



**COMMON COUNCIL MEETING
PLANNING, ECONOMIC DEVELOPMENT AND LAND USE
Alfredo Balarin, Chair**

DATE: WEDNESDAY, JUNE 4, 2025

TIME: 5:30PM

LOCATION: Council Chambers-2nd Floor, City Hall

LIVESTREAM: YouTube— <https://www.youtube.com/@albanycommoncouncil>
Facebook— <https://www.facebook.com/albany.commoncouncil>

TOPICS OF DISCUSSION:

- **Ordinance 68.121.24 (*Pending Amendment 06/16/25*)**
AN ORDINANCE AMENDING CHAPTER 375 (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO PERMITTING ACCESSORY DWELLING UNITS

PUBLIC COMMENT PERIOD: YES

Council Members Anane, Adams, Johnson, Keegan, Love, and Robinson introduced the following:

ORDINANCE 68.121.24 (*Pending Amendment 6.16.25*)

AN ORDINANCE AMENDING CHAPTER 375 (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO PERMITTING ACCESSORY DWELLING UNITS

The City of Albany, in Common Council convened, does hereby ordain and enact:

Section 1. Section 375-302 (Permitted Use Table) of Article III (Use Regulation) of Chapter 375 (Unified Sustainable Development Ordinance) of Part II (General Legislation) of the Code of the City of Albany is hereby amended to read as follows:

Table 375.302.1 Permitted Use Table P=Permitted Use C=Conditional Use A=Accessory Use T=Temporary Use																				
Zoning District	Residential						Mixed-Use									Special Purpose			Use-Specific Standard in Article III	
	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1	I-2		LC
LAND USE CATEGORY																				
ACCESSORY USES																				
Accessory dwelling unit	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				§ 375-303(6)(a)

Section 2. Paragraph (a) (Accessory Dwelling Unit) of Subsection (6) (Accessory Uses) of Section 375-303 (Use-specific standards) of Article III (Use Regulation) of Chapter 375 (Unified Sustainable Development Ordinance) of Part II (General Legislation) of the Code of the City of Albany is hereby amended to read as follows:

(a) Accessory dwelling unit. ~~No accessory dwelling unit shall be allowed until stated otherwise.~~

- (i) This use shall be accessory to a single-unit dwelling.
- (ii) The property owner shall occupy either the primary or the accessory dwelling unit as their primary residence and certify such occupancy biennially with the Department of Buildings and Regulatory Compliance.

- (iii) On lots containing an accessory dwelling unit, neither the primary nor accessory dwelling unit may be made available for rent by guests for less than thirty consecutive days where the unit is offered for tourist or transient use.
- (iv) No more than two dwelling structures, including structures containing an accessory dwelling unit, may be permitted on a single lot.
- (v) For the purpose of providing adequate fire protection access, the distance from the nearest street frontage to the center of the rear wall of the accessory dwelling unit shall not exceed 150 feet of travel distance.
- (vi) An accessory dwelling unit shall not exceed 800 square feet of gross floor area.
- (vii) A detached accessory dwelling unit shall not occupy more than 30 percent of the rear yard.
- (viii) A detached accessory dwelling unit shall not exceed the height of the principal dwelling structure or 24 feet, whichever is less.
- (ix) An attached accessory dwelling unit shall be subject to the same setback, height and impervious lot coverage regulations as the primary structure.
- (x) A detached accessory dwelling unit shall be subject to the same setback regulations as accessory structures.
- (xi) An accessory dwelling unit, whether detached or attached to a primary dwelling structure, may be directly accessed from an alley, but shall not be accessed via a driveway separate from that serving the primary dwelling structure.
- (xii) When an accessory dwelling unit is attached to a principal dwelling structure, only one entrance structure may face the front lot line.
- (xiii) An existing accessory structure whose height, setbacks, or impervious lot coverage do not meet the requirements of a dwelling in its zoning district, may be converted into an accessory dwelling unit, but the structure may not be altered in any way that increases the noncompliance.
- (xiv) Mobile homes, trailers, or other wheeled and transportable structures may not be used as an accessory dwelling unit.

Section 3. This ordinance shall take effect immediately.

**APPROVED AS TO FORM THIS
xxth DAY OF NOVEMBER, 2024**

Corporation Counsel

To: Shaniqua Jackson, City Clerk

From: Jake Eisland, Research Counsel

Re: Common Council Legislation
Supporting Memorandum

Date: November 21, 2024

Sponsor: Council Member Anane

ORDINANCE 68.121.24

TITLE

AN ORDINANCE AMENDING CHAPTER 375 (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO PERMITTING ACCESSORY DWELLING UNITS

GENERAL PURPOSE OF LEGISLATION

This ordinance seeks to increase permit Accessory Dwelling Units in Zoning Districts

NECESSITY FOR LEGISLATION AND CHANGE TO EXISITING LAW

In order to effect a change to the USDO, an ordinance would be required alongside all requisite reviews and public hearings.

FISCAL IMPACT

None.