/03; Ord. 5947, 1/1/21; Ord. 5968, 1/14/22]

8.485 Purpose. These provisions are intended to promote the design of an urban environment that is built to human scale and to foster a mixed-use character for village centers with an emphasis on a high-quality pedestrian environment, high-quality and attractive building materials, and architectural details that reduce exterior building mass. [Ord. 5947, 1/1/21]

Standards.

- (1) A minimum of 75 percent of a building's exterior shall be surfaced with wood, brick, stucco, stone, masonry, or lap siding. [Ord. 5947, 1/1/21]
- (2) Rooflines shall incorporate at least one of the following elements: parapets, cornices, gables, dormers, varied roof heights, or top-level balconies. [Ord. 5947, 1/1/21]
- (3) All exterior HVAC equipment shall be screened from street-level view.
- (4) Creation of alleys is not required as a development standard but is encouraged in order to provide a friendly street frontage and to set driveways and garages in the rear. [Ord. 5947, 1/1/21]



## TELECOMMUNICATION FACILITIES

8.500 Telecommunication Facilities. Every telecommunication facility shall comply with the following standards and applicable standards of the zone.

- (1) No new tower shall be permitted unless the applicant demonstrates that co-location is not feasible on existing towers.
- (2) New towers or facilities 50 feet or more in height must provide for future co-location of other telecommunications providers.
- (3) Monopole construction is preferred over the lattice style.
- (4) The applicant shall consider the following locations as the preferred order of location of for a proposed communication facility: a) existing broadcasting or communication facilities; b) public structures such as water reservoirs, utility structures, fire stations, bridges, and other public buildings within all zoning districts not used primarily for residential uses; c) property zoned Light Industrial, Heavy Industrial, Industrial Park and Heavy Commercial.
- (5) Towers and antennas shall be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment, except when the color is dictated by federal or state authorities such as the Federal Aviation Administration.
- (6) Towers should be located in an area where they are unobtrusive and do not substantially detract from aesthetics or neighborhood character, due to either location, nature of surrounding uses, or to lack of visibility caused by natural growth or other factors.
- (7) Towers shall not be located between the principal structure and a public street.
- (8) Tower setbacks shall be at least the height of the tower from public streets.
- (9) Tower guys and accessory structures shall satisfy the minimum setback requirements of the underlying zoning district. Vegetative screening shall be provided around any accessory building as prescribed by Section 9.250.
- (10) All towers and associated facilities shall be removed within six months of the cessation of operations at the site unless the Community Development Director approves a time extension. If a tower is not removed within six months, the City may remove the telecommunications facilities and assess the costs of removal against the owner and property. [Ord. 5445, 4/12/00]

## SUPPLEMENTAL DESIGN STANDARDS FOR THE OAK CREEK TRANSITION AREA

8.600 Purpose and Intent. The purpose of the Oak Creek Transition Area (OCTA) is to guide development review and more detailed planning for the transitional areas between Oak Creek and adjacent developed and developable areas. The OCTA works in combination with the Open Space zone, natural resource overlay zones and the development review process to ensure that the larger Oak Creek corridor is protected for the long term and provides benefits to all of Albany. The OCTA is specifically intended to:

- (1) Integrate open space areas, both public and private, near Oak Creek;
- (2) Be the centerpiece of the South Albany open space system and provide multiple benefits including wetland protection and mitigation, habitat, flood storage, pathways, recreation, history, environmental education and visual identity for the area;
- (3) Be South Albany's "front yard" - physically and visually accessible to adjacent development;
- (4) Create a multitude of public spaces and connections (parks, trails, trailheads, visual, etc.) between "Oak Creek Parkway" (an east-west street) and the public edge of undeveloped areas;
- (5) Include a continuous east-west pathway and other pathways that connect north and south to community destinations; and
- (6) Preserve archeological and historical resources as heritage sites if feasible.

