

MILWAUKIE RESIDENTIAL DEVELOPMENT STANDARDS

PROTOTYPE SITE ILLUSTRATIONS

1 | Project Purpose

Milwaukie is a city of neighborhoods. It is also a city of large lots and older homes, so there is room for both new "infill" development and expansion of existing homes. Many in the community have called for more attention to the development and design standards for infill residential development. The purpose of this project is to review all policies that shape new and expanded single- and multifamily development, with the goal of creating a better set of standards that do not inadvertently discourage investment but result in a higher level of quality when projects are built.

Residential **development standards** regulate where a dwelling is placed on a lot and how far it is from dwellings next door (through minimum lot sizes, minimum setbacks, maximum lot coverage, and minimum lot width and depth); how tall a dwelling is (through maximum heights); and what type of dwelling – single-family detached, multifamily, rowhouse, etc - can be built on a site (through use zones).

Residential **design standards** apply to single-family residential development and regulate how a dwelling looks; this can be done by requiring a certain number of windows, a door to face a particular way, and requesting or requiring façade treatments or materials.

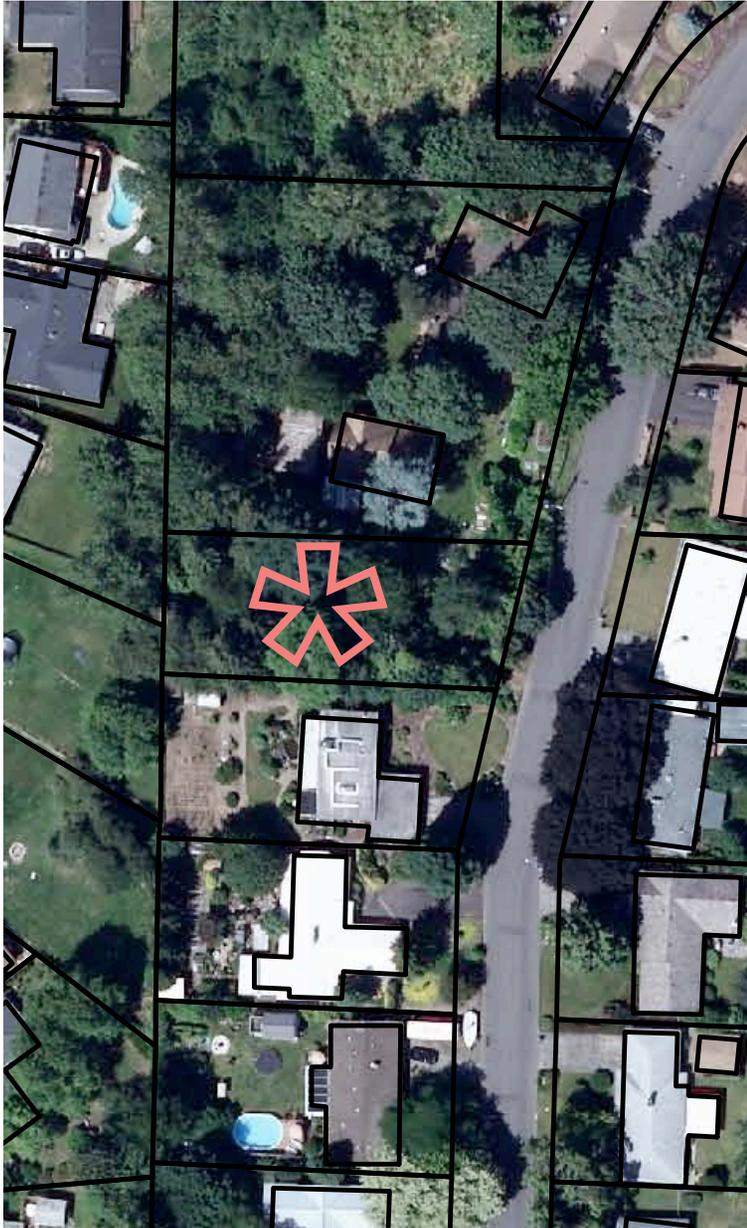
2 | Document Purpose

The purpose of this document is to help community members understand and analyze the City's existing development standards through illustrations and images. Each page of this document shows a site; describes the area surrounding the site (the context); and lists the development standards that apply to a case study site. The graphics represent the maximum allowable building envelope (the maximum height, width, depth, and lot coverage) of a dwelling that could be built on the site.

Later in the project, these sites will also be used to demonstrate alternative approaches to development standards and the potential outcome of those approaches.

None of the case study sites are targeted for actual redevelopment; these illustrations are intended only to show how sites with similar characteristics could be developed using the City's current residential development and design standards.

