

AMENDMENT RECORD
AMC Title 20
Albany Development Code (Text Only)

<u>EFFECTIVE DATE</u>	<u>ORDINANCE NO.</u>	<u>ACTION</u>
September 25, 1981	4441	Adoption
October 1, 1982	4528	Text Changes
November 19, 1982	N/A	LCDC Acknowledgement
October 10, 1984	4648	Article 18: Signs
October 24, 1984	4657	Art. 17: Street Naming & Addressing
November 8, 1985	4698	Art. 21: Enforcement
December 18, 1985	4701	Art. 5: Greenhouses
January 8, 1986	4704	Art. 12: Manufactured Homes
February 11, 1987	4753	Arts. 1-4 Update
March 9, 1988	4807	Art. 5: Reorganize zoning district standards; adult entertainment use; Art. 22: Definitions
July 1, 1988	4812	Arts. 1, 6, 7, 8, 16, 18, & 21: Infractions Ordinance
September 15, 1988	4827	Art. 21: Enforcement
October 28, 1988	4835	Art. 11: Floodplain & Wetlands
December 29, 1989	4888	Art. 11: Floodplain
February 14, 1990	4896 (DC-01-90)	Art. 16: Home Occupations
February 8, 1991	4945 (DC-01-91)	Arts. 2, 4, 5, 13, & 22: Hearing Procedures & Fair Housing
March 29, 1991	4953 (DC-02-91)	Art. 1: Administration & Procedures
April 27, 1991	4954 (DC-03-91)	Arts. 2: Review Criteria
July 12, 1991	4958 (DC-04/05-91)	Arts.3, 4, & 5: Residential, Commercial; Industrial. Zoning Districts
September 13, 1991	4969 (DC-06-91)	Arts. 6 & 7: Special Purpose & Historic Districts
September 13, 1991	4970 (DC-07-91)	Art. 8: Site Plan Review
October 9, 1991	4975 (DC-02A/03A-91)	Arts. 1 & 2: Administrative/Procedures; Review Criteria
October 25, 1991	4974 (DC-08-91)	Art. 9: On-Site Development Standards
March 13, 1992	4988 (DC-01-92)	Art. 11: Land Divisions
April 8, 1992	4994 (DC-03-92)	Art. 13: Signs
December 16, 1992	5018 (DC-03-92)	Art. 13: EFU Setback
July 28, 1992	5063 (DC-02-92)	Art. 12: Public Improvements
April 14, 1993	5042 (DC-01-93)	Art. 6: Floodplain
January 12, 1994	5098 (DC-02-93)	Art. 10: Manufactured Home Development Standards.
July 20, 1994	5135 (DC-01-94)	Art. 13: Sign Code
September 14, 1994	5146 (DC-02-94)	Art. 6: Floodplain
May 22, 1996	5241 (DC-01-95)	Art. 14: CALUTS
June 26, 1996	5246 (DC-01-96)	Art. 4: Commercial Zoning Districts
July 26, 1996	5251 (DC-02-96)	Arts. 1, 3, 4, & 9: Miscellaneous
November 20, 1996	5262 (DC-04-96)	Art. 14: Duplexes in HM, add B&B standards
December 18, 1996	5265 (DC-03-96)	Arts. 2, 6 & 8: Grading
March 26, 1997	5281 (DC-01-97)	Arts. 3, 6, 8, 9, 12, 13 & 22: Miscellaneous
January 28, 1998	5338 (DC-02-97)	Arts. 1, 2, 3, 6, 10, 14 & 22: Miscellaneous

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January 28, 1998	5339 (DC-03-97)	Art. 12: Public Improvements
April 12, 2000	5445 (DC-01-99)	Arts. 1,2,3,4,5,8,9,10,11,12,13 & 14: Great Neighborhoods
May 10, 2000	5446 (DC-01-00)	Arts. 1,2,3,9,10,12,13 & 14: Miscellaneous
September 13, 2000	5463 (DC-03-00)	Art. 7: Substitute Materials
April 11, 2001	5475 (DC-01-01)	Art. 1: Administration; Art. 11: Plat Expiration
July 11, 2001	5488 (DC-02-01)	Art. 7: Substitute Materials
February 7, 2003	5555 (DC-01-02)	Arts. 2, 3, 4, 5, 8, 13, & 22: Goal 9 updates
