



Albany Development Code Middle Housing Standards

Triplexes and Fourplexes

The following information includes the general Albany Development Code (ADC) standards relating to Triplex and Fourplex developments. Additional standard may be applicable to your specific project. If you have questions about your specific project, please contact us at cd.customerservice@cityofalbany.net or 541-917-7550.

Please note that the ADC and the [Oregon Residential Specialty Code](#) includes different definitions regarding multiple townhouses on one lot. For one townhouse built on a single parcel, please review the Albany Development Code Middle Housing Standards: Townhouse handout for the appropriate development standards.

ADC Triplex/Fourplex Definition: A single detached building containing three (triplex) or four (fourplex) dwelling units. All dwelling units are located on a single lot, except where a middle housing land division has been approved.

Examples:

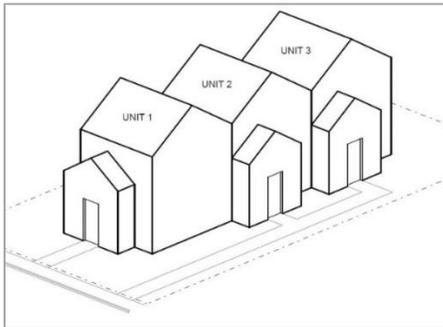


Figure 22.285-5. Triplex Front and Back

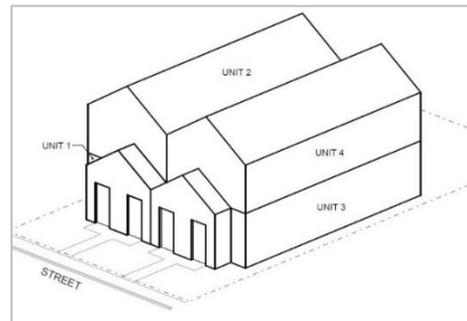


Figure 22.285-6. Stacked Fourplex

Where Triplexes and Fourplexes are permitted, the process, and requirements: Middle housing will be allowed in residential areas with a building permit when the development code (ADC) and applicable building code standards are met. Existing houses may be modified to be Triplex or Fourplex. **Note:** All development must still comply with building codes and fire safety standards.

Utilities: Lots must be served by water and sewer. Meter and line sizes are based on the number of plumbing fixtures; building codes may require upsizing.

Middle Housing Development Land Divisions are permitted but require each dwelling to meet building codes, be on its own lot, and served with separate utility connections. See Article 11, Sections 11.600-11.630 for standards and process. *If you are considering a future land division, we suggest a pre-application meeting so that staff can help you plan ahead to reduce costs at the land division stage.*

DEVELOPMENT CODE STANDARDS for Triplexes and Fourplexes (ADC Table 3.190-1):

STANDARDS BY ZONE for PARENT PARCEL	RR	RS-10	RS-6.5	HM	RS-5	RM	RMA	HDR
Minimum Lot Size Triplex	5 acres	10,000 sf	6,500 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	None(20)
Minimum lot Size Fourplex	5 acres	10,000 sf	7,000 sf (17)	None(20)				
Minimum Lot Width	N/A ft	65 ft	50 ft	35 ft	40 ft	30 ft	None	None(20)
Setbacks – additional setbacks may be required; see Sections 3.230-3.330 and buffer matrix in 9.210:								
Minimum Front	20 ft	20 ft	15 ft	15 ft	15 ft	15 ft	12 ft	10 ft
Minimum Interior: single-story	5 ft	5 ft	5 ft	5 ft	5 ft	3 ft	3 ft	3 ft
Minimum Interior: 2+ stories	8 ft	8 ft	8 ft	6 ft	6 ft	5 ft (6)	5 ft (6)	5 ft (6)

Min. Garage or carport vehicle entrance from streets	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft (7)
Maximum Height	30 ft	30 ft	30 ft	30 ft	30 ft	45 ft	60 ft	75 ft
Maximum Lot Coverage (9)(18)	20% (11)	50%	60%	60%	60%	70%	70%	75%

(6) More than 3 stories = 10 feet plus 3 feet for each story over 3.

(7) Garage front setback for non-vehicle-entrance = 15 ft, except in RR and Rs-10 where the setback is 20 feet.

(11) Maximum lot coverage for parcels 20,000 sq.ft. or less is 50% in RR. The configuration of development on a lot 20,000 sq.ft. in size, or less, that covers more than 20% of the parcel on which it is proposed, should be located so it does not preclude a later division of the parcel.

(17) In RMA, a 4plex with studio or 1-bedroom units shall meet the minimum lot size standards for multi-family units up to 7,000 SF.

(20) Lot sizes in the HDR zone are controlled by the allowed density range of 25 units to 50 units per gross acre.

