

RESIDENTIAL DESIGN & DEVELOPMENT STANDARDS UPDATE PROJECT
Multifamily Residential Design Standards

INTRODUCTION

The purpose of this document is to explain staff's proposed multifamily building design standards and the design and livability issues they address. Multifamily residential development is currently allowed in the following residential zones: R-3; R-2.5; R-2; R-1; and R-1-B. See Attachment 1 for a map of these areas.

Milwaukie's current code does not contain any standards to regulate the *design* of multifamily developments. Multifamily developments tend to include larger and taller buildings, different site layouts, and a larger quantity of parking relative to typical single-family developments. As such, it is important for the City to have basic multifamily design standards to support neighborhood character and livability. In addition to multifamily residential design standards, this document also describes proposed cottage cluster and rowhouse-specific development standards.

No changes are proposed to the City's current multifamily *development* standards, except as shown in the table below.

Note: Minimum and maximum density standards will not change.

Zone	Housing types allowed outright		Maximum lot coverage		Minimum/maximum density (dwelling units/acre)	
	Current	Proposed	Current	Proposed	Current	Proposed
R-3	SFR, duplex	Add rowhouse and cottage cluster ¹	40%	40 – 60% ²	11.6 / 14.5	No change
R-2.5	SFR, duplex	Add rowhouse and cottage cluster	40%	40 – 60%	11.6 / 17.4	No change
R-2	SFR, duplex, MFR	Add rowhouse and cottage cluster	45%	45 – 65%	11.6 / 17.4	No change
R-1	SFR, duplex, MFR	Add rowhouse and cottage cluster	45%	45 – 65%	25 / 32	No change
R-1-B	SFR, duplex, MFR	Add rowhouse and cottage cluster	50%	50 – 70%	25 / 32	No change

¹ Rowhouse and cottage cluster development would require additional development standards, including smaller minimum lot sizes.

² Up to 5% additional lot coverage for construction of a detached ADU; up to 10% additional lot coverage for SFR that meets certain standards; and up to 20% additional lot coverage for duplex and rowhouse development.

RESIDENTIAL DESIGN & DEVELOPMENT STANDARDS UPDATE PROJECT

Multifamily Residential Design Standards

FORMAT

This document is divided into five sections:

- A. **Overview:** Overview of project assumptions and priorities.
- B. **Draft Policy Goals:** Goals guiding the development of the draft proposed code.
- C. **Draft *Design Standards for Multifamily Dwellings*:** Proposed code amendments and regulation for 3 or more units on one lot.
- D. **Draft *Development Standards for Rowhouse Dwellings*:** Proposed code amendments and regulations for rowhouses on individual lots.
- E. **Draft *Development and Design Standards for Cottage Cluster Developments*:** Proposed code amendments and regulations for cottage cluster development.

ATTACHMENTS

- 1. **Map:** the City's multifamily residential zones and arterial streets.
- 2. **Model Code:** Metro's Regional Model for Cottage Housing Standards

RESIDENTIAL DESIGN & DEVELOPMENT STANDARDS UPDATE PROJECT

Multifamily Residential Design Standards

A. OVERVIEW

The purpose of the proposed design standards is to facilitate the development of attractive multifamily housing. The proposed regulations identify characteristics of good site and building design that, in combination, contribute to livability, safety, and sustainability; help create stronger communities; and foster a quality environment for people in and near the development. They are also meant to encourage more context-sensitive designs and multi-modal transportation options.

Multifamily residential development may take many forms, such as apartment buildings or “flats”, several rowhouses on one lot, garden courtyard buildings, or other multiunit residential developments. Whether occupied as rentals or condominiums, the development would be reviewed by the multifamily design standards (as long as they are on a single lot of record).

The City already has a process in place for reviewing new development that is readily adaptable for applying to multifamily development projects once design standards are adopted.



Two-Track Review Process

In order to comply with State law while allowing for creativity and variety, the City is proposing a two-track review process for multifamily development projects:

- Objective process: The project is reviewed by staff against clear standards (Type I review).
- Discretionary process: The project is reviewed by staff (Type II) or the Planning Commission (Type III) with opportunity for public input.