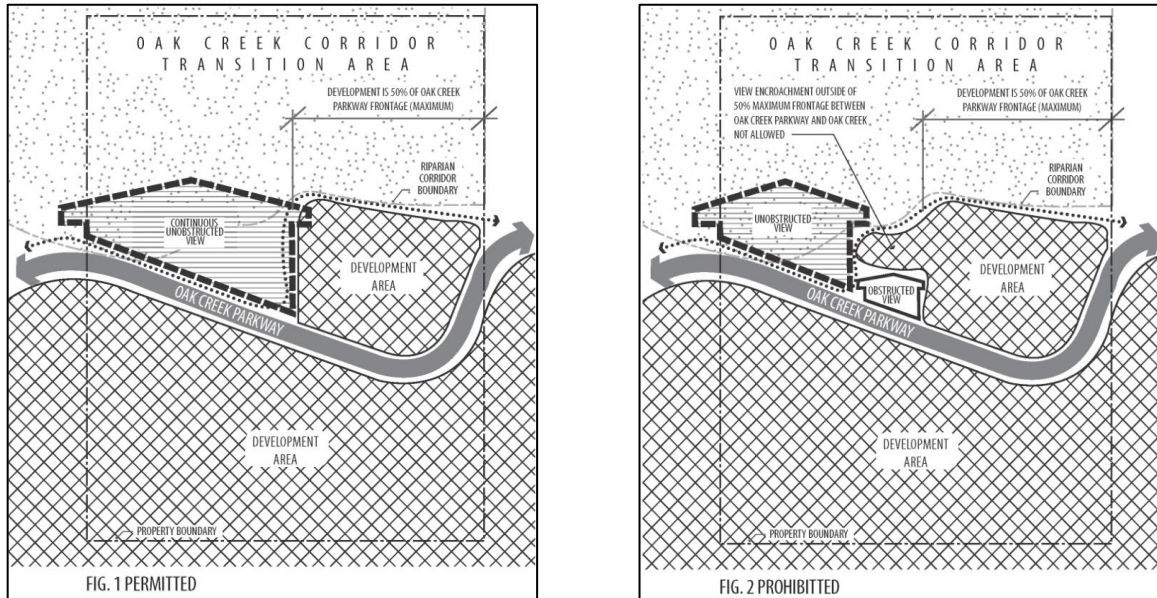
8.610 Applicability. The OCTA supplemental standards apply as follows:

- (1) South of Oak Creek, the standards apply between the Riparian Corridor overlay boundary around Oak Creek and the north edge of the right-of-way for Oak Creek Parkway. Oak Creek Parkway's location is generally identified in the South Albany Area Plan chapter of the Comprehensive Plan, on Figure 2, Street Framework. NOTE: The southern boundary of the OCTA may need to deviate from the Oak Creek Parkway within the Area of Interest shown on the Street Framework if the Parkway is forced south due to development constraints.
- (2) North of Oak Creek, the standards apply within 100 feet from the upland edge of the Riparian Corridor Overlay District (/RC).

8.620 OCTA Development Standards. Development within the Transition Area must satisfy all of the following standards.

- (1) The design and construction of the development, utilities, and trails shall limit disturbance to natural features as much as reasonably feasible.
- (2) Fences are limited to within developed areas. All fences, posts and supporting structures shall be stained, painted, or powder-coated black or a neutral earth tone color to harmonize with the surrounding landscape. Sight-obscuring fences shall be no more than three feet tall.
- (3) Once a wetland delineation is approved by the Oregon Department of State Lands for any area proposed for development, the City may seek to acquire, by negotiated purchase or exercise of the power of eminent domain, all or part of the developable area on the north side of the Parkway or take such other action as may be appropriate or required to compensate the landowner for any loss of use that exceeds that which the City may require by lawful regulation.
- (4) Development between Oak Creek and the Oak Creek Parkway, and between 99E and Columbus Street must meet the following standards:
  - (a) The "development area" cannot exceed 50 percent of the subject site's frontage on the north side of Oak Creek Parkway. The "development area" shall include all residential lots and development, all areas taken up by buildings, private yards, paving, streets, grading and non-native landscaping, but does not include parks, low-impact outdoor recreation, trails, paths, wetland mitigation or restoration, City construction of public infrastructure such as transportation, stormwater, sewer, and water utilities, or the private construction of public transportation and utility facilities and structures as identified in a City-adopted master plan. The resulting undeveloped frontage along the north side of Oak Creek Parkway shall have a continuous view of the Oak Creek Corridor and associated open space that is not obstructed by the development area. See Figure 8.620-1, 1–Permitted and 2 –Prohibited. [Ord. 5947, 1/1/21]
  - (b) Native vegetation, excluding any that are farmed for agricultural purposes, that is impacted in the developed area is mitigated through the enhancement or restoration of native vegetation in undeveloped areas per the relevant standards in ADC 6.400-6.420.

**FIGURE 8.620-1. Oak Creek Corridor Transition Area.**



[Ord. 5947, 1/1/21]

(5) In addition to the abovementioned standards, development shall meet the standards in either (a) or (b):

(a) Clear and Objective Standards (Type I-L Process).

- i. Development shall avoid the Significant Wetland and Waterway Overlay District (/SW), the Riparian Corridor Overlay District (/RC), significant tree groves identified on the South Albany Area Plan Organizational Framework map in the Comprehensive Plan (Figure 1), and oak trees over 25-inches in diameter measured at 4.5 feet from the ground; and
- ii. Trails or paths shall be provided that connect the development to any existing or proposed trails or paths shown on the Trails Framework in the South Albany Area Plan and to adjacent neighborhood parks, or other public and semi-public amenities in the vicinity.
- iii. Neighborhood parks or trailheads shall be incorporated into proposed developments in the locations as generally shown on the Land Use Concept Map in the South Albany Area Plan.

(b) Subjective Standards (Type III Process). Development is consistent with the purpose and intent of the Oak Creek Transition Area in Section 8.600 and with the applicable policies in the South Albany Area Plan section of the Albany Comprehensive Plan.

[Ord. 5801, 2/13/13]