



JOINT PLANNING COMMISSION & CITY COUNCIL WORK SESSION

AGENDA

Monday, March 3, 2025

5:15 p.m.

This meeting includes in-person and virtual participation.

Council Chambers

333 Broadalbin Street SW

Or join the meeting here:

<https://council.albanyoregon.gov/groups/plc/zoom>

Phone In: 1-253-215-8782 (long distance charges may apply)

Meeting ID: 837-8633-4863; Passcode: 464432

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to order and pledge of allegiance
2. Roll call
3. Scheduled business: Climate Friendly Areas & Walkability Standards Adoption
4. Public Comments
5. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: cdaa@albanyoregon.gov or call 541-917-7550

Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.

albanyoregon.gov





MEMO

TO: Albany City Council
Albany Planning Commission

FROM: Matthew Ruettgers, Community Development Director *MR*
Anne Catlin, Comprehensive Planning Manager *alc*

DATE: February 25, 2025, for the March 3, 2025, Planning Commission/City Council Work Session

SUBJECT: Climate Friendly Areas and Walkability Standards Adoption

Action Requested:

Staff requests that the Planning Commission and City Council review the materials provided related to adopting Albany's Climate Friendly Areas (CFAs) and walkability standards and consider any amendments.

Background:

In an effort to reduce Oregon's greenhouse gas emissions and meet state emission reduction targets, Governor Brown issued Executive Order 20-04 in 2020 that directed state agencies to develop programs and rules to comply with the order. The Land Conservation and Development Commission (LCDC) launched the Climate Friendly and Equitable Communities (CFEC) rulemaking in response. After two years of community engagement, LCDC adopted CFEC rules on July 21, 2022, which amended the Oregon land use system.

Oregon cities over 5,000 in population must comply with the CFEC rules and deadlines. The CFEC Rules are in Oregon Administrative Rules (OARs) in Chapter 660 Division 12 Transportation, Division 8 Housing, and Division 44 Greenhouse Gas Emissions.

The OARs have the following components and deadlines. We are currently on Steps 3 and 4.

1. Parking Reform— Albany removed the minimum parking requirements and set maximum parking requirements and updated bicycle parking requirements by June 30, 2023 (OAR 660-012-0405, done)
2. Identify and study candidate Climate Friendly Areas and submit report to the state by December 31, 2023: The City held three open houses in 2023 and used a survey to gather input on these areas. The CFA candidate boundaries were modified based on public input. (OAR 660-012-0310, done. The report can be viewed at: www.albanyoregon.gov/cd/cfec).
3. Adopt Climate Friendly Areas by December 31, 2024, unless extension is granted. Albany received an extension to April 30, 2025. The City held four open houses in September and October of 2024 to get input on proposed changes from property owners in the CFAs. (OAR 660-012-0315 and -0320) Hearings are scheduled for March 17 (planning commission) and April 9 (city council).
4. Adopt Walkable Design Standards before a city's next Transportation Systems Plan (TSP): the City received support from DLCD who hired consultants to prepare an audit of the Albany Development Code and gather public input on potential code changes to comply with the rules. (Four focus groups were held in November 2024.) The audit is complete and includes recommend amendments to comply with the rules (OAR 660-012-0330). Staff has incorporated many of the "easier" changes with the CFA adoption package and is seeking input on these proposals and others that would be made at a later date.
5. Update the City's TSP to comply with OAR 660 Division 12 and 44 rules (up next!)

Discussion:

The purpose of the joint session with the City Council and Planning Commission is to provide a high-level overview of the major amendments associated with adopting Albany's Climate Friendly Areas and walkable design standards and gather input on proposed changes.

In Step 2, staff identified areas in the city zoned for a mix of uses, near transit lines with some vacant and/or underdeveloped land, and comparable building height allowances so they could meet the CFA housing capacity requirements with little to no modifications to existing standards. Efforts were also made to identify CFA's in all areas of the city – north, downtown, south/west, east, and in the middle. The OARs require cities with populations over 50,000 to create one primary CFA, and additional secondary CFAs as needed to meet the minimum housing capacity. Albany's CFAs must have capacity for 8,861 units in 2040 based on the City's current housing needs analysis. The proposed CFA boundaries have an estimated capacity of 12,000 units, assuming all areas were rebuilt to the maximum heights.

Step 3 involves adopting the Climate Friendly Areas and requirements and include changes to the Albany Comprehensive Plan and Map, the Albany Zoning Map, and the Albany Development Code. The required ballot "Measure 56" public notice required to be sent to affected property owners is attached. It provides details about the Climate Friendly Areas and associated requirements.

The City will designate the CFAs through a zoning overlay district, which means additional standards apply to development within the CFA boundaries and supplement the standards of the base zone. For example, additional uses must be permitted in the CFA overlay districts, and they must have minimum height allowance and density requirements. (See Attached Zoning Map and Article 14.)

To comply with the land use requirements and walkability standards in the OARs, staff propose applying existing Village Center design standards to development in the CFA overlay districts with a few modifications to better align the city's standards with the rules. The Village Center design standards support pedestrian-friendly development. (See Attached Article 8, Section 8.405 to 8.475.)

Please contact Comprehensive Planning Manager, Anne Catlin, if you have any questions prior to the meeting.

AC:km

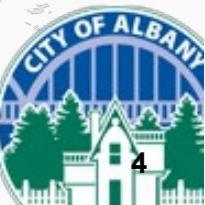
Attachments (6):

1. Draft March 3 PowerPoint
2. Measure 56 Notice
3. Zoning Map
4. Draft ADC Article 14, Climate Friendly Area Overly Districts
5. Draft ADC Article 8, Design Standards
6. Draft ADC Article 22, Definitions

Climate Friendly Areas & Walkable Design Standards Amendments

Comprehensive Plan, Zoning, and Development Code changes
to comply with Oregon's

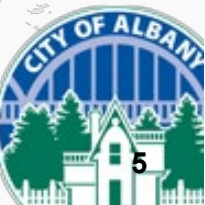
Climate Friendly and Equitable Communities Rules



Climate Friendly Rules (OAR 660-012)

1. Parking Reform: remove minimum requirements (adopted 6/2023)
2. Identify candidate Climate Friendly Areas (2023)
3. Assess code changes needed to adopt CFAs (2024)
- 4. Designate Climate Friendly Areas (2025)**
- 5. Assess walkable design standards (2024-2025)**
6. Plan for high quality pedestrian, bicycle and transit infrastructure (TSP Update, 2025-2026)

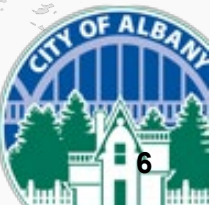
**We're
here** ←



Climate Friendly Areas OAR 660-012-0310

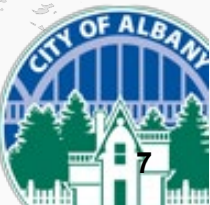
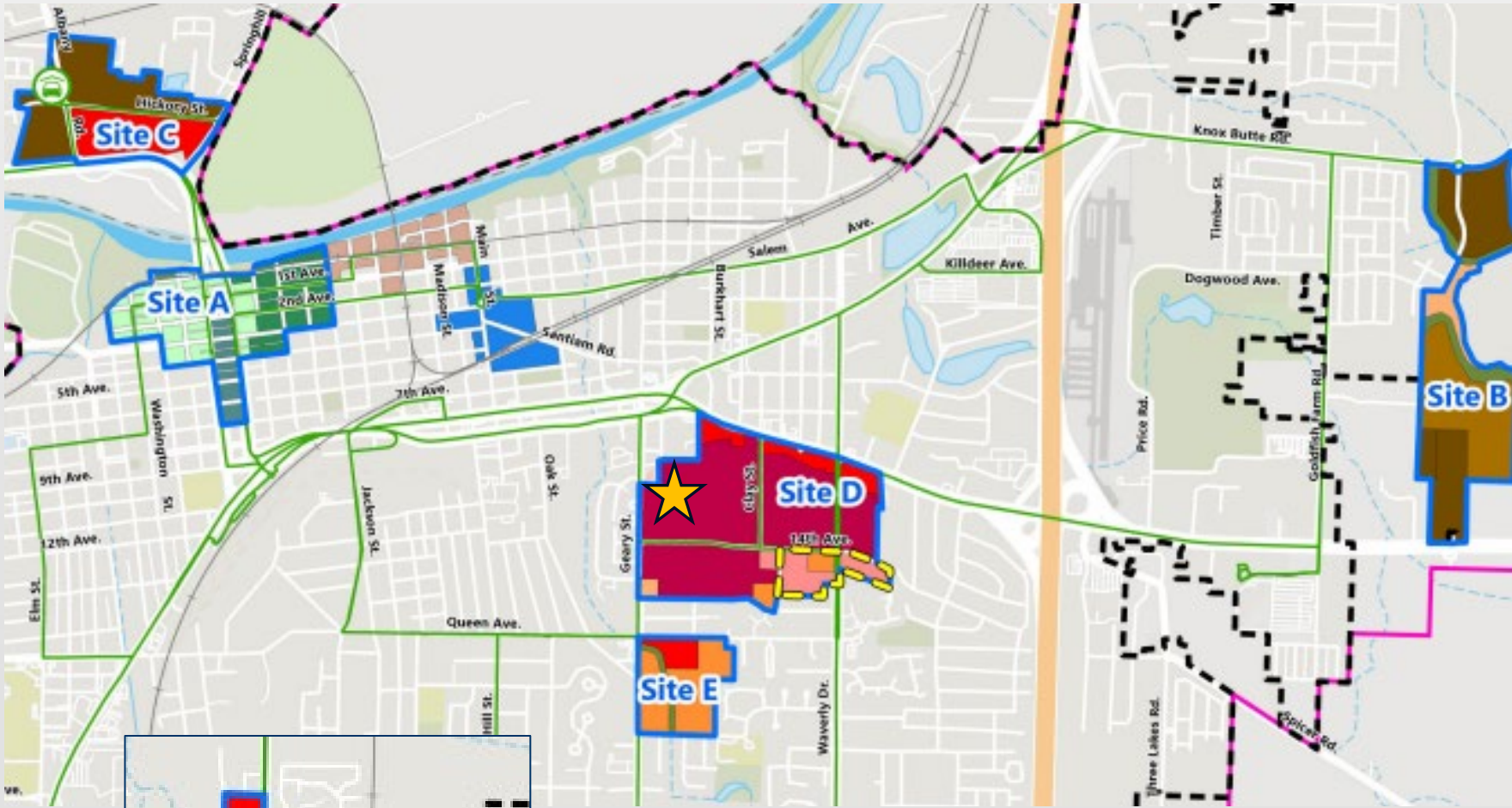
- **Existing or planned urban centers** - downtowns, transit-served corridors, or similar areas
- **Allows mixed use development**, including residential, office, retail, services, and public uses as outright permitted uses
- **Walkable and accessible** - Served or planned to be served by pedestrian, bicycle, and transit

CFA Capacity to accommodate 30% of total current and future (2040) housing needs projected at **8,861 units**. (OAR 660-012-0315(2))



Albany's CFAs

- A. Downtown
- B. East Albany
- C. North Albany
- ★ **D. 14th Avenue**
- E. Queen/Geary
- F. 99E & 53rd Ave



CFA Overlay District (**new Article 14**) OAR 660-012-0320

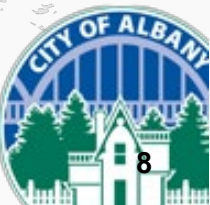
Permitted Uses (in addition to uses allowed in base zones):

- Townhouses, apartments, and condos
- Offices, retail, services, and other non-auto oriented commercial uses
- Childcare, schools, and other public uses such as public-serving government facilities and parks.

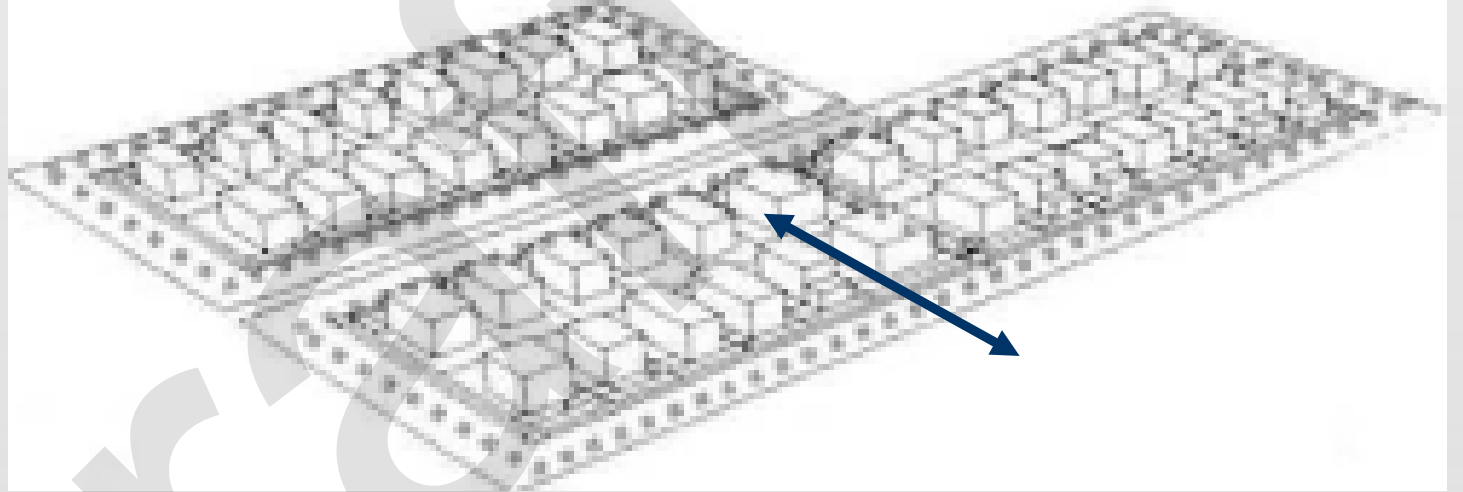
Allowable Heights: 50 ft., except 85 ft. in primary CFA

Minimum Density: 15 u/net acre, except 25 u/net acre in primary CFA

Maximum Block Length: 350 ft., but sites less than 5.5 acres max length can increase to 500 ft. if **through-block accessway provided for pedestrians/cyclists**



Ped/Bike Accessway (through block)



In CFAs on sites < 5.5 acres: 350ft max block length, up to 500 ft if ped/bike accessway.

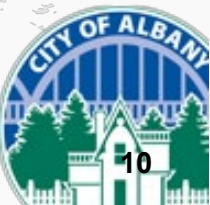
20-foot-wide public access easement = 10 feet paved surface + 5 feet of landscaping or approved surface on both sides of walkway

Walkable Design Standards (OAR 660-012-0330)

Purpose: Create more compact, pedestrian-friendly, mixed-use development patterns in urban areas

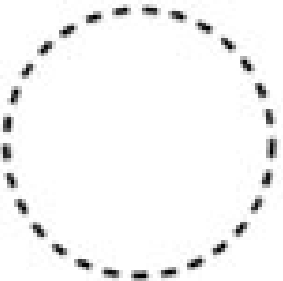





Outcomes: More accessible, inclusive, safe, livable, and vibrant areas.

- **Create well-connected transportation networks** for all modes that provide direct and convenient access to key destinations to reduce travel distances and times
- **Create pedestrian-oriented environments** - enhance the pedestrian realm (sidewalks and paths) to improve the experience and safety
- **Foster the efficient use of land and infrastructure** - locate higher intensity uses together in areas served by multiple travel modes



WHAT DOES A WALKABLE COMMUNITY LOOK LIKE?