The applicant can choose which review process they want to use.

The “clear and objective” option uses standards that do not require discretion. A project must be approved if it meets all of the standards.

The “discretionary” option uses design guidelines, which can be applied with some discretion. Design guidelines are intended to provide more flexibility for developers and opportunities for public review and input. A project must meet the guidelines, but can use various approaches and designs to do so.

RESIDENTIAL DESIGN & DEVELOPMENT STANDARDS UPDATE PROJECT

Multifamily Residential Design Standards

B. DRAFT POLICY GOALS

The draft proposed code shall be guided by the following goals:

- **Provide the required clear and objective criteria.** To be easy to understand and implement and comply with state law.
- **Provide an optional set of discretionary criteria.** To allow for creative development solutions and allow community input on the design of the development.
- **Be style-neutral.** To allow a wide variety of architectural styles.
- **Be flexible.** To allow reasonable design variations within limits.
- **Support livability.** To make sure new projects are designed for the needs of residents and the community.
- **Support good design without being cost prohibitive.** To keep Milwaukie an affordable place to live.

Key Questions:

1. Are these the right goals?
2. Is anything missing?

RESIDENTIAL DESIGN & DEVELOPMENT STANDARDS UPDATE PROJECT
Multifamily Residential Design Standards

C. DRAFT DESIGN STANDARDS: MULTIFAMILY DWELLINGS

Purpose: To facilitate the development of attractive multifamily housing that is both a “good neighbor” and a good place to live.

Key assumptions:

1. In order to comply with State law, an objective review process will be available.
2. An applicant could choose to have a project reviewed against clear and objective standards or discretionary standards.
3. Multifamily residential development would be allowed in zones that currently allow it.
4. These design standards would apply in addition to the base zone development standards.

These standards would apply to:

- All new multifamily residential developments with three or more dwelling units on a single lot.

These standards would address:

1. **Livability:** Encourages multifamily development that contributes to a livable neighborhood by incorporating visually pleasing design, minimizing the impact of vehicles, emphasizing pedestrian and bicycle connections, and providing public and private outdoor open spaces.
2. **Compatibility:** Encourages multifamily development that is appropriate in scale to the surrounding neighborhood and maintains the overall residential character of Milwaukie.
3. **Safety and Functionality:** Encourages multifamily development that is safe and functional by providing visibility into and within a multifamily development and by creating a circulation system that prioritizes bicycle and pedestrian safety.
4. **Sustainability:** Encourages multifamily development that promotes elements of sustainability such as energy conservation, preservation of trees and open space, quality building materials, and alternative transportation modes.

What is “multifamily development”?

Multifamily development is 3 or more dwellings on a single lot. The dwellings can be attached or detached.

The proposed multifamily design standards would apply to three or more dwelling units on a single lot.

Rowhouses on individual lots would be subject to specific development standards, as described in section D.

Cottage cluster developments would be subject to specific development and design standards, as described in section E.

RESIDENTIAL DESIGN & DEVELOPMENT STANDARDS UPDATE PROJECT

Multifamily Residential Design Standards

The proposed design elements are:

1. Livability:

- Private open space
- Vehicle parking
- Building orientation and entrances
- Screening
- Privacy considerations

2. Compatibility:

- Building massing
- Building façade design
- Building transitions at edges and near lower-density residential areas

