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Land Use Applications

Uses or development that are regulated by Titles 14, 17, and 19 of the Milwaukie Municipal Code (MMC) shall submit and obtain approval for all required land use applications prior to establishment or construction.

MMC Table 19.901 below contains a complete list of the City's land use applications and the location of the provisions that govern their submittal, review, and approval.

It also identifies the review type(s) associated with each application type. The review type determines who is given notice about land use and development proposals, when the City has to make a decision on a land use application, and who makes the final decision.

Descriptions of the different review types and the procedures associated with them are located in MMC Chapter 19.1000. Decision makers for each review type are listed in MMC Table 19.1001.5.

Table 19.901 Land Use Applications		
Application Type	Municipal Code Location	Review Types
Amendments to Maps and Ordinances: Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment Zoning Text Amendment Zoning Map Amendment	Section 19.902 Subsection 19.902.3 Subsection 19.902.4 Subsection 19.902.5 Subsection 19.902.6	V IV, V ¹ V III, V ²
Annexations and Boundary Changes: Boundary Change Expedited Annexation Nonexpedited Annexation	Chapter 19.1100 Section 19.1103 Section 19.1104 Section 19.1102	NA NA IV
Appeal	Section 19.1010	Varies
Code Interpretation	Section 19.903	I
Community Service Use	Section 19.904	I, III
Compensation for Reduction in Property Value (Measure 37)	Chapter 1.20	NA
Conditional Use	Section 19.905	I, III
Development Review	Section 19.906	I, II
Director Determination	Section 19.903	I
Downtown Design Review	Section 19.907	I, II, III
Extension to Expiring Approval	Section 19.908	I, II
Historic Resource: Alteration Demolition Status Designation Status Deletion	Section 19.403 Subsection 19.403.5 Subsection 19.403.7 Subsection 19.403.4 Subsection 19.403.4	I, III III IV IV

¹ Level of review determined by City Attorney per Section 19.902.4.A.

² Level of review determined by City Attorney per Section 19.902.6.A.1.

**Table 19.901 CONTINUED
Land Use Applications**

Application Type	Municipal Code Location	Review Types
Land Divisions:	Title 17	
Final Plat	Title 17	I
Lot Consolidation	Title 17	I
Partition	Title 17	II
Property Line Adjustment	Title 17	I, II
Replat	Title 17	I, II, III
Subdivision	Title 17	III
Miscellaneous:	Chapters 19.500	
Barbed Wire Fencing	Subsection 19.502.2.B.1.b-c	II
Bee Colony	Subsection 19.503.1.D	III
Mixed Use Overlay Review	Section 19.404	III
Modification to Existing Approval	Section 19.909	I, II, III
Natural Resource Review	Section 19.402	I, II, III, IV
Nonconforming Use Alteration	Chapter 19.804	III
Parking:	Chapter 19.600	
Quantity Determination	Subsection 19.605.2	II
Quantity Modification	Subsection 19.605.2	II
Shared Parking	Subsection 19.605.4	I
Structured Parking	Section 19.611	II, III
Planned Development	Section 19.311	IV
Residential Dwellings:	Section 19.910	
Accessory Dwelling Unit	Subsection 19.910.1	I, II
Duplex	Subsection 19.910.2	II
Manufactured Dwelling Park	Subsection 19.910.3	III
Temporary Dwelling Unit	Subsection 19.910.4	I, III
Sign Review	Title 14	Varies
Transportation Facilities Review	Chapter 19.700	II
Variances:	Section 19.911	
Use Exception	Subsection 19.911.5	III
Variance	Subsection 19.911.1-4	II, III
Willamette Greenway Review	Section 19.401	III