

33.505 Albina Community Plan District

505

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Map 505-1 Albina Community Plan District

General

33.505.010 Purpose

The Albina Community plan district implements the Albina Community Plan. The plan district's provisions are intended to ensure that new higher density commercial and industrial developments do not overwhelm nearby residential areas. Infill housing compatibility and affordability is encouraged by eliminating off-street parking requirements for small multi-dwelling housing projects. The plan district's provisions also encourage the development of new housing along Martin Luther King Jr. Boulevard by allowing new housing projects to include ground level commercial uses that orient to King Boulevard.

33.505.020 Where These Regulations Apply

The regulations of this chapter apply to the Albina Community plan district. The boundaries of the plan district are shown on Map 505-1 at the end of this chapter, and on the Official Zoning Maps.

Use Regulations

33.505.100 Commercial Uses in the RH Zone

- A. Purpose.** A limited amount and type of commercial uses are allowed in new mixed commercial/residential projects along Martin Luther King Jr. Boulevard. These uses are permitted in recognition of the Boulevard's designation as a Major City Traffic Street in the Transportation Element of the Comprehensive Plan, high traffic counts on King Boulevard, and the City's desire to encourage residential development by permitting some commercial space as part of new residential projects.

- B. Locations and uses permitted.** RH zoned sites located on blocks that abut Martin Luther King Jr. Boulevard may include Retail Sales and Service and Office uses as part of new residential developments. Other commercial uses are prohibited.
- C. Regulations for commercial uses.** Commercial development in new mixed commercial/residential projects is allowed when the following standards are met:
 - 1. The project must include the development of new housing. The floor area for the commercial uses is not required to be in a new building;
 - 2. Commercial uses are allowed only on the ground floor of a building;
 - 3. Up to 35 percent of the total building's floor area may be developed for commercial uses. More than 35 percent is prohibited;
 - 4. Access to parking for mixed commercial/residential development is limited as follows:
 - a. Access must be from an arterial; or
 - b. Access must be from a Local Service Traffic Street which is within 150 feet of the intersection with a street designated as an arterial; and
 - 5. Signs. The sign standards are stated in Title 32, Signs and Related Regulations.

Development Standards

33.505.200 Minimum Density Standards

The minimum density for RH and RX zoned sites on blocks that abut Martin Luther King Jr. Boulevard is one dwelling unit for each 2,000 square feet of site area.

33.505.210 Off-Site Impacts in the EX Zone

- A. Purpose.** In recognition of the fact that EX zoned areas of the Albina Community plan district contain existing (and may in the future contain new) residential, commercial and industrial uses, the off-site impacts of industrial activities must be limited. These limitations protect the economic viability and residential livability of the area.
- B. Nonresidential uses in the EX zone.** Industrial uses that cause off-site impacts are required to meet the standards of Chapter 33.262 Off-Site Impacts. These off-site impact standards must be met at the property line of the site.

33.505.220 Parking Requirement Reduction

- A. Purpose.** The reduction of parking requirements is offered to allow development that is more compatible with Albina's older neighborhoods than projects built with one or more parking spaces. New housing developed without parking will also cost less than comparable housing built with off-street parking. Reducing the cost of housing will help increase affordable housing within the plan district. Performance of these provisions and any problems associated with them will be reviewed when this plan district is reviewed for timeliness.

- B. Where these regulations apply.** The provisions of this section apply in areas zoned R2.5, R2 and R1.
- C. Regulations.** New residential developments may be built without off-street parking when the following requirements are met:
1. The lot on which the project is built must be 7,500 square feet or smaller in size;
 2. There will be no more than 5 dwelling units on the lot when the project is complete;
 3. If there are existing dwelling units on the site with parking the parking provided for the existing dwellings must not be reduced to less than one space per dwelling unit or the existing number of spaces, whichever is less; and
 4. Design review required.
 - a. Generally. Proposals taking advantage of the provisions of this section must be approved through design review or meet the Community Design Standards in Chapter 33.218, as set out in Section 33.505.240, Design Review and Community Design Standards, below; and
 - b. Exception. If the site is a Historic or Conservation Landmark, or in a Historic or Conservation District, it is subject to the regulations for historic resource review as set out in Chapter 33.445, Historic Resource Overlay Zone.