-  1/4 Mile Walk Radius
-  Multi-Modal Connections
-  Connected Street Grid
-  Compact Development
-  Parking Oriented Behind Buildings
-  Public Transportation

Improve Pedestrian Access & Comfort

Building Location and Orientation: Locate buildings and entrances along the front lot line or close to it to promote a sense of enclosure and more welcoming walking environment that is more visually interesting and accessible.

- **Require a percentage of buildings/pedestrian amenities to be located at a maximum setback**
- **Main entrances face the street or are visible** from the street with a direct accessible walkway from sidewalk to main entrance

Article 8, Sections 8.330 & 8.420

**Direct
access to
front door**



14th Ave

Building Location & Access

Maximum setbacks assure buildings and entrances are closer to streets

- Set maximum setbacks in CFAs for zones without one: **20 feet**
- Allow maximum setback of **25 feet** when outdoor seating/ped amenities provided between building and lot line
- If lot has 2 street frontages, applies to one. **If 3 or more street frontages, apply to 2 frontages?**
- **When 2 or more frontages, require the main entrance to face one of the streets where building is at the maximum setback?**

Article 8, Section 8.420



Drive-through facilities in CFAs

Auto-oriented land uses (drive-through facilities, gas stations, etc.), when permitted, must be compatible with pedestrians in CFAs. Drive thru lanes can be challenging to cross for pedestrians.



Current standards: Drive thru restaurants are prohibited in most mixed-use zones but are allowed in standard commercial zones.

POSSIBLE STANDARDS IN CFAs:

- Require accessible walk-up service windows, in addition to drive-through.
- Limit drive-through lanes between building and public sidewalk – either one lane or no lanes.

See Article 8, 8.420(5) and 8.425

Residential Driveways and Garages

In Climate Friendly Areas and the MDU and WF zones:



- On sites 1 acre or larger or sites that abut an alley, vehicle access must be from the back or side of the dwelling.
- On sites less than 1 acre that do not abut an alley and where a shared access easement to the rear of the dwellings is not feasible, may have shared driveways to the front façade.

See Article 8, Section 8.150

Floor Area Ratio – establish a minimum?

The ratio of gross floor area of all buildings on a lot or development site divided by the net area of the lot or development site on which the buildings are located.

$$\text{FAR} = \text{Building area} \div \text{site area}$$

Minimum FARs are a tool to require a minimum level of development, and to encourage multi-story buildings.





Notice of Public Hearings

This is to notify you that the City of Albany has proposed land use regulations that may affect the permissible uses of your property and other properties.

To adopt Climate Friendly Area Overlay Districts

ORS 227.186 requires the statement across the top of this page and this notice of public hearings regarding a proposed ordinance package (Planning File #s: CP-01-25/ZC-01-25/DC-02-25) that would amend the Albany Development Code, Albany Zoning Map, Comprehensive Plan and Map **to adopt Climate Friendly Area overlay zoning districts as required by the state to encourage mixed use areas where most people can meet their daily needs without relying on a car.**

- **Monday, March 17, 2025, at 5:15 p.m., the Albany Planning Commission public hearing**
- **Wednesday, April 9, 2025, at 6:00 p.m., the Albany City Council public hearing**

Both hearings will be in the Albany City Hall Council Chambers, 333 Broadalbin Street SW, Albany. To attend virtually, on the day and time of the meeting, click the meeting link on the City's home page, albanyoregon.gov.

You are receiving this notice because you own property in one of Albany's proposed Climate Friendly Areas. The City of Albany has determined the proposed amendments may affect the permissible uses of your property and may change the value of your property. A copy of the ordinance packet is available at the Albany Community Development Department counter at 333 Broadalbin Street SW, Albany, and online at albanyoregon.gov/cd/cfec.

This meeting location is accessible to people with disabilities and to the public via video connection. If you have a disability that requires accommodation, please notify us at least 48 hours before the meeting at cdaa@albanyoregon.gov or call 541-917-7550.

Climate-Friendly Areas (CFAs) are or will be urban mixed-use areas near transit that are walkable and accessible and will contain, or are planned to contain, a mix of higher-density housing, jobs, services, and amenities. These areas are or will be served by pedestrian, biking, and transit infrastructure to provide frequent and convenient connections to key destinations within Albany and the region.

The CFAs will be created through OVERLAY DISTRICTS. The base zoning of your property will not change. All uses that are currently allowed in the base zones will continue to be allowed. Uses that must be allowed in CFAs (most of which are already permitted in these areas) include: townhouses, apartments, offices, services and commercial uses, childcare, schools and other public facilities. By designating CFAs throughout the city, Albany will enable:

- Opportunities for development where people can live, work, shop, and play; and
- Prioritized improvements that make it easier and safer for people to walk, bike, roll, and take transit to their destinations.

For additional information about Climate Friendly Areas please see the back side of this notice. Contact City staff at cd.customerservice@albanyoregon.gov or call 541-917-7550.

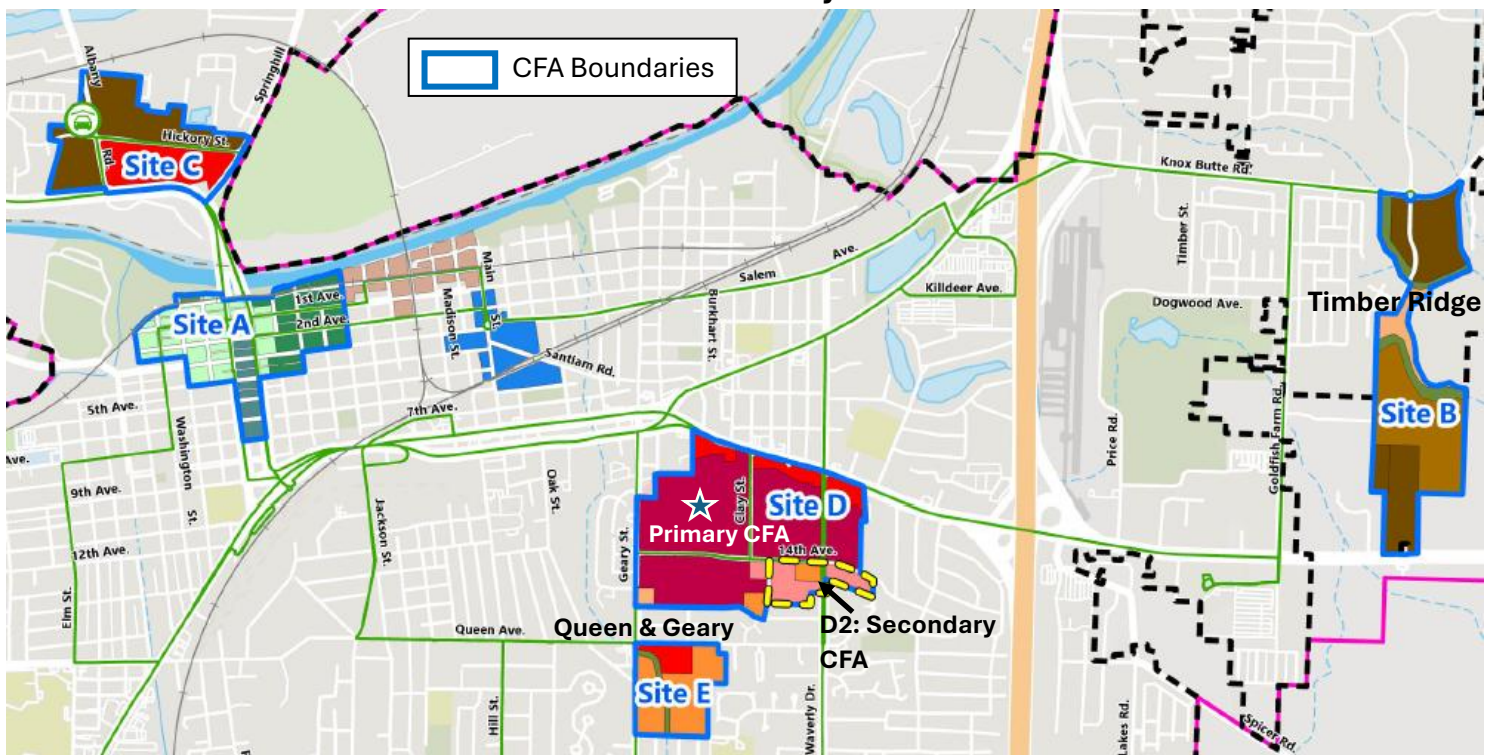
Find out more at: albanyoregon.gov/cd/cfec

Why is the City doing this? These proposed changes to create climate friendly areas are the next step Oregon cities with populations of 5,000 or more must take to comply with the state’s Climate Friendly and Equitable Communities rules adopted in 2022. (In June of 2023, the City implemented step 1 of the rules by removing minimum vehicle parking requirements and increasing bicycle parking requirements.)

These rules were adopted as one way to try to reduce pollution from transportation by creating more accessible mixed-use and walkable areas. These “Climate Friendly Areas (CFAs)” will increase opportunities for housing close to services, transit and employment. CFAs must have the capacity to accommodate 30% of Albany’s total projected households in 2040 (about 8,861 units).

Where are the CFA overlay zoning districts proposed? After public input in 2023, **six** total Climate Friendly Areas – identified in the map below. These areas were selected because the zoning already allows a variety of uses, they have vacant and underdeveloped land to help meet required housing capacity and are located along existing transit lines.

Six Climate Friendly Areas

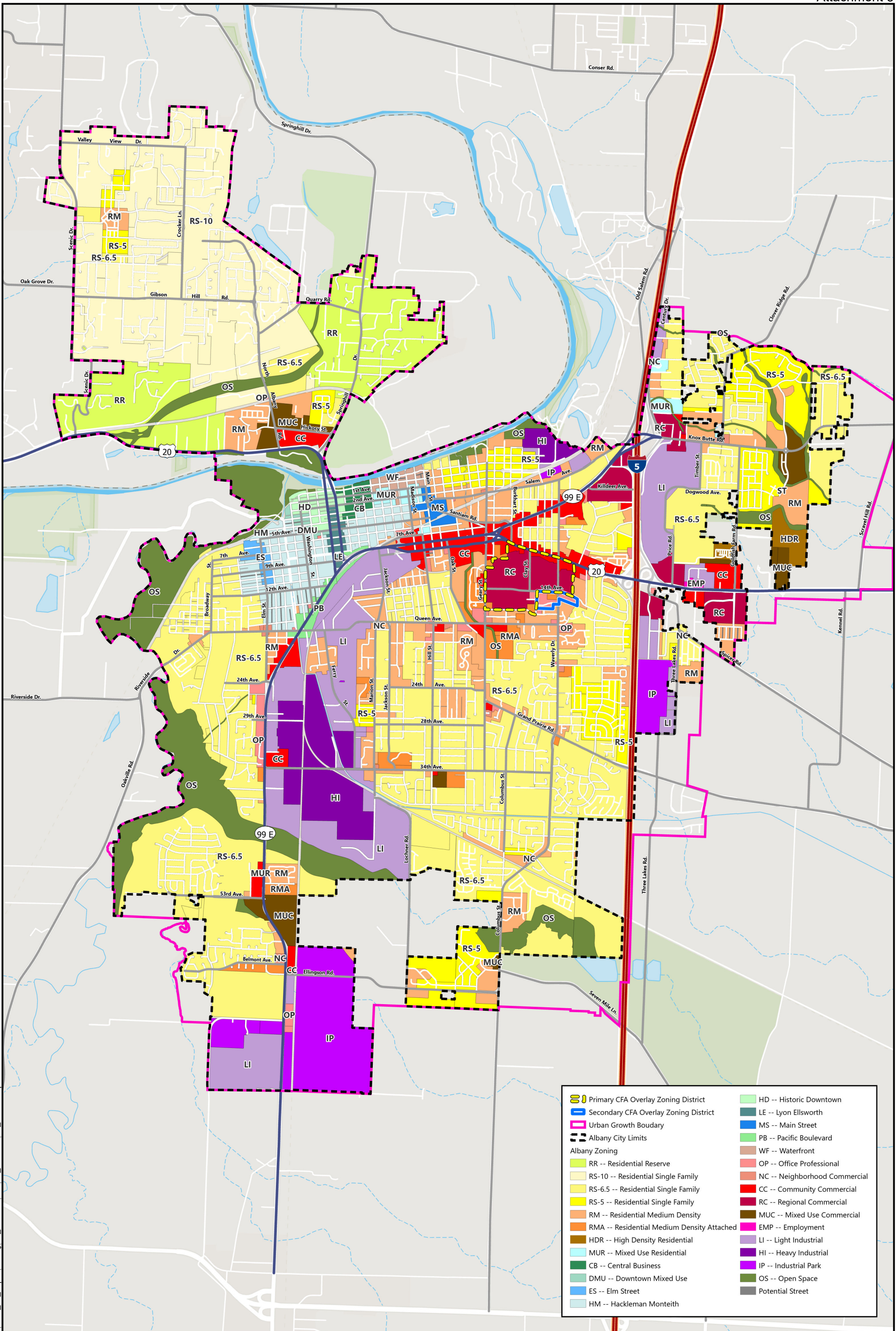


What kinds of uses are allowed in CFAs? All uses currently permitted in the base zone will continue to be allowed plus the following additional uses if not already permitted:

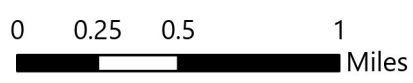
- Townhouses, apartments, and condos
- Offices
- Retail, services, and other commercial uses (excluding vehicle services, repair, sales)
- Childcare, schools, and other public uses such as public-serving government facilities and parks.

Height Allowances: In all CFAs except the primary CFA development must be allowed up to 50 feet tall (4 stories). In the Primary CFA –development must be allowed up to 85 feet tall (7 stories).

Minimum Densities: In all CFAs, the minimum net density is 15 units/net acre, except in the Primary CFA it is 25 units/net acre.



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Date: 2/25/2025

Zoning Districts

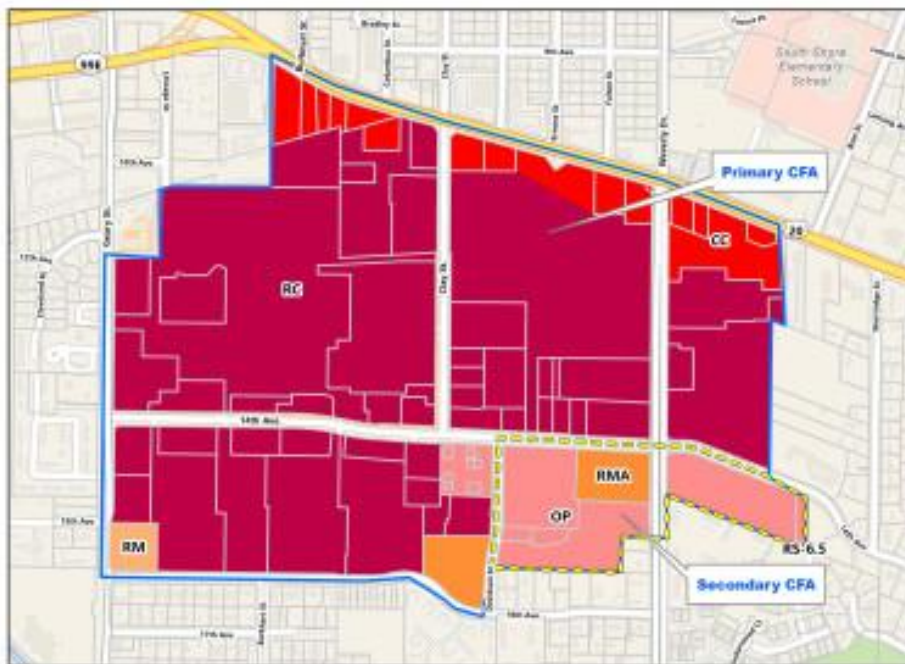
Climate Friendly Areas (CFA)

ARTICLE 14

CLIMATE FRIENDLY AREA OVERLAY DISTRICTS

- 14.000 Overview. In an effort to reduce pollution from transportation, the state adopted rules that require Oregon cities with populations greater than 5,000 to create more accessible mixed-use and walkable areas to increase opportunities for housing close to services, transit and employment – called Climate Friendly Areas (CFAs). These areas must have the capacity to accommodate thirty percent of Albany’s total projected households in an adopted and acknowledged housing needs analysis. Cities must adopt at least one CFA, called the “Primary CFA” that is at least 25 acres in size, and may designate additional climate friendly areas, called “Secondary CFAs”, to provide sufficient lands to meet future housing needs. Albany has identified one Primary CFA and six Secondary CFAs.
- 14.010 Purpose. This article outlines the additional uses and standards that apply within the city’s designated Primary and Secondary Climate Friendly Area overlay districts in addition to the uses allowed in the base zoning districts and requirements of the base zone and other sections of the Albany Development Code and applicable Albany ordinances.
- 14.020 Applicability. These standards apply to developments within the boundaries of one of Albany’s Climate Friendly Area (CFA) overlay districts as identified on the maps in Figures 14.020-1 through 14.020-7 below and indicated as overlay zoning layers on the Albany Zoning Map.
- (1) Primary CFA. Properties within the Primary CFA boundaries as identified in Figure 14.020-1 are subject to the standards specific to the Primary CFA. The Primary CFA includes land zoned RC, CC, and RMA.