3. Safety and functionality:

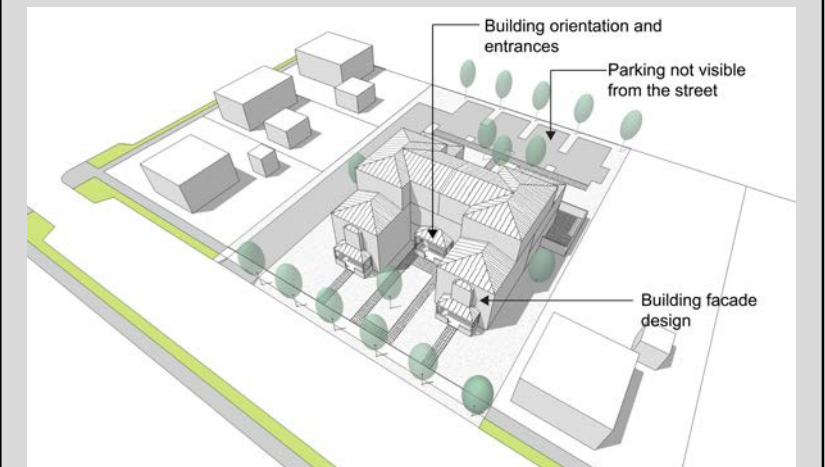
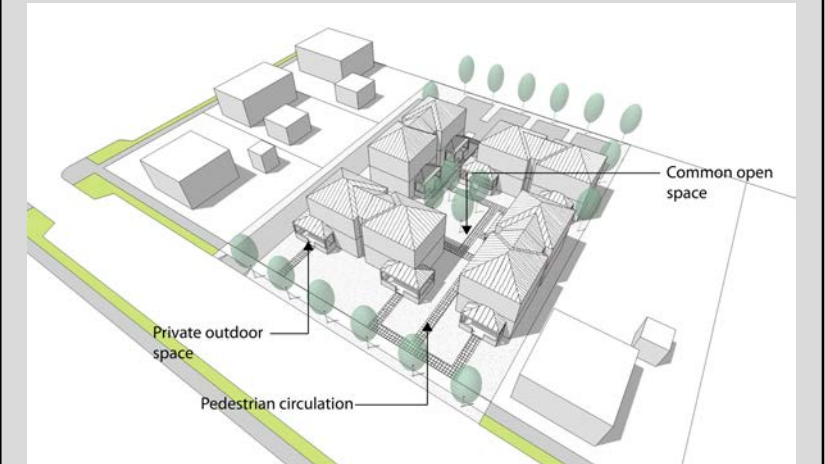
- Pedestrian circulation
- Eyes on the street and common open spaces
- Site lighting

4. Sustainability:

- Building materials
- Landscaping
- Energy-efficient design features

Design elements can take different forms.

Both of these buildings would comply with the proposed design standards.



RESIDENTIAL DESIGN & DEVELOPMENT STANDARDS UPDATE PROJECT
Multifamily Residential Design Standards

EXAMPLES of how we would measure it:

Design Element	Discretionary Process (Type II or III)	Objective Process (Type I)
Private open space	The development should provide individual private open spaces for dwelling units. Private open space should have direct access from the dwelling unit and should be visually and/or physically separate from common areas.	Private open space (patios or balconies) shall be provided as follows: 1. For each dwelling unit located on the ground floor, or within 5 feet of finished grade, a minimum of 96 square feet of private open space. 2. For each dwelling unit located more than 5 feet above finished grade, a minimum of 48 square feet of private open space. 3. For each dwelling unit with private open space, a direct and accessible route shall be provided from the dwelling to the private open space. 4. Private open space shall be visually separated from common open space and adjacent dwelling units through the use of landscaping, fencing or a wall.
Building façade design	Buildings should be designed to create a visually interesting façade that considers and complements neighboring buildings and the public street. Wall plane articulation or wall treatments should be used to break up the massing of large buildings and create a human-scaled environment.	1. Street-facing elevations shall be divided into wall planes that reflect individual dwelling units. This can be achieved by doing one or more of the following: a. Incorporating elements such as porches or decks into the wall plane. b. Recessing the building a minimum of 2 feet in depth by 6 feet in length. c. Extending an architectural bay at least 2 feet from the primary street-facing façade. 2. Windows shall occupy a minimum of 15% of the total street-facing façade.

Key Questions:

1. Should we encourage discretionary review, or should we make it easier to meet objective standards?
2. Are there other really important items or design features that should be encouraged or required?

RESIDENTIAL DESIGN & DEVELOPMENT STANDARDS UPDATE PROJECT

Multifamily Residential Design Standards

D. DRAFT DEVELOPMENT STANDARDS: ROWHOUSE DWELLINGS

Problem: Rowhouses are not currently allowed in the zones that allow multifamily housing, even in areas where they might be more appropriate than larger multi-unit buildings. The current minimum lot size in multifamily zones is 5,000 square feet, which allows larger multifamily developments but does not allow rowhouse development on fee-simple lots.

