

ORDINANCE NUMBER 1569

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON AMENDING ORDINANCE NO. 1438 BY ADDING THE R-2.5 RESIDENTIAL ZONE.

WHEREAS, the amendment was considered by the Planning Commission and recommended unanimously on July 24, 1984 and

WHEREAS, the Council finds that the amendment is in the public interest and is consistent with the purposes of Ordinance No. 1438 and the Comprehensive Plan, therefore

THE CITY OF MILWAUKIE DOES ORDAIN AS FOLLOWS:

Section 1. Findings:

A. The Comprehensive Plan adopted in 1979 designated certain residential property for medium density residential development. The R-2.5 Zone along with the existing R-3 Zone will be one of two zones which implement the Medium Density Designation of the Comprehensive Plan.

B. The R-2.5 Residential Zone will allow for smaller lot sizes (2500 square feet) thereby providing more flexibility and affordable housing.

C. The R-2.5 Zone is in compliance with the Comprehensive Plan Residential Land Use Element in that it will encourage affordable housing and a diverse range of housing types.

Section 2. Amendment. Ordinance 1438 is amended by adding Section 3.04.A as follows:

Section 3.04.A Residential Zone R-2.5

1. Permitted Uses

- A. Single Family Dwelling
- B. Single Family Attached Dwelling
- C. Townhouse Dwellings
- D. Agricultural or Horticultural Uses, Provided That:
 - (1) A retail or wholesale business sales office is not maintained on the premises; and
 - (2) Poultry or livestock other than usual household pets are not housed or kept within 100 feet of any dwelling not on the same lot, nor on a lot less than 10,000 square feet per head of livestock.
- E. Public Park or Playground
- F. Any other use similar to above & not listed elsewhere.

2. Conditional Uses

- A. Boarding, Lodging or Rooming House
- B. Senior, Retirement & Handicapped Housing
- C. Multifamily Condominium or Apartment
- D. Manufactured Housing
- E. Offices for Activities Generating Minimal Amounts of Traffic
- F. Any Other Use Similar to Above & Not Listed Elsewhere

3. Standards

- A. Lot Size:
 - Single Family Dwelling - 3,000 Square Feet
 - Attached Dwellings - 2,500 Square Feet Average Per Unit
- B. Lot Dimensions:
 - Width at Building Line, Measured At Front Setback
 - Single Family Dwelling - 40 Feet
 - Attached Dwellings - 25 Feet
 - Depth For All Types of Uses - 75 Feet
- C. Setbacks:
 - Front Yard - 15 Feet
 - Side Yard - A side yard shall be at least 5 feet, and there shall be one additional foot of side yard for each 3 feet of height over two stories or 25 feet, whichever is less, except on corner lots a side yard shall be at least 15 feet on the side abutting the street. For interior single family attached, townhouses and condominium units, side yards are not required.
- D. Height of Structure:
 - Maximum Height Shall Not Exceed Thirty Five (35) Feet
- E. Parking: As Specified in Section 5
- F. Lot Coverage: 40% Maximum
- G. Minimum Vegetation and Open Space:
 - 35% of the lot must be planted in trees, grass, shrubs, barkdust for planting beds, or left as open space, or used as recreational area. At least half of this area will be of the same general character as the area with the dwelling units.
- H. Access: Every lot shall abut a public street for at least 35 feet; except as provided in the Subdivision Ordinance, and attached residential lots which shall abut a public street for at least 20 feet.
- I. Transition Area: A transition area shall be maintained according to Section 4.13.

Section 3. Amendment. Ordinance 1438 is amended by adding the R-2.5 Zone to Section 2.02 Classification of Zones.

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R-2.5

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Read the first time on October 2, 1984 and moved to a second reading by majority vote of the City Council.

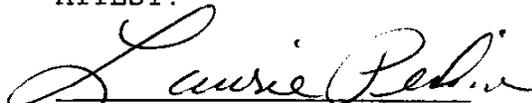
Read the second time and adopted by the City Council on October 16th, 1984.

Signed by the Mayor on October 16th, 1984.



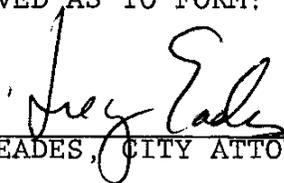
Ronald D. Kinsella, Mayor

ATTEST:



LAURIE PERKIN, RECORDER

APPROVED AS TO FORM:



GREG EADES, CITY ATTORNEY