Figure 14.020-1. Primary Climate Friendly Area



- (2) Secondary CFAs. All other climate friendly areas are considered Secondary CFAs and are identified in Figures 14.020-2 through 14.020-7. Secondary CFAs are subject to the standards listed in this Article, excluding standards specific to the Primary CFA.
 - (a) Site A, Downtown includes properties in the HD, CB, and LE zones

Figure 14.020-2



(b) Site B, East Albany includes land zoned RM, MUC, HDR, and OS.

Figure 14.020-3



- (c) Site C, North Albany includes properties with MUC and CC zoning

Figure 14.020-4



- (d) Site D, 14th & Waverly includes properties zoned OP and RMA

Figure 14.020-5



- (2) Multiple Dwelling Units above or attached to a business that meet the standards in 14.050.
- (3) Multiple Dwelling Units that meet the definition of Affordable Housing in ADC Section 3.080(22)(b) and that are subject to an affordable housing covenant for a period of at least 30 years.
- (4) Townhouses subject to the development standards in ADC Section 8.170.
- (5) Daycare Facilities
- (6) Educational Institutions
- (7) Public amenities (parks, open space, plazas, or similar amenities) and government facilities that provide direct public services on site (city hall, offices, etc.)
- (8) Offices
- (9) Restaurants; except restaurants with drive-through facilities are not permitted in the RM, RMA, CB and HDR zoning districts.
- (10) Retail Sales and Services, excluding auto oriented uses as defined in Article 22 and includes uses related to the operation, sale and maintenance, or fueling of motor vehicles and Recreational Vehicles.

14.040 Development Standards.

- (1) Maximum Height, before any eligible height bonuses:
 - (a) Primary CFA: 85 feet in the OP, CC, and RMA zones
 - (b) Secondary CFA: 50 feet in the OP, NC, MUR, and RM zones
- (2) Minimum Density: Residential development must achieve the following minimum net densities:
 - (a) Primary CFA: 25 units/net acre
 - (b) Secondary CFA: 15 units/net acre
 - (c) Exception: Minimum densities are not required in mixed use buildings that meet a minimum Floor Area Ratio of 2.0 or for redevelopment that renovates and adds residential units within existing buildings, but that does not add residential units outside the existing exterior of the building.
- (3) Maximum Density: There is no maximum density in the CFA overlay districts.
- (4) Maximum Block Length: Development within CFA overlay districts are subject to the following standards.
 - (a) For development sites less than 5.5 acres, the maximum block length is 500 feet. Where block length exceeds 350 feet, a public through-block accessway must be provided to facilitate safe and convenient pedestrian and bicycle connectivity.
 - (b) Development sites equal to or greater than 5.5 acres, the maximum block length is 350 feet.
 - (c) Substantial redevelopment of sites of 2 acres or more within an existing block that does not meet the standard must provide a public pedestrian and bicycle accessway allowing direct passage through the development site such that no pedestrian route will exceed 350 feet along any block face.
 - (d) Block Length Exceptions: The Community Development Director may grant an exception to the maximum block length standards when one or more of the following conditions on a development site exist and would make it impossible or impractical to implement:
 - i. Topography or natural features;
 - ii. Railroads, highways, or other permanent barriers;
 - iii. Lot or parcel size, orientation, or shape;
 - iv. Available access;
 - v. Existing or nonconforming development;
 - vi. To provide for accessibility for people with disabilities; or
 - vii. Other similar permanent site constraints.

When approving an exception, the Community Development Director or City Engineer may require pedestrian and/or bicycle connectivity through the development, when warranted.

- (5) Pedestrian and Bicycle Accessways. When block length exceeds 350 feet per subsection (4)(a) above, accessways must be provided and approved by the City Engineer and constructed to city construction specification standards. Accessways must meet the following minimum standards.
- (a) Must be created within public rights-of-way, tracts, or private tracts with public access and maintenance easements approved by the City Engineer.
 - (b) A minimum improved surface width of 10 feet with at least 5 feet of landscaping or approved surface on both sides of the improved surface.
 - (c) Surfaces must drain stormwater runoff to the side or sides. Paving materials, storm drainage, shoulder treatment, and landscaping for accessways must be approved by the City Engineer.
 - (d) Surfaces must have a slope of 5 percent or less.
 - (e) Accessways longer than 200 feet must provide lighting to illuminate the accessway. Lighting fixtures must be located and arranged to avoid any light or glare on abutting or adjacent properties and must meet the standards in Sections 9.100(13) and 9.480.
 - (f) Accessways must be constructed with removable and lockable posts, bollards or other barriers as approved by the city Fire Department. Accessways connecting to sidewalks built with a full-height curb do not need to provide additional barriers.

14.050 Multiple Dwelling Unit Siting Standards. Multiple dwelling units must meet the design standards in Article 8 for multiple dwelling units and development in Climate Friendly Areas. Multiple dwelling units in the CB, HD and LE zones are also subject to standards in Section 5.120.

- (1) In the RM, RMA, and HDR zones, multiple dwelling units are permitted in stand-alone buildings and above or attached to a business per the Schedule of Permitted Uses in ADC Section 3.050.
- (2) In the MUC zone, multiple dwelling units are permitted above or attached to a business and in “free standing” buildings in all CFAs except in East Albany CFA (area B). In the East Albany CFA, multiple dwelling units are permitted above or attached to a business and in free standing buildings when on the same property as an existing building in commercial use or designed for a commercial use if vacant.
- (3) In the OP, CC, RC and HD zones, multiple dwelling units are permitted above or attached to a business, or on the same property as an existing building in commercial use or designed for commercial use if vacant.
- (4) Ground level units on sites with one street frontage. Dwelling units on the first story (ground level) must be separated from the front lot line by a non-residential use. The non-residential use may be located within the same building or in an attached building.
- (5) Ground level units on a lot with multiple street frontages. On lots with two or more street frontages, dwelling units are permitted on the first story (ground level) when the commercial use occupies the primary street frontage (the street with a higher traffic volumes) and the front entrance to the dwelling units face a secondary street(s).

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).

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. 5947, 1/1/21; Ord. 5968, 1/14/22; Ord. 6004, 12/28/22]

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

Staff Comments: Changes in the Single Dwelling and Middle Housing sections include reorganizing the content and removing redundancy in text and figures, as well as clarifying what standards apply in CFAs.

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 units, manufactured homes, duplexes, two primary units, townhouses, triplexes, and fourplexes in all zones that allow these housing types, except as otherwise noted.
- (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 in the WF, ~~CB~~, or DMU zones, or in one of Albany's Climate Friendly Area (CFA) overlay districts ~~the HD zone~~ in a building where ground-floor residential use is permitted pursuant to ADC 5.070(17) and ADC Article 14.
- (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.
- (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.
- (5) New cottage cluster development must meet the standards in Sections 8.175 in all zoning districts where permitted.
- (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 must apply to the middle housing parent lot, not to the middle housing child lots.

[Ord. 5445, 4/12/00; Ord. 5894, 10/14/17; Ord. 5947, 1/1/21; Ord. 5949, 1/1/21; Ord. 5968, 1/14/22; Ord. 6004, 12/28/22; Ord 6059, 3/14/25]

- 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]
- 8.125 Egress Paths. Where the Building Official determines that the Oregon Building Code requires ingress or egress from a structure to the public way, and the ingress or egress will utilize part of an adjacent property, an access easement meeting the applicable Oregon Building Code requirements must be recorded with the county recorder prior to applying for building permits. [Ord. 6042, 7/12/24]

BUILDING FACADE STANDARDS FOR SINGLE DWELLING UNITS & MIDDLE HOUSING, except Cottage Cluster Developments

- 8.130 Home-Dwelling Unit 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.
- (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:
 - (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.
 - (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).
 - (3) For a corner lot, any street-facing façade with a main entrance must meet the standards in subsection (1).

FIGURE 8.130-1. Front door facing the street

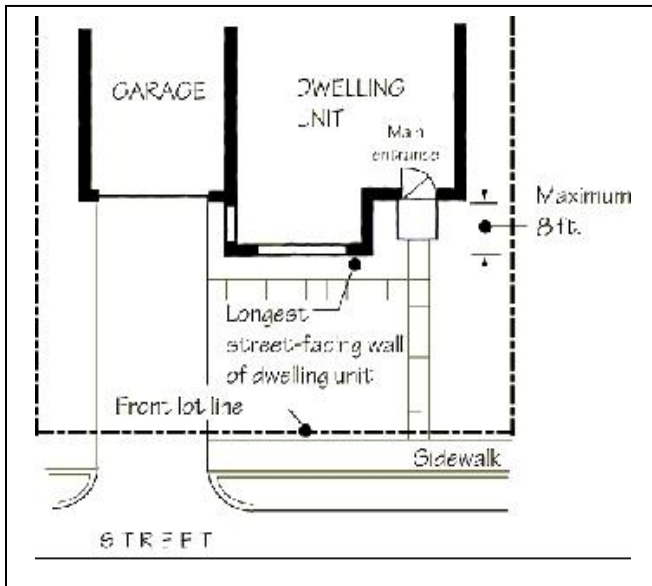
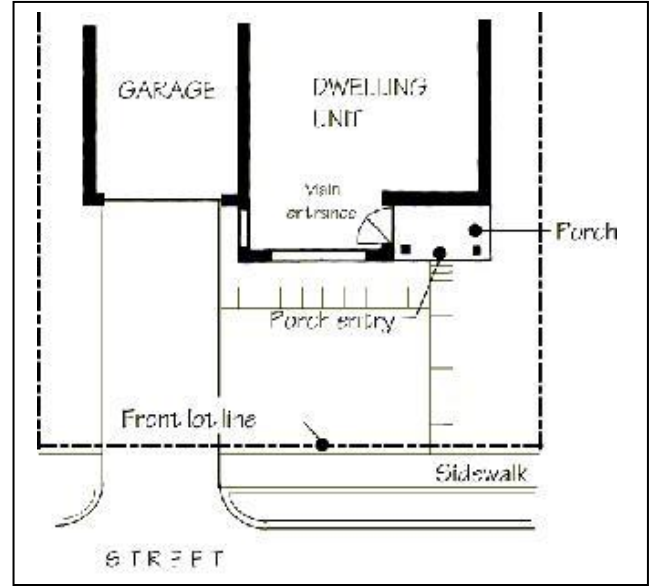


FIGURE 8.130-2. Front door opening onto porch



- (4) In the DMU, CB, HD, and WF zoning districts and in the CFA overlay 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. 5445, 4/12/00; Ord. 5894, 10/14/17; Ord. 5947, 1/1/21; Ord. 5968, 1/14/22]

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.

- (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).
- (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.
- (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.
- (4) For a corner lot, any street-facing façade with a main entrance must meet this standard.

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

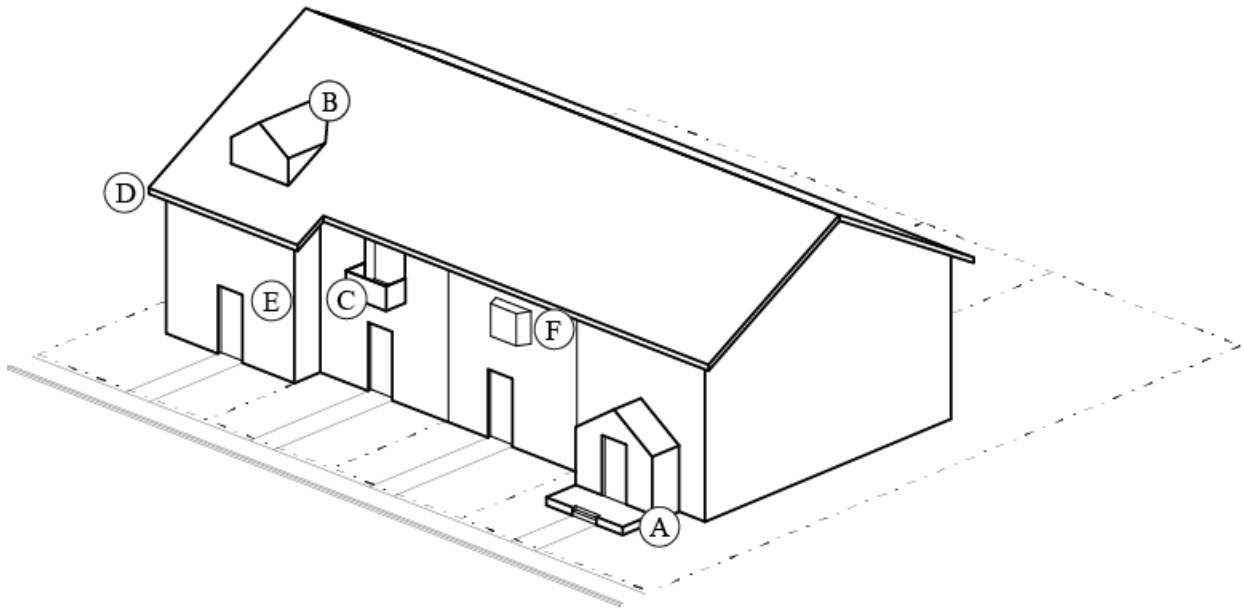


[Ord. 5445, 4/12/00; Ord. 5894, 10/14/17; Ord. 5947, 1/1/21; Ord. 5968, 1/14/22; Ord. 6004, 12/28/22]

8.1460 Facade design and articulation for Townhouses citywide, and for Triplexes and Fourplexes in the Climate Friendly Area (CFA) Overlay Districts and DMU, CB, HD, and WF Zoning Districts.

- (1) ~~In order to~~ To promote buildings that provide visual interest and facade details that give a sense of quality and permanence, the front facade of all townhouses and triplexes and fourplexes in CFA overlay districts and the DMU and WF zones shall include a minimum of **two** of the architectural features listed below for each dwelling unit. For a corner lot, only one ~~front~~ street-facing facade 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. See Figure 8.140-1.
- (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.
 - (g) Other: features not listed but providing visual relief or contextually appropriate design similar to options (a)-(f).

FIGURE 8.1470-1. ~~Townhouse~~ Middle Housing 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.