DESIGN STANDARDS that apply to Triplexes and Fourplexes (ADC Article 8)

The purpose of these standards is to create pedestrian-friendly, sociable, safe, and attractive neighborhoods through human-scale design.

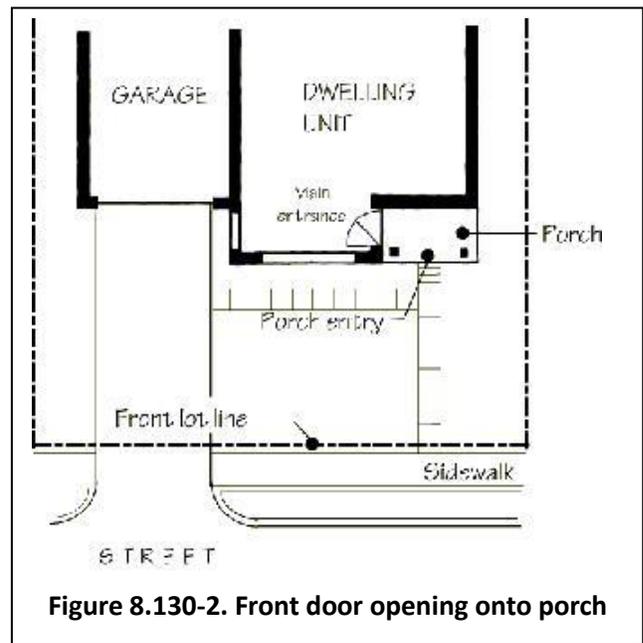
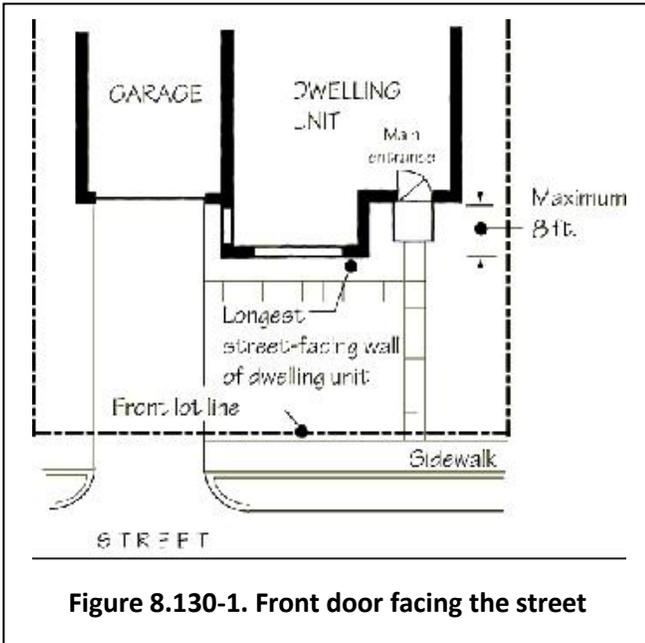
Applicability:

- The standards of ADC Sections 8.120 through 8.170 apply to all new single-family detached units, manufactured homes, duplexes, two detached primary units, townhouses, triplexes, and fourplexes in all zones that allow these housing types, except as otherwise noted. [These standards do not apply to detached accessory dwelling units, existing structures, new additions to existing structures, or to homes in manufactured home parks.]
- 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 the standards in Sections 8.130 through 8.160.
- If middle housing has been divided by a middle housing land division, the design standards in ADC 8.130 through 8.175 that are applicable to the lot or applicable on a per-lot basis shall apply to the middle housing parent lot, not to the middle housing child lots.

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.

8.130 - **Home Orientation.** These standards enhance public safety for residents and visitors and provide opportunities for community interaction by ensuring that the pedestrian entrance is visible or clearly identifiable from the street.

- (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 be at least 25 square feet in area; have at least one entrance facing the street; and 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).



- (4) In the DMU, CB, HD, and WF zoning districts, entrances to individual dwelling units must be set back at least five feet from the front lot line 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. The entrance must be covered for a depth of at least three feet.

8.133 - **Street-Facing Windows.** The standards enhance public safety by allowing people to survey their neighborhood from inside their residences; and provide a more pleasant pedestrian environment by preventing large expanses of blank facades along streets. [In the HD, CB, DMU and WF zones, see ADC 8.160.]

- (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.



