

ACCESSORY STRUCTURES

General Standards



What is an Accessory Structure?

- Any building that is not attached to a house, such as a garden shed or detached garage.
- Any structure that is not attached to a house, such as a pergola, arbor, cob bench, or trellis.
- Some accessory structures have open walls and/or roofs.

Problems to Solve

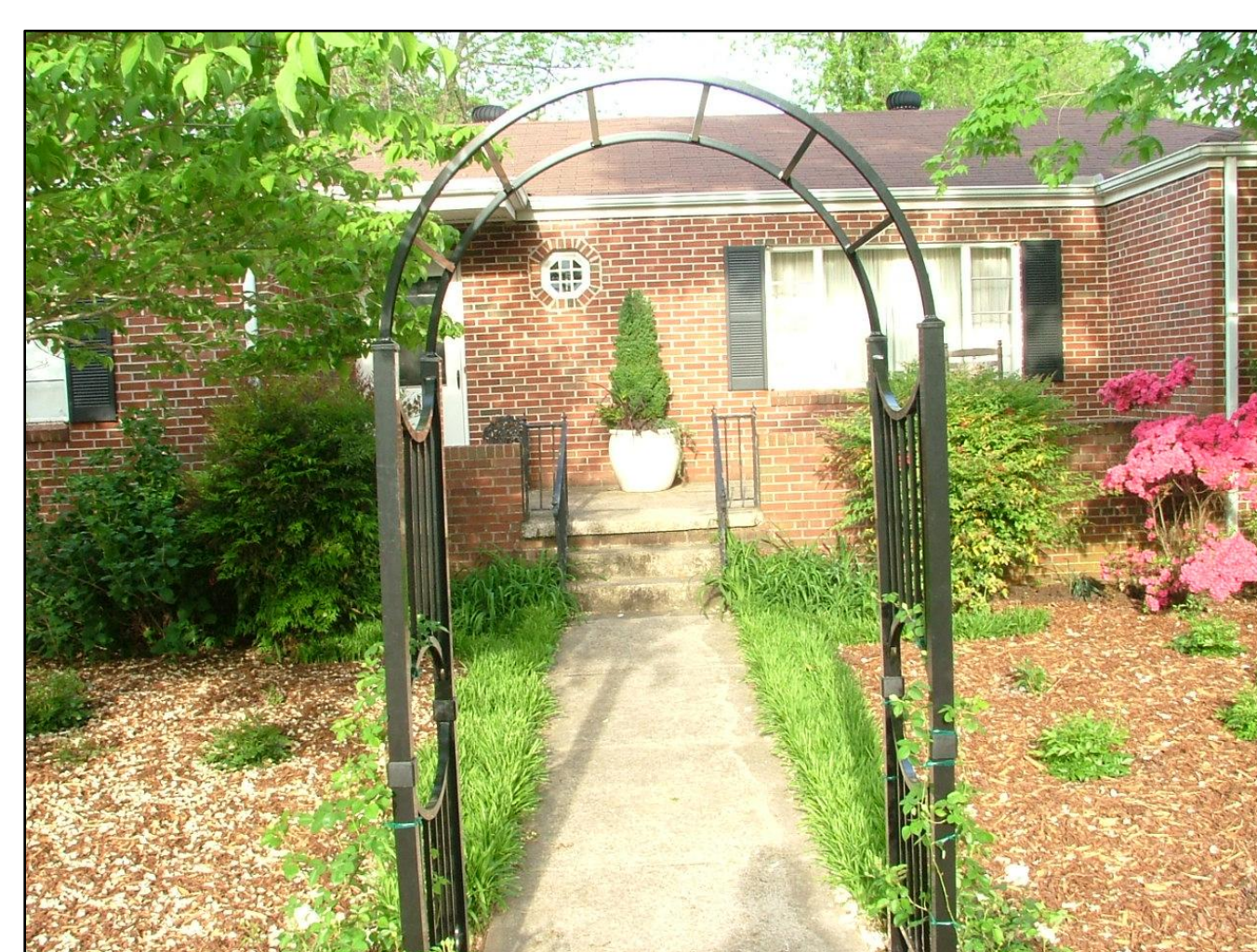
- Current standards are overly restrictive with regard to height and size, and don't take the location of the structure into consideration.
- There are no regulations for the type of siding materials that can be used on small buildings.

This wind energy system is not allowed under current standards.



Tools We Can Use

- **Development standards:** maximum height, size, setbacks, and lot coverage.
- **Design standards:** exterior materials, roof pitch.



ACCESSORY STRUCTURES







General Standards



Key Recommendations

- **Increase allowed sizes.** Allow structures that are set back further from property lines to be taller and have a larger footprint than those that are closer to the property lines.
- **Exterior materials.** Prohibit the use of PVC or plastic supports, and fabric, tarpaulin, or other similar materials.
- **Sustainability.** Allow sustainability-related accessory structures such as solar arrays, wind generators, and stormwater cisterns.

Anticipated Results

Recommendation	Example of an accessory structure that would be approvable	Example of an accessory structure that would NOT be approvable
Increase Allowed Sizes.	<p>Detached ADU meets setback and height standards and is smaller than the primary dwelling.</p> 	<p>Accessory structure is as large as the primary dwelling.</p> 
Exterior Materials.	<p>Wood or other permanent material.</p> 	<p>PVC, fabric, tarps, or similar materials.</p> 
Sustainability.	<p>Residential cisterns, solar panels, and wind energy systems would be clearly allowed.</p> 	<p>Large scale systems would not be allowed.</p> 

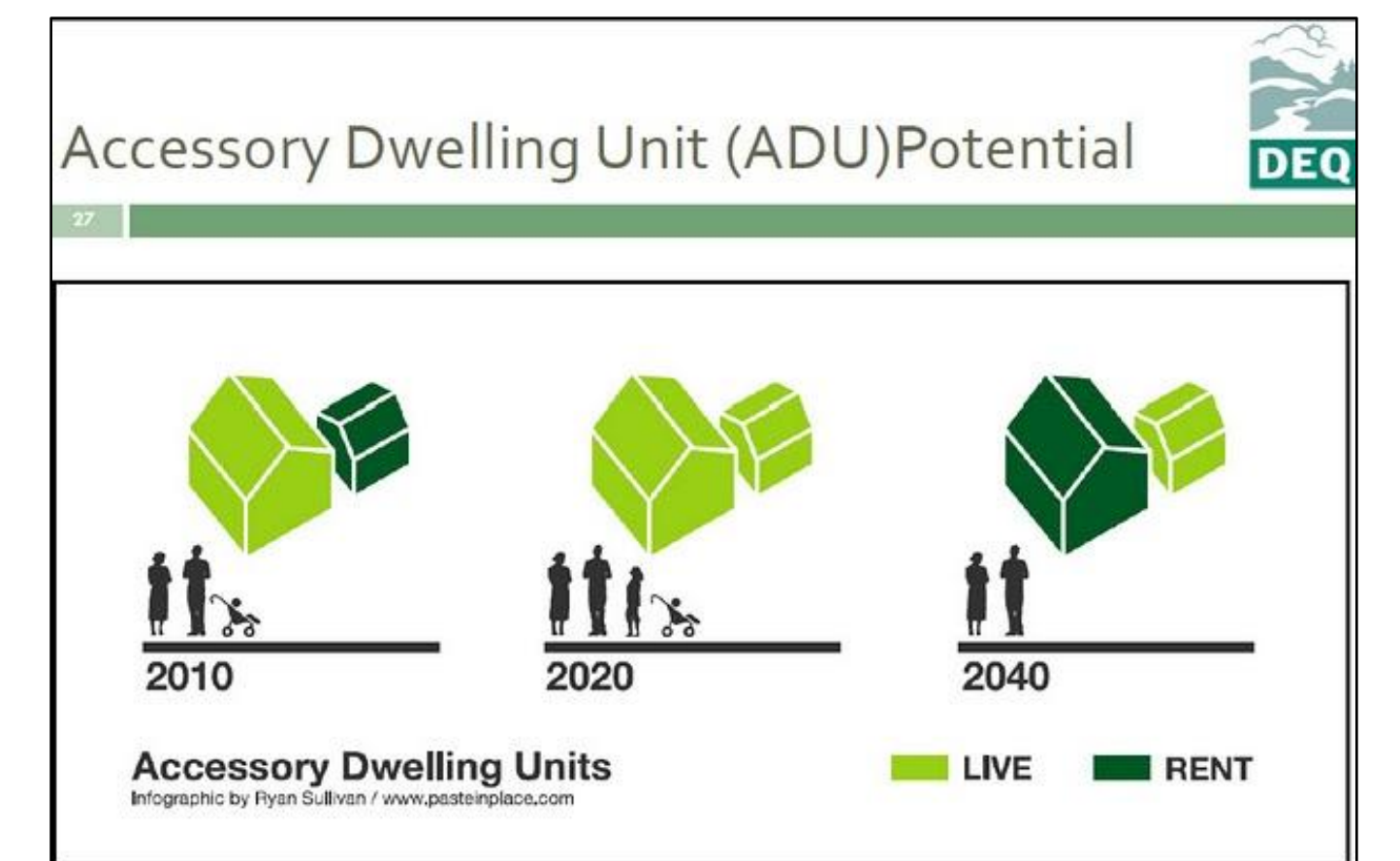
ACCESSORY STRUCTURES

Accessory Dwelling Units



Benefits of an Accessory Dwelling Unit (ADU)

- Increases property values of existing single-family homes.
- Provides additional income to property owners.
- Provide housing options for family members, such as grown children or aging parents.



Problems to Solve

- Though many Milwaukie residents want to establish ADUs, current review procedures are costly and onerous, and serve to inhibit ADU development.
- Current standards do not allow detached ADUs, such as over a detached garage.
- Current standards overly restrict the size of ADUs.
- Properties that have reached their maximum lot coverage cannot build detached ADUs.

Detached ADU above garage.



Tools We Can Use

- **Development standards:** maximum height, setbacks, and number of ADUs on a site.
- **Design standards:** exterior materials, windows, roofs, and eaves.