- (2) Landscaping for Ground-Level Dwellings. 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 landscape 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; Ord. 5968, 1/14/22]

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

PARKING AND VEHICLE ACCESS

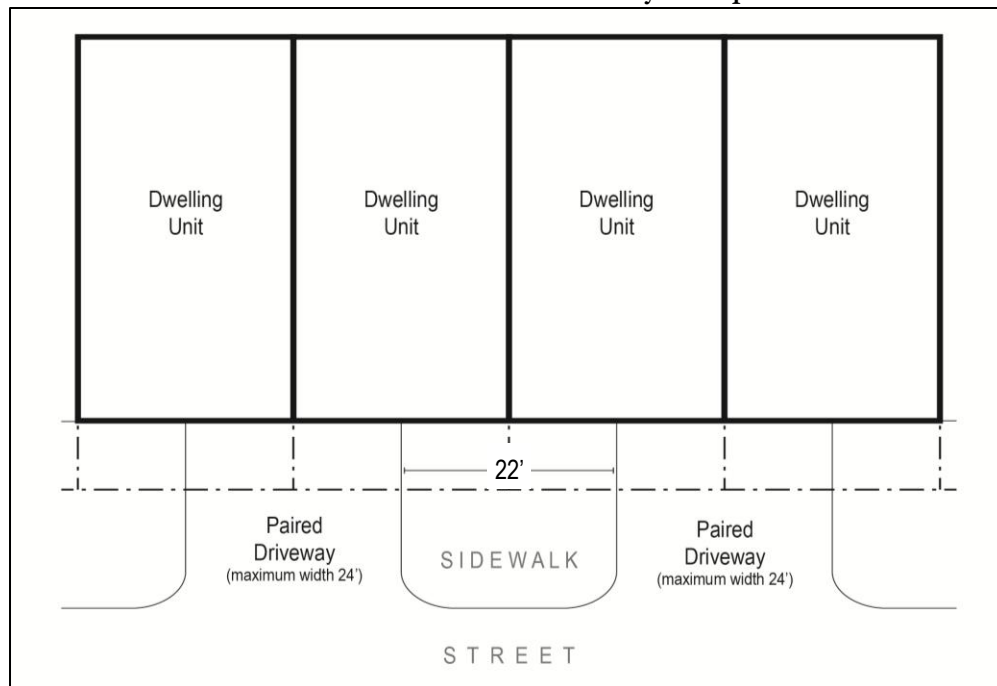
8.145 Purpose. These standards are intended to support a pedestrian-friendly street environment by minimizing the visual and safety impacts of driveways, provided parking, and garages; and to preserve on-street parking and opportunities for front yard landscaping. See Article 12 for additional access standards.

8.150 Parking and Access in **Climate Friendly Area (CFA) Overlay Districts** and 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.

(1) Driveway standards.

- (a) Development sites abutting an alley or on sites of one or more acres: Vehicle access shall ~~shall~~ **must** be from the back or side of the dwelling via the alley or shared public access easement approved by the City Engineer rather than the public street.
- (b) Development sites that do not abut an alley or that are infill sites less than one acre in size or where a shared access easement is not feasible: 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.
 - ii. 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.

FIGURE 8.150-1. Paired driveway example.



~~(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)~~ **(2) Garages Facing the Street.** When garages are permitted on a street-facing façade parking is provided in a garage attached to the primary structure, and garage doors for motor vehicle ingress/egress face a street or are within 45 degree angle of a front lot line, 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 up to 12 feet wide 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.

- ~~(4)~~(3) 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; Ord. 5947, 1/1/21; Ord. 5968, 1/14/22; Ord. 6018, 6/30/23]

8.1460 Parking and Access for development outside of CFA overlay districts and the DMU and WF zones.

- (1) Driveway Spacing. ~~The purpose of this standard is to preserve space for on street parking and opportunities for front yard landscaping.~~ The following standards apply to all lots for which street driveway access is permitted and provided to individual units from the street to the front facade, 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:

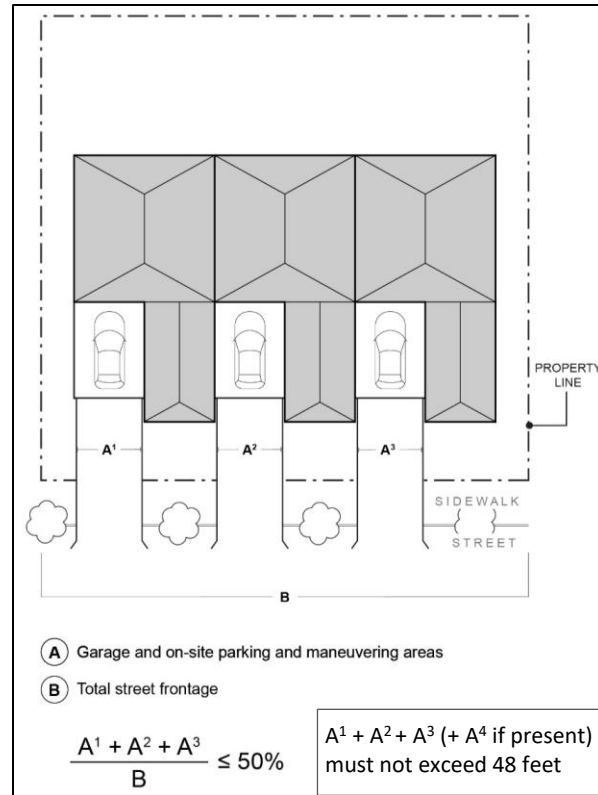
- (a) Two off-street parking spaces per unit are provided and the driveway(s) meets the minimum separation standard in ADC Subsection 12.100(2); or
- (b) A minimum of 22 feet of contiguous street frontage (uninterrupted by driveways) is provided; or
- (c) The driveway(s) are spaced a minimum of 22 feet from adjacent driveways. Driveways may be shared by two abutting lots. See Figure 8.150-1.

- (2) Alley Access. When a development site abuts an alley, vehicle access must be from the alley rather than the public street.

- 8.165 ~~(3) Triplex and Fourplex Garages, Off-Street Parking Areas, and Driveways for Triplexes and Fourplexes.~~ ~~In all zoning districts except HD, CB, DMU, and WF, a~~ New triplex and fourplex developments shall meet these standards. 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.

- ~~(4)~~(a) The combined width of all garages, driveways, and ~~outdoor~~ on-site parking and maneuvering areas shall not exceed a total of 50 percent of the street frontage (see Figure 8.1605-1).

FIGURE 8.1605-1. Triplex and Fourplex: Width of Garages and Parking Areas



- (2b) Driveway Approaches. ~~Driveway approaches for triplexes and fourplexes must comply with the following:~~ (a) The total width of all driveway approaches to streets must not exceed 48 feet per frontage, as measured at the property line (see Figure 8.1605-12). ~~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 unless access to a higher traffic street is approved by the City Engineer. ~~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 with two frontages 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 8.1605-35).
- (a) Driveway approaches for triplexes and fourplexes must also meet the standards of ADC Section 12.100.

Staff Comments: Figure 8.165-2 is being combined with Figure 8.160-1 so this figure is being removed.

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

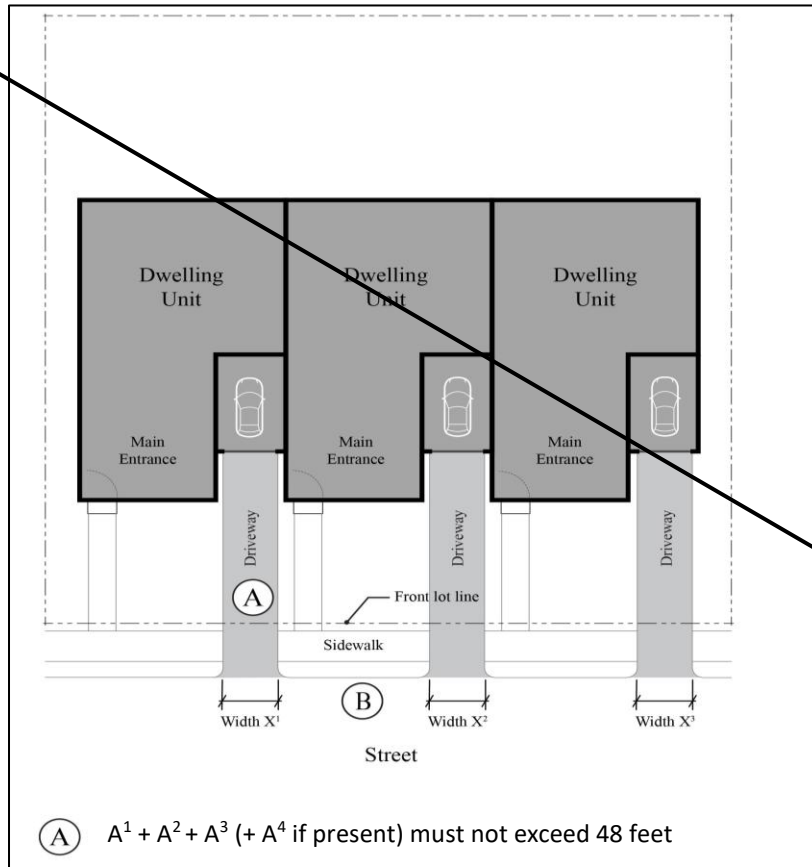
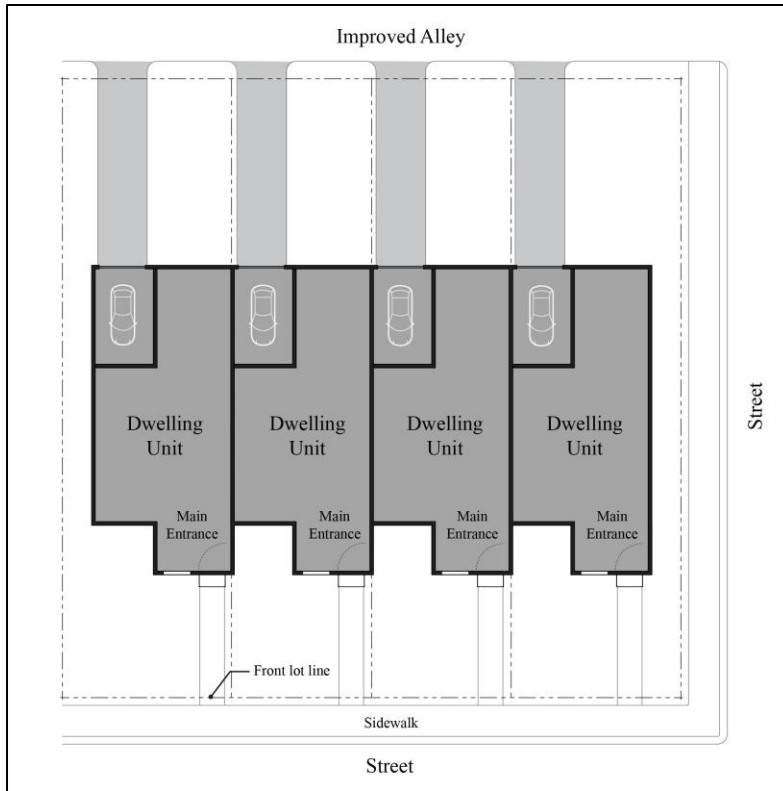


FIGURE 8.160-23. Triplex, Fourplex, and Townhouse: Alley Access Example



Staff Comments: Figure 8.165-4 is being combined with Figure 8.160-3.

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

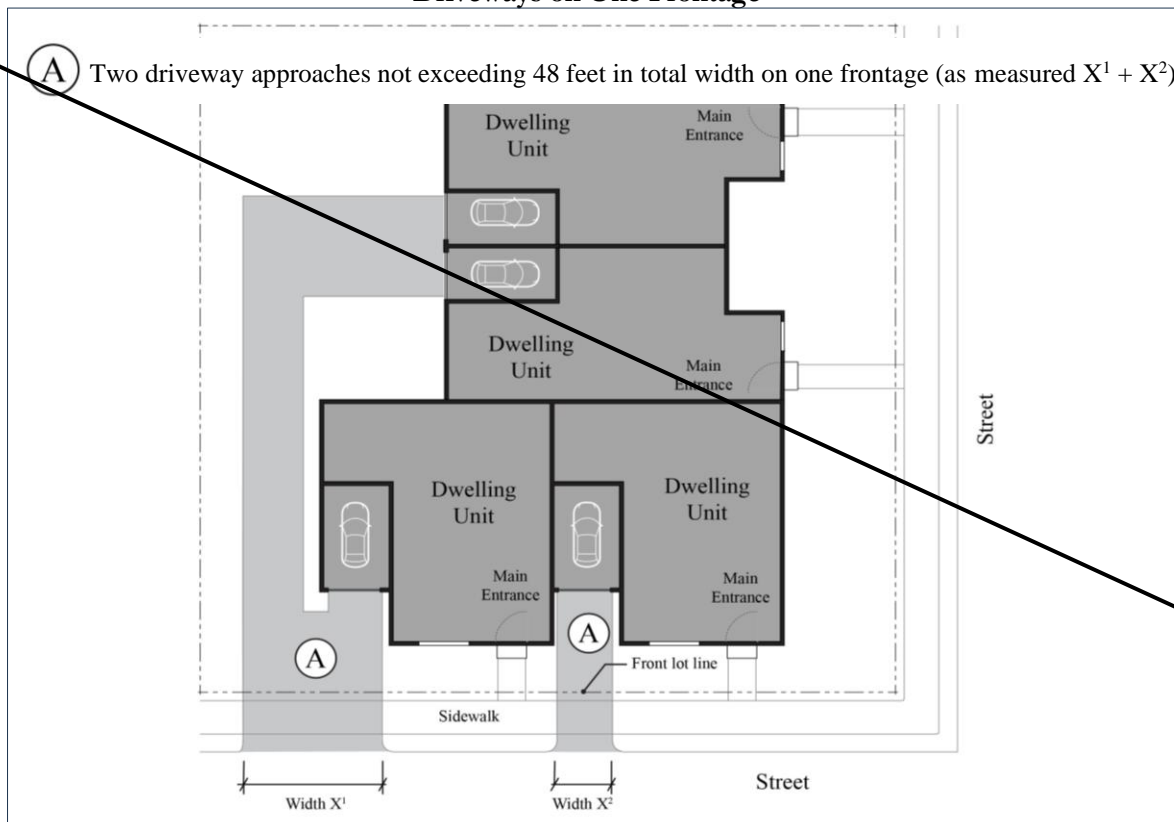
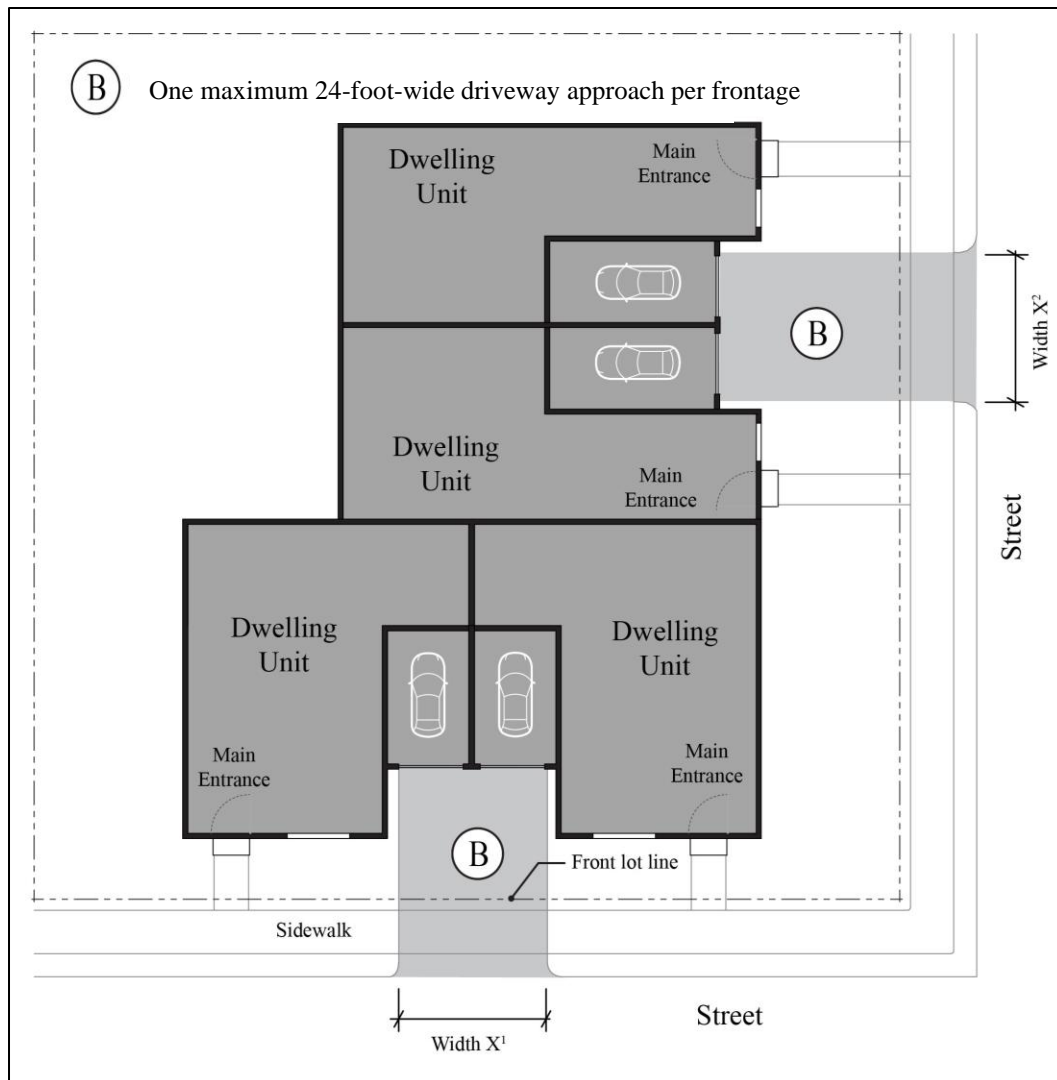