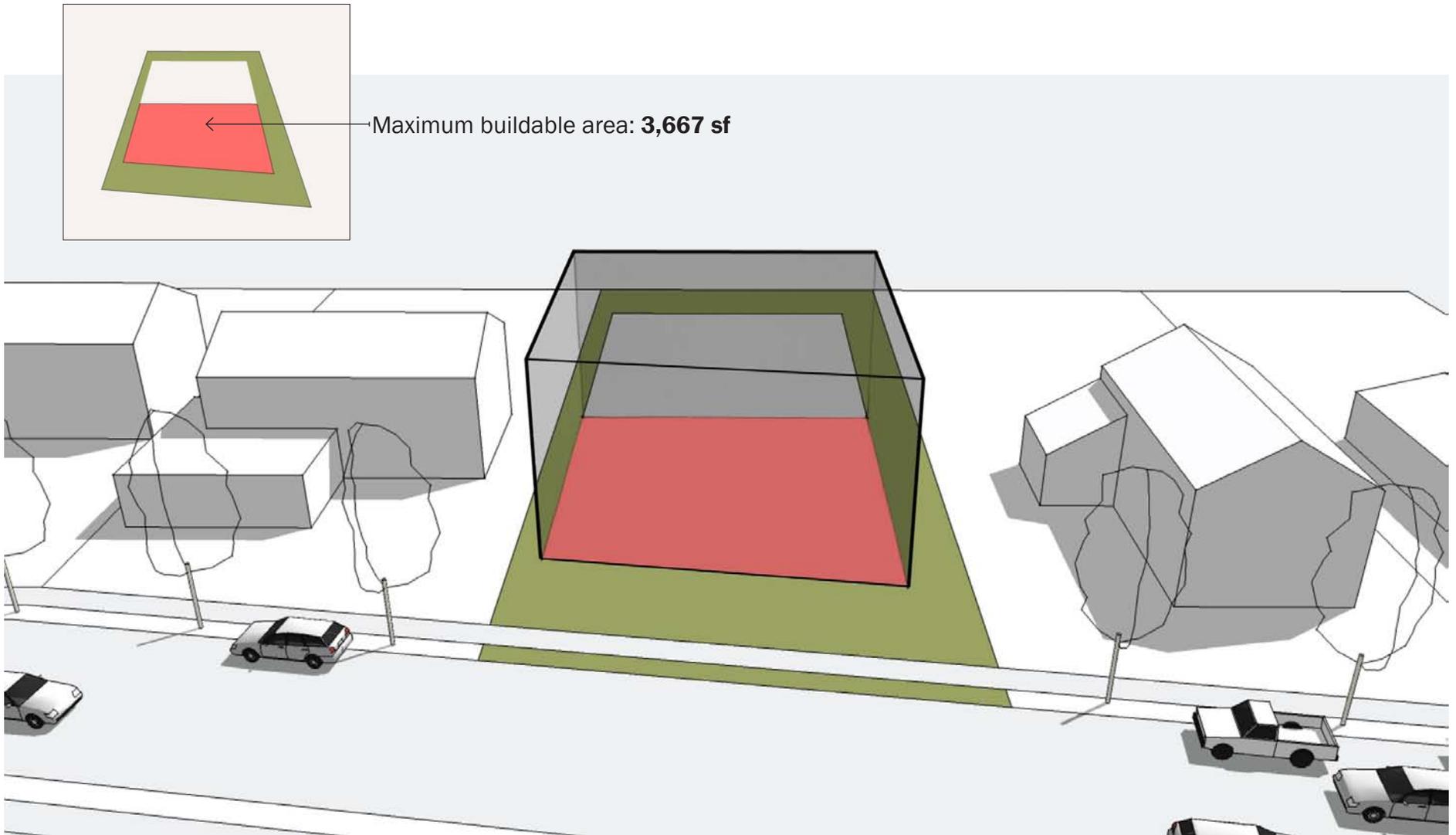
Case Study 1 | SFR



Oversized lot in an established neighborhood of large lots with consistent setbacks. The predominant housing type in the immediate area is 1- to 1.5-story ranch-style single family homes built between 1940 and 1960.

SITE INFORMATION	
Zoning	R-7
Site width	74 Feet
Site depth	164 Feet
Lot area	12,224 square feet
Applicable Standards	
Front setback	20 feet
Side setback	10 feet / 5 feet
Rear setback	20 feet
Max lot coverage	30%
Min lot area	7,000 square feet per unit
Max building height	35 feet (2.5 stories)
Min lot width	60 feet
Min lot depth	80 feet

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← Maximum buildable area: **3,667 sf**