Detached ADU



Attached ADU



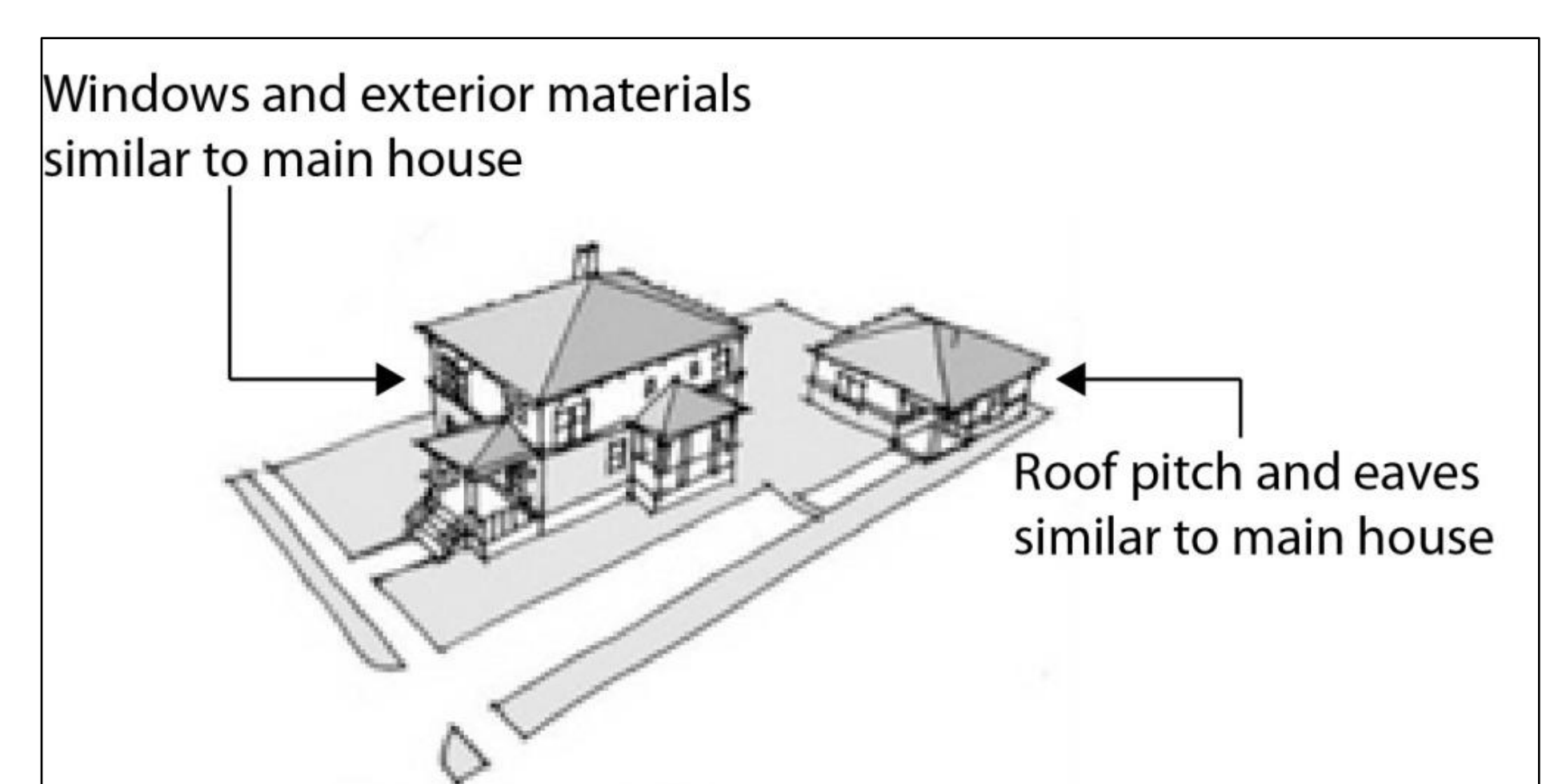
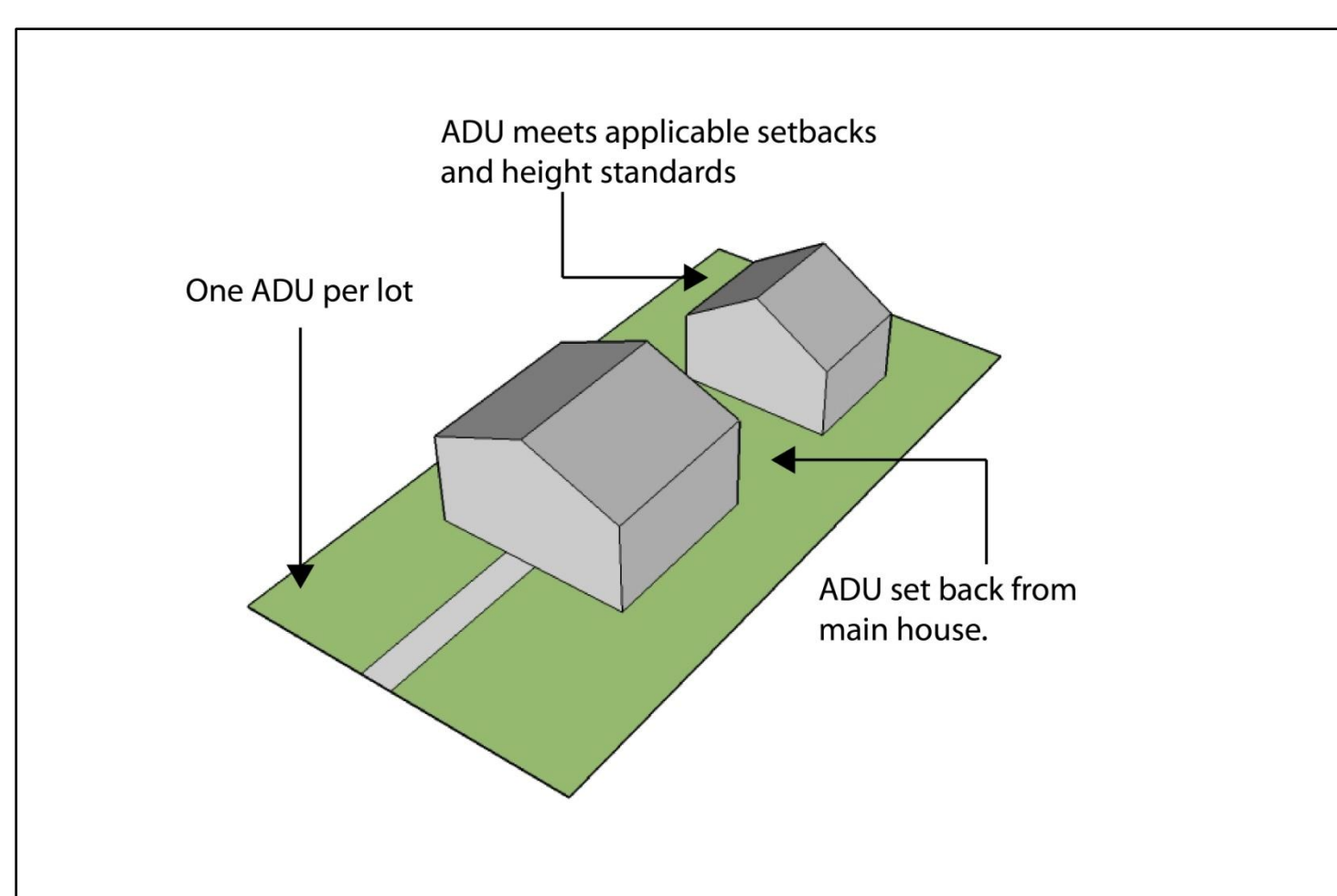
ACCESSORY STRUCTURES

Accessory Dwelling Units








Key Recommendations

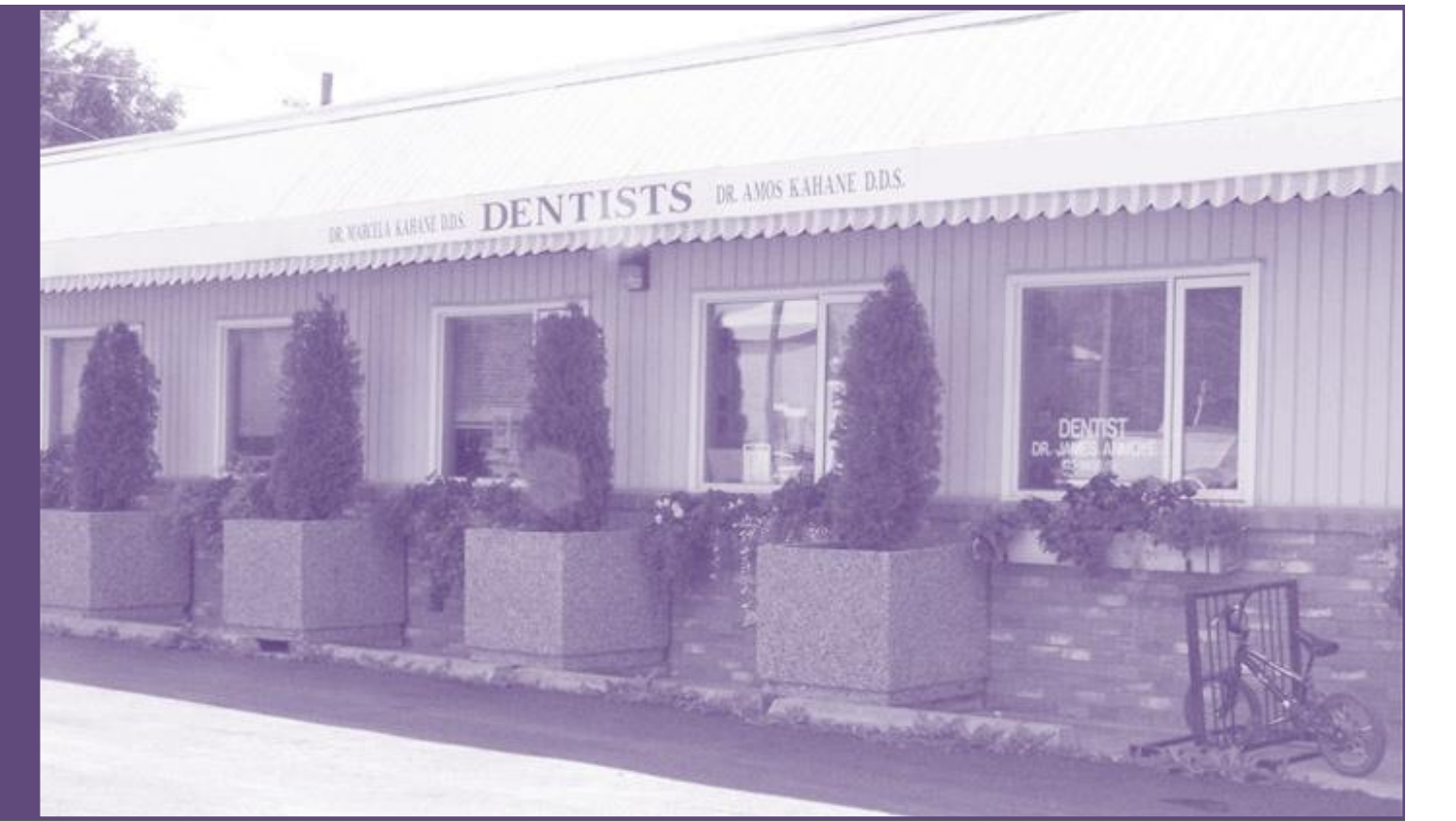
- **Allowable housing type.** Allow detached ADUs in all zones that allow single-family detached homes. Continue to allow attached ADUs.
- **Streamline approval process for ADUs.** Permit ADUs through a Type I staff-level review process.
- **Modify development standards for ADUs.** Allow larger detached ADUs, and develop size and lot coverage standards specific to detached ADUs. Continue to allow one ADU per property.
- **Establish design standards for detached ADUs.** Require detached ADUs to match the materials and design of the primary dwelling.



Anticipated Results

Recommendation	Example of an ADU that would be approvable	Example of an ADU that would NOT be approvable
Development Standards for ADUs.	One ADU per lot. 	Two ADUs on one lot. 
Development Standards for Attached ADUs.	Attached ADU entrance is not on the front of the house. 	Two entrances on the front of the house. 
Design Standards for Detached ADUs	Detached ADU (rear) uses similar materials and design as the primary dwelling. 	Does not match the design or materials of the primary dwelling. 

CONDITIONAL USES In Residential Zones



Should We Allow More Conditional Uses in Residential Zones?

- Some non-residential uses in residential zones can already be approved by the Planning Commission.
- Offices are already allowed as conditional uses in medium and high density residential zones. Government offices would be allowed as a community service use.
- Expanding the list of possible conditional uses allowed in low density and zones and medium and high density zones might make sense.

Problems to Solve

- The areas adjacent to Milwaukie's arterial streets are generally zoned for residential uses rather than mixed-use or commercial uses as in other cities.
- Many of the City's arterials are lined with legal and illegal nonconforming office uses, and established home offices.

