

## Memo

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**To:** City of Albany Common Council  
Planning, Economic Development & Land Use Committee  
**From:** Department of Planning & Development  
**Re:** Proposed Content Changes, Article II: §375-203- §375-205  
**Date:** April 20, 2021

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The following constitutes a list of suggested changes to Article II of Chapter 375 (Unified Sustainable Development). Also included are advisory notes identifying potential next steps or additional considerations for which specific changes have not yet been proposed.

### § 375-203. Residential districts.

(1) *R-1L Single-Family, Low-Density.*

(a) *Concept.*

~~[District Concept Image]~~ ~~[District Concept Image]~~

**Purpose:** The district concept images in §375-203(1)(a), §375-203(2)(a), §375-203(3)(a), §375-203(4)(a), §375-203(5)(a) and §375-203(6)(a) have been improved with added environmental and color context.

(b) *Purpose.* The purpose of the R-1L District is to provide for neighborhoods of ~~low density, single-family~~ single-unit residences on medium to large lots. Limited recreational, educational, and other neighborhood support uses are permitted as shown in Table 375.302.1 (Permitted Use Table).

**Purpose:** The district purpose statement has been updated to reflect changes made elsewhere. The reference to “low density” has been removed in deference to the subsequent reference to “medium to large lots.”

~~Table 375.203.1~~

~~Compliance with Other Standards Required~~

**Purpose:** The need to comply with additional standards in the USDO is intuitive to the reader. The removal of unnecessary tables 375.203.1, 375.203.3, 375.203.5, 375.203.7, 375.203.9 and 375.203.11 in the individual district sections will significantly reduce the document in size.

(c) ~~Dimensional standards.~~

~~[Axonometric Image]~~

**Purpose:** The axonometric images will be removed to a new section of the USDO, where appropriate. Individual examples for each district do not provide enough distinction to be warranted and could prove difficult to maintain over time if dimensional standards are added.

~~Table 375.203.2~~

~~R-1L Single-Family, Low-Density~~

~~(See § 375-401 for more details.)~~

**Purpose:** The individual district dimensional tables 375.203.2, 375.203.4, 375.203.6, 375.203.8, 375.203.10 and 375.203.12 have been removed in favor of their collective listings in Table 375.401.1. There is no need to have listings in both locations and inconsistencies have resulted from the content redundancy.

~~(d) District standards.~~

**Purpose:** The content in the district standards §375-203(1)(d), §375-203(2)(d), §375-203(3)(d), §375-203(4)(d), §375-203(5)(d), and §375-203(6)(d) belongs almost universally in other sections of the USDO. A memo will be providing outlining the sections to which each standard is removed and references to any edits to that standards.

(2) R-1M Single-Family, Medium-Density.

(a) Concept.

~~[District Concept Image]~~ [District Concept Image]

(b) The purpose of the R-1M District is to provide for neighborhoods of ~~single-family~~ single-unit residences on smaller, individual lots. Limited recreational, educational, and other neighborhood support uses are permitted as shown in Table 375.302.1 (Permitted Use Table).

**Purpose:** The district purpose statement has been updated to reflect changes made elsewhere.

~~Table 375.203.3~~

~~Compliance with Other Standards Required~~

~~(e) Dimensional standards.~~

~~[Axonometric Image]~~

~~Table 375.203.2~~

~~R-1L Single-Family, Low-Density~~

~~(See § 375-401 for more details.)~~

~~(d) District standards.~~

(3) R-2 Two-Family.

(a) Concept.

~~[District Concept Image]~~ [District Concept Image]

(b) Purpose. The purpose of the R-2 District is to provide for neighborhoods containing a blend of ~~single-family and two-family two-unit, principally detached residences~~ dwellings on ~~a variety of medium to small~~ individual lots of varying sizes. Limited recreational, educational and other neighborhood support uses are permitted as shown in Table 375.302.2 (Permitted Use Table).

**Purpose:** The district purpose statement has been updated for readability and to reflect changes made elsewhere.

~~Table 375.203.5~~

~~Compliance with Other Standards Required~~

~~(e) Dimensional standards.~~

~~{Axonometric Image}~~

~~Table 375.203.2~~

~~R-1L Single-Family, Low-Density~~

~~(See § 375-401 for more details.)~~

~~(d) District standards.~~

(4) R-T Townhouse.

(a) Concept.

~~{District Concept Image}~~ [District Concept Image]

(b) Purpose. The purpose of the R-T District is to provide for neighborhoods containing a blend of townhouse-style residences of varying sizes and configurations. These areas are often coterminous with the City designated historic districts and those areas of the City predating extensive zoning regulation. A mix of uses is permitted where the existing building typologies and built fabric of the area are consistent with such uses, as shown in Table 375.302.1 (Permitted Use Table).