Maximum
buildable area

Maximum
building envelope

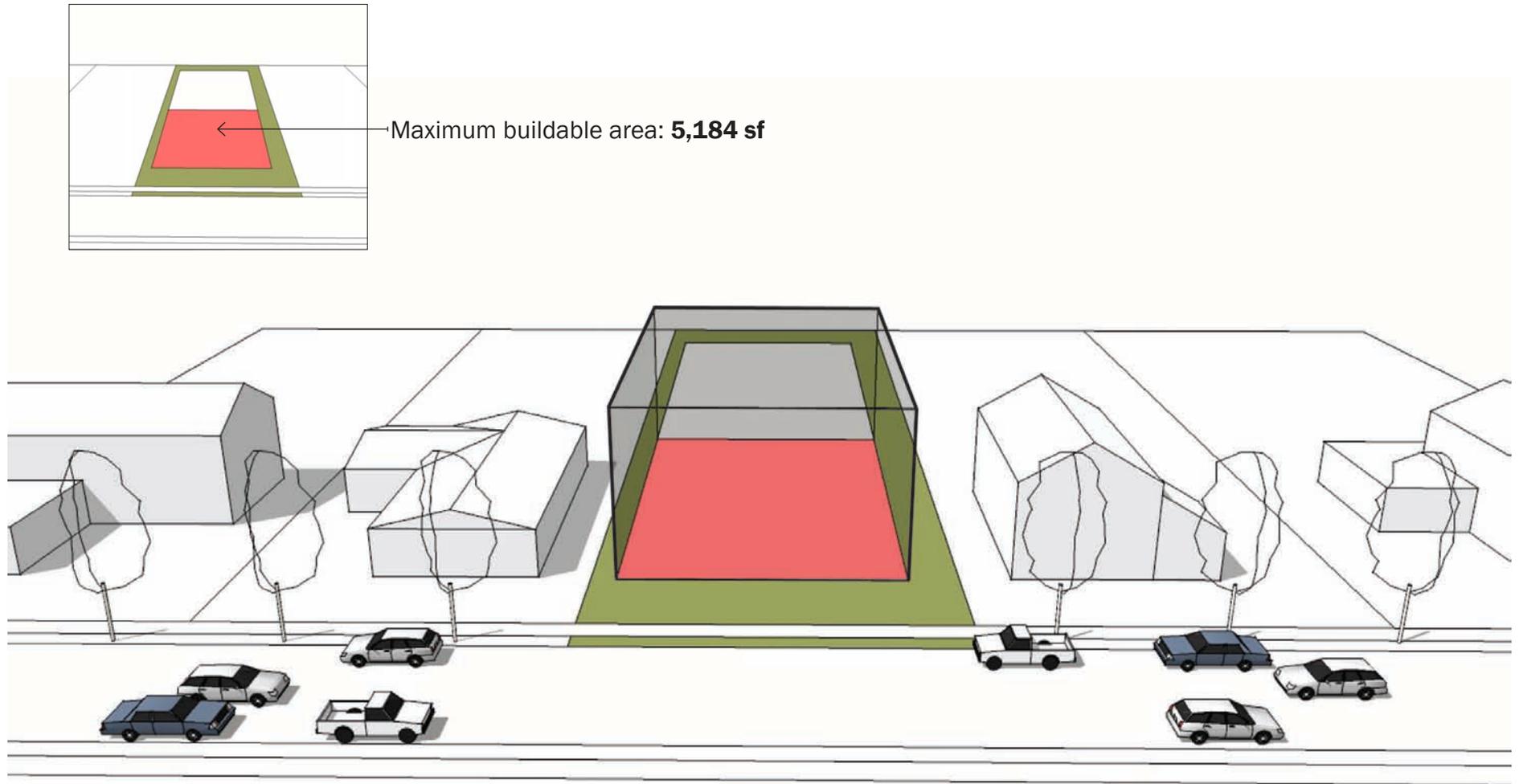
Case Study 2 | SFR



Oversized lot in an established neighborhood of deep, narrow lots with a variety of house sizes and inconsistent setbacks. The predominant housing type in the immediate area is 1- to 1.5-story single family homes of various architectural styles and periods.

Site Information	
Zoning	R-7
Site width	72 feet
Site depth	240 feet
Lot area	17,280 square feet
Applicable Standards	
Front setback	20 feet
Side setback	10 feet/ 5 feet
Rear setback	20 feet
Max lot coverage	30%
Min lot area	7,000 square feet per unit
Max building height	35 feet (2.5 stories)
Min lot width	60 feet
Min lot depth	80 feet