FIGURE 8.1605-35. Triplex and Fourplex: Driveway Approach Options for Multiple Street Frontages

Driveways on Both Frontages



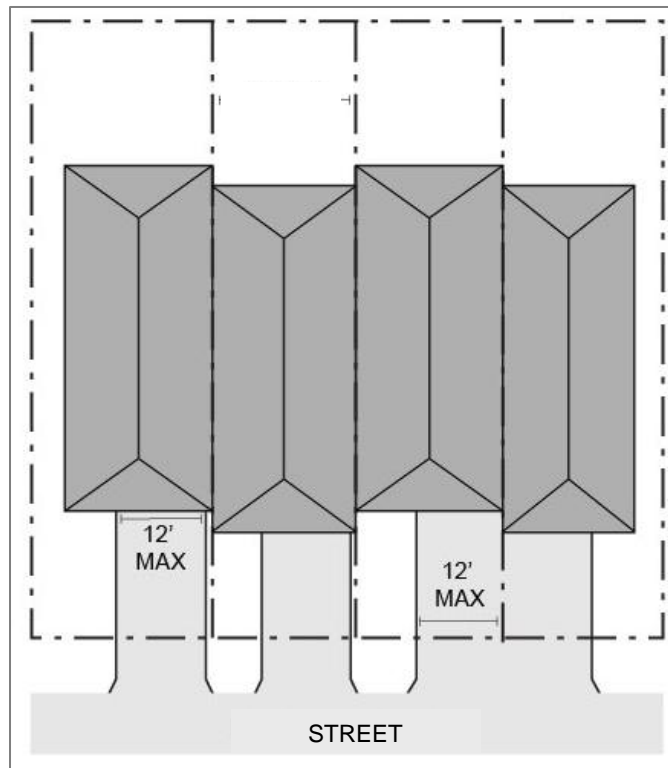
Staff Comments: The standards in 8.170 (1) are the same as those in former 8.160 (1), so these standards were combined with 8.160(1) and relocated to 8.140.

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):
- Porch: must meet the standards in ADC 8.130(1)(c).
 - Dormer: minimum width of four feet, inset at least three feet from all side walls.
 - Balcony: facing the street and accessible from an interior room, with a minimum depth of three feet.
 - Eaves: overhang of not less than 12 inches.
 - Offset: offset in façade or roof of at least two feet that extends for at least four feet.
 - Bay window: projects from front elevation by 12 to 24 inches. [Ord. 5968, 1/14/22]

- (42) Townhouse 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 8.1605-23).
 - (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 outside of Climate Friendly Area overlay districts and the DMU and WF zones if they meet the following standards (see Figure 8.1760-42).
 - 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.

FIGURE 8.1670-42. Driveway example for Townhouses



- (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 8.470160-32. 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 8.1670-54. Shared driveways serving four (4) or more townhouses must be public alleys, or a private access

created through a Planned Development.

- (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.

Staff Comments: Figure 8.170-3 duplicates with Figure 8.160-2 so this figure is being removed.

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

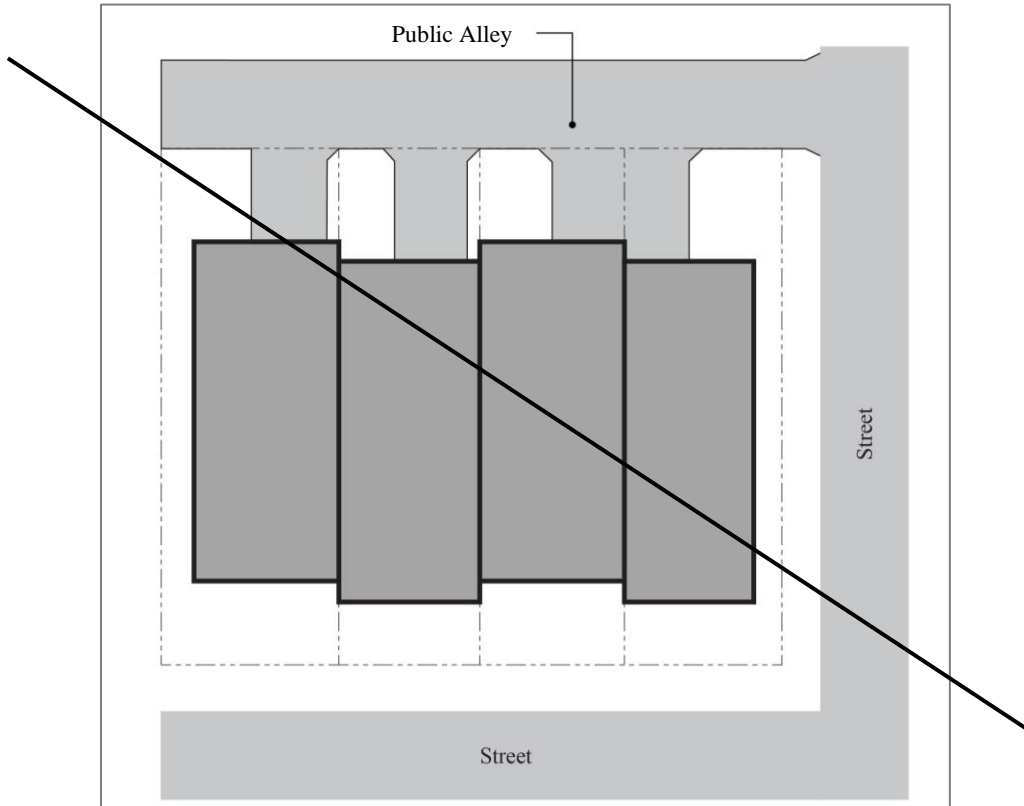
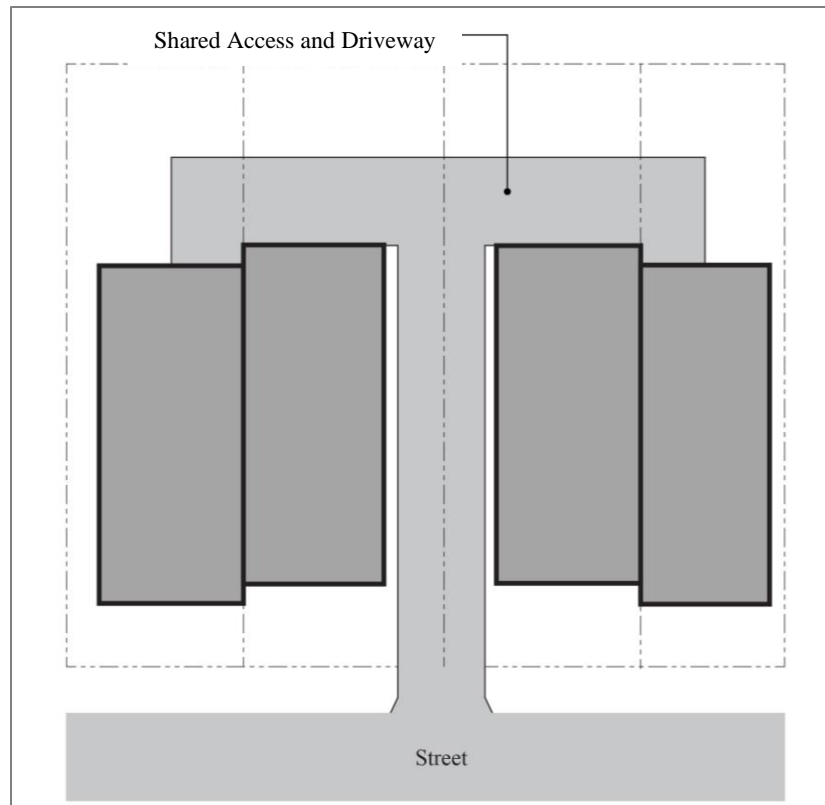


FIGURE 8.170160-54. Townhouses with Consolidated Access (created through Planned Development)



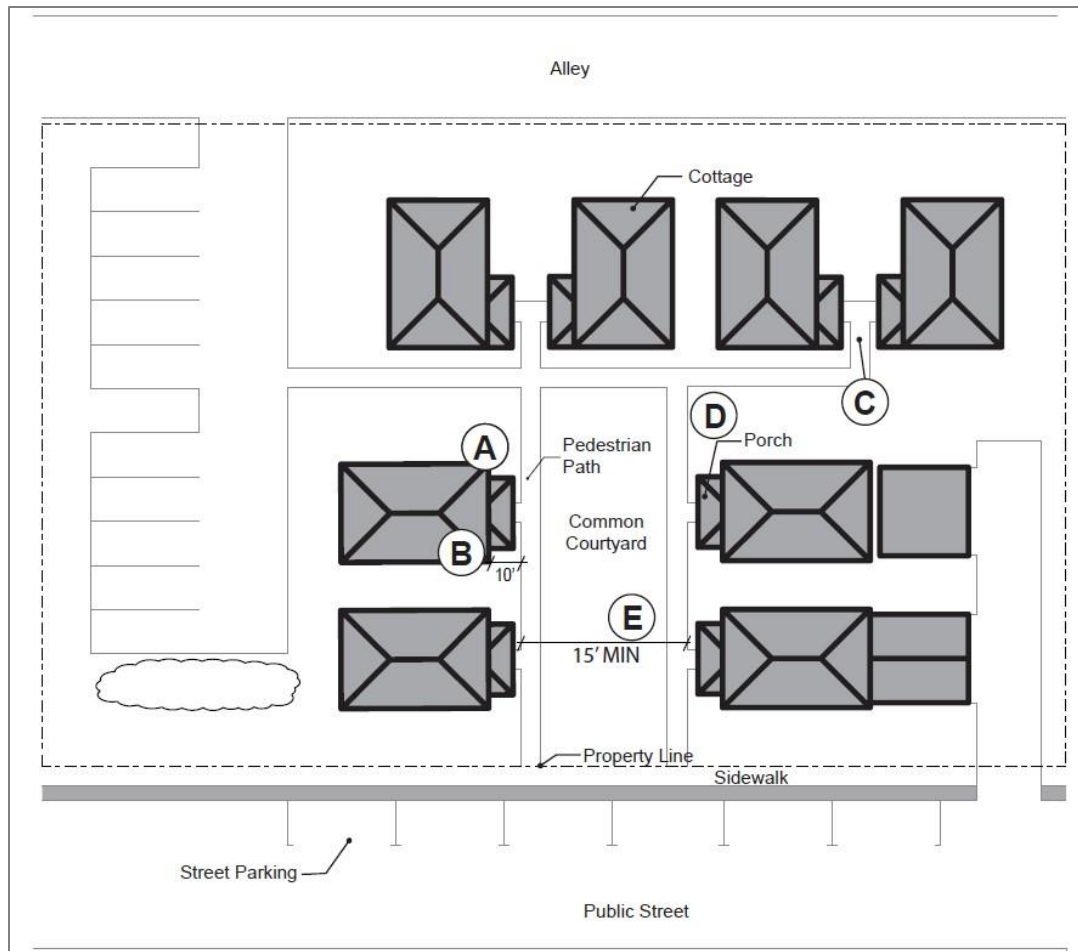
[Ord. 5968, 1/14/22; Ord. 6008, 1/27/23]

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.

- (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. For the purposes of these standards, all cottages that share the same common courtyard constitute a single cottage cluster.
 - (a) Except as provided in subsection (c), a single cottage cluster must contain a minimum of three (3) and a maximum of eight (8) cottages.
 - (b) Except as provided in subsection (c), a lot must contain no more than eight (8) cottages, arranged in one or more cottage clusters.
 - (c) When all cottages on a lot are less than 800 square feet in floor area, the maximum number of cottages permitted on one lot is as follows:
 - R-10, R-6.5, and HM districts: 10 cottages
 - R-5 district: 12 cottages
 - RM and MUR districts: 16 cottages
- (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 an individual cottage is 1,400 square feet.
 - (c) Average Floor Area. The maximum average floor area permitted for all cottages in a cottage cluster project is 1,100 square feet.
- (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 provided for each cluster 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 100 square feet per cottage within the cluster, or 75 square feet per cottage if the cottage cluster project contains four (4) or fewer cottages or is in the MUC, DMU, or MUR zones.
 - (d) The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.
 - (e) The common courtyard must 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 must 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 must count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

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.

