

TRN-1.091 – Alley Requirements

Administrative Rules Adopted by Bureaus Pursuant to Rule Making Authority (ARB)

Policy category

[Streets & Sidewalks](#)

Policy number

TRN-1.09.01

I. Purpose

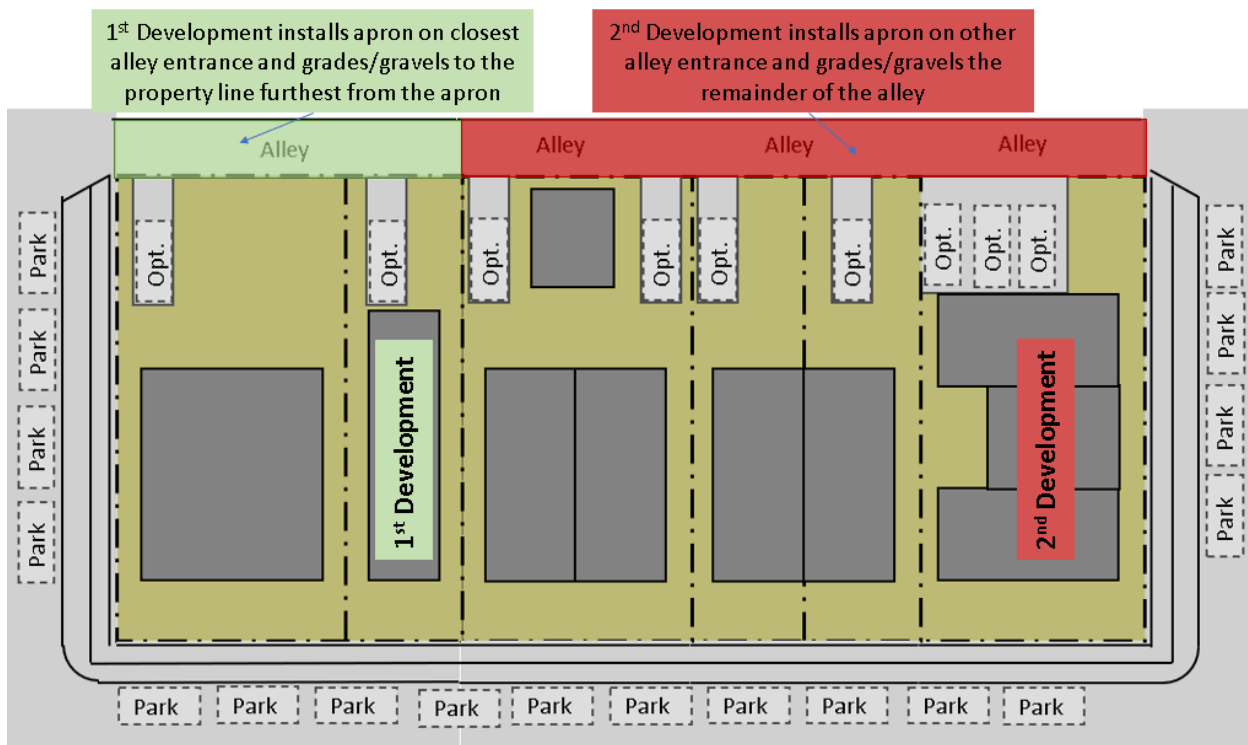
This administrative rule applies to any person wishing or required to access onsite parking from an unpaved alley located entirely in a single dwelling zone. If onsite parking is not accessed from the abutting alley, an alley improvement is not required.

II. Requirements for alleys that abut properties zoned single dwelling zones:

- A. If alley access is proposed on an unpaved alley located entirely in a single dwelling zone, the alley entrance closest to the site access shall be improved with concrete paving to a point 25-ft from the back of existing sidewalk (or from the back of a required sidewalk improvement). A compacted gravel section shall be extended to the lot line furthest from the alley entrance if the new concrete alley paving does not reach said lot line (Figure 1). While property dedication for the alley will not be required, property dedication on the street side may still be required.
- B. The subsequent applicant to access on-site parking from the alley is required to make alley improvements that do not meet current City or ADA design standards and improve the remaining unimproved alley entrance with concrete paving to a point 25 feet from the back of existing sidewalk (or from the back of a required sidewalk improvement). Extend a compacted gravel section for the remainder of the alley (up to the lot line of the first development) (Figure 1) and restore grade and gravel the alley upon completion of construction.

C. All subsequent applicants accessing onsite parking from the alley shall restore, grade and re-gravel the entire alley upon completion of construction.

D. Figure 1



III. Process:

- A. Applicant shall obtain PWP Grade-and-Gravel Permit as described in TRN-9.07 Public Works Permitting Administrative Rule.
- B. The submittal will include a survey of the entire length of alley by a licensed surveyor.
- C. The City will inspect the alley to identify all encroachments.
- D. The City will notify abutting property owners to remove encroachments from the alley with removal actions and timelines.

IV. Authority:

Portland City Code Section 17.24.020 and Title 33

History

Ordinance No. 182389 passed December 3, 2008 and expressly delegates authority for this new rule to bureau director by City Council.

Adopted by Director of Transportation August 9, 2021 and filed for inclusion August 10, 2021.