Purpose: Remove development barriers to rowhouses on fee-simple lots to facilitate homeownership.

Key assumptions:

1. Rowhouse development would be allowed in zones where multifamily development is already allowed, as long as it met the density standards of the zone.
2. Rowhouse development would require narrower lots, higher lot coverage, and smaller minimum lot sizes than current standards.

These standards would apply to:

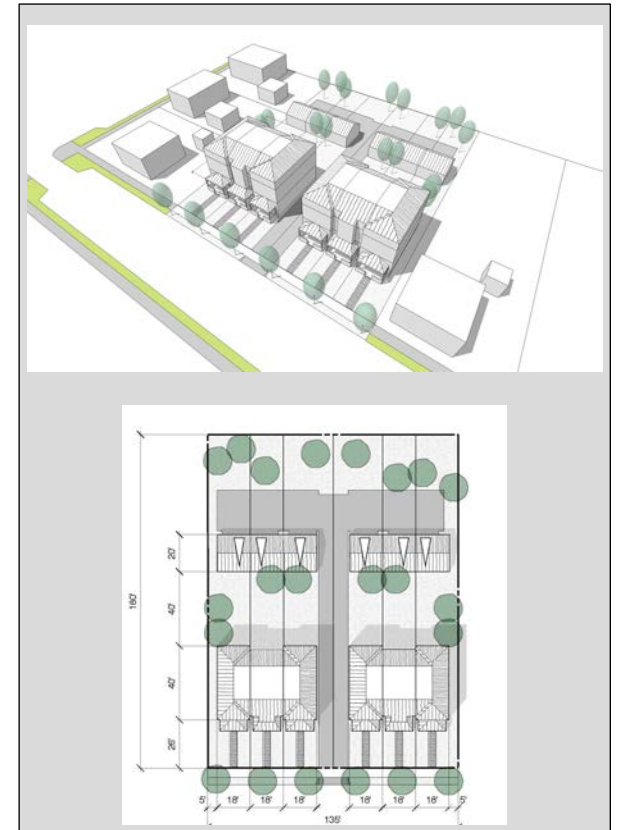
- Two or more attached single-family dwellings where each dwelling is on an individual lot.

These standards would address:

1. Rowhouses would be added to the types of housing allowed in multifamily zones.
2. Fee-simple rowhouse development requires smaller and narrower lots than are currently allowed.

Key questions:

1. Should we allow rowhouses in multifamily zones?
2. Should we limit the number of rowhouses in a row?



RESIDENTIAL DESIGN & DEVELOPMENT STANDARDS UPDATE PROJECT

Multifamily Residential Design Standards

E. DRAFT DEVELOPMENT STANDARDS: COTTAGE CLUSTER DEVELOPMENT

Purpose: Allow single-family dwellings to take the form of cottage cluster development to increase housing variety for smaller households and facilitate homeownership.

Key assumptions:

1. Cottage cluster development would be allowed in multifamily residential zones, as long as it met the density standards of the zone.
2. Cottage clusters can fit into existing neighborhoods better than traditional multifamily development.
3. Cottage cluster development would require separate development standards, including smaller minimum lot sizes and land-locked parcels.

These standards would apply to:

- All new cottage cluster development.

These standards would address:

See Attachment 2 for Metro’s Regional Model for Cottage Housing Standards. The most notable components of the model code are:

1. Ensuring small, compact dwellings through square footage and height maximums.
2. Between 4 and 12 cottages would be permitted in each cluster development.
3. Cottages would be oriented toward a common open space.
4. Parking would be clustered and separated from the common areas and homes.

Key question

1. Should we allow cottage housing development in multifamily zones?

What is a “cottage cluster”?

Cottage cluster housing is generally defined as a development of small, detached single-family dwelling units clustered around a central outdoor common space with a coordinated site plan.

Cottages are smaller than single-family houses and are often oriented toward the common space. While cottages share such amenities as open space, gardens, a workshop, or a community building, each cottage has its own yard and the privacy of a roofed porch.