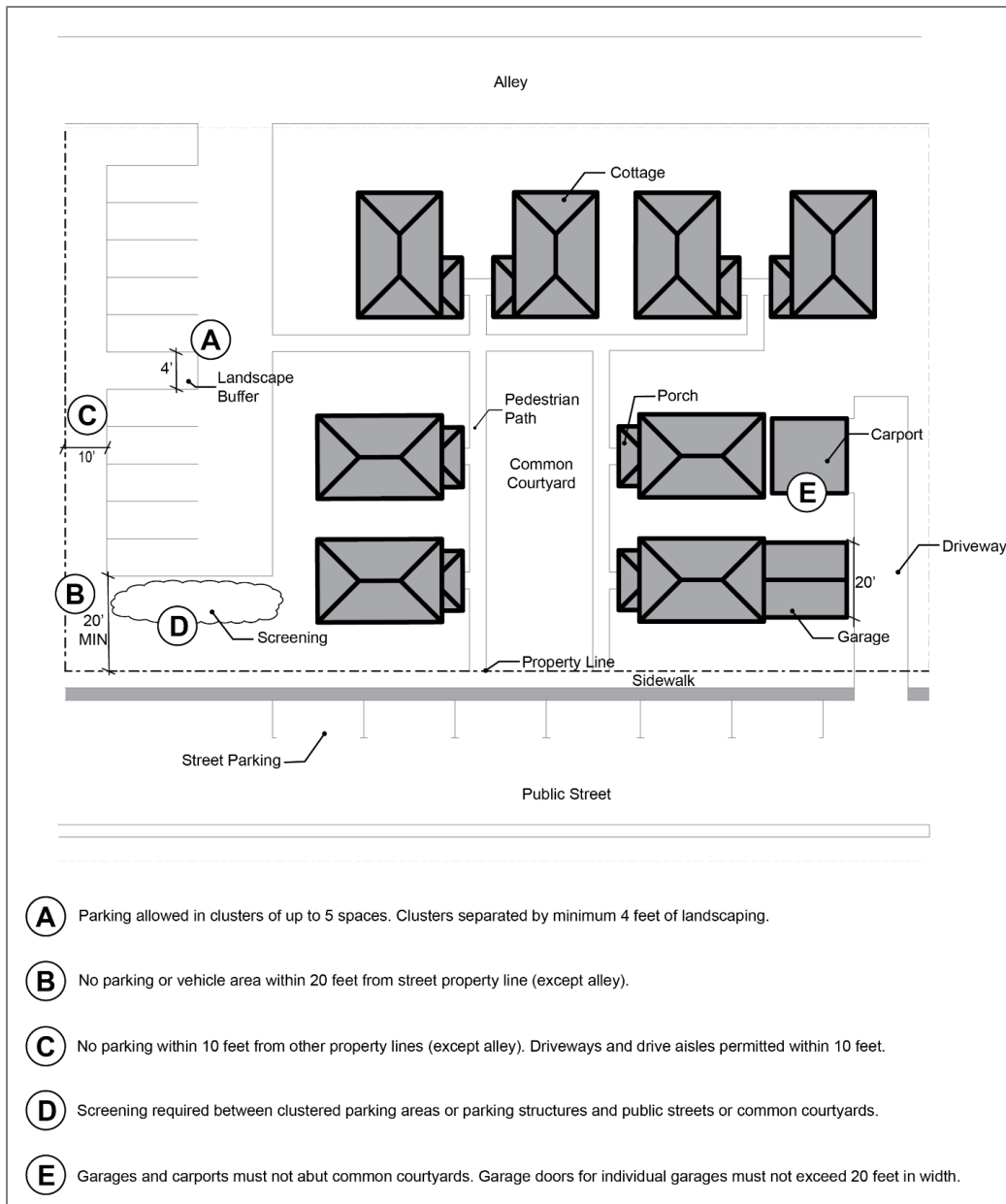
- (5) **Community Buildings.** The purpose of these standards is to allow development of community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, daycare, or community eating areas. The purpose is also to 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 must have a maximum floor area of 1,400 square feet.
 - (c) Community buildings must not be used for long-term residential occupancy. For the purposes of this standard, long-term residential occupancy means 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.
- (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. Common Parking areas must also meet the standards in ADC Sections 9.100, ~~and~~ Parking areas that exceed 5 parking spaces, ~~4,000 square feet~~ must also 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 may 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 may not be located within ~~40~~5 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 must meet the access standards in ADC Section 12.100.
 - (d) Screening. Landscaping, fencing, or walls at least three feet tall must 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 must 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 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 must be excluded from the calculation of average floor area for the cottage cluster, per subsection 8.175(2)(c).
- (d) The existing dwelling must be excluded from the calculation of orientation toward the common courtyard, per subsection 8.175(3)(b).

Figure 8.175-2. Cottage Cluster Parking Design Standards



[Ord. 5968, 1/14/22; Ord. 6004, 12/28/22; Ord. 6018, 6/30/23; Ord. 6059, 3/124/25]

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), additions to existing structures that create additional multiple-dwelling units, 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.
- (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. 6059, 3/14/25]

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 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.

The applicability and minimum requirements for common open space, children's play areas, and private open space are stated in Table 8.220-1.

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

Open Space	CB, HD, DMU, LE, WF, MUC, MUR, OP, NC, CC, and RC 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 area) 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 20 units	Not required	Not required
• Developments with 20 or more units, excluding developments for seniors, senior living facilities, and housing for persons with mental or physical disabilities	Not required	Required and subject to the standards in ADC 8.220(3)(c)
Private Open Space	Not required	Required for at least 80% of units and subject to the standards in ADC 8.220(1)

	and (3)
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[Ord. 5947, 1/1/21; Ord. 6004, 12/28/22; Ord. 6042, 7/12/2024; Ord. 6059, 3/14/25]

- (1) Common Open Space in All Zoning Districts. A multi-use path must be provided if identified in the Parks Master Plan, the Transportation System Plan, an adopted area plan, or any other plan adopted by the City of Albany. The path must be at least 10 feet wide, centered within a 20-foot-wide easement, and constructed to city standards as approved by the City Engineer. If the path is not provided at the time of development, a development agreement may be entered into for future construction and/or financial assurance thereof.
- (2) Common Open Space in the CB, HD, DMU, WF, LE, MUC, MUR, OP, NC, CC, and RC Zoning Districts. When required by Table 8.220-1, common open space must 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.
- (3) 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, MUC, MUR, OP, NC, CC, and RC Zoning Districts, the following standards apply.
 - (a) Minimum Usable Common Open Space. For developments with 20 or more units, usable common area must be provided as specified below with no horizontal dimension less than 20 feet. The usable common open space counts towards the minimum common open space requirement of 15 percent of the site area.
 - i. 10 to 20 units: 400 square feet
 - ii. 21 or more units: 400 square feet plus 20 square feet/unit over 20 units
 - (b) Required Usable Common Open Space must 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. Common patios and decks or pavement abutting and within 50 feet of the swimming pool, spa, or hot tub may be included.
 - ii. Regulation sized and equipped sports courts for tennis, handball, volleyball, pickleball, and/or basketball.
 - iii. Community gardens for use by residents to grow food and other vegetation. Gardens must have irrigation available for use by the residents.
 - iv. Rooftop terrace or ground level courtyard accessible to residents. A terrace or courtyard must include barbeques, tables, and seating that are available for use by residents.
 - v. Indoor community room.
 - vi. Multi-use path at least 10-feet wide, centered within a 20-wide-easement constructed to city standards as approved by the City Engineer. The path must connect to a nearby proposed or existing trail, if applicable.
 - vii. Children’s Play Areas that meet the standards in Section 8.220(3)(c).
 - (c) Children’s Play Areas. Each children’s play area must include a play structure or play equipment at least 100 square feet in area, and at least two (2) different children’s play amenities/equipment approved for use in a public playground. Equipment must be manufactured to American Society for Testing and Materials (ASTM) F1487-11 standards or other comparable standards applicable to public playground equipment. The play area and open space located within 25 feet of the play structure(s) or equipment may count towards the required usable common open space requirement in 8.220(2)(b). Each children’s play area must be fenced along any perimeter that is within 10 feet of a street, alley, property line, parking area, or abutting the RR, R-10, R-6.5, R-5, and HM zoning districts.
 - (d) Remaining Required Common Open Space. The remaining common open space needed to meet 15 percent of the project site may consist of the following:
 - i. 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.

- ii. Approved vegetated post-construction stormwater quality facilities. This amenity may not account for more than 20 percent of the required common open space.
- iii. Lawn, ornamental gardens, and landscaped areas including trees and shrubs. Areas may include picnic tables, benches, drinking fountains, paths, garden art, or structures. This amenity may not account for more than 50 percent of the remaining requirement for open space after usable open space requirements are met. If this amenity accounts for more than 25 percent of the required common open space, at least one accessible bench or picnic table and trees that provide a mature canopy of at least 25 percent of the landscaped area 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.

(e) Limitations to Common Open Space Areas.

- i. Streets, driveways, refuse containers and parking areas, including areas required to satisfy parking lot landscape standards, must not be applied toward the minimum usable open space requirement.
- ii. Required setback areas may be applied toward the minimum usable common open space requirement of 15 percent, except that sport courts, swimming pools and spas, children's play areas, and common courtyards or covered areas are not allowed in any required setbacks.
- iii. No more than 20 percent of the common open space requirement must be on land with slopes greater than 20 percent.

(f) Common Open Space Area Credit.

- i. A credit, not to exceed 25 percent of the required common open space area, must be granted if there is direct access by an ADA accessible pedestrian path or sidewalk, not exceeding ¼ mile, from the proposed multiple-dwelling unit development to an improved public park and recreation area or publicly accessible school playground.
- ii. A credit toward the minimum common open space area required by Table 8.220-1 must 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 must be reduced by 10 percent. Further reductions in the minimum required common open space area must 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 must be reduced by 15 percent. The total reduction must 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.

(4) Private Open Space. When required by Table 8.220-1, private open space must be provided to meet the standards of this section. Development in the CB, HD, DMU, WF, LE, MUC, MUR, OP, NC, CC, and RC Zoning Districts and developments for seniors, senior living facilities, and housing for persons with mental or physical disabilities in all zoning districts are exempt from these requirements.

- a. Each dwelling unit providing required private open space must have at least 48 square feet of private open space.
- b. No dimension of the required private open space shall be less than four feet. Accessible units must meet ADA standards.
- c. All required private open space must be directly accessible from the dwelling unit through a doorway.
- d. Except for front porches, required private open space must be physically and/or visually separated from common open space.
- e. Except for front porches, required private open space for at-grade dwellings must be screened in

accordance with ADC 9.240.

- 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.
 - h. Private Open Space Transfers and Credit.
 - i. Up to 50 percent of the total required private open space may be transferred to usable common open space. All transferred private open space is in addition to the required usable common open space.
 - ii. Affordable Housing Credit. Up to 75% of the required private open space may be transferred to usable common open space. All transferred private open space is in addition to the required usable common open space.
- (5) Open Space Designated on Site Plan. Areas provided to satisfy the minimum open space requirements must be designated on the development site plan and must be reserved as common or private space, as applicable.

[Ord. 5445, 4/12/00; Ord. 5894, 10/14/17; Ord. 5947, 1/1/21; Ord. 6004, 12/28/22; Ord. 6059, 3/14/25]

Staff Comments: To increase walkability and efficient use of the site, the maximum setback is proposed to be reduced from 25 feet to 20 feet for multiple dwelling units. To improve walkability, we propose that buildings within 25 feet of the property line on local residential streets with on-street parking have the main entrances facing the street. This will limit the number of backsides and private spaces with screening abutting the public street.

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.
- (3) Standards. ~~Buildings on~~ Buildings on sites with frontage on a collector or arterial local-public street, buildings shall either meet all of the standards of section (a) or all the standards of section (b) below. Buildings on sites with frontage on a local street with on-street parking must meet the standards of section (a).

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.

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

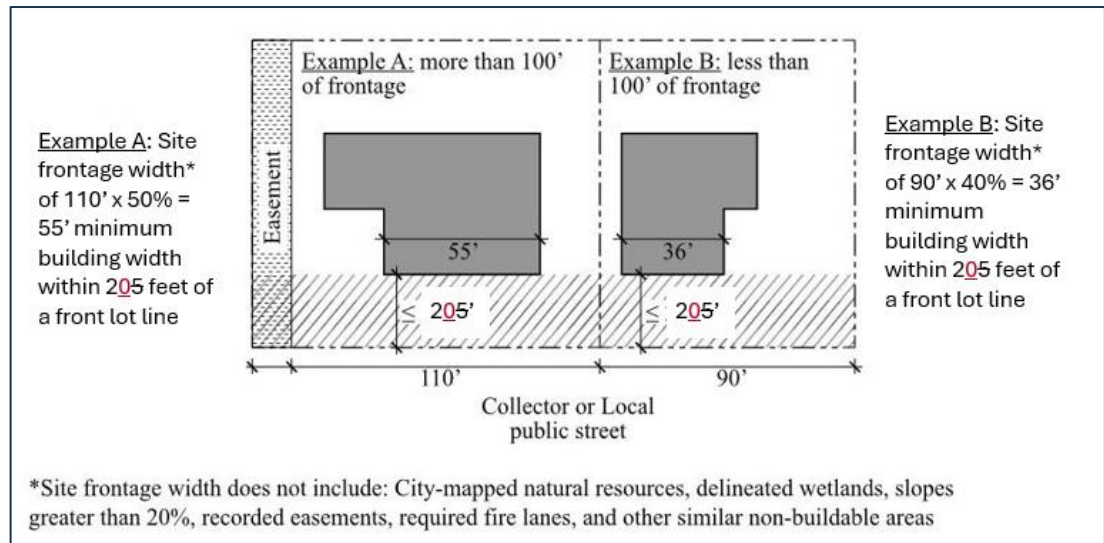
	Street Orientation Option	Enhanced Landscaping Option
Frontage	Buildings must occupy at least 40% or 50% of site frontage, depending on site width in accordance with ADC 8.240(3)(a)(i)-(ii).	No additional requirements in Section 8.240.
Minimum Setback	No additional requirements in Section 8.240.	15 feet in addition to base zone setback in accordance with ADC 8.240(3)(b)(i).

Maximum Setback	Buildings must be setback no more than 205 feet in accordance with ADC 8.240(3)(a)(i).	No additional requirements in Section 8.240.
Entries	At least 50% of Entries of units within 25 feet of collector or local public street <u>with on-street parking</u> must <u>have front doors facing the street</u> 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 <u>is</u> allowed between <u>the</u> 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.

(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 ~~205~~ 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 ~~205~~ feet from the front lot line. See Figure 8.240-1, Example B. Permitted flag lots are exempt from meeting this standard.

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

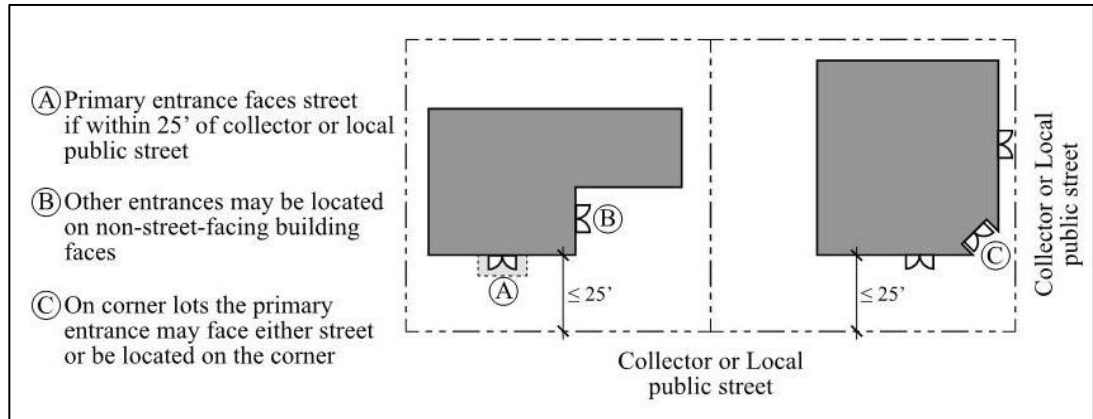


- ii. As used in these standards, “site width” does not include significant natural resources as mapped by the City, delineated wetlands, slopes greater than 20 percent, recorded easements, required fire lanes and other similar non-buildable areas as determined by the City.
- iii. The primary entrance(s) of at least 50 percent of ground floor units of residential building(s) located within 25 feet of a collector or local public ~~street~~ street with on-street parking 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:

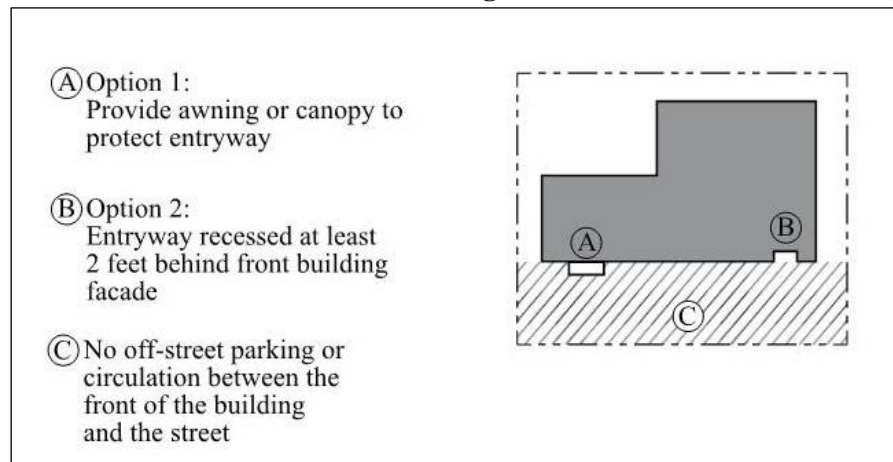
- On corner lots, the main building entrance(s) may face either of the streets or be oriented to the corner.
- For buildings that have more than one entrance serving multiple units, only one entrance must meet this requirement. (See Figure 8.240-2.)

