

ORDINANCE NUMBER 1337

AN ORDINANCE AMENDING ORDINANCE NUMBER 1292, AS AMENDED, PROVIDING FOR REZONING OF CERTAIN PROPERTY IN THE CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON, FROM R-7 ZONE TO R-7 (PD) ZONE, AND AMENDING ORDINANCE NUMBER 1316, AS AMENDED.

THE CITY OF MILWAUKIE DOES ORDAIN AS FOLLOWS:

Section 1. That Ordinance Number 1292, as amended, is hereby further amended by adding the following Section 5:

"Section 5. The following standards for all dwelling and accessory buildings are hereby made a part of this ordinance:

1. All standards of the R-7 zone pertaining to outright uses and conditional uses shall apply.
2. Lot Size: As per subdivision plat approval.
3. Front Yard: A front yard of at least 10 feet shall be maintained.
4. Side Yard: No side yard shall be required, except on corner lots a side yard of at least ten feet on the side abutting the street. The sum of side yard distance between all structures on lots of separate ownership shall be ten feet. All requirements of the State Structural Specialty Code (Uniform Building Code) shall apply regardless of building separations.
5. Rear Yard: A rear yard of 5 feet shall be required. A dwelling structure and/or accessory building shall be at least 20 feet from the outer boundaries of the development or the rear property line of a lot of separate ownership. On corner lots, the rear yard shall be a minimum of 10 feet.
6. Off-Street Parking: As specified in Article 5 of the Zoning Ordinance.
7. Height Restrictions: Maximum height of any structure shall be 2½ stories or 35 feet, whichever is less.
8. Lot Coverage: Maximum area that may be covered by the dwelling structure and accessory buildings shall not exceed 50 per cent of the total area of the lot.
9. Minimum Vegetation: Minimum area of the lot that must be left or planted in trees, grass, or shrubs shall be 20 per cent of the total area of the lot.
10. All standards of Article 4, Supplementary Regulations, of the Zoning Ordinance shall apply except as modified in the adoption of the above standards or as a part of the subdivision plat approval.
11. No access shall be permitted onto Railroad Avenue. Access onto Stanley Avenue shall be limited to the two access roads as shown on the final plat."

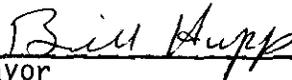
Ordinance No. _____

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Read the first time this 15th day of March, 1976, and moved to second reading by unanimous vote of the City Council.

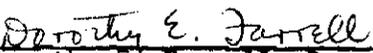
Read the second time this 15th day of March, 1976.

Signed by the Mayor this 15th day of March, 1976.



Bill Hupp, Mayor

ATTEST:



Dorothy E. Farrell, Recorder

Approved as to form:



Myer Avedovech, City Attorney