~~Table 375.203.7~~

~~Compliance with Other Standards Required~~

~~(e) Dimensional standards.~~

~~{Axonometric Image}~~

~~Table 375.203.2~~

~~R-1L Single-Family, Low-Density~~

~~(See § 375-401 for more details.)~~

~~(d) District standards.~~

5) R-M Multifamily.

(a) Concept.

~~{District Concept Image}~~ [District Concept Image]

(b) Purpose. The purpose of the R-M District is to provide for neighborhoods containing predominantly ~~multi-family~~ multi-unit housing options in larger than average structures, generally with heights of four stories or less. A mix of uses are permitted where the existing building typologies and built fabric of the area are consistent with such uses, as shown in Table 375.302.1 (Permitted Use Table).

**Purpose: The district purpose statement has been updated to reflect changes made elsewhere.**

~~Table 375.203.9~~

~~Compliance with Other Standards Required~~

~~(e) Dimensional standards.~~

~~{Axonometric Image}~~

~~Table 375.203.2~~~~R-1L Single-Family, Low-Density~~~~(See § 375-401 for more details.)~~~~(d) District standards:~~

(6) R-V Residential Village.

(a) Concept.

~~[District Concept Image]~~ [District Concept Image]

(b) Purpose. The purpose of the R-V District is to provide for neighborhoods containing groups of multi-family housing buildings that may not be located on separate lots and may be organized around open spaces or curvilinear streets rather than on separate lots within a street grid. Some support uses catering to those residing within the building or complex of buildings, are permitted as shown in Table 375.302.1 (Permitted Use Table).

~~Table 375.203.11~~~~Compliance with Other Standards Required~~~~(e) Dimensional standards:~~~~[Axonometric Image]~~~~Table 375.203.2~~~~R-1L Single-Family, Low-Density~~~~(See § 375-401 for more details.)~~~~(d) District standards:~~

## § 375-204. Mixed-use districts.

The following section describes the mixed-use districts, which are districts in which both residential and nonresidential principal uses of land are permitted in the same structure or on the same lot. For most mixed-use districts, this section provides an image illustrating the overall district concept, a reference table for all development and design standards applicable to the specific district, the overall purpose of the district, the dimensional standards (illustrated and tabled), as well as any district standards. Four mixed-use districts, Form-Based Warehouse, Form-Based Central Avenue, Form-Based South End, and Form-Based Midtown are regulated based on their form and therefore are organized differently. In the form-based districts, the overall vision is illustrated by a regulating plan, supplemented by the street hierarchy and district standards that describe the required form developments must follow in these areas.

(1) MU-NE Mixed-Use Neighborhood Edge.

(a) Concept.

~~[District Concept Image]~~ [District Concept Image]

**Purpose:** The district concept images in §375-204(1)(a), §375-204(2)(a), §375-204(3)(a), §375-204(4)(a), §375-204(5)(a) and §375-204(6)(a) have been improved with added environmental and color context.

(b) Purpose. The purpose of the MU-NE District is to provide for moderate density in housing options, limited mixed-use development, and opportunities for start-up businesses in a live-work environment. Such districts are often located along principal transit corridors and closely abut residential districts. The character of these areas consists of a blend of uses, including single-, two-, and multi-family dwellings, community and cultural facilities, professional offices, services, and limited retail uses. Use of any residential structure for a permitted or approved nonresidential use shall be done so

as to avoid altering the essential character of the structure or adversely affecting the surrounding neighborhood. Other neighborhood support uses are permitted as shown in Table 375.302.1 (Permitted Use Table).

~~Table 375.204.1~~

~~Compliance with Other Standards Required~~

**Purpose:** The need to comply with additional standards in the USDO is intuitive to the reader. The removal of unnecessary tables 375.204.1, 375.204.3, 375.204.5, 375.204.7, 375.204.9, 375.204.11, 375.204.13, 375.204.14, 375.204.15 and 375.204.16 in the individual district sections will significantly reduce the document in size.

~~(c) Dimensional standards.~~

~~Table 375.204.2~~

~~MU-NE Mixed-Use Neighborhood Edge~~

~~(See § 375-401 for more details.)~~

**Purpose:** The individual district dimensional tables 375.204.2, 375.204.4, 375.204.6, 375.204.8, 375.204.10 and 375.204.12 have been removed in favor of their collective listings in Table 375.401.2. There is no need to have listings in both locations and inconsistencies have resulted from the content redundancy.