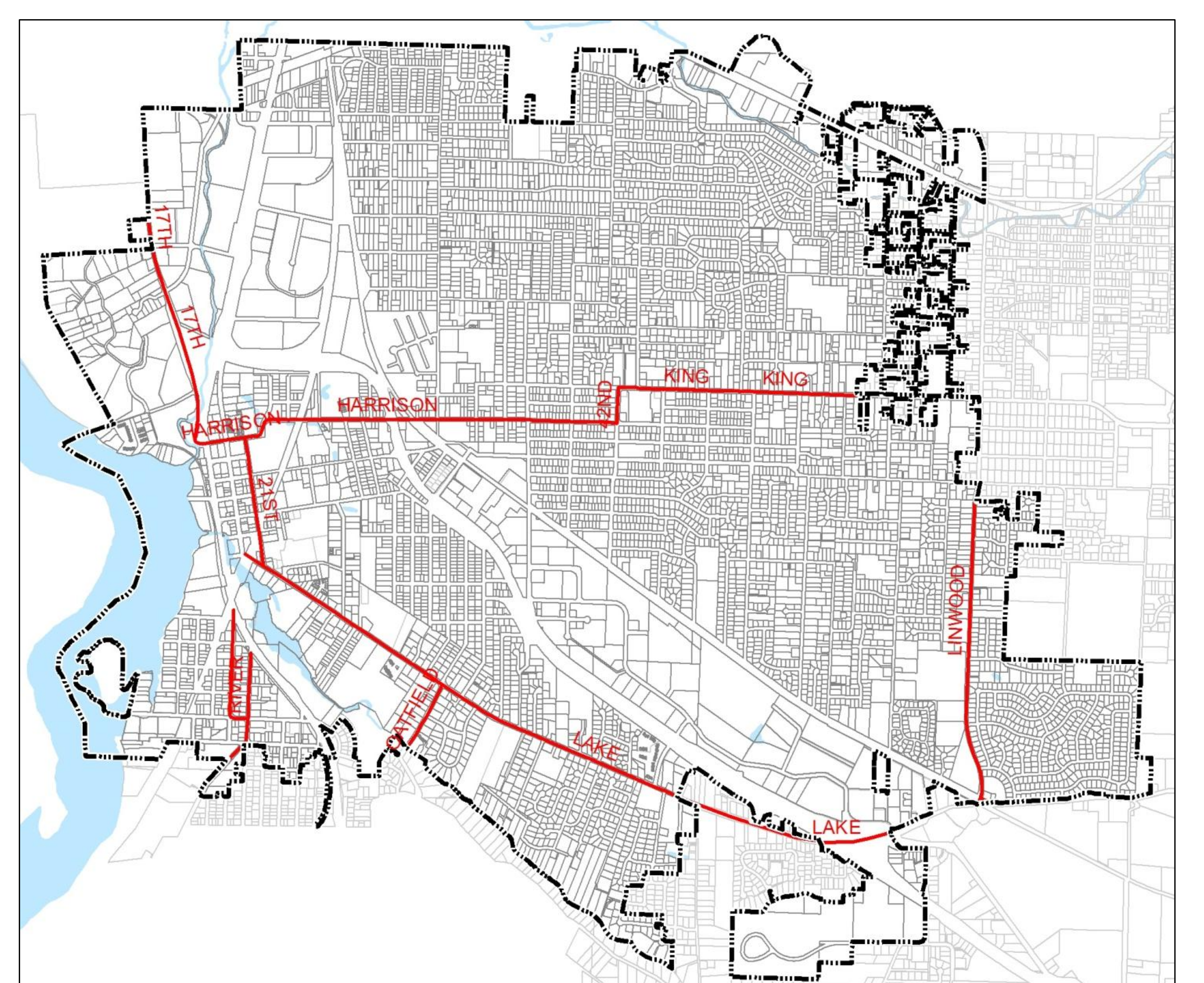


Existing home office on King Rd.

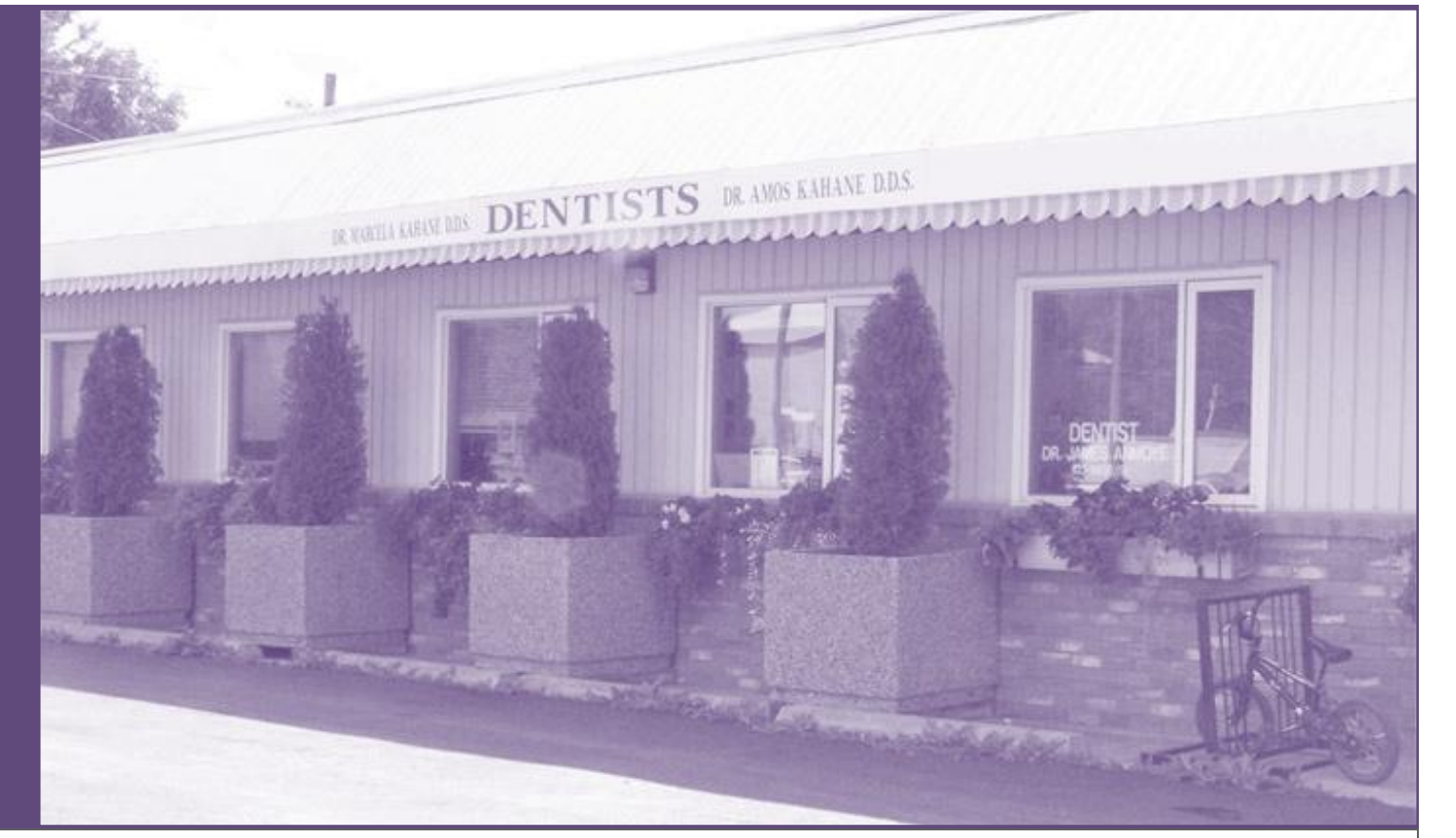
Tools We Can Use

- **Discretionary land use review.** Conditional uses must be approved by the Planning Commission at a public hearing, and must meet the following criteria:
 - The site is suitable for the use.
 - The use will be reasonably compatible with, and have minimal impact on, nearby uses.
 - All identified impacts will be mitigated to the extent practicable.
 - The use will not have impacts greater than a residential use.
- **Restrictions on location.** Offices in low density residential zones would only be allowed along streets designated as "arterial."
- **Restrictions on size.** Offices in low density residential zones would be limited in size.

Arterial streets are shown below. Arterial streets in residential zones include: Harrison St; King Rd; Lake Rd; Linwood Ave; Oatfield Rd; portions of River Rd; and portions of 22nd Ave.



CONDITIONAL USES In Residential Zones



Key Recommendations

- **Low density zones.** Allow offices as conditional uses, subject to the following limitations:
 - Must be located on an arterial street as identified in the Transportation System Plan (TSP)
 - Maximum total floor area of 2,000 square feet, unless the Planning Commission approves a larger space in an existing building.
- **Medium and high density zones.** Allow personal service businesses as conditional uses.

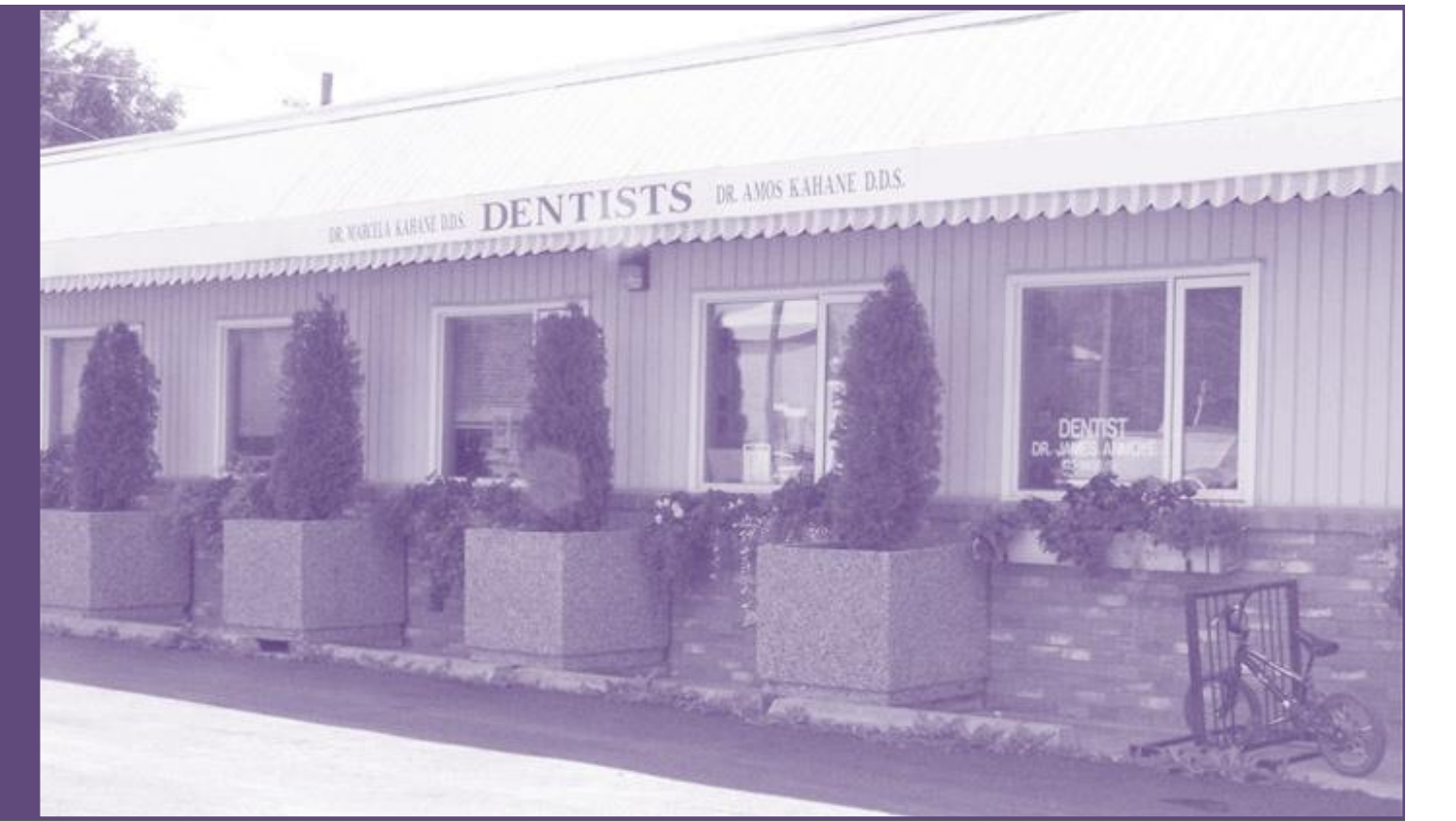
Left to right: Dentist office; hair salon; home office



Anticipated Results

- Provide a path for formalizing existing office uses that may not meet the strict definition of "home occupations."
- More signage associated with conditional use businesses.
- More neighborhood amenities such as salons, dentists, insurance offices, and similar uses in residential areas.
- Conversion of some houses to office or personal service business use.