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Maximum buildable area

Maximum building envelope

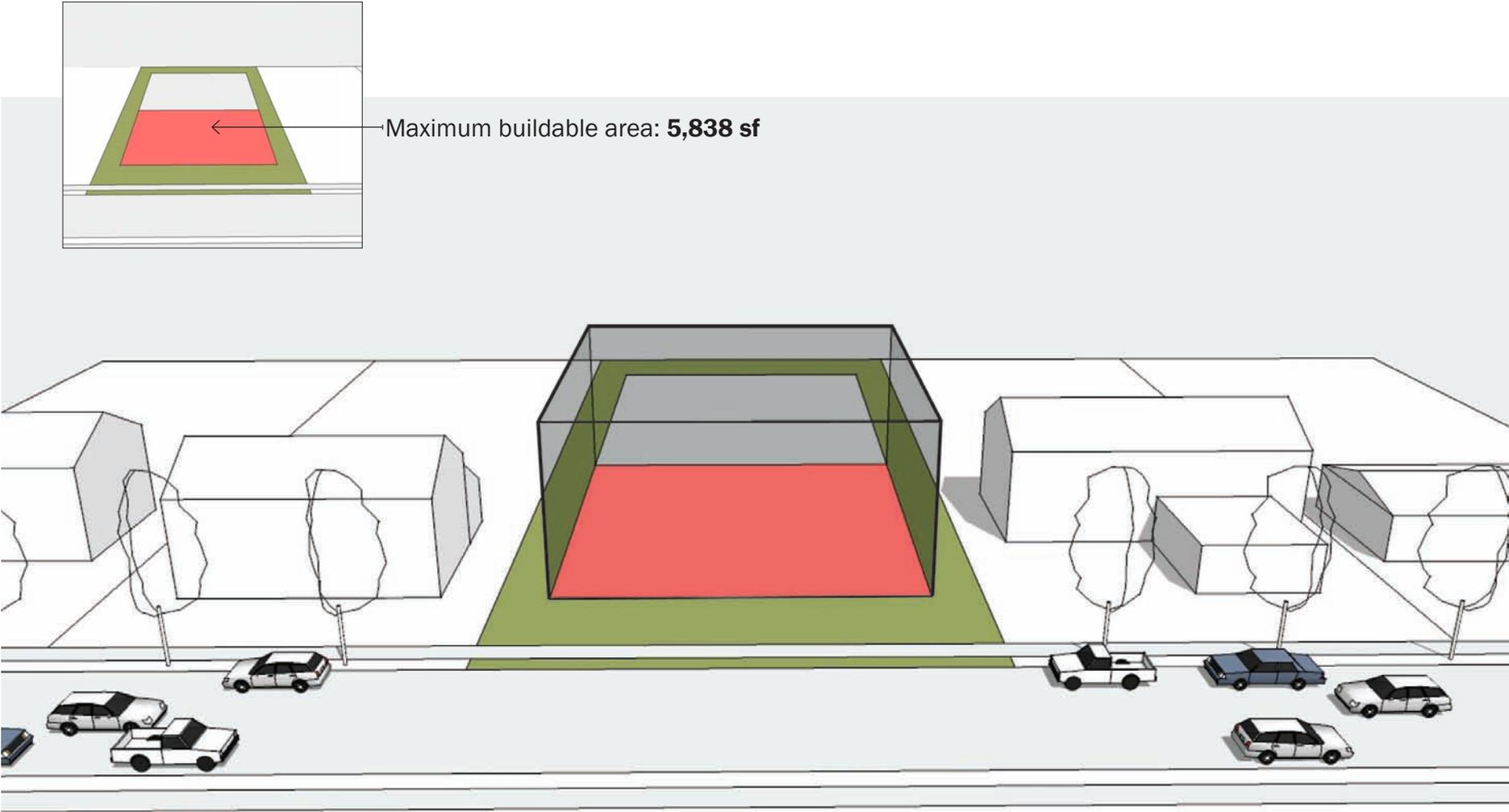
Case Study 3 | SFR



Oversized lot in a redeveloping area. The predominant housing type in the immediate area is 1- 1.5-story ranch-style single family homes built in the 1940s, '50s, and '60s.

Site Information	
Zoning	R-10
Site width	93 feet
Site depth	235 feet
Lot area	19,462 square feet
Applicable Standards	
Front setback	20 feet
Side setback	10 feet
Rear setback	20 feet
Max lot coverage	30%
Min lot area	10,000 square feet per unit
Max building height	35 feet (2.5 stories)
Min lot width	70 feet
Min lot depth	100 feet