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

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

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

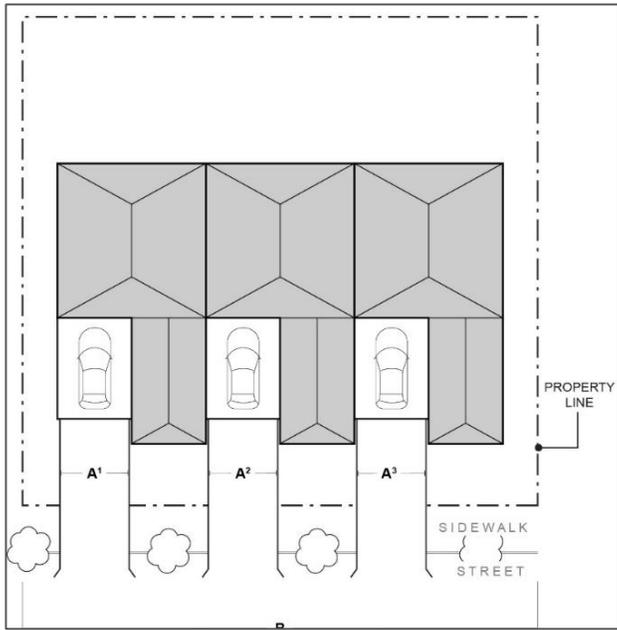
- (1) **Garages and Off-Street Parking Areas.** The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of the street frontage (see Figure 8.165-1).

Figure 8.165-1. Width of Garages and Parking Areas

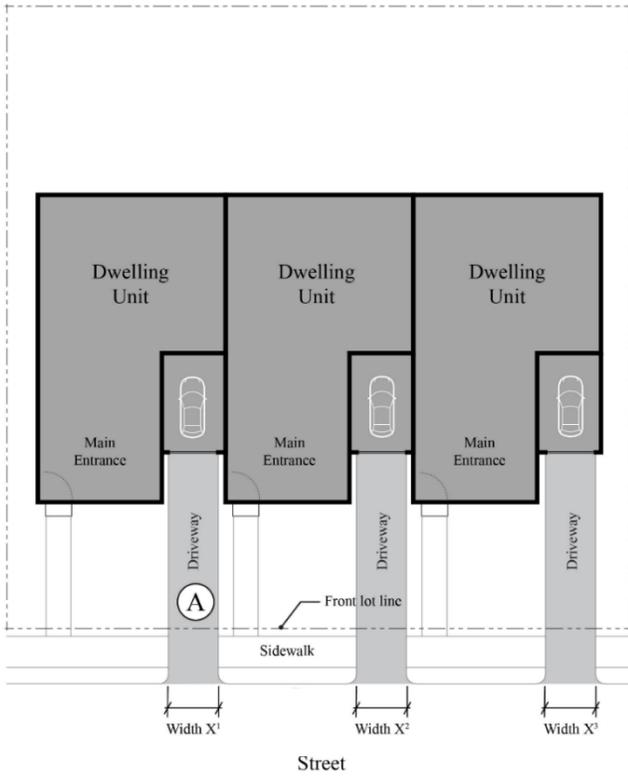
(A) Garage and on-site parking and maneuvering areas

(B) Total street frontage

$$\frac{A^1 + A^2 + A^3}{B} \leq 50\%$$



- (2) **Driveway Approach.** Driveway approaches for triplexes and fourplexes must comply with the following. [Development in the DMU, CB, HD and WF zones must comply with ADC 8.150.]
 - (a) The total width of all driveway approaches must not exceed 40 feet per frontage, as measured at the property line (see Figure 8.165-2). For lots with more than one frontage, see subsection (b).
 - (b) In addition, lots with more than one frontage must comply with the following:
 - i. Lots must access the street with the lowest transportation classification for vehicle traffic. For lots abutting an alley that is improved according to the standards of Article 12, vehicle access shall be via the alley rather than the public street (see Figure 8.165-3).
 - ii. Lots may have either:
 - Two driveway approaches not exceeding 40 feet in total width on one frontage (see Figure 8.165-4); or
 - One maximum 20-foot-wide driveway approach per frontage (see Figure 8.165-5).
 - (c) Driveway approaches for triplexes and fourplexes must also meet the standards of ADC Section 12.100.



A Two driveway approaches not exceeding 40 feet in total width on one frontage (as measured $X^1 + X^2$)