CONDITIONAL USES In Residential Zones



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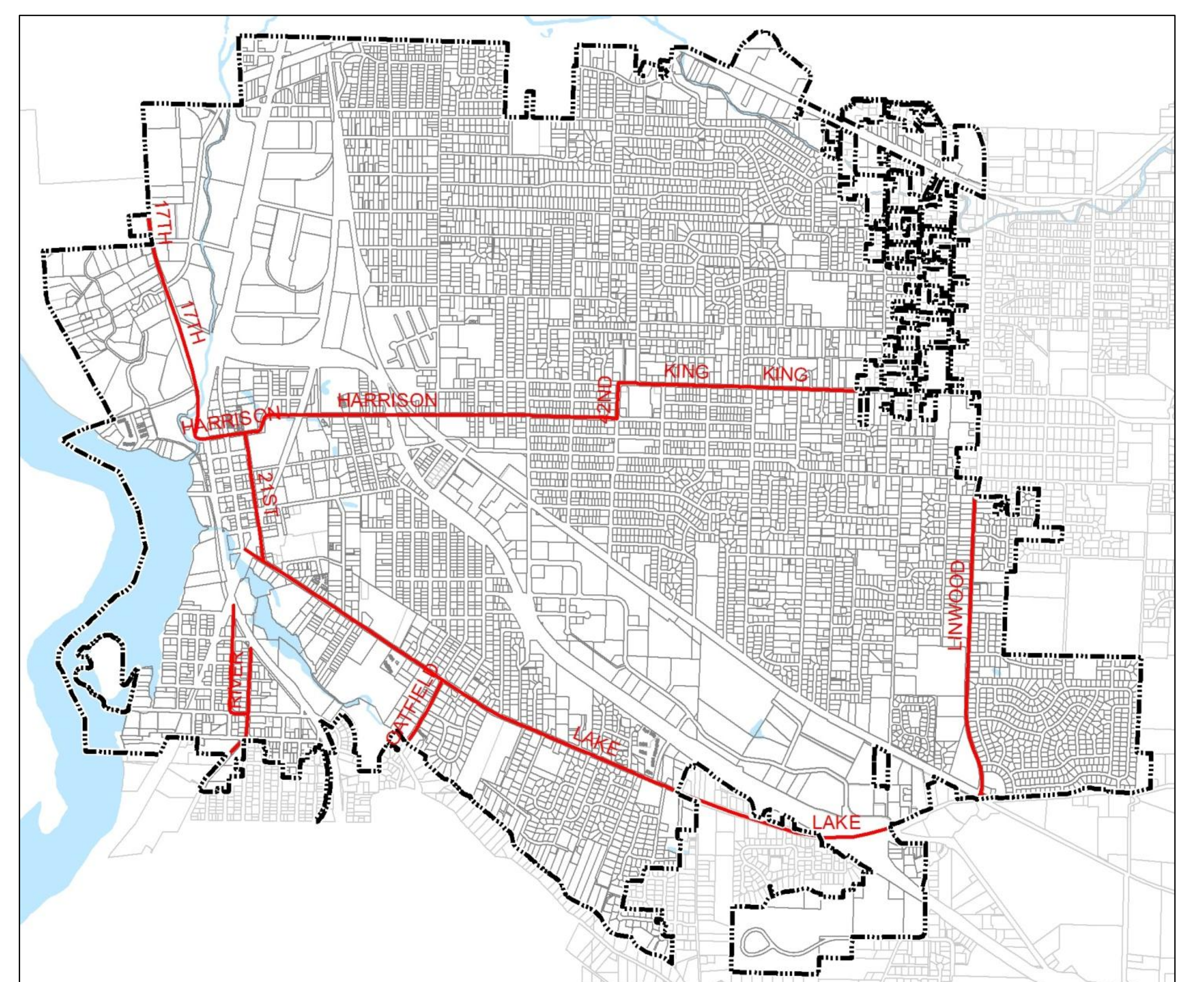


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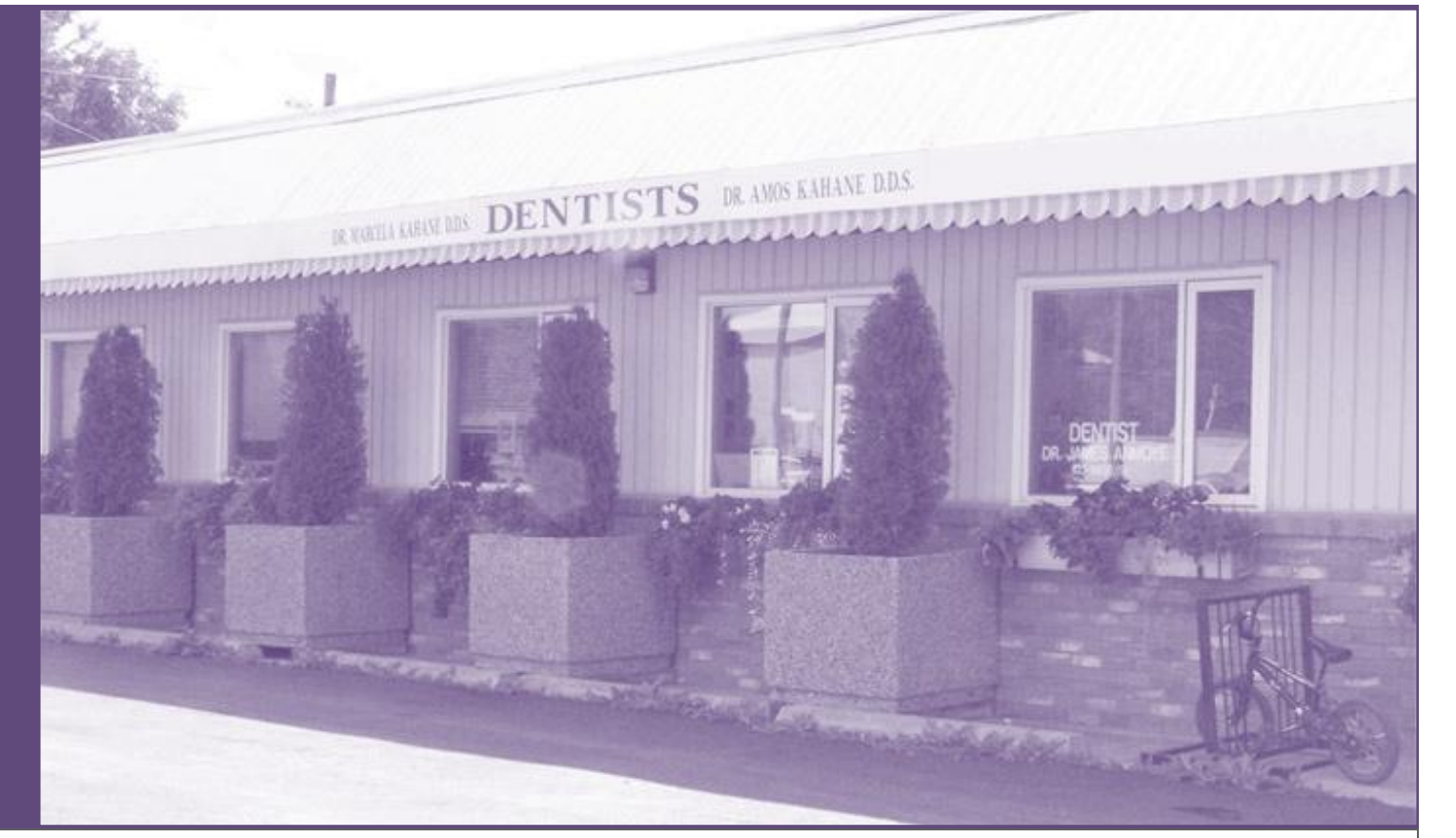
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MULTIFAMILY DWELLINGS Housing Types

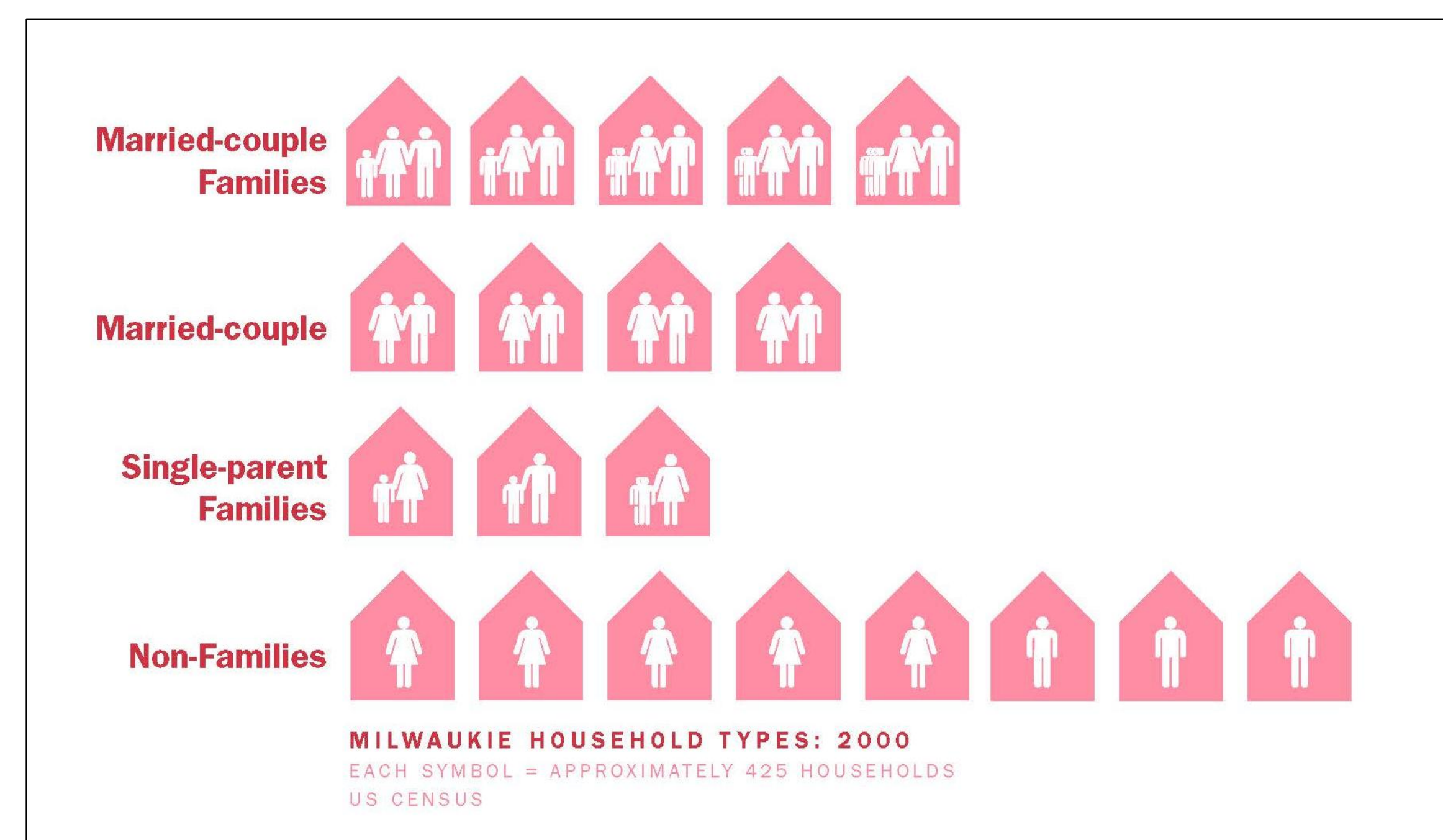


Why Have a Variety of Housing Types?