February 21, 2003	5556 (DC-01-02)	Arts. 5, 8, & 13: Goal 9 updates (MUC zone)
March 26, 2003	5559 (DC-02-02)	Arts. 3, 4, & 5: Willamette Greenway setback modifications
October 10, 2003	5562 (DC-01-03)	Arts. 1, 6, 11, & 12: North Albany Refinement Plan
July 28, 2004	5577 (DC-01-04)	Art. 5: Mixed Use Village Center Zoning Districts
July 27, 2005	5627 (DC-01-05)	Art. 5: Mixed Use Village Center Dev Standards Art. 5: Willamette River Setback modifications
January 11, 2006	5635(DC-02-05)	Arts. 2, 3 & 9: Annexations, Waterfront Zoning District & Miscellaneous (review criteria, duplexes, tree felling)
April 11, 2007	5668 (DC-01-07)	Arts. 6 & 11: Hillside and Cluster Development standards
June 27, 2007	5673 (DC-02-07)	Arts. 2, 3, 5, 9 & 12: Goal 10 Housing updates
March 12, 2008	5689 (DC-01-08)	Arts. 3, 5 & 12: Fencing standards
December 17, 2008	5707 (DC-03-08)	Art. 7, Historic District Boundary Maps
August 12, 2009	5720 (DC-02-09)	Arts. 1, 2, 7, 9, 11 & 12 Miscellaneous
January 27, 2010	5728 (DC-03-09)	Arts. 1,2, 9, 11, 12 Miscellaneous
July 14, 2010	5742 (DC-03-10)	Arts. 1, 2, 3, 4, 5, 10, & 22: Adjustments, setbacks and yards, uses in industrial zones, use category and definitions
September 29, 2010	5746 (DC-04-10)	Art. 6: Floodplain
March 9, 2011	5751 (DC-06-10)	Arts. 3, 4, 5 & 9: Relocate fence standards; allow electric fences in LI and HI
March 9, 2011	5752 (DC-01-11)	Art. 9: Alternative landscaping plan for non-residential
December 1, 2011	5764 (DC-05-10)	Arts. 1, 3, 4, 6, 9, 11, 22: Goal 5 Implementation
December 7, 2011	5767 (DC-02-11)	Arts. Articles 1, 2, 3, 4, 5, 6, 10, 11, 12 & 13: Site Plan Review standards and procedures change to one-level of SP review (I-L).
December 7, 2011	5768 (DC-03-011)	Articles 1, 3, 4, 5, 9, 11, 13 & 22: land use notification procedures, irrigation, temporary business displays, definitions of triple and double frontage lots, misc. updates
February 8, 2012	5773 (DC-01-12)	Article 6 – to allow the use of the best available information for Floodplains
May 9, 2012	5780 (DC-02-12)	Article 12 – related to accessibility requirements around clustered mailboxes
October 10, 2012	5789 (DC-05-12)	Article 3,4,5 – Special Status List – remove from ADC
November 7, 2012	5794 (DC-03-12)	Article 13 – Electronic Message Signs for institutional uses
February 13, 2013	5801 (DC-06-12)	South Albany Area Plan Amendments to Articles 3, 8, 11, and 22
February 26, 2014	5831 (DC-02-13)	Article 22, add definition of Redemption Center
April 9, 2014	5832 (DC-03-13)	Business Ready Task Force Amendments to Articles 1, 2, 3, 4, 5, 8, 9, 11, 13, and 22

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January 1, 2015	5842 (DC-01-14)	Arts. 2, 4, 5, 6, 8, 9, 10, 11, 12 & 22: Post-construction stormwater quality program
October 28, 2016	5875 (DC-01-16)	Article 6, Floodplain Code Amendments
January 6, 2017	5886 (DC-03-16)	A variety of text amendments intended to streamline, clarify, remove barriers to development, and meet legal consistency requirements.