MILWAUKIE RESIDENTIAL DEVELOPMENT STANDARDS
PROTOTYPE SITE ILLUSTRATIONS



Maximum buildable area	Maximum building envelope
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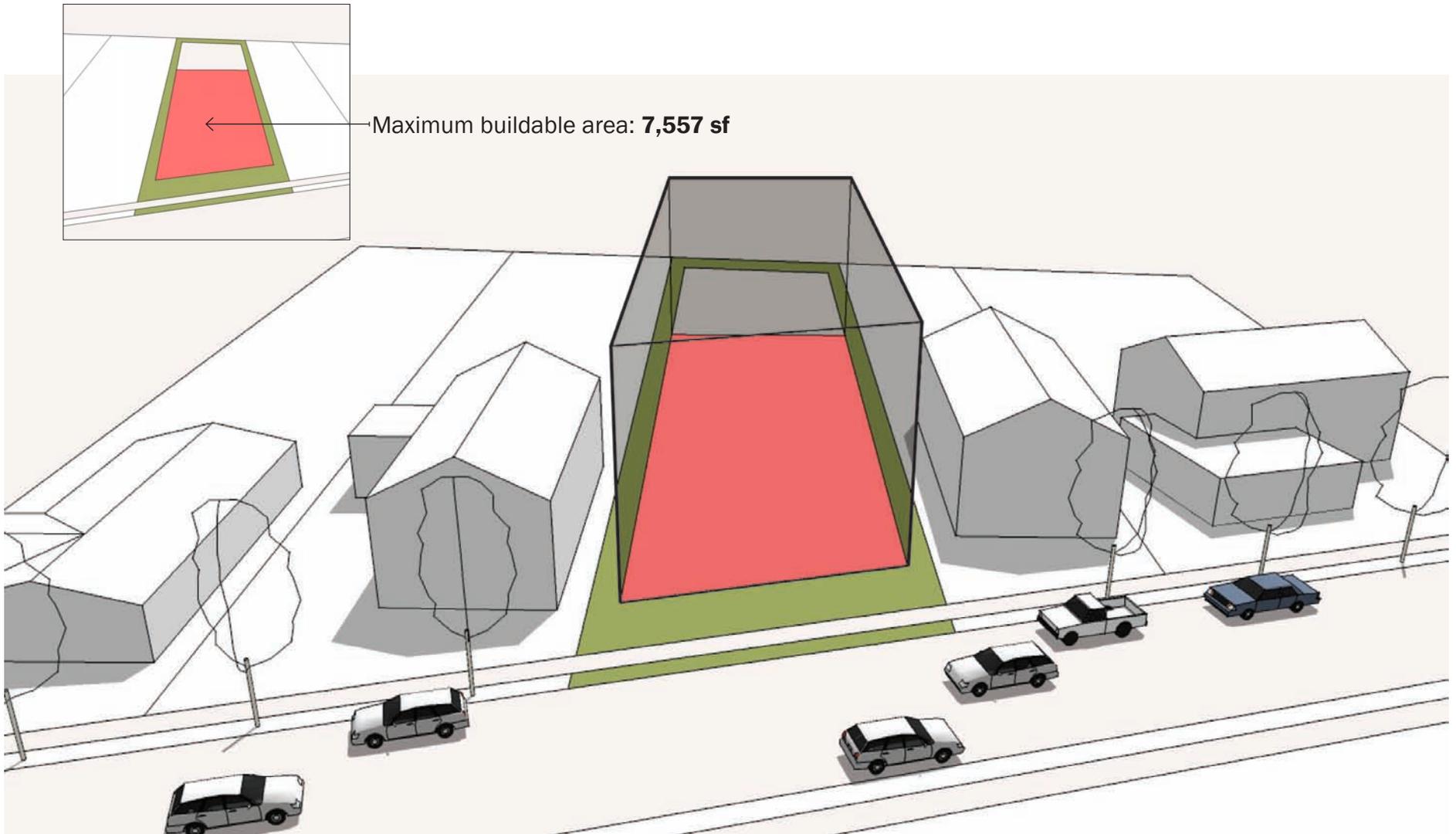
Case Study 4 | MFR



Oversized lot in an established neighborhood. The site is currently developed with a single family home and zoned for multifamily dwellings. The predominant housing type in the immediate area is multi-story multifamily dwellings.

Site Information	
Zoning	R-2
Site width	52 feet
Site depth	224 feet
Lot area	16,794 square feet
Applicable Standards	
Front setback	15 feet
Side setback	5 feet
Rear setback	15 feet
Max lot coverage	45%
Min lot area	5,000 square feet per unit (2,500 sf/unit over one unit)
Max building height	45 feet (3 stories)
Min lot width	50 feet
Min lot depth	80 feet