Milwaukie is home to all types of households, from individuals to large families. Each type of household has different housing needs.

Where multifamily dwellings are already allowed, a variety of housing types would better meet the needs of all of Milwaukie's residents.

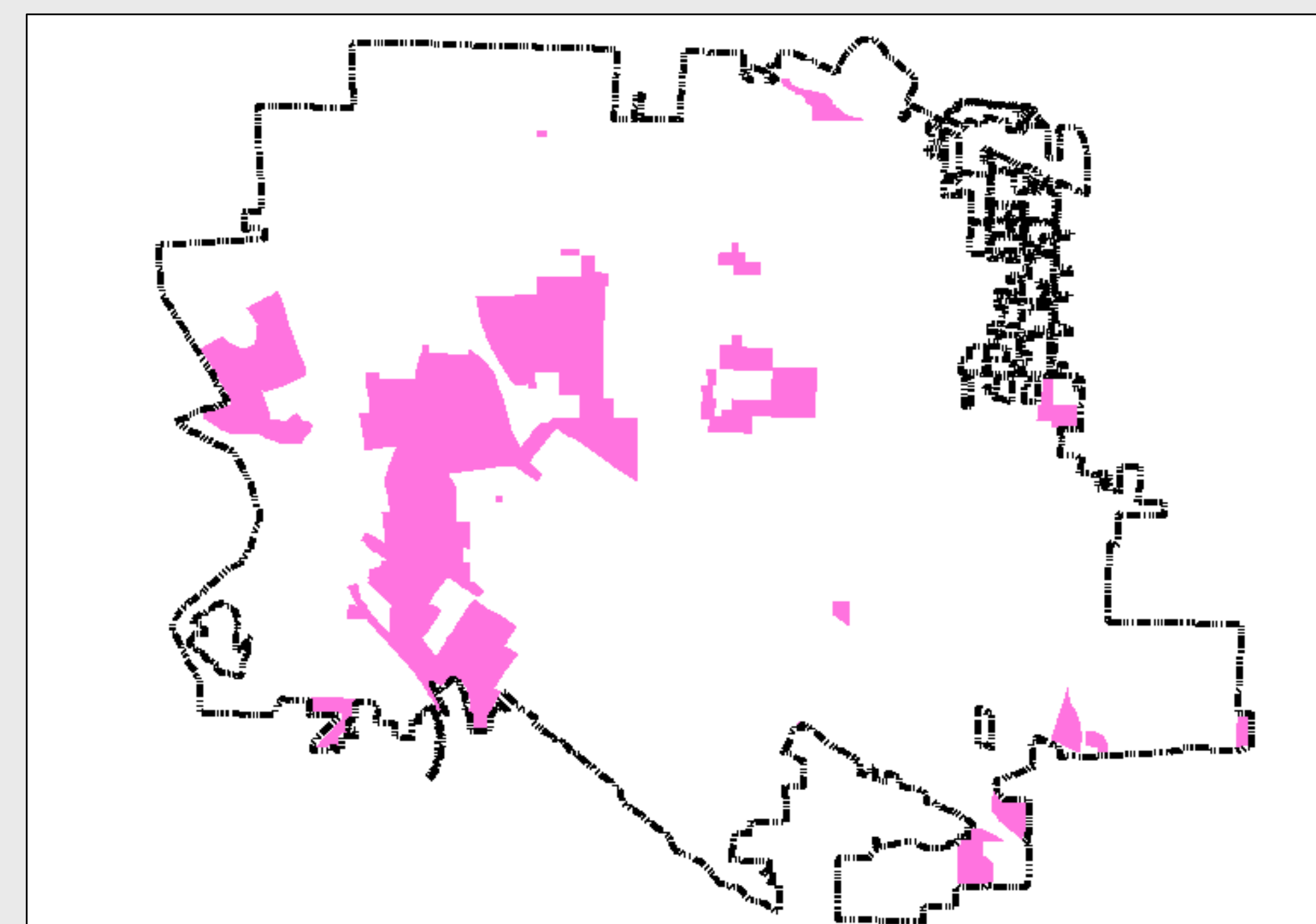
Different housing types can also provide a transition between lower-density residential areas and higher-density residential areas.



Problems to Solve

- Some housing types that many find desirable, such as rowhouses and cottage clusters, are not allowed in the City's multifamily zones under the current standards.
- The current standards encourage multi-unit development, which tends to take the form of larger buildings and doesn't always fit in with the existing neighborhood.

Areas that allow multifamily development.



Tools We Can Use

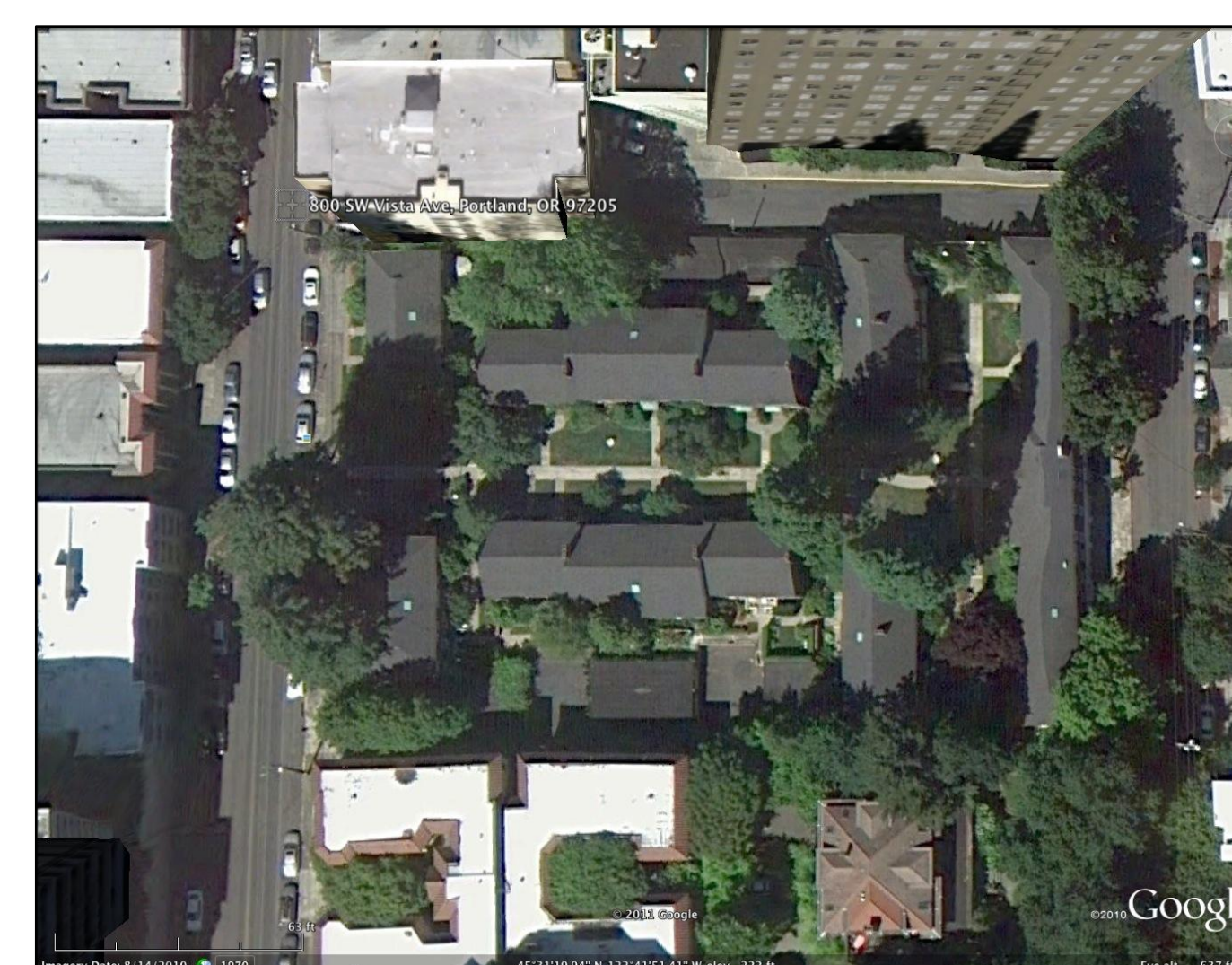
- **Development Standards.** Existing and proposed standards for the City's multifamily residential zones.
- **Land Division Regulations.** Allow smaller lots and the creation of land-locked parcels.
- **Allowed Uses.** The types of housing that are allowed in each residential zone.
- **Model Code.** Existing Regional Model for Cottage Housing Standards.



