



PLANNING DEPARTMENT
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For Building Permit and
Land Use Applications

Zoning Instructions

Minimum Vegetation

All zoning districts require that some portion of the lot be landscaped. This zoning standard is called the “minimum vegetation” area. Applicants must demonstrate that their proposal meets this standard when applying for building permit or land use approval. The minimum vegetated area differs by zoning district, so be sure to check the requirements of the zone in which the property is located.

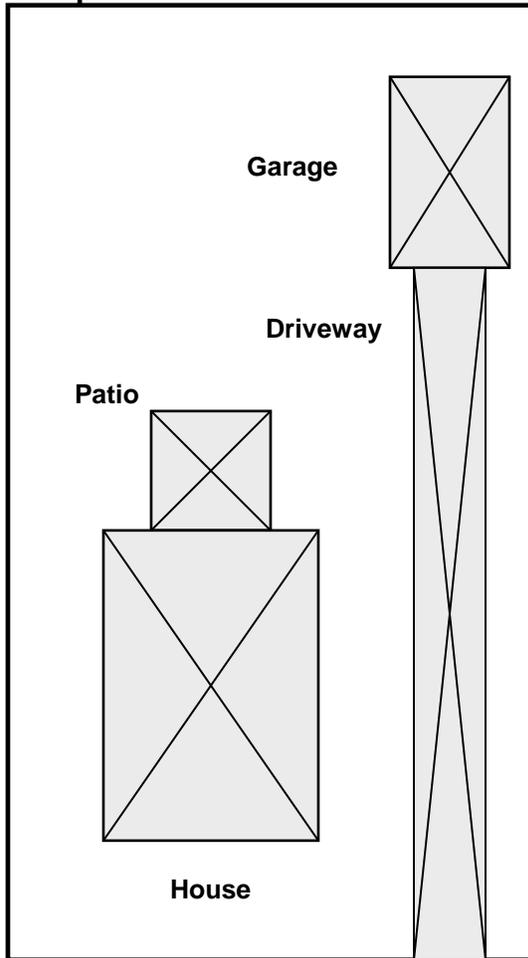
The Milwaukie Zoning Ordinance Section 19.201 defines “minimum vegetation” as the area that must be planted in trees, shrubs, lawns, or planted beds. At least 40% of the front yard shall be vegetated, with some exceptions. At least half of the minimum required vegetation area must be suitable for outdoor recreation by residents.

The plan and tables on the other side of this handout illustrate how to show “minimum vegetation” area.

All minimum vegetated area worksheets must be based on the site plan that is submitted for building permit or land use application, and they are to include the following.

1. The location and dimension of all buildings, structures, paving, and other impervious surfaces.
2. A summary table of all areas measured and their dimensions.
3. The minimum vegetated area for the zoning district in which the property is located.
4. The lot area and source of lot area information.
5. The proposed minimum vegetated area, shown as a percentage of lot area.

Sample Worksheet



Vegetated Area

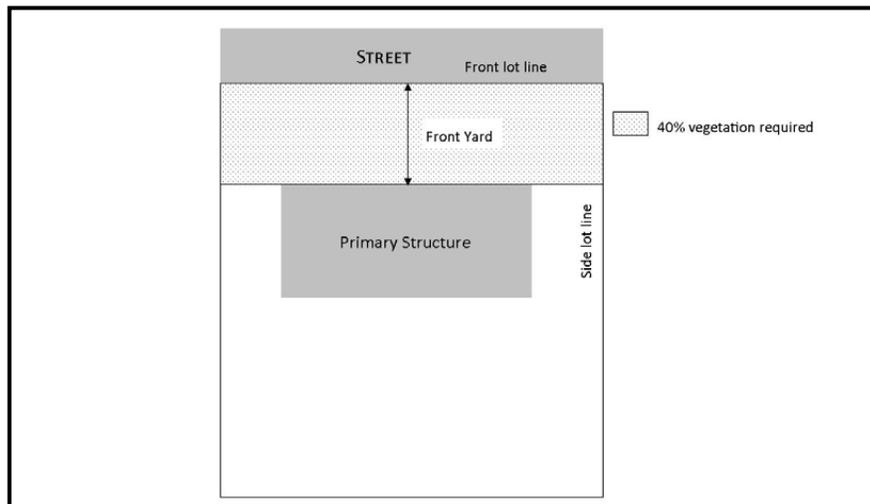
1. Draw and dimension footprints of all buildings on the site plan.
2. Draw and dimension all driveways, patios, and other impervious areas such as concrete and asphalt.
3. Calculate the area of building footprints and paved or concrete areas.
4. Vegetated area (%) equals lot area minus all building footprint, asphalt, or exposed concrete areas.

Example

House (30 x 42 ft.) = 1,260 sq. ft.
 Garage (16 x 24 ft.) = 384 sq. ft.
 Paved Driveway (12 x 75 ft.) = 900 sq. ft.
 Patio (24 x 24 ft.) = 576 sq. ft.
 Total Covered Area = 3,120 sq. ft.

Lot Area = 6,095 square feet
 Vegetated Area = (Lot area) – (Covered areas) = 6,095 – 3,120 = 2,975 sq. ft., or 49% of lot area.

Front Yard Minimum Vegetation Requirement



Please contact Milwaukie Planning staff at 503-786-7630 or planning@milwaukieoregon.gov for any questions or help with this form.