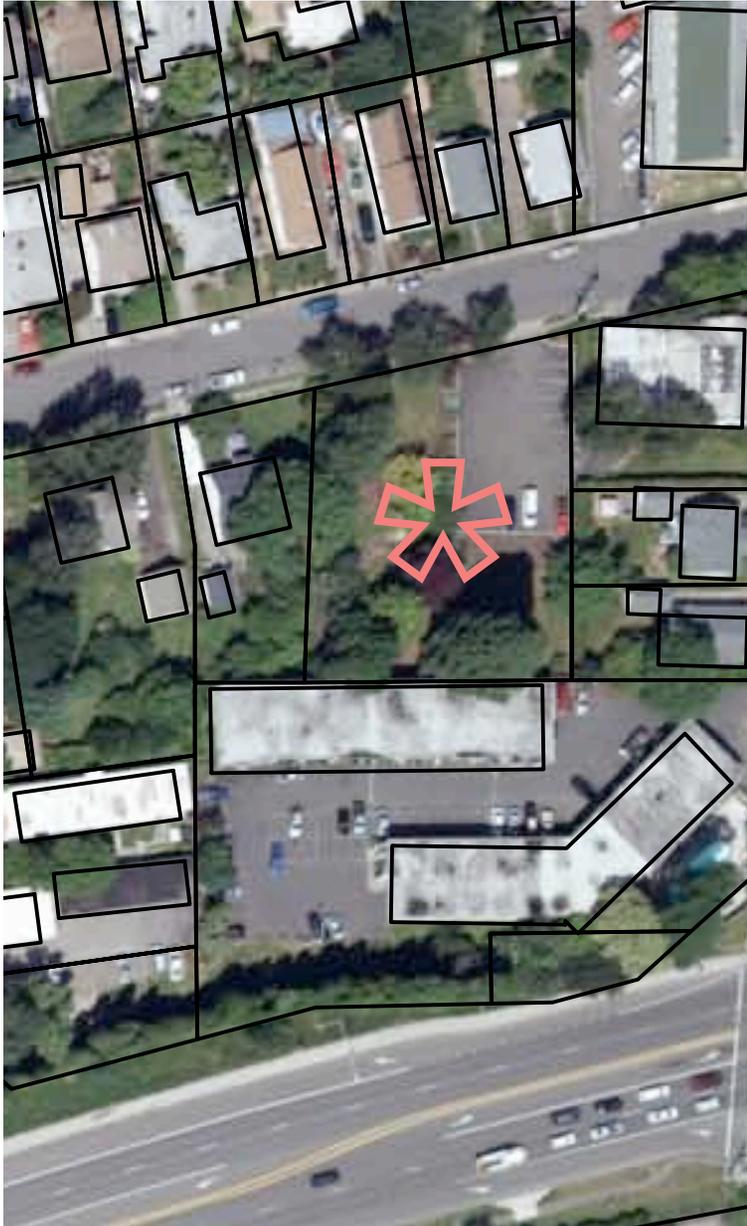
MILWAUKIE RESIDENTIAL DEVELOPMENT STANDARDS
PROTOTYPE SITE ILLUSTRATIONS



Total number of dwelling units: **6**
(estimated based on lot area and density standards)