Rowhouses



Cottage cluster



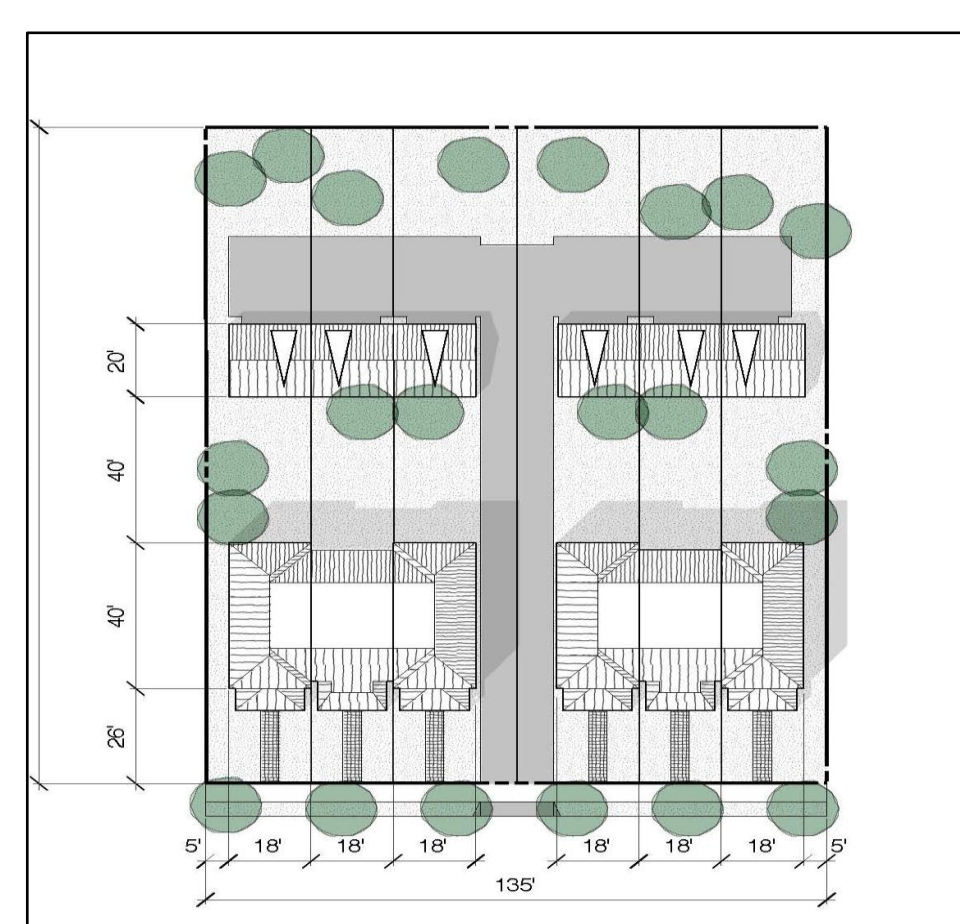
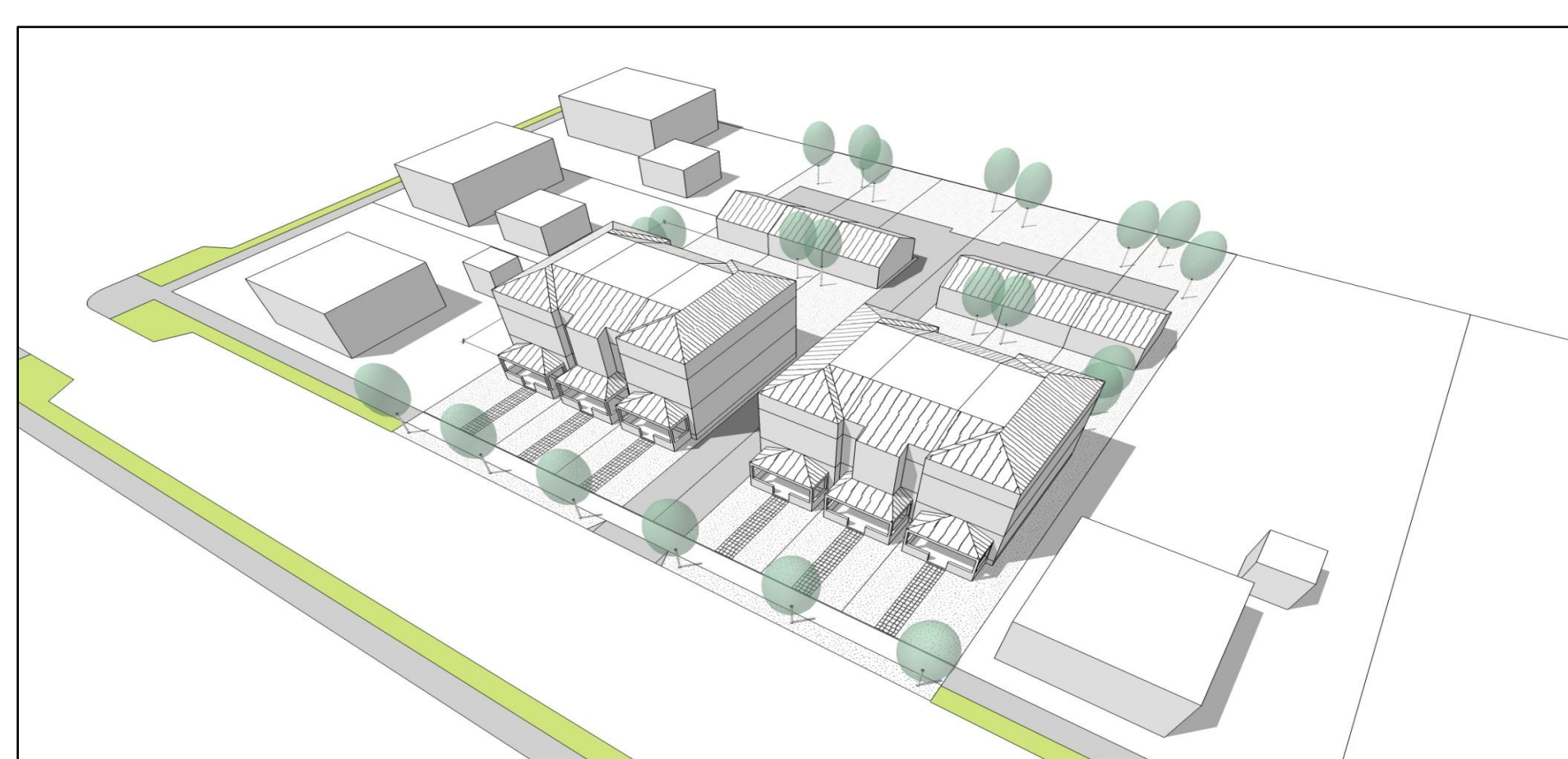
Garden courtyard

MULTIFAMILY DWELLINGS Housing Types

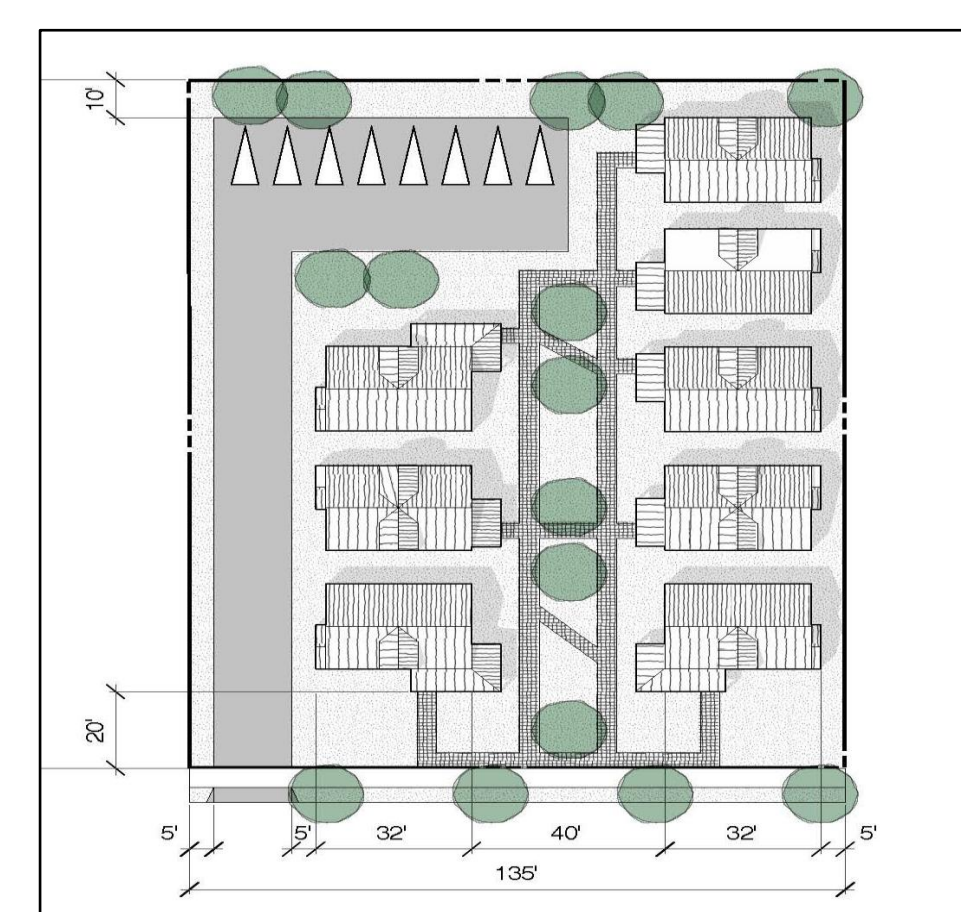
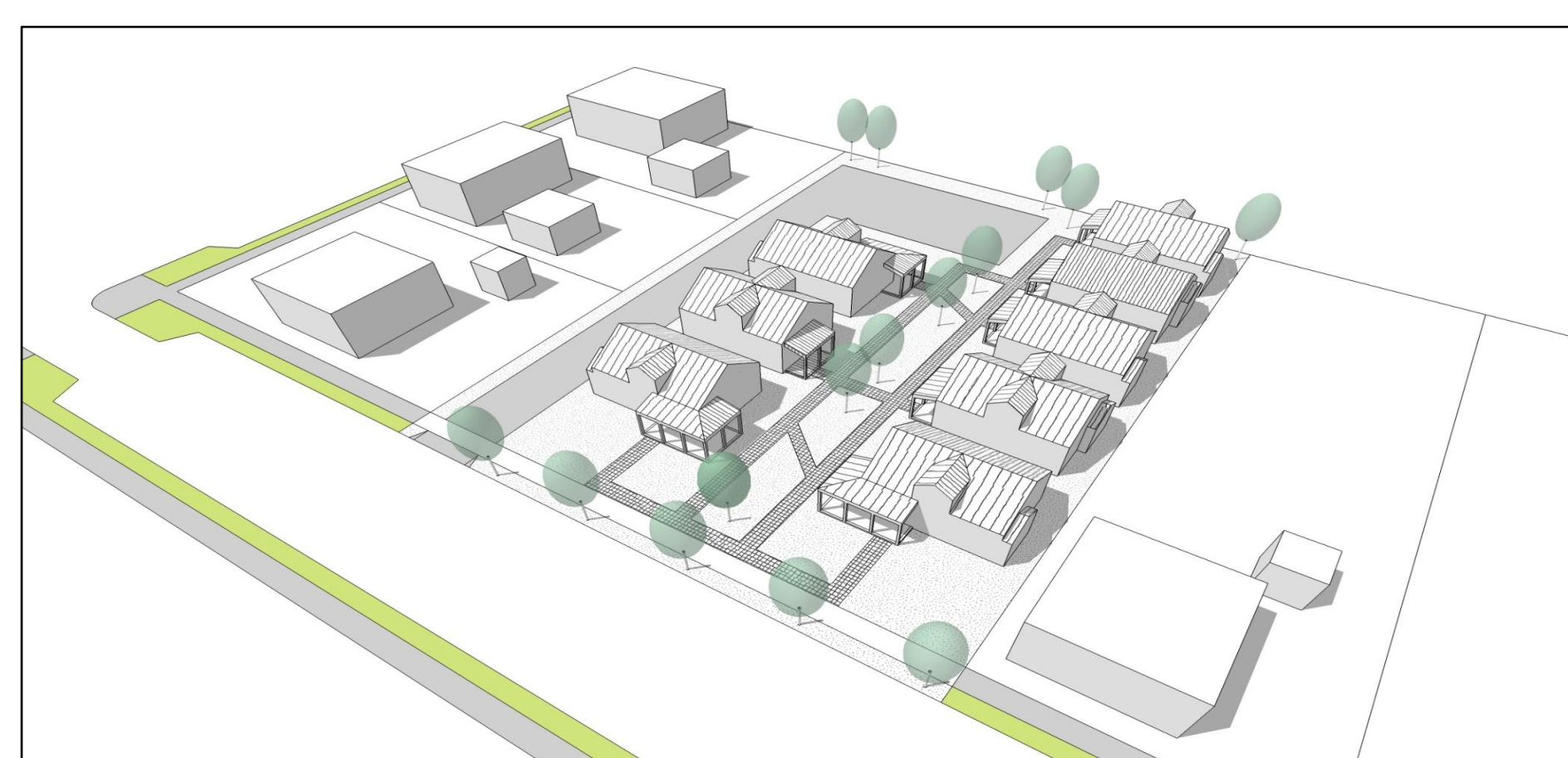


Key Recommendations

- **Rowhouse development:** Allow rowhouse development in multifamily zones, and adopt rowhouse-specific development standards.