October 14, 2017	5894 (DC-01-17)	Code amendments to encourage uses and development consistent with urban renewal goals. Amendments affect Historic Downtown (HD), Central Business (CB), and Waterfront (WF) zones, and create a new zone, Downtown Mixed-use (DMU).
July 11, 2018	5912 (DC-03-18)	Amendments to Albany Development Code, Article 1, to reference expedited review timelines for affordable multi-family housing, and article 11 regarding expedited land divisions.
July 27, 2018	5909 (DC-01-18)	Development Code amendments to update the City's existing sign regulations (Article 13 – Signs) to be more content-neutral and to improve clarity and readability.
February 8, 2019	5923 (DC-06-18)	Amendments to the Albany Development Code related to the size of retail uses in older buildings within the Neighborhood Commercial and Office Professional zones, development on steep hillsides, and the intent of Cluster Development standards
July 26, 2019	5929 (DC-01-19)	Floodplain Development Code Text Amendment to the Albany Development Code (ADC) by eliminating the following review criteria under ADC 6.111(3): <i>“The proposal will not increase the existing velocity of flood flows so as to exceed the erosive velocity limits of soils in the flood area.”</i>
September 25, 2020	5945 (DC-01-20)	Comprehensive Plan Amendment regarding the title of the Landmarks Commission; Albany Development Code Amendment (IV-Legislative) regarding historic review of demolitions and title of the Landmarks Commission.
January 1, 2021	5947 (DC-02-20)	Code amendments to improve clarity and consistency with state law, establish clear and objective standards and criteria for residential development and a two-track system for review of residential applications, and improve the overall functionality of the design standards applicable to commercial and institutional development.
January 1, 2021	5949 (DC-03-20)	Albany Development Code (ADC) amendments related to Accessory Dwelling Units (ADU)
November 12, 2021	5966 (DC-01-21)	Code amendments to improve clarity and function of nonconforming situations standards affecting Arts 1, 2, and 22. Additional house-keeping amendments providing clarifications in Arts 1, 3, 4, and 8.
January 14, 2022	5968 (DC-02-21)	Legislative amendments to the Albany Comprehensive Plan and Development Code to allow middle housing types where required by House Bill 2001, middle housing land divisions per Senate Bill 458, provide clear and objective path for residential developments, comply with ORS 197 for limited land use decision procedures, and modify open space requirements in Planned Developments.

AMENDMENT RECORD
AMC Title 20: Zoning Map Amendments

<u>EFFECTIVE DATE</u>	<u>ORDINANCE NO.</u>	<u>ACTION</u>
September 25, 1981	4441	Adoption
November 1, 1983	4549	Annex 206 acres on Century Drive NE, N. of Knox Butte Rd - from UGM-20 to R-1, C-1 & C-2
April 8, 1983	4573	Annex 13.7 acres N. end of Columbus St along Willamette River, apply OS and MH zoning
April 8, 1983	4574	Annex 12.6 acres N. of Santiam Hwy SE, W. of Goldfish Farm Rd, apply R-1 zoning
April 8, 1983	4575	Annex 31 acres N of Bryant DR and W of Bryant Park, apply OS zoning
April 8, 1983	4576	Annex 3205 & 3215 Park Terrace SW, apply R-1 zoning