~~(d) District standards.~~

**Purpose:** The content in the district standards §375-204(1)(d), §375-204(2)(d), §375-204(3)(d), §375-204(4)(d), §375-204(5)(d), and §375-204(6)(d) belongs almost universally in other sections of the USDO. A memo will be providing outlining the sections to which each standard is removed and references to any edits to that standards.

(2) MU-NC Mixed-Use Neighborhood Center.

(a) Concept.

~~[District Concept Image]~~ [District Concept Image]

(b) Purpose. The purpose of the MU-NC District is to provide for a mixture of residential options, local retail, and small-scale commercial uses providing support services to the surrounding residential neighborhoods. Primary land uses include a variety of predominantly nondestination and non-auto-oriented retail and commercial establishments, as well as complementary residential uses. Other uses are permitted as shown in Table 375.302.1 (Permitted Use Table).

~~Table 375.204.1~~

~~Compliance with Other Standards Required~~

~~(c) Dimensional standards.~~

~~Table 375.204.2~~

~~MU-NE Mixed-Use Neighborhood Edge~~

~~(See § 375-401 for more details.)~~

~~(d) District standards.~~

(3) MU-CU Mixed-Use Community Urban.

(a) Concept.

~~[District Concept Image]~~ [District Concept Image]

(b) Purpose. The purpose of the MU-CU District is to provide for a wide variety of retail, residential, and commercial uses intended to serve an area larger than a specific neighborhood in an urban setting characterized by relatively small blocks. A mix of residential and nonresidential uses on individual lots is encouraged but not required. Permitted uses are shown in Table 375.302.1 (Permitted Use Table).

~~Table 375.204.1~~

~~Compliance with Other Standards Required~~

~~(c) Dimensional standards.~~

~~Table 375.204.2~~

~~MU-NE Mixed-Use Neighborhood Edge~~

~~(See § 375-401 for more details.)~~

~~(d) District standards.~~

(4) MU-CH Mixed-Use Community Highway.

(a) Concept.

~~[District Concept Image]~~ [District Concept Image]

(b) Purpose. The purpose of the MU-CH District is to provide for a wide variety of retail, residential, and commercial uses intended to serve an area larger than a specific neighborhood, in areas characterized by large blocks with arterial street access, and designed for convenient access by automobile. A mix of residential and nonresidential uses on individual lots is permitted but not required. Permitted uses are shown in Table 375.302.1 (Permitted Use Table).

~~Table 375.204.1~~

~~Compliance with Other Standards Required~~

~~(c) Dimensional standards.~~

~~Table 375.204.2~~

~~MU-NE Mixed-Use Neighborhood Edge~~

~~(See § 375-401 for more details.)~~

~~(d) District standards.~~

(5) MU-DT Mixed-Use Downtown.

(a) Concept.

~~[District Concept Image]~~ [District Concept Image]

(b) Purpose. The purpose of the MU-DT District is to provide for a wide range of uses and encourage infill redevelopment while reinforcing existing, well-defined urban character of Albany's historic downtown area. A mix of residential and nonresidential uses on individual lots is encouraged but not required. Permitted uses are shown in Table 375.302.1 (Permitted Use Table).

~~Table 375.204.1~~

~~Compliance with Other Standards Required~~

~~(c) Dimensional standards.~~

~~Table 375.204.2~~

~~MU-NE Mixed-Use Neighborhood Edge~~

~~(See § 375-401 for more details.)~~

~~(d) District standards.~~

(6) MU-CI Mixed-Use Campus/Institutional.

(a) Concept.

~~[District Concept Image]~~ [District Concept Image]

(b) Purpose. The purpose of the MU-CI District is to provide for sites or campuses with large public and institutional facilities, such as hospitals, museums, and institutions of higher education. Additional land uses include a variety of retail, commercial, and residential uses traditionally associated with these large institutions, as well as others shown in Table 375.302.1 (Permitted Use Table).

~~Table 375.204.1~~

~~Compliance with Other Standards Required~~

~~(e) Dimensional standards.~~

~~Table 375.204.2~~

~~MU-NE Mixed-Use Neighborhood Edge~~

~~(See § 375-401 for more details.)~~

~~(d) District standards.~~

(7) MU-FW Mixed-Use Form-Based Warehouse District

(8) MU-FC Mixed-Use Form-Based Central Avenue

(9) MU-FS Mixed-Use Form-Based South End

(10) MU-FM Mixed-Use Form-Based Midtown

**Advisory:** The Mixed-Use Form-Based Warehouse (MU-FW), Mixed-Use Form-Based Central Avenue (MU-FC), Mixed-Use Form-Based South End (MU-FS) and Mixed-Use Form-Based Midtown (MU-FM) districts are being considered for removal in favor of new districts derived from the frontage types that currently comprise these districts. This will be addressed in a separate memorandum.