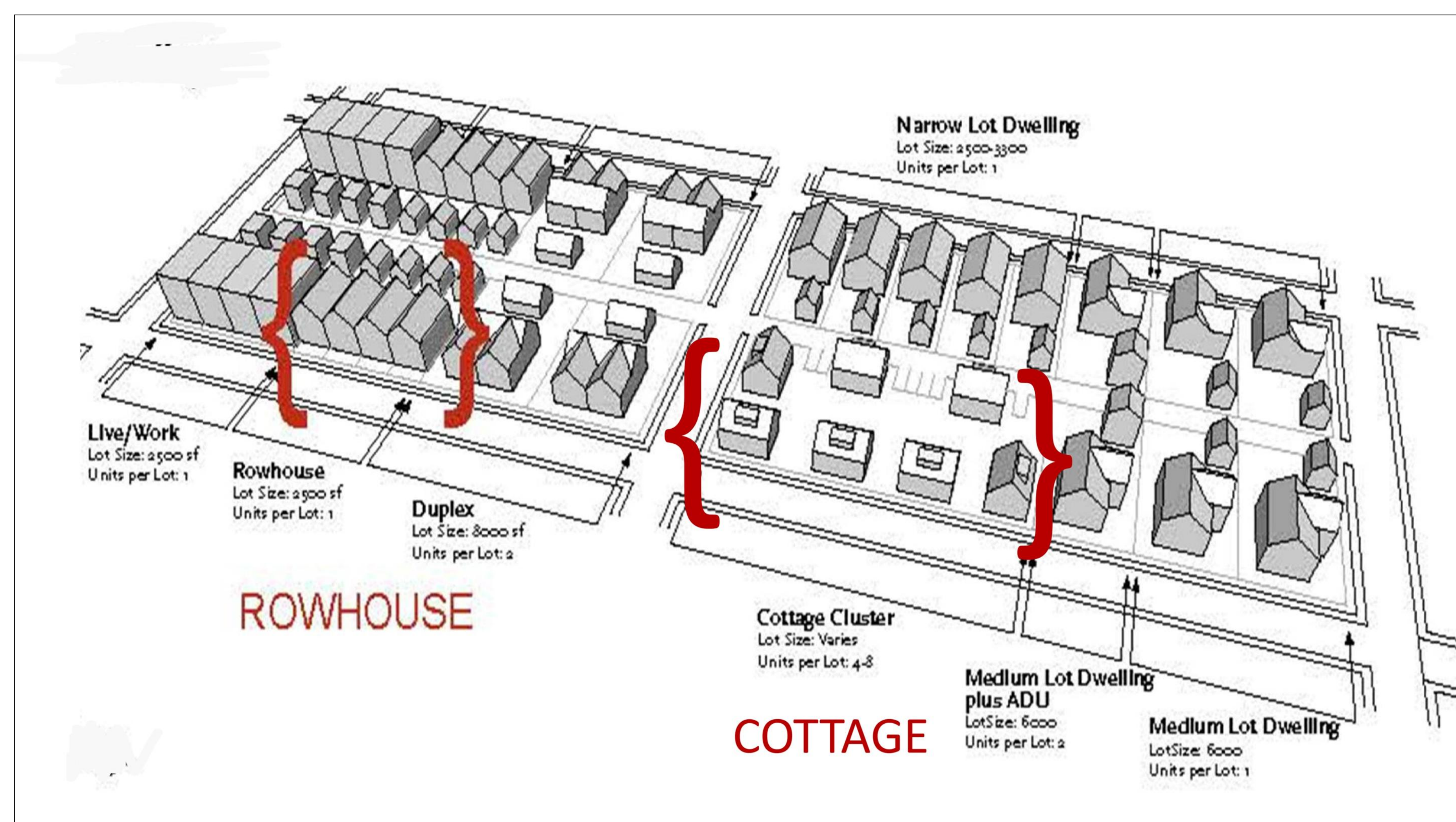


- **Cottage Cluster development:** Allow cottage cluster development in multifamily zones, and adopt cottage cluster-specific development and design standards.



Anticipated Results

- New multifamily development would be more considerate of the surrounding context.
- Rowhouse and cottage cluster development would provide single-family housing types in higher-density zones, and would allow for less costly homeownership opportunities.



Rowhouse and cottage cluster development can fit in to existing development patterns, and act as transitions between lower- and higher-density residential development.

MULTIFAMILY DWELLINGS

Design Standards



Why are MFR Design Standards Important?

Design standards for the City's multifamily zones facilitate the development of attractive multifamily housing that is both a "good neighbor" and a good place to live, and encourages new development that respects the existing development in the City's multifamily neighborhoods.

Our community is composed of many neighborhoods, and neighborhoods are composed of many buildings. Milwaukee has many areas zoned for multifamily residential development, but predominantly developed with single-family homes.

Problems to Solve

- The City is unique in the region because it does not currently have any design standards for multifamily buildings (those with 3 or more dwelling units).
- Lack of design standards can result in multifamily developments that do not provide quality environments for those who live in them, and are not good neighbors to those who live near them.



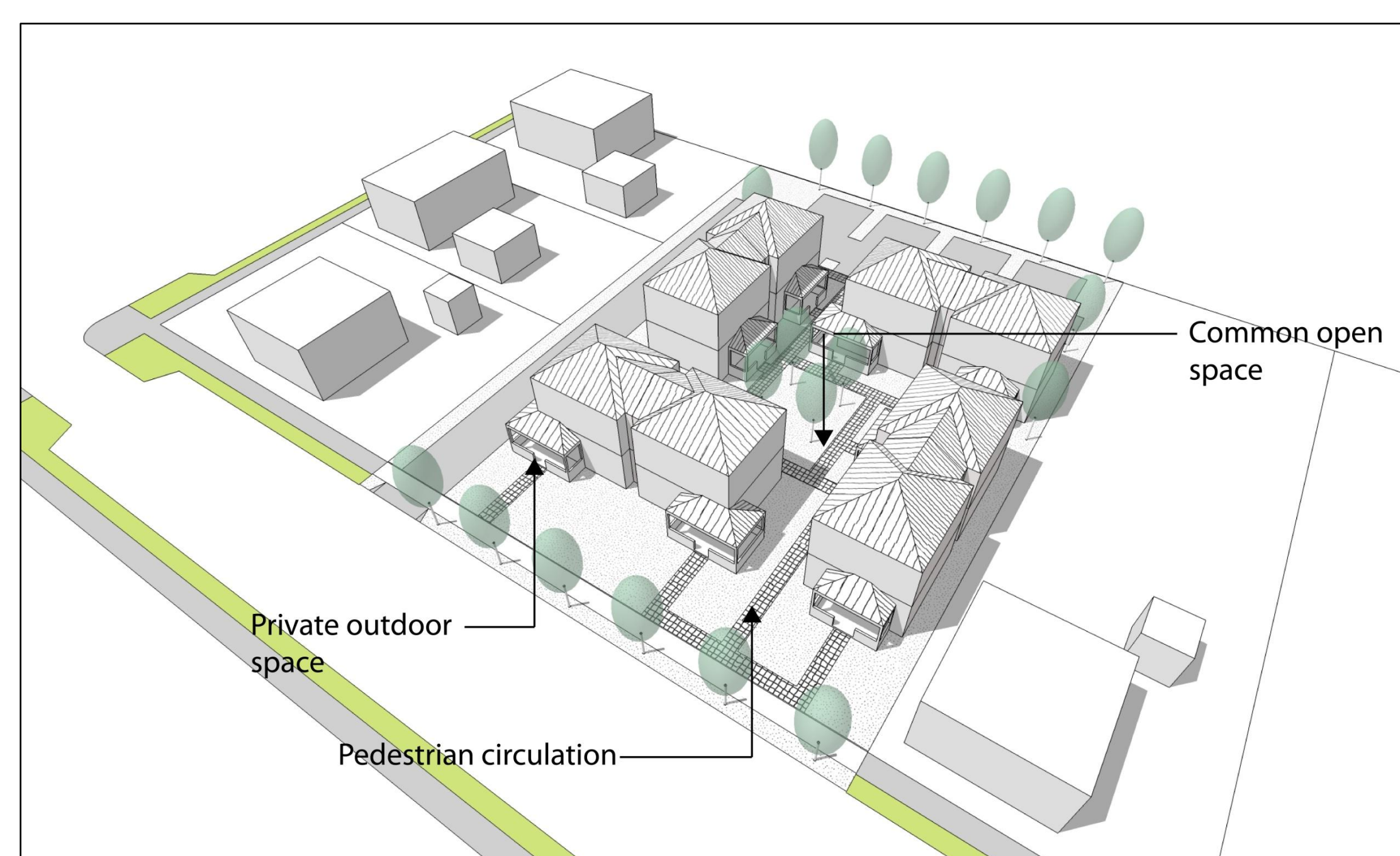
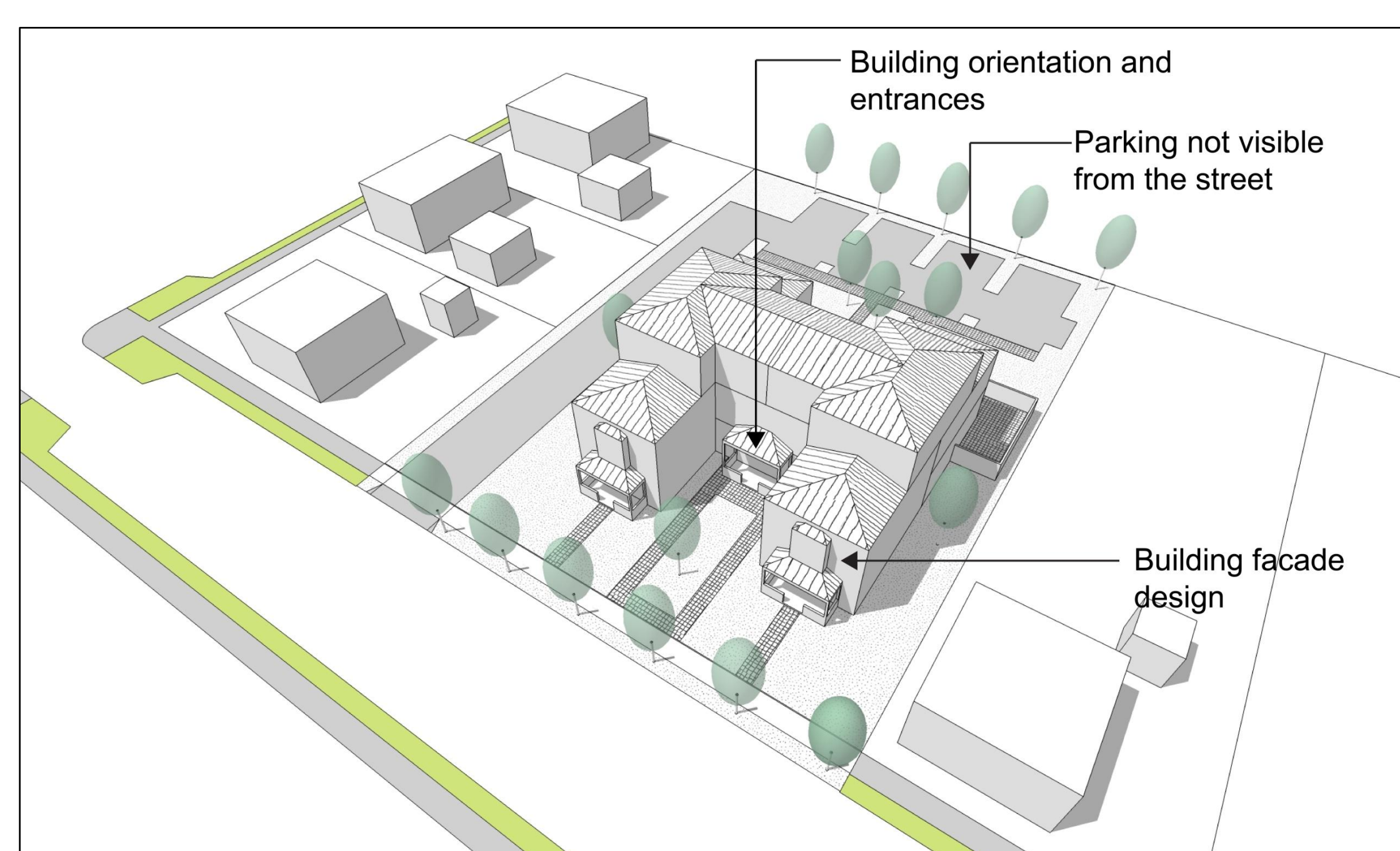
This apartment building is not a good neighbor.