33.505.230 Attached Residential Infill on Vacant Lots in R5 Zoned Areas

- A. Purpose.** The increased density permitted by this section encourages infill development in areas that are generally well served by existing public services. The increase allows the area to absorb additional growth without creating market pressure that might lead to the early removal of existing sound housing. The increased density will lower the cost of housing while increasing opportunities for owner-occupied housing. Required design review of new development ensures that the new housing will make a positive contribution to the neighborhood's character.
- B. Attached residential infill.** Attached residential development is allowed if all of the following are met. Adjustments to Subparagraphs B.1 through B.4, below, are prohibited:
1. The proposed attached residential development will be on a lot or lot of record that was created at least five years ago;
 2. There has not been a dwelling unit on the lot or lot of record for at least five years;
 3. A land division creating an individual lot for each attached housing unit is recorded;
 4. The proposed attached residential development meets all development standards for attached residential development in the R2.5 zone; and

5. Design review required:
 - a. Generally. Attached residential development must be approved through design review or meet the Community Design Standards in Chapter 33.218, as set out in Section 33.505.240, Design Review and Community Design Standards, below; and
 - b. Exception. If the site is a Historic or Conservation Landmark, or in a Historic or Conservation District, it is subject to the regulations for historic resource review as set out in Chapter 33.445, Historic Resource Overlay Zone.

33.505.240 Design Review and Community Design Standards

Design Review ensures that development conserves and enhances the recognized special design values of a site or area, and promotes the conservation, enhancement, and continued vitality of special areas of the City. The Community Design Standards in Chapter 33.218 provide an alternative process to design review for some proposals. Where a proposal is eligible to use the Community Design Standards, the applicant may choose to go through the discretionary design review process set out in Chapter 33.825, Design Review, or to meet the objective standards of this chapter. If the proposal meets the Community Design Standards, no design review is required.

33.505.245 When Community Design Standards May Be Used

The Community Design Standards provide an alternative process to design review for some proposals. For some proposals, the applicant may choose to go through the design review process set out in Chapter 33.825, Design Review, or to meet the objective standards of Chapter 33.218, Community Design Standards. Proposals that do not meet the Community Design Standards—or where the applicant prefers more flexibility—must go through the Design Review process.

Unless excluded by 33.505.248, When Community Design Standards May Not Be Used, below, proposals that are within the limits of Table 505-1 may use the Community Design Standards as an alternative to design review.

Table 505-1 Maximum Limits for Use of the Community Design Standards [1]	
Zones	Maximum Limit—New Floor Area
R1, RH, RX, C, & E Zones	20,000 sq. ft. of floor area
I Zones	40,000 sq. ft. of floor area
IR Zone	See institution's Impact Mitigation Plan.
Zones	Maximum Limit—Exterior Alterations
All except IR	<ul style="list-style-type: none"> • For street facing facades less than 3,000 square feet, alterations affecting less than 1,500 square feet of the facade. • For street facing facades 3,000 square feet and larger, alterations affecting less than 50% of the facade area.
IR Zone	See institution's Impact Mitigation Plan or Conditional Use Master Plan.

Notes:

[1] There are no maximum limits for proposals where any of the floor area is in residential use.

33.505.248 When Community Design Standards May Not Be Used

The Community Design Standards may not be used as an alternative to design review as follows:

