

## 33.505 Albina Community Plan District

# 505

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### Sections:

#### General

33.505.010 Purpose

33.505.020 Where These Regulations Apply

#### Development Standards

33.505.230 Attached Houses on Vacant Lots in R5 Zoned Areas

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 provide additional opportunities for owner-occupied housing that can serve as less expensive alternatives to lower-density houses and that do not involve demolition of existing sound housing.

#### 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.

### Development Standards

#### 33.505.230 Attached Houses 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 houses.** Attached houses are allowed in the R5 zone if all of the following are met. Adjustments to Subparagraphs B.1 through B.4, below, are prohibited:
1. The proposed attached housing 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; and

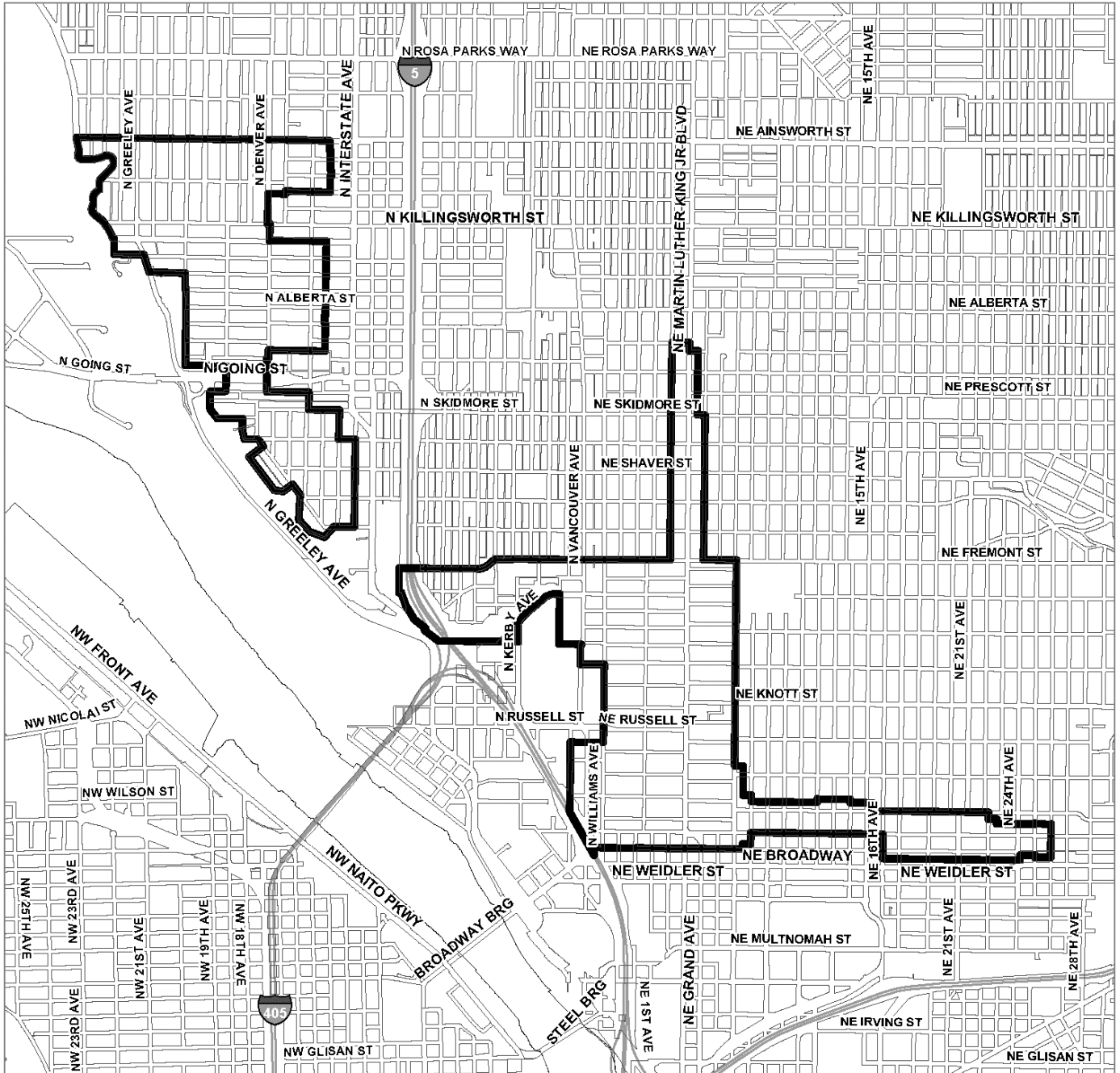
4. The proposed attached housing development meets all development standards for attached housing development in the R2.5 zone.
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*(Added by Ord. No. 167054, effective 10/25/93. Amended by: Ord. No. 167650, effective 6/10/94; Ord. No. 170916, effective 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; Ord. No. 188177, effective 5/24/18; Ord. No. 188958, effective 5/24/18; Ord. No. 189805, effective 3/1/20.)*

# 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