Tools We Can Use

- **Design Standards.** To ensure attention to detail and human-scale design.
- **Design Guidelines.** Allow for flexibility of design.
- **Review Type.** A choice between objective and discretionary land use review.

Tools We Can't Use

- Rigid standards that effectively prevent multifamily developments from being built.
- Required discretionary design review. State law requires a clear and objective process for residential development.



Multifamily development can take many different forms. Both of these buildings would comply with the proposed design standards.

MULTIFAMILY DWELLINGS










Design Standards



Key Recommendations

- **Design standards.** Require new development to incorporate design features that address livability, compatibility, safety, and sustainability.
- **Flexibility.** Allow developers to choose between an objective or discretionary review process. The objective review process would require a development to meet all design standards. The discretionary review process would allow for more flexibility but a higher level of review, and development would have to demonstrate compliance with design guidelines.
- **Reasonable requirements.** Support good design without being cost prohibitive.

Anticipated Results

Recommendation	Example of a building that would be approvable	Example of a building that would NOT be approvable
Livability.	<p>Use of various materials; private outdoor space for each unit, entrance oriented toward the street, articulated façade.</p> 	<p>Entrance is not visible, few windows, minimally articulated façade.</p> 
Compatibility.	<p>This multifamily building "steps down," respecting its shorter neighbor to the left.</p> 	<p>This multifamily building is too close to its single-family neighbor.</p> 
Safety.	<p>This common open space is functional and visible from surrounding units.</p> 	<p>This common space is unappealing and effectively unsupervised.</p> 
Sustainability.	<p>Landscaping cools the site and captures rainwater; functional windows save energy.</p>  	<p>Fixed aluminum windows leak heat and don't allow occupants to control the temperature..</p> 

MULTIFAMILY DWELLINGS Development Standards



Why are MFR Development Standards Important?

- In combination, they establish and protect the desired character of a neighborhood by:
 - Allowing flexibility to use a variety of building styles.
 - Ensuring compatibility with existing development.

Problems to Solve

- Current development standards overly restrict size and building type.
- There are no standards to make sure new development is respectful of its neighbors in the same zone.
- There are no standards to ensure a graduated transition between buildings in lower-density and higher-density zones.

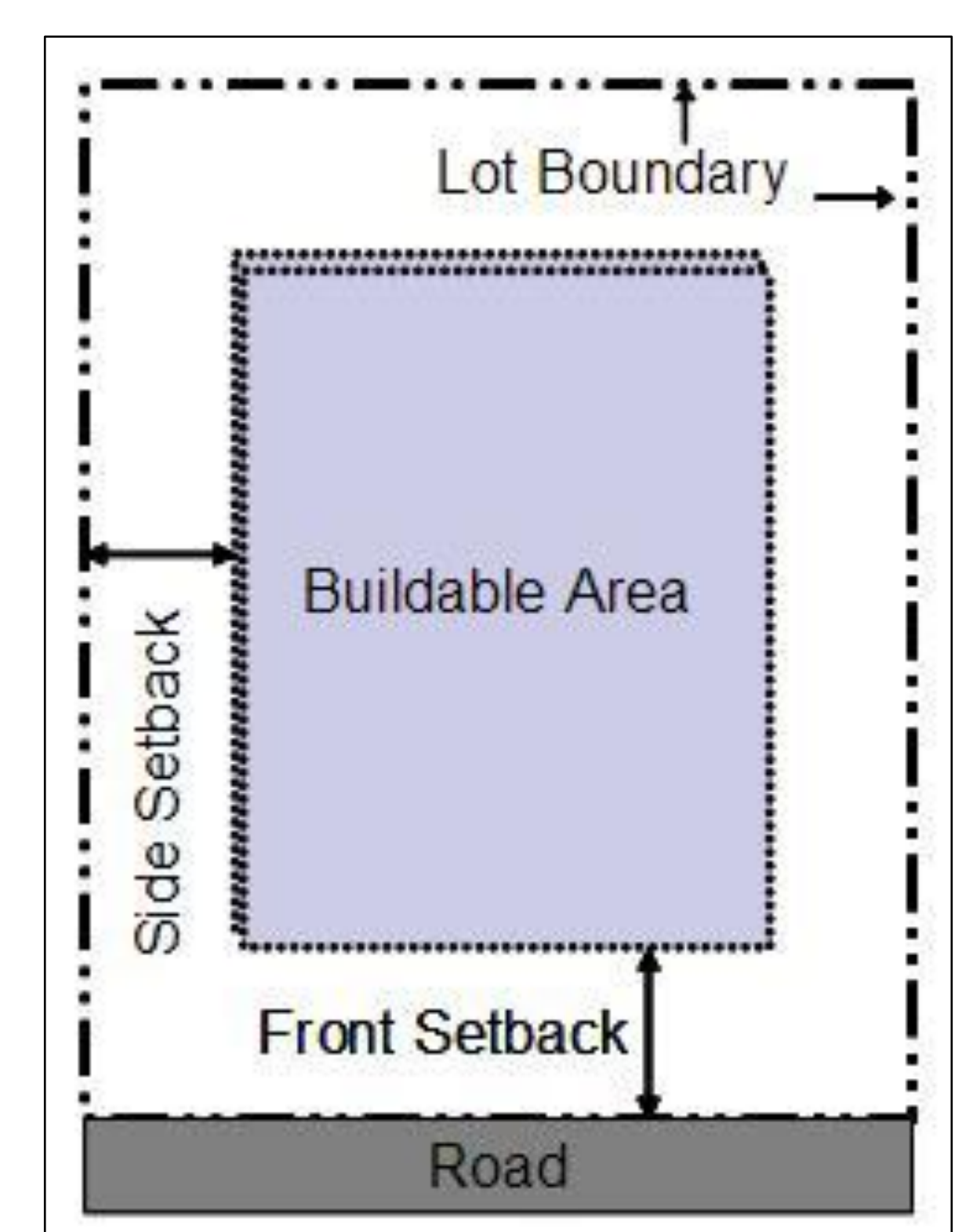
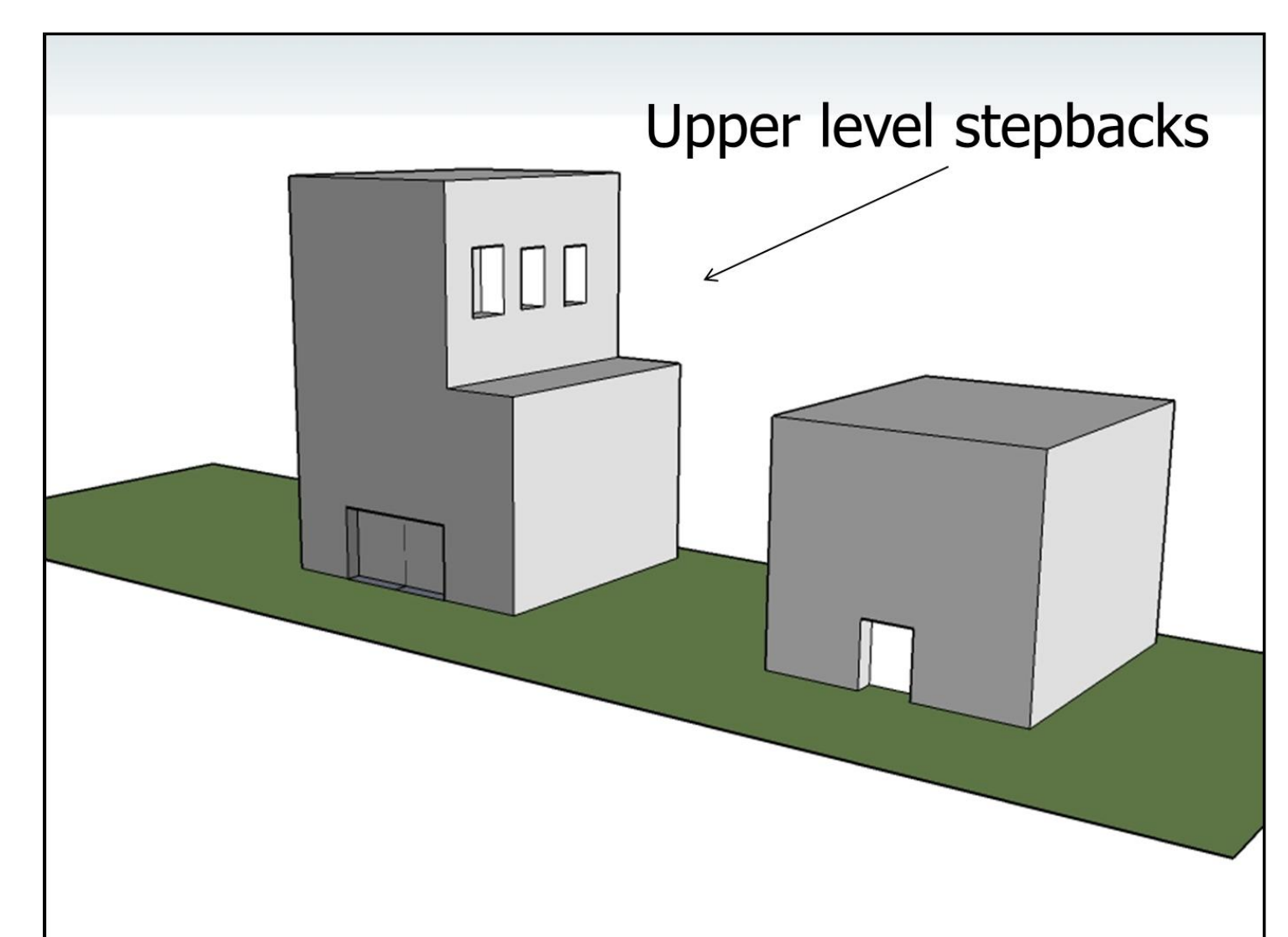


This multifamily building is much taller than its single-family neighbor.

Tools We Can Use

Development standards including:

- **Stepbacks:** A horizontal offset of a building that moves a portion of the façade further away from the lot line. Stepbacks provide a transition of scale between buildings of different heights, and can reduce the visual impact of larger buildings.
- **Setbacks:** The required distance a building must be set back from the property lines. Setbacks help determine the size of buildings, and ensure that each property has areas for grass and trees, access to sunlight, and private open space.