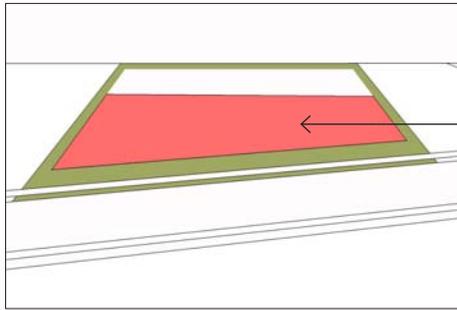
Case Study 5 | MFR



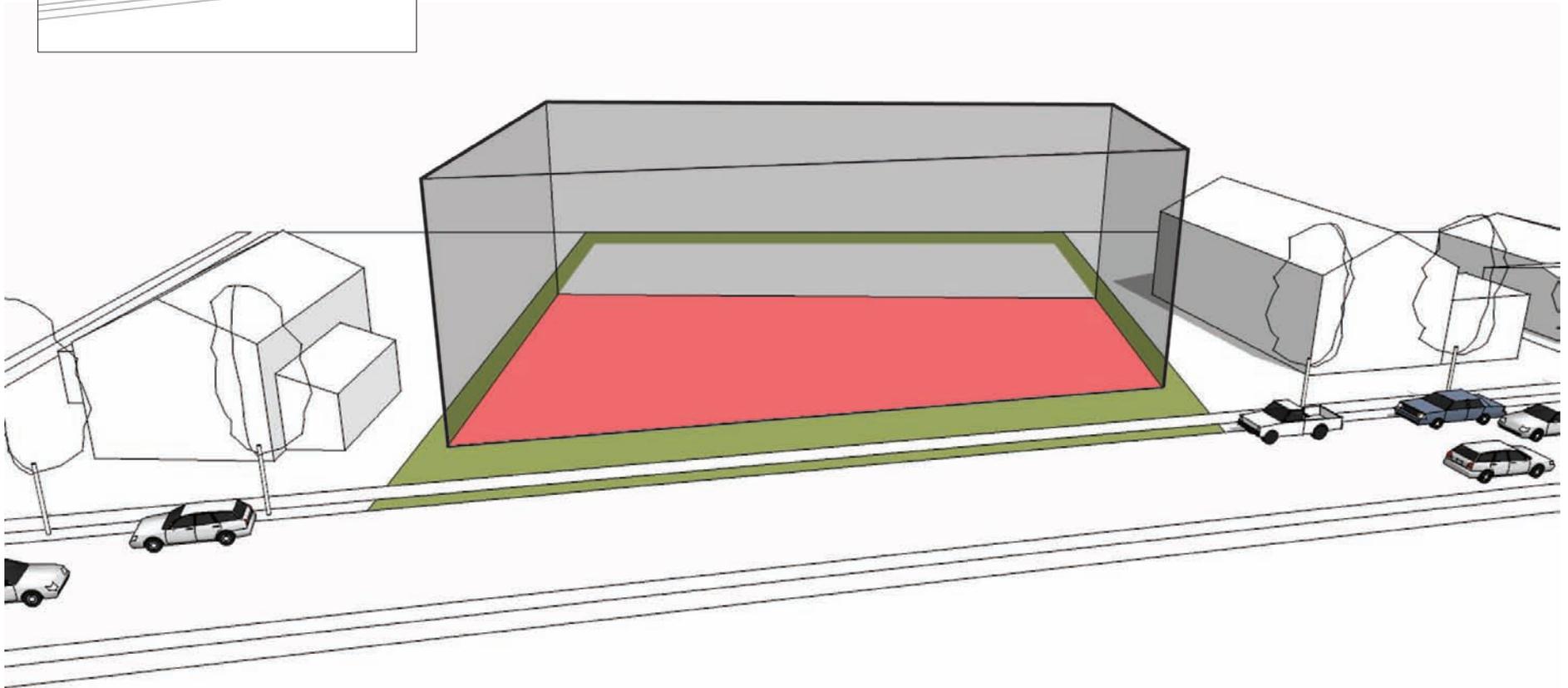
Oversized lot in an established historic neighborhood. The predominant development type in the immediate area is multi-story multifamily dwellings; institutional uses; and commercial uses.

Site Information	
Zoning	R-2
Site width	298 feet
Site depth	184 feet
Lot area	23,242 square feet
Applicable Standards	
Front setback	15 feet
Side setback	5 feet
Rear setback	15 feet
Max lot coverage	45%
Min lot area	5,000 square feet per unit (2,500 sf/unit over one unit)
Max building height	45 feet (3 stories)
Min lot width	50 feet
Min lot depth	80 feet

MILWAUKIE RESIDENTIAL DEVELOPMENT STANDARDS
PROTOTYPE SITE ILLUSTRATIONS



Maximum buildable area: **10,459 sf**



Total number of dwelling units: **8**
(estimated based on lot area and density standards)

Maximum buildable area	Maximum building envelope
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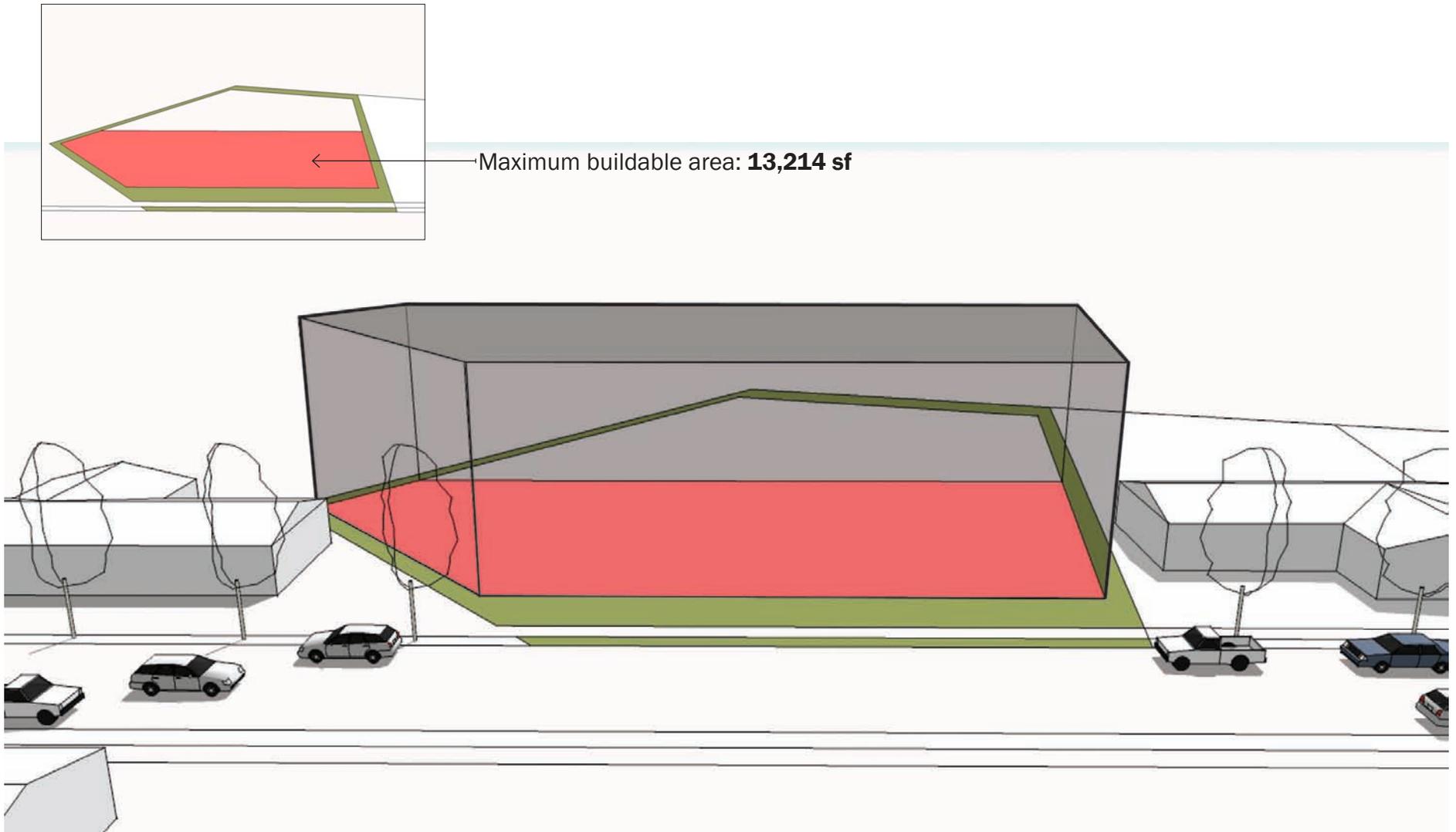
Case Study 6 | MFR