## § 375-205. Special purpose districts.

(1) I-1 Light Industrial.

(a) Concept.

~~[District Concept Image]~~ [District Concept Image]

**Purpose:** The district concept images in §375-205(1)(a), §375-205(2)(a) and §375-205(3)(a) have been improved with added environmental and color context.

(b) Purpose. The purpose of the I-1 District is to provide for a broad range of commercial, civic, institutional, and light industrial uses that do not generate significant noise, glare, or heavy traffic impacts on surrounding areas. Permitted uses are shown in Table 375.302.1 (Permitted Use Table).

~~Table 375.203.1~~

~~Compliance with Other Standards Required~~

**Purpose:** The need to comply with additional standards in the USDO is intuitive to the reader. The removal of unnecessary tables 375.205.1, 375.205.3 and 375.205.5 in the individual district sections will significantly reduce the document in size.

~~(e) Dimensional standards.~~

~~{Axonometric Image}~~

**Purpose:** The axonometric images will be removed to a new section of the USDO, where appropriate. Individual examples for each district do not provide enough distinction to be warranted and could prove difficult to maintain over time if dimensional standards are added.

~~Table 375.203.2~~

~~R-1L Single-Family, Low-Density~~

~~(See § 375-401 for more details.)~~

**Purpose:** The individual district dimensional tables 375.205.2, 375.205.4 and 375.205.6 have been removed in favor of their collective listings in Table 375.401.3. There is no need to have listings in both locations and inconsistencies have resulted from the content redundancy.

~~(d) District standards.~~

**Purpose:** The content in the district standards §375-205(1)(d), §375-205(2)(d) and §375-205(3)(d) belongs almost universally in other sections of the USDO. A memo will be providing outlining the sections to which each standard is removed and references to any edits to that standards.

~~(2) I-2 General Industrial.~~

~~(a) Concept.~~

~~{District Concept Image}~~ [District Concept Image]

~~(b) Purpose. The purpose of the I-2 District is to provide for industrial uses associated with the Port of Albany as well as those with greater noise, glare, or heavy traffic impacts in locations that are typically separated from nearby residential neighborhoods. Permitted uses are shown in Table 375.302.1 (Permitted Use Table).~~

~~Table 375.203.1~~

~~Compliance with Other Standards Required~~

~~(e) Dimensional standards.~~

~~{Axonometric Image}~~

~~Table 375.203.2~~

~~R-1L Single-Family, Low-Density~~

~~(See § 375-401 for more details.)~~

~~(d) District standards.~~

~~(3) LC Land Conservation.~~

~~(a) Concept.~~

~~{District Concept Image}~~



~~(b) Purpose. The purpose of the LC district is to provide for and protect publicly owned parks, open spaces, natural areas, wildlife refuges, and other green spaces throughout the City.~~

~~Table 375.203.1~~

~~Compliance with Other Standards Required~~

~~(c) Dimensional standards.~~

~~{Axonometric Image}~~

~~Table 375.203.2~~

~~R-1L Single-Family, Low-Density~~

~~(See § 375-401 for more details.)~~

~~(d) District standards.~~

**Advisory: The Land Conservation (LC) district is proposed to be removed in favor of two new districts - Parks (PK) and Natural Areas (NA). This will be addressed in a separate memorandum.**

(3) FB-IW Form-Based Industrial Warehouse.

(a) Concept.

(b) Purpose.

(4) FB-WE Form Based Waterfront Edge.

(a) Concept.

(b) Purpose.

**Advisory: The Mixed-Use Form-Based Warehouse (MU-FW), Mixed-Use Form-Based Central Avenue (MU-FC), Mixed-Use Form-Based South End (MU-FS) and Mixed-Use Form-Based Midtown (MU-FM) districts are being considered for removal in favor of new districts derived from the frontage types that currently comprise these districts. The Form-Based Industrial Warehouse (FB-IW) and Form Based Waterfront Edge (FB-WE) have been added as new districts to §375-205. This will be addressed in a separate memorandum.**

(5) PK Parks.

(a) Concept.

(b) Purpose.

(6) NA Natural Areas.

(a) Concept.

(b) Purpose.

**Advisory: Parks (PK) and Natural Areas (NA) are proposed to be added as new districts to §375-205 in replacement of the Land Conservation (LC) district. This will be addressed in a separate memorandum.**