June 23, 1983	4589	Annex 69.6 acres N. of Knox Butte and E. of Century Drive, apply zoning: R-2 (38.3 ac), C-1 (5.52 ac), C-2 (12.47 ac), ML (9.81 ac) and UGM-ML (3.52 ac)
July 11, 1984	4634	250 Queen Ave SE - 1acre from RP to LI
May 22, 1987	4767 (ZC-10-87)	S. of 1st Ave., N. of 2nd Ave., E. of Jackson St., W. of Thurston St. - 2.7 acres from R-3 to C-3
May 22, 1987	4768 (ZC-11-87)	1024 & 1028 9th Ave SE, 0.3 acres from R-2 to RP
May 22, 1987	4769 (ZC-12-87)	N. of 16th Avenue and W. of Davidson St SE - 2.6 acres from R-2 to RP
May 22, 1987	4770 (ZC-13-87)	East of Hill St SE, south of 10th Ave SE, north of railroad right-of-way - 0.4 acres from R-2 to RP
May 22, 1987	4774 (ZC-15-87)	15.4 acres south of Queen Ave SE, west of Waverly Drive - from R-1 to R-2
May 22, 1987	4775 (ZC-16-87)	West of Marion St SE, N. of 3-th Ave SE - 2.96 acres from R-2 to ML (Light Industrial)
May 22, 1987	4776 (ZC-17-87)	1905 Linn Ave NE - 0.28 acres from MH (Heavy Industrial) to R-2
July 6, 1988	4819 ZC-01-88)	North of 16 th Ave SE, east of Geary St SE, S. of 14 th Ave SE, west of Davidson St SE – 29 acres from RP and R-2 to C-2
July 12, 1991	4958 (DC-04/05-91)	Arts.3,4, & 5: Residential, Commercial, Industrial Zoning District name changes on map
December 16, 1992	5018 (ZC03-92)	Annex North Albany UGB, apply zoning
May 22, 1996	5241 (DC-01-95)	Central Albany Land Use and Transportation Study adoption – change zoning district names and zoning
June 26, 1996	5246 (ZC-02-96)	Pacific Blvd. couplet project
November 6, 1996	5261 (ZC-06-95)	South of Goldfish Farm Rd and Hwy 20 - 12.23 acres from RM-3 to CH and 6.32 acres from R-6.5 to RM-3
April 23, 1997	5287 (ZC-01-97)	2080-2090 Queen Ave SE, 2.74 acres from RM-5 to RM-3
April 23, 1997	5288 (ZC-02-97)	1700 Geary St. SE - 4.69 acres from RM-5 to OP
July 9, 1997	5295 (ZC-04-96)	3420 – 3520 Spicer Rd SE (Home Depot annexation), -7.21 acres from Linn County RR-1 zoning to CH
July 9, 1997	5296 (ZC-03-97)	3410 Pacific Blvd. SW - 2.45 acres from CC to RM-3
August 13, 1997	5298 (ZC-06-97)	West of Pacific Blvd between Belmont and Lanier - four acres from NC to RM-3
October 22, 1997	5321 (ZC-04-97)	3142-3192 Wayside Ct SE - 1.23 acres from OP to RM-5
October 22, 1997	5323 (ZC-05-97)	South of 21st Ave. SE and west of I-5 - 29.4 acres from RS-5 to RM-3
July 22, 1998	5375 (ZC-01-98)	11S-3W-20AC Tax Lot 200 - 2.78 acres from NC to RS-5, and 4.61 acres from NC to RM-5
December 16, 1998	5387 (AN-01-98)	Annex 2540 Broadway St SW (4.79 acres) - apply RS-6.5 zoning

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December 16, 1998	5388 (AN-08-97)	Annex 880 and 892 Goldfish Farm Rd SE (4. 91 acres) - apply CC zoning
June 9, 1999	5403 (ZC-01-99)	11S-3W-4CB, Tax Lot 100; and 11S-3W-4CC, Tax Lots 200 and 2700 - from RS-6.5 to CC
August 9, 2000	5460 (ZC-02-00)	Properties at intersection of Elm St and Queen Ave - from HM to NC
December 11, 2002	5545 (AN-01-02)	Annexation - apply CC zoning to annexed properties: 11S-3W-09A Tax Lots 1200, 1300, 1401
December 11, 2002	5552 (AN-02-00)	Annex Brandis property, apply MUC, RM-5 and RS-5 zoning to 446 acres of annexed properties in East Albany, north and south of Knox Butte Road
February 7, 2003	5555 (ZC-01-02)	Goal 9 related zoning map amendments
February 21, 2003	5556 (ZC-01-02)	Goal 9 related, apply MUC in East and North Albany