Figure 8.165-2. 3-4plex: Driveway Approach Width

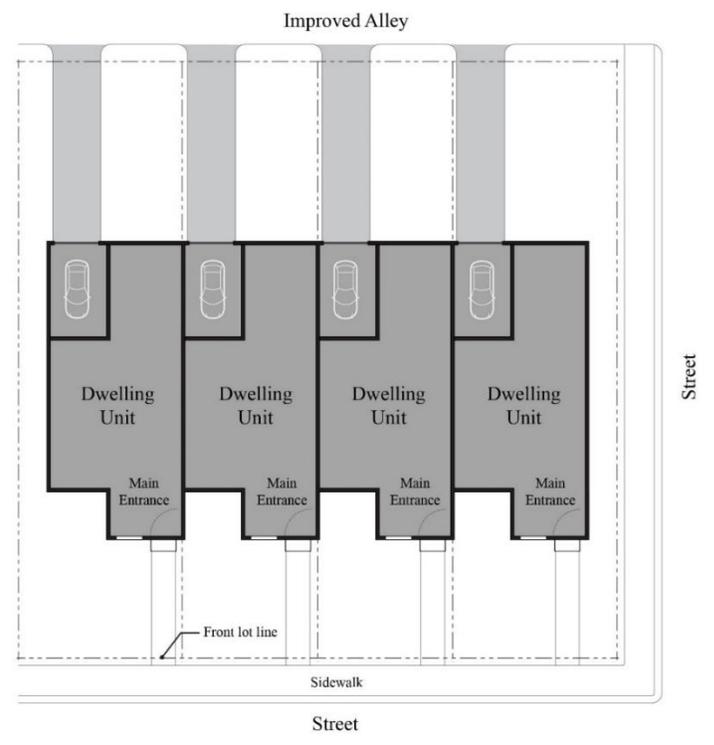


Figure 8.165-3. Middle Housing Alley Access Example

A Two driveway approaches not exceeding 40 feet in total width on one frontage (as measured $X^1 + X^2$)

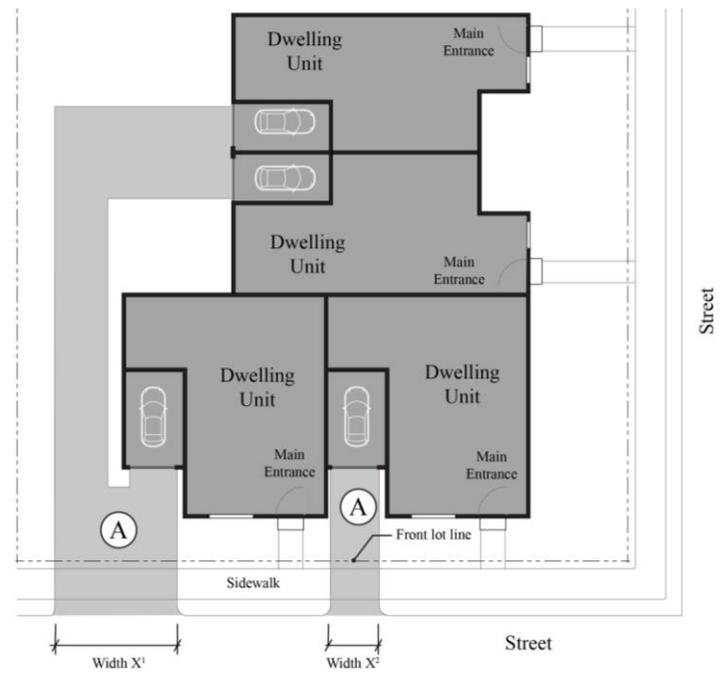


Figure 8.165-4. Triplex and Fourplex: Driveway Approach Options for Multiple Street Frontages

(B) One maximum 20-foot wide driveway approach per frontage

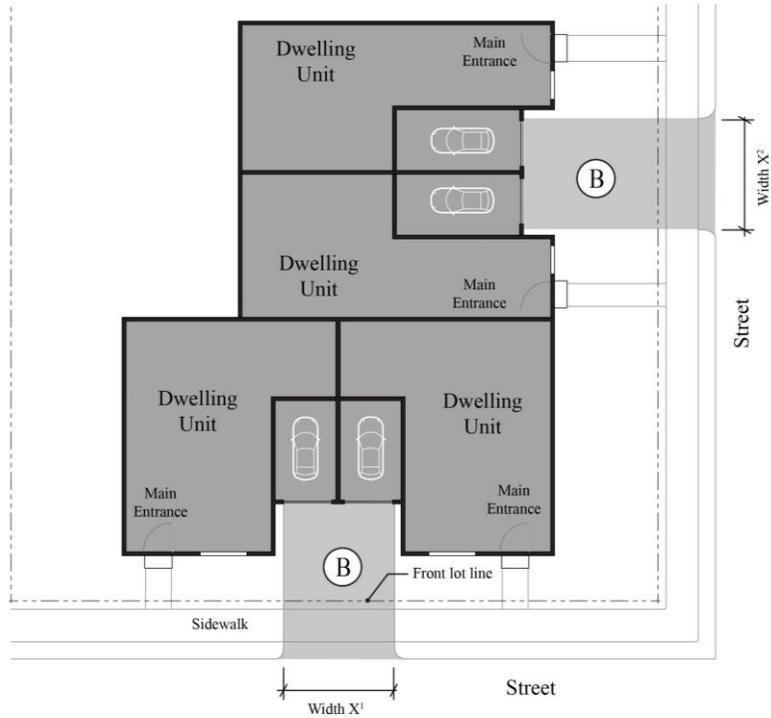


Figure 8.165-5. Triplex/Fourplex: Driveway Approach Options— +Driveways on Both Frontages