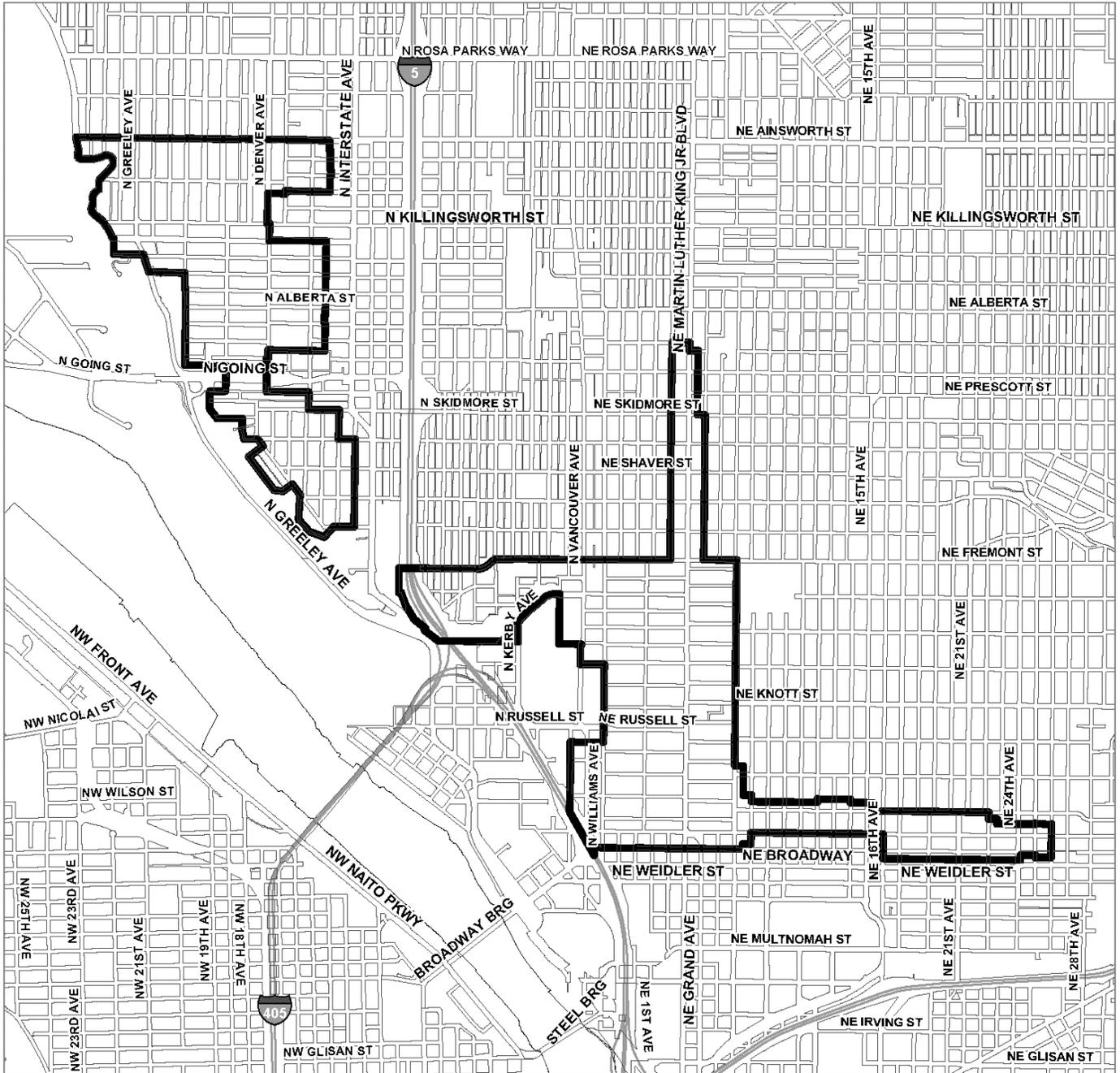
- A. For institutional uses in residential zones, unless specifically allowed by an approved Impact Mitigation Plan or Conditional Use Master Plan;
- B. For alterations to sites where there is a nonconforming use, unless the nonconforming use is a residential use;
- C. For non-residential development in the RF through R1 zones; and
- D. For historic resources, unless allowed by Chapter 33.445, Historic Resource Protection Overlay Zone.

(Added by Ord. No. 167054, effective 10/25/93. Amended by: Ord. No. 167650, effective 6/10/94; Ord. No. 170916, effective 2/19/97; Ord. No. 171589, effective 11/1/97; Ord. No. 175204, effective 3/1/01; Ord. No. 175837, effective 9/7/01; Ord. No. 177028, effective 12/14/02; Ord. No. 182072, effective 8/22/08; Ord. No. 182429, effective 1/16/09; Ord. No. 185915, effective 5/1/13; Ord. No. 187216, effective 7/24/15.)

Albina Community Plan District

Map 505-1

Map Revised July 24, 2015



Plan District Boundary



0 1,800 3,600

Scale in Feet

Bureau of Planning and Sustainability
Portland, Oregon