August 13, 2003	5561 (ZC-03-03)	1620 Shortridge Street SE - from RM-5 to OP
October 10, 2003	5562 (ZC-02-03)	(DC-01-03) Zoning Map Amendments related to North Albany Refinement Plan adoption
July 28, 2004	5577 (ZC-01-04)	Southwest corner of 53 rd and 99E - from MUR to RM-5, MUC, and OS
August 11, 2004	5578 (CP-02-04)	Springhill Country Club (155 North Country Club Lane), apply RS-10 zoning to 2.18 acres after annexation
April 12, 2006	5646 (ZC-01-05)	(ZC-02-05) 1105/1111 Oak Street SE - from RM-5 to OP
May 10, 2006	5639 (ZC-03-05)	(ZC-01-05) 3311 Pacific Boulevard SW, 3350 National Way SW; and 11S-4W-13DA, Tax Lots 505 & 506 (YMCA) – from LI and HI to CC
July 12, 2006	5650 (ZC-03-05)	11S-3W-18DD; Tax Lots 400, 500, 600, 800 & 900 - from CC to RS-5
November 29, 2006	5657 (ZC-01-03)	4212 Santiam Highway SE – from RS-6.5 to RC
July 23, 2007	Admin (ZC-02-07)	Amend Open Space boundaries along Burkhart Creek and Burkhart-Truax channel on Brandis property north side of Knox Butte Road to reflect wetland delineation (CP-01-07)
June 27, 2007	Admin (ZC-03-07)	1410 Washington Street SW, from HM to PB (map error correction done with Goal 10)
June 27, 2007	5673 (ZC-04-07)	Goal 10 Zoning map amendments, various
June 27, 2007	5674 (ZC-04-07)	Willetta Street, 11S-04W13AB, Tax Lot 6900 – one acre from RS-6.5 to RS-5
June 27, 2007	5675 (ZC-04B-07)	6 th Avenue SW: 11S-03W-07BB, Tax lots 6900 and 7000 - from HM to OP
July 11, 2007	5677 (ZC-05-07)	Goal 10 Zoning Map amendments, various - from RM to RS-5
February 17, 2008	5688 (ZC-06-07)	North of Dunlap Avenue, West of Clover Ridge Road NE, 11S-03W-04AB, Tax Lot 700 and 11S-03W-04AC, Tax Lots 100, 200, 203, 300, 400, 500, 501, and 600 - 14.9 acres from UGM-20 to COA RS-5 and RM
June 11, 2008	5698 (ZC-01-06)	Apply RS-6.5 zoning to annexed properties: 330, 340 and 410 Clover Ridge Road NE and 11S-03W-04AB, Tax Lot 900
August 11, 2010	5744 (ZC-01-10)	16 th Ave SE; 11S-3W-8DB; Tax lots 2000, 2100, 2200, 2300 - from OP to RM

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June 11, 2011	5754 (ZC-01-11)	111 Davidson Street SE, 11S-3W-5DB Tax Lots 3201, 3202, 3701; and 11S-3W-5DA Tax Lot 1000 - from RM to IP
March 9, 2012	5772 (ZC-06-11)	120 Clove Ridge Road NE, 0.2 acres from UGM-20 to RM (annexation, Ord. 5783)
March 9, 2012	5771 (ZC-02-11)	Amend 210 Clover Ridge Road NE, 1.5 acres from UGM-20 to RM, 11S-03W-04AC, Tax Lot 703 (AN-01-11; approved, Ord. 5782)
September 7, 2012	5787 (ZC-01-12)	Block 24 Of the City of Albany: w. of Calapooia Street, north of 4 th Avenue, east of Vine Street, south of 3 rd Avenue; 11S-04W-12AA, Tax Lots 800, 900, 1000, 1001, 1002, 1003, 1400, 1500, 1600, 1800; from HD to HM
September 12, 2012	5788 (ZC-03-12)	East side of Pacific Boulevard; 11S-03W-30, Tax Lots 202 & 205; from NC to CC
October 24, 2012	5790 (ZC-05-12)	1020 & 1110 Hill Street, SE; from OP to CC
October 24, 2012	5791 (ZC-04-12)	Southeast corner of 34 th & Hill, 11S-03W-18DD, Tax lots 400, 500, 600, 800, 900; from RS-5 to MUC
December 5, 2012	5799 (ZC-06-12)	1055 Queen Avenue SW, 11S-04W-12DB, Tax Lot 15500; from NC to RM
February 13, 2013	5801 (ZC-07-12)	South Albany Area Plan Map Amendments to change: 0 .6 acres of 11S-03W-30, Tax Lot 200 from IP to RM; and three acres on Columbus Street (11S-03-W29, Tax Lot 300) from RS-5 to RM