Oversized lot currently developed with a single family home and zoned for multifamily dwellings. The predominant development type in the immediate area is single family homes and institutional uses.

Site Information	
Zoning	R-2
Irregular shape	
Lot area	29,364 square feet
Applicable Standards	
Front setback	15 feet
Side setback	5 feet
Rear setback	15 feet
Max lot coverage	45%
Min lot area	5,000 square feet per unit (2,500 sf/unit over one unit)
Max building height	45 feet (3 stories)
Min lot width	50 feet
Min lot depth	80 feet

MILWAUKIE RESIDENTIAL DEVELOPMENT STANDARDS
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Total number of dwelling units: **11**
(estimated based on lot area and density standards)



Design Standards | SFR

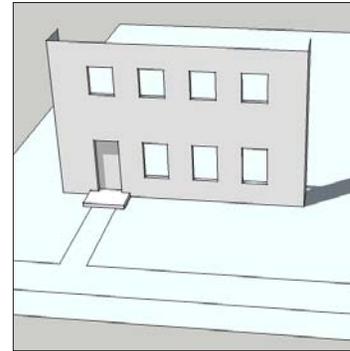
Required Design Standards

Main Entrance Standard

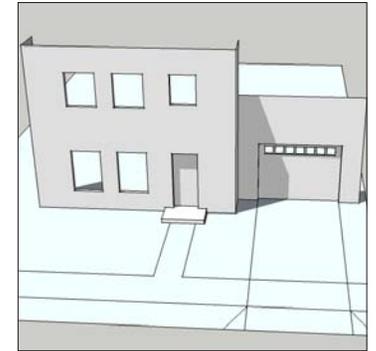
The main entrance of the dwelling shall be oriented to the street upon which the lot fronts or which provides vehicle access. The main entrance shall be considered to be oriented to the street if the front door faces the street or if the front door leads to a porch, patio, or sidewalk that is located in the front yard.

12% Window Standard

The area of windows on all exterior wall elevation(s) facing the street shall be at least 12% of the area of those elevations. Roofs, including gable ends, shall not be included in wall area.



12% Window Standard:
building elevation only



12% Window Standard:
garage windows contribute

Design Standards Menu

- Covered porch at least 5 feet deep.
- Recessed entry area at least 2 feet from the exterior wall to the door.
- Bay or bow window that projects at least 1 foot from exterior wall.
- Building face offset at least 16 inches from one exterior wall surface to the other.
- Dormer
- Roof eaves minimum projection of 12 inches from the intersection of the roof and the exterior walls.
- Roof line offsets at least 16 inches from the top surface of one roof to the top surface of the other.
- Garage attached garage
- Cupola
- Roof material: tile or wood shingle
- Material: horizontal lap siding.
- Material: brick: covering at least 40% of the building elevation that is visible from the street.

PROTOTYPE SITE ILLUSTRATIONS



Existing development that meets SFR design standards