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



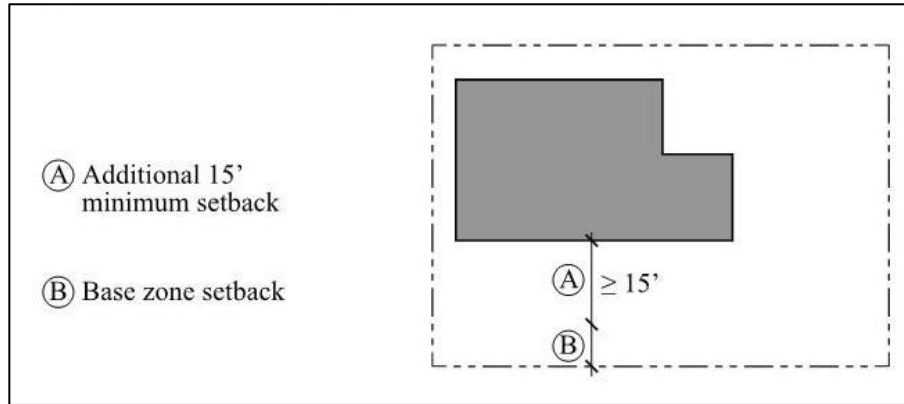
- iv. Ground floor entries to individual units shall provide a covered front porch, or a front entry that is recessed a minimum of two feet behind the front building facade. Primary building entries (including shared entries to residential units) shall provide an awning or canopy or be recessed a minimum 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).

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

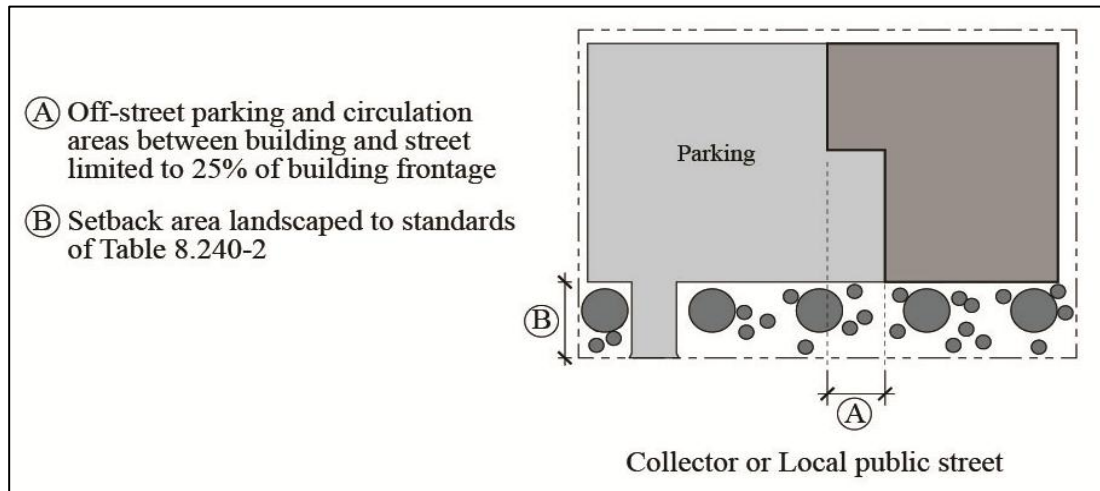
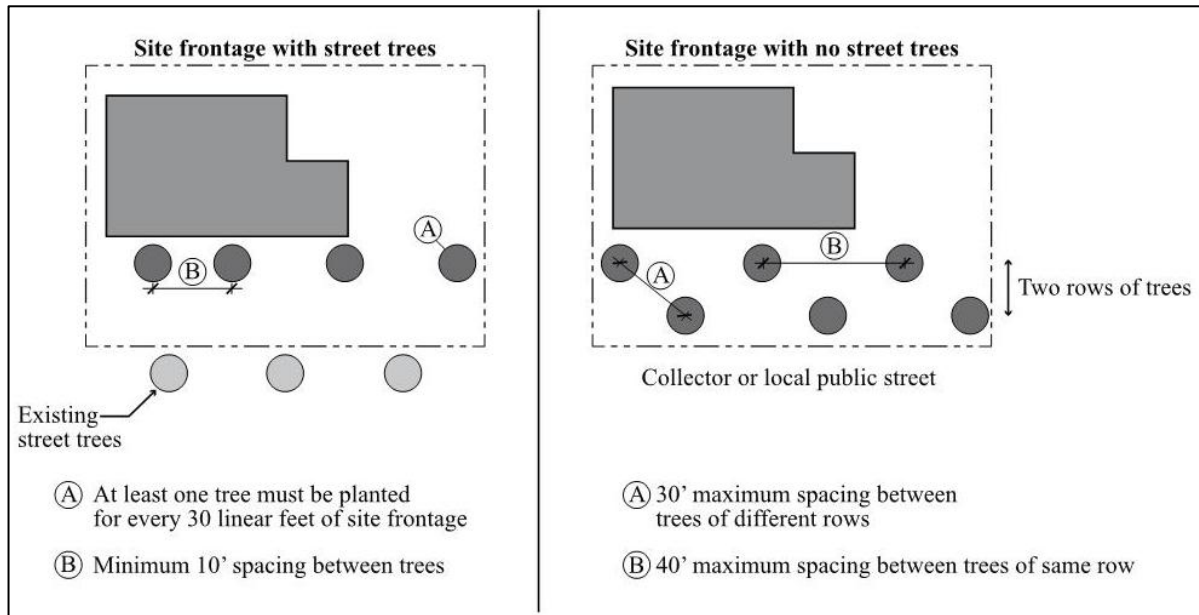


TABLE 8.240-2: Minimum Landscaping Required in Setback

Trees	<ul style="list-style-type: none"> • Must be at least 6 feet tall at the time of planting • Trees must maintain a minimum spacing of 10 feet on center (see Note 1) • 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
Street Frontages with Street Trees (see Figure 8.240-6)	<ul style="list-style-type: none"> • 1 tree for every 30 linear feet of street frontage
Street Frontages without Street Trees (see Figure 8.240-6)	<ul style="list-style-type: none"> • Planted in at least two rows • Each row shall have a minimum of 1 tree for every 40 linear feet of street frontage • Maximum spacing of 30 feet on center for trees within different rows • Maximum spacing of 40 feet on center for trees within same row
Shrubs	<ul style="list-style-type: none"> • 4 three-gallon shrubs or accent plants for every 10 linear feet of

	<p>street frontage.</p> <ul style="list-style-type: none"> • Required shrubs may be clustered
Ground Cover	<ul style="list-style-type: none"> • 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
<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



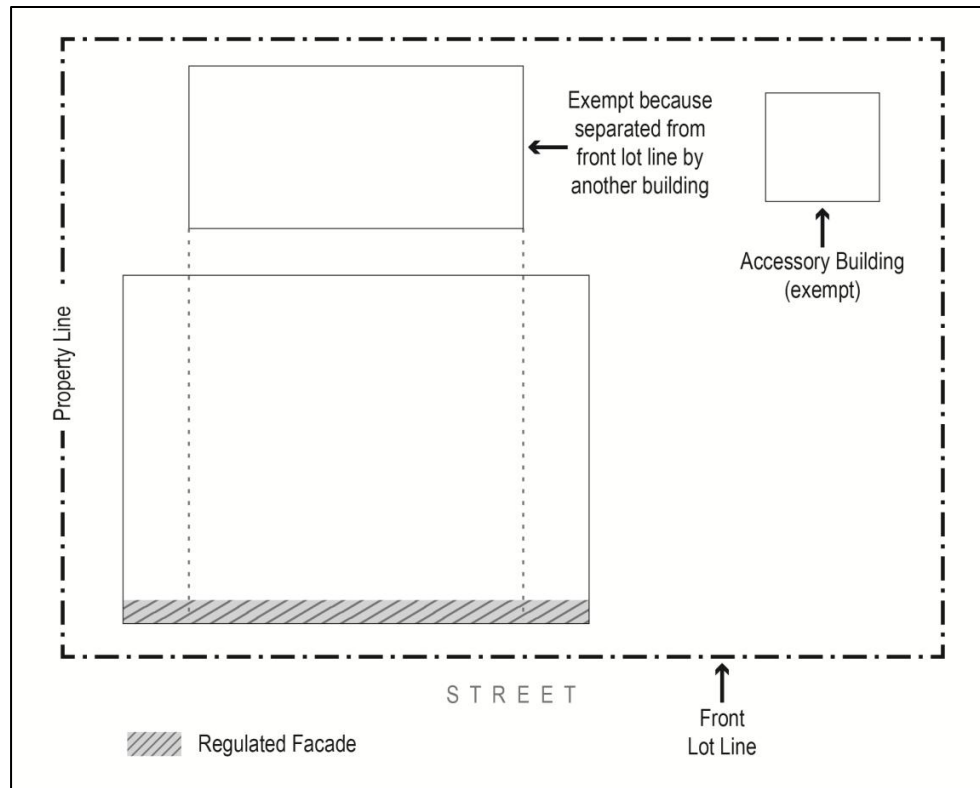
[Ord. 5894, 10/14/17; Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]

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

8.255 **Multiple Dwelling Unit Façade d**~~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.

- (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.
 - (a) ~~For a corner or~~ **On** 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.
 - (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).
 - (c) Accessory buildings less than 750 square feet are exempt from these standards.

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



- (2) Façade design and articulation. Regulated façades shall include a minimum of two of the architectural features listed below.
- Recessed entrance(s): three to six feet deep (relative to building façade).
 - Eaves: overhang of not less than 12 inches.
 - Offset: offset in facade or roof of at least two feet that extends for at least four feet.
 - Bay window: projects from front elevation by 12 to 24 inches.
 - Balcony: one per dwelling unit facing the street, with a minimum depth of three feet.
 - Decorative top: e.g., cornice or pediment with flat roof or brackets with a pitched roof.
 - Other: feature not listed but providing visual relief or contextually appropriate design similar to options a-f.
- (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.
- 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.
 - Located in any part of the building except garages and parking areas.
 - 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 landscape 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; Ord. 5947, 1/1/21]

[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]

[Section 8.270 Transition to Lower Density Uses moved to Article 3, Section 3.220(6) per Ord. 6059, 3/14/25]

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.
- (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.
- (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.
- (5) Pedestrian connections shall be provided between the multiple-dwelling unit development and all adjacent parks, schools, retail areas, bus stops, sidewalks, key destinations, 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 on-site parking areas ~~on site~~, if provided.
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.
- (2) 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. 6004, 12/28/22; Ord. 6018, 6/30/23]

8.305 Parking and Access in ~~Climate Friendly Area Overlay Districts, Village Centers, and 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 be from a rear alley or shared access easement and 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.

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 are~~ 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.

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.

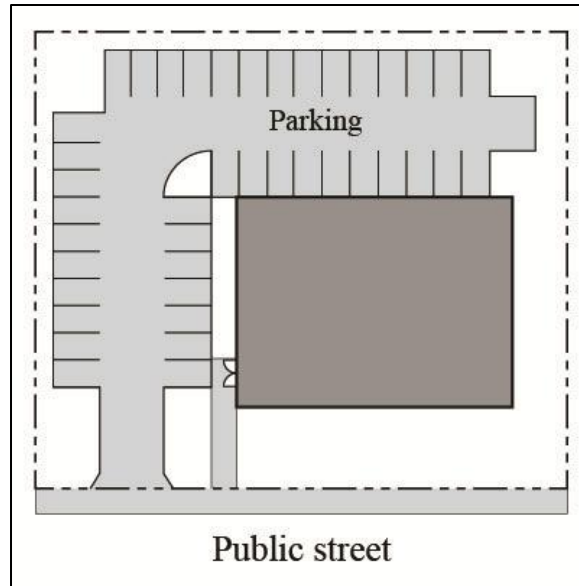
[Ord. 5445, 4/12/00; Ord. 5832, 4/9/14; Ord. 5894, 10/14/17; Ord. 5947, 1/1/21; Ord. 6004, 12/28/22]

- 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

- (1) Main Entrance. New buildings and additions 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 and convenient connection from the street sidewalk to building entrances in conformance with ADC ~~8.370(2)(b)~~ 9.133(2).
 - (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.
- (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.

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

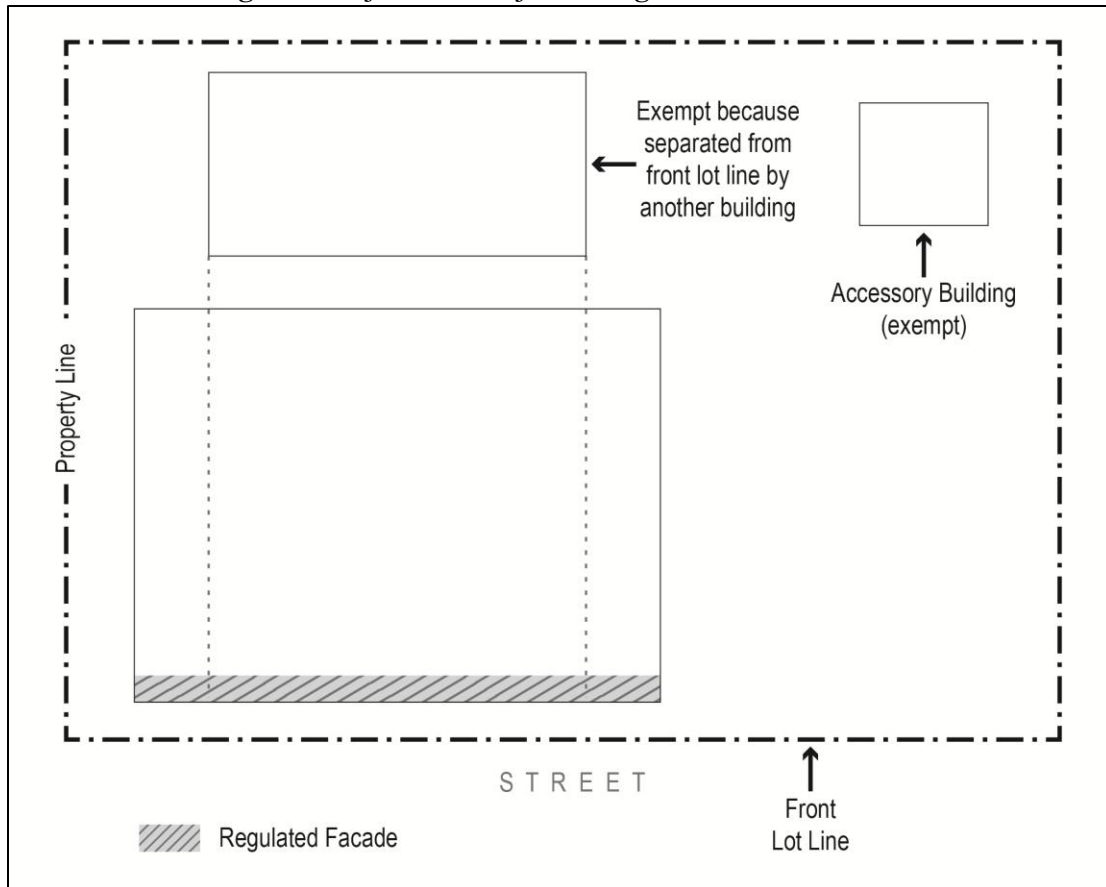
- (3) Parking Lot Buffer. Where a landscape buffer is required pursuant to subsection (2), a minimum 10-foot-wide landscape buffer meeting the landscaping standards in ADC 9.240 must be placed between the parking area and the street, running the length of the parking area. In zoning districts that require 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. 5894, 10/14/17; 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.
- 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).
 - Accessory buildings less than 750 square feet are exempt from these standards.