November 6, 2013	5826 (ZC-01-13)	Oak Street, near Queen (11S03W8CB Tax Lots 1000 & 1100); 40,500 square feet from RM to RMA
December 11, 2013	5829 (ZC-03-13)	Columbus Street – Reconfigure RM, RS-5 and MUC zoning consistent with South Albany Area Plan
December 3, 2014	5846 (ZC-01-14)	2435 and 2445 Ferry Street SW (11S-3W-18BA; Tax Lots 1102 & 1106); change two parcels from Industrial Park (IP) to Light Industrial (LI)
June 25, 2015	5854 (ZC-01-15)	Zone Change to change one parcel from Office Professional (OP) to Residential Medium Density (RM) to accommodate a residential use. Map No. 11S-3W-08CA; Tax Lot 2201
June 9, 2017	5890 (CP-01-17)	Zoning Map Amendment from Industrial Park (IP) to Residential Single-Family (RS-5) concurrent with Comprehensive Plan Map Amendment from Light Industrial (LI) to Medium Density Residential (MDR) for 1.33 acres of 11S-03W-18BD TL 400
October 14, 2017	5894 (ZC-02-17)	Zoning Map amendments from HD to DMU (11 parcels) and from CB to HD (5 parcels)
April 27, 2018	5902 (ZC-01-17)	Zoning Map Amendment (Type IV-Q) to change 19.21 acres of Industrial Park (IP) zoning to Light Industrial (LI)
June 28, 2019	Admin (ZC-02-19)	Zoning Map Change from RS-6.5 – Residential Single-Family District to CC– Community Commercial District Comprehensive Plan Map Change from Public and Semi-Public to Commercial – General
October 25, 2019	5933 (ZC-03-19)	Zoning Map Amendment from the RS-6.5 (Residential Single Family) zoning district to the RS-5 (Residential Single Family) zoning district
July 30, 2019	Admin (ZC-04-19)	Zoning Map Correction - portions of vacated Madison Street right-of-way to Waterfront Zone District and portion of vacated Main Street right-of-way to Waterfront Zone District Comprehensive Plan Map Correction - portions of vacated Madison Street right-of-way to Village Center Comprehensive Plan Designation and portion of vacated Main Street right-of-way to Village Center Comprehensive Plan Designation

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August 13, 2019	Admin (ZC-05-19)	Zoning Map Correction - vacated Ninth Avenue right-of-way west of Jackson Street and east of the centerline of Railroad Street to Light Industrial District and east half of the Railroad Street right-of-way north of Ninth Avenue to the railroad tracks to Light Industrial District Comprehensive Plan Map Correction - vacated Ninth Avenue right-of-way west of Jackson Street and east of the centerline of Railroad Street to Light Industrial comprehensive plan designation and east half of the Railroad Street right-of-way north of Ninth Avenue to the railroad tracks to Light Industrial comprehensive plan designation
June 12, 2020	5940 (ZC-06-19)	Zoning Map Amendment from the RM (Residential Medium Density) zoning district to the RMA (Residential Medium Density Attached) zoning district.
July 9, 2021	5959 (ZC-01-21)	Comprehensive Plan Land Use Map Amendment from existing Light Commercial to proposed General Commercial. Zoning Map Amendment from the NC (Neighborhood Commercial) zoning district to the proposed CC (Community Commercial) zoning district.
December 10, 2021	5967 (ZC-02-21)	A Comprehensive Plan Map amendment from Low-Density Residential to Medium-Density Residential, and Zoning Map amendment from Single-Family Residential (RS-6.5) to Residential Medium Density (RM)