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

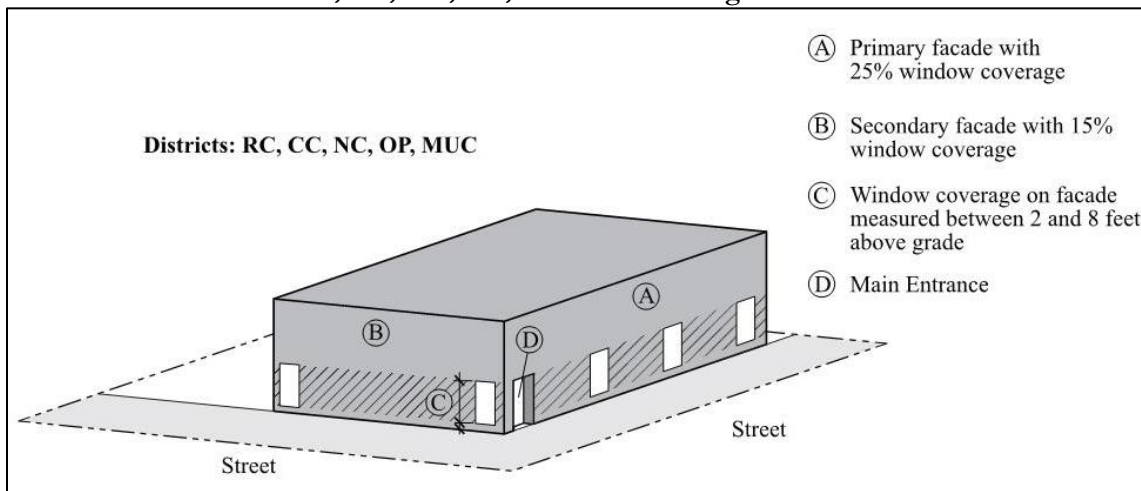
- (2) **Façade design and articulation.** In order to promote buildings that provide visual interest and façade details that give a sense of quality and permanence, regulated façades shall include a minimum of two types of architectural features from the list below. Buildings that include units above 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.
- Recessed entrance(s): three to six feet deep.
 - Inset windows: windows inset 4 inches to 18 inches from the adjacent building façade.
 - 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.
 - Decorative top: e.g., cornice, pediment, or parapet with a flat roof.
 - Other: feature not listed but providing visual relief or contextually appropriate design similar to options (a)-(d).
- (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.
- 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.

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.

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.
- (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; Ord. 5947, 1/1/21]

~~[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.

- (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.

TABLE 8.360-1: Required Pedestrian Amenities

Proposed New Building Area	Required Pedestrian Amenities Points
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

- (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.

TABLE 8.360-2: Point Value of Pedestrian Amenities

Amenity	Point Value
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

Amenity	Point Value
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, <u>such as pedestrian-scale lighting along internal sidewalks and driveways</u> .* (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.	

- (3) Additional standards for pedestrian amenities. Pedestrian amenities shall meet the following standards:
- Amenities ~~must~~ 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.
 - Amenities are not subject to setback requirements.
 - Amenities ~~should~~ must 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.
 - Existing Amenities ~~existing~~ on or abutting the development site in the right-of-way 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. 5445, 4/12/00; Ord. 5842, 1/1/15; Ord. 5947, 1/1/21; Ord. 6018, 6/30/23]

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.~~

Purpose. 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.

Applicability. 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.

- (1) Each development must provide a minimum of ~~one~~ two of the following improvements.
 - (a) Street trees in tree wells along the public street frontage, ~~excluding any driveways, where no street trees are provided.~~ Development on lots with multiple frontages must meet this standard on all frontages. Street trees must 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 must 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.
 - (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~~ horizontally 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 must 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) Pedestrian amenities must meet the requirements in ADC Section 8.360(3)(a)-(c).

~~(2)~~ (3) Improvements within the public right of way require the approval of the City Engineer.

~~(3)~~ (4) 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; Ord. 5947, 1/1/21; Ord. 6024, 12/29/23]

~~[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.
- (2) Off-site impacts. The site is protected from any undesirable impacts that are generated on abutting properties.
- (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 AND CLIMATE FRIENDLY AREAS

8.405 ~~Village Center Character~~Purpose. 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 Comprehensive Plan designation and Climate Friendly Area overlay districts 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 new development where commercial and/or institutional uses, as defined in Article 22, ~~are existing or~~ are proposed, including ~~as when such uses are part of a mixed-use development~~ or modifications to existing 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 and in Albany's Climate Friendly Area Overlay Districts, 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]

Staff Comments: 8.415 and 8.420 are being combined because the standards relate to buildings located close to streets.

8.420~~15~~ 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~~ create a more comfortable pedestrian environment and to locate building entrances close to the street for convenient pedestrian access. Buildings close to streets ~~frame entries into the shopping centers and~~ contribute to the visual interest of the site. These provisions are also intended to avoid deep building setbacks behind large expanses of parking areas or vacant land along public street frontages.

Standards. The following standards apply in all zoning districts within designated Village Centers and Climate Friendly Area overlay districts except HD, CB, DMU, and WF, which are subject to ADC Section 5.120. When a maximum setback is not specified for the base zone, the maximum setback is 20 feet. Any building located behind another building or more than 50 feet from a public street is exempt from this standard.

- (1) Maximum Setbacks. Buildings and/or public plazas, or a pedestrian amenity space shall be located within the maximum setback area for at least 40 percent of one public street frontage so that vehicle parking and circulation areas are limited to no more than 50 percent of the length of the street lot line.
- (2) Buildings within 50 feet of a public street must have no less than 50 percent of the building's linear frontage on the ground level located within the maximum setback except that 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.
 - (a) Projections such as eaves, bay windows, overhangs, cornices, awnings, canopies, porches, decks, pergolas, and similar architectural features on the façade do not count toward meeting the maximum setback standard.
 - (b) When outdoor seating is provided adjacent to a building, the maximum setback may be increased by 5 feet.
- (2) For sites with two frontages on ~~more than one~~ a public street (i.e., corner lots), ~~these~~ is standards applies to one frontage only, the frontage with transit services or higher pedestrian activity. Sites with three or more frontages on a public street, these standard apply to two frontages.
- (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 420(1)(b)~~ when the building is setback no more than 25 feet.
- (6) To count toward this standard, a ~~plaza~~ or pedestrian amenity space 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) Shall include pavement, seating, trees and landscaping. ~~Use materials that are similar in quality to the principal materials of the primary building(s) and landscape. Landscaping with drought-resistant native species are 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; Ord. 5894, 10/14/17; Ord. 5947, 1/1/21]

~~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]

- ~~(2) 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.~~
- ~~(3) 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 Uses with 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~~ create a pedestrian-level scale that is appropriate for a ~~walkable districts and~~ village centers. 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.
 - (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 materials, 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 façade. 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.
- ~~(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)~~ (3) 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 and walkways within and between developments, pedestrians ~~will~~ may 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~~ Walkways 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.
- (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; Ord. 5894, 10/14/17]

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]

Staff Comments: The parking area standards in 8.460 are covered in Article 9 On-Site Improvements and are not needed here.

~~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 ~~Perimeter~~ 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 which are visible at the street and pedestrian level are preferred ~~to rather than~~ freestanding signs.

[Ord. 5556, 2/21/03]

SUPPLEMENTAL RESIDENTIAL DESIGN STANDARDS IN VILLAGE CENTERS AND CLIMATE FRIENDLY AREAS

8.480 Applicability. These standards apply to residential development in mixed-use and residential zones within the Village Center Comprehensive Plan designation and in the Climate Friendly Area Overlay Districts. 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.

Standards.

- (1) In the HD, DMU, LE and CB zones, a minimum of 75 percent of a building's exterior shall be surfaced with wood, brick, stucco, stone, cement or fiber cement, masonry, or lap siding. In all other zones, at least 50 percent of a building's street-facing and front facades shall be surfaced with wood, brick, stucco, stone, masonry, cement or fiber cement, or synthetic versions of these materials. [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.
- (3) All exterior HVAC equipment shall be screened from street-level view.
- (4) ~~Creation of a~~ Alleys, whether public or private, ~~is not required as a development standard but is~~ are required ~~encouraged in order to provide a friendly street frontage and to~~ provide vehicle access to set ~~driveways and garages~~ and parking in the rear.

[Ord. 5947, 1/1/21]

****** No changes are proposed to Sections 8.500 to 8.620, so those sections are not provided. ******

ARTICLE 22

USE CATEGORIES AND DEFINITIONS

The following is a list of content in this article.

- Use Categories 22.030 – 22.370
- Definitions 22.400
- Natural Resource Definitions 22.500

USE CATEGORIES

No changes are proposed to the Use Categories, so these sections are not shown

Staff Comments: Adding new definitions and updating/clarifying existing to reflect changes to the ADC. Only new or changing definitions are provided or definitions that provide additional context to other definitions.

DEFINITIONS

22.400 Definitions. As used in this Code, the following words and phrases shall have the following meanings:

Accessway/Connector, Pedestrian and Bicycle: An unobstructed paved path or walkway that is designed and constructed to provide public access to pedestrians and bicyclists and that connects to a public street. The accessway may provide mid-block connectivity for maximum block length standards or where such routes and connectivity are not otherwise provided by the street system.

Access-way, Vehicular: An unobstructed drive or roadway that provides vehicular access and connects to a public street.

Alley: A public accessway not over 30 feet wide that provides a means of access to private property. Alleys may be privately owned when approved by the City Engineer. An alley is not considered a “street” as used in this Code. [Ord. 5742, 7/14/10; Ord. 6042, 7/12/24]

Auto-oriented Land Uses. Auto-oriented land uses include uses related to the operation, sale, maintenance, or fueling of motor vehicles, and uses where the use of a motor vehicle is accessory to the primary use, including drive-through uses.

Block: An area of land containing one or more lots or parcels surrounded by a connecting network of streets, railroad rights-of-way, tracts and/or easements, unsubdivided acreage, or a combination thereof. A block may be bound by accessways without streets along one or more of its edges. The total distance around a block is referred to as Block Perimeter.

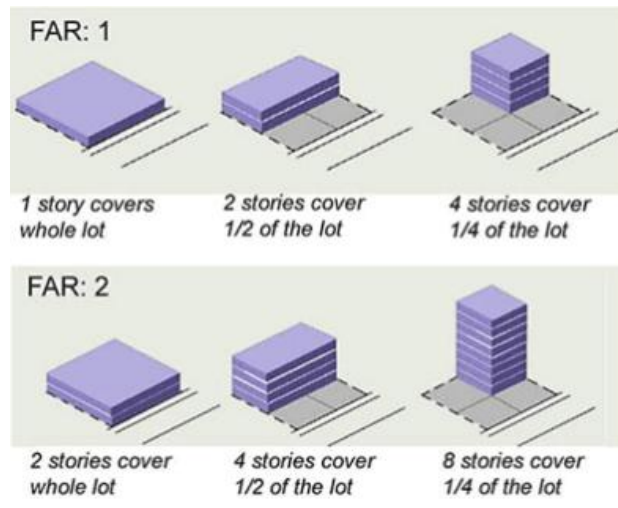
Block Perimeter: The total distance around the outside perimeter of a block. For vehicle block perimeter, the distance is measured along the outside edges of the street or sidewalk rights-of-way, tracts and/or easements that abut the block. For pedestrian block perimeter, the distance is measured along the centerlines of the sidewalks or multiuse paths that form the block.

Climate-Friendly Area (CFA): An urban mixed-use area containing, or planned to contain, a mixture of higher-density housing, jobs, businesses, and services. These areas are served by, or planned for service by, high-quality pedestrian, bicycle, and transit infrastructure and services to provide frequent and convenient connections to key destinations within the city and region. These areas feature a well-designed and connected pedestrian environment. To maximize community benefits these areas typically do not contain or require large parking lots and are provided with abundant tree canopy and vegetation to provide shade, cooling, and other amenities to visitors, residents, and employees. Climate-friendly areas will reduce the reliance on light duty motor vehicle trips for residents, workers, and visitors by providing more proximate destinations within climate-friendly areas, improved connectivity to key destinations elsewhere in the community, and enhanced alternative transportation options. [Ord. 6018, 6/30/23]

Floor Area, Gross: The combined floor area of each level or story of a building as measured within the exterior walls of such building.

Floor Area, Net: The combined floor area of each level or story of a building exclusive of vent shafts, courtyards, stairwells, elevator shafts, restrooms, rooms designed and used for the purpose of storage and operation of maintenance equipment and enclosed or covered parking area.

Floor Area Ratio: The ratio of gross floor area of all structures ~~buildings~~ on a lot or development site divided by the net area of a lot or development site on which the buildings are located. A floor area ratio of 2.0 would indicate the gross floor area of the building is twice the area of the site.



[Ord. 5742, 7/14/10]

Frontage: That portion of a property that abuts a street right-of-way or private street.

Infill: Development of land that has been bypassed, remained vacant, and/or is underused in otherwise built-out areas, or the intensification of an existing use due to redevelopment. Generally, water, sewer, ~~and~~ streets and other public services are readily available. To be considered infill, such land must be less than 0.5 acres in size for residentially designated lands or less than one acre in size for non-residential lands. [Ord. 5742, 7/14/10]

Key Destination/Neighborhood Activity Center: A land use or place that is expected to attract a higher-than-average rate of pedestrian, bicycle, transit and/or vehicle trips. Key destinations may include, but are not limited to: Climate-friendly areas; pedestrian-oriented commercial areas outside of climate-friendly areas; transit stations, stops, and terminals; retail and service establishments, including grocery stores; Childcare facilities, schools, and colleges; parks, recreation centers, paths, trails, and open spaces; farmers markets; libraries, government offices, community centers, arts facilities, post offices, social service centers, and other civic destinations; and medical or dental clinics and hospitals.

Main Entrance: The entrance to a building that most pedestrians or customers are expected to use, typically the door faces the street or is visible from the street or right-of-way. Generally, each building has one main entrance, but if design features make it difficult to discern which entrance is the main entrance, all similar entrances will be treated as main entrances. [Ord. 5742; 7/14/10, Ord. 6042, 7/12/24]

Neighborhood Activity Center: See Key Destination definition.

Pedestrian Amenity Space: A publicly accessible space such as a plaza, terrace, courtyard or small park, which abuts or is connected to the street and is provided and maintained by a private party.

Pedestrian and Bicycle Accessway: See Accessway, Pedestrian and Bicycle definition.

Pedestrian Way/Walkway: Any paved public or private route intended to provide pedestrian connections from the street and parking areas to building entrances and to provide access to adjacent streets and properties that is located outside of a street right-of-way or tract. [Ord. 5742, 7/14/10]

Garage, Public Parking: A publicly or privately owned structure having one or more levels, used for parking

vehicles and open for use by the general public, either free or for remuneration. Public parking garages may include parking spaces for customers, patrons, or clients provided said parking spaces are clearly identified as free parking space(s) for the building or use. See also Structured Parking. [Ord. 6042, 7/12/24]

Street Lot Line: A property line abutting a street.

Structured Parking: A covered structure or portion of a covered structure that provides parking areas for motor vehicles. Parking on top of a structure where there is gross building area below the parking, but nothing above it is also structured parking.

Walkway: See Pedestrian Way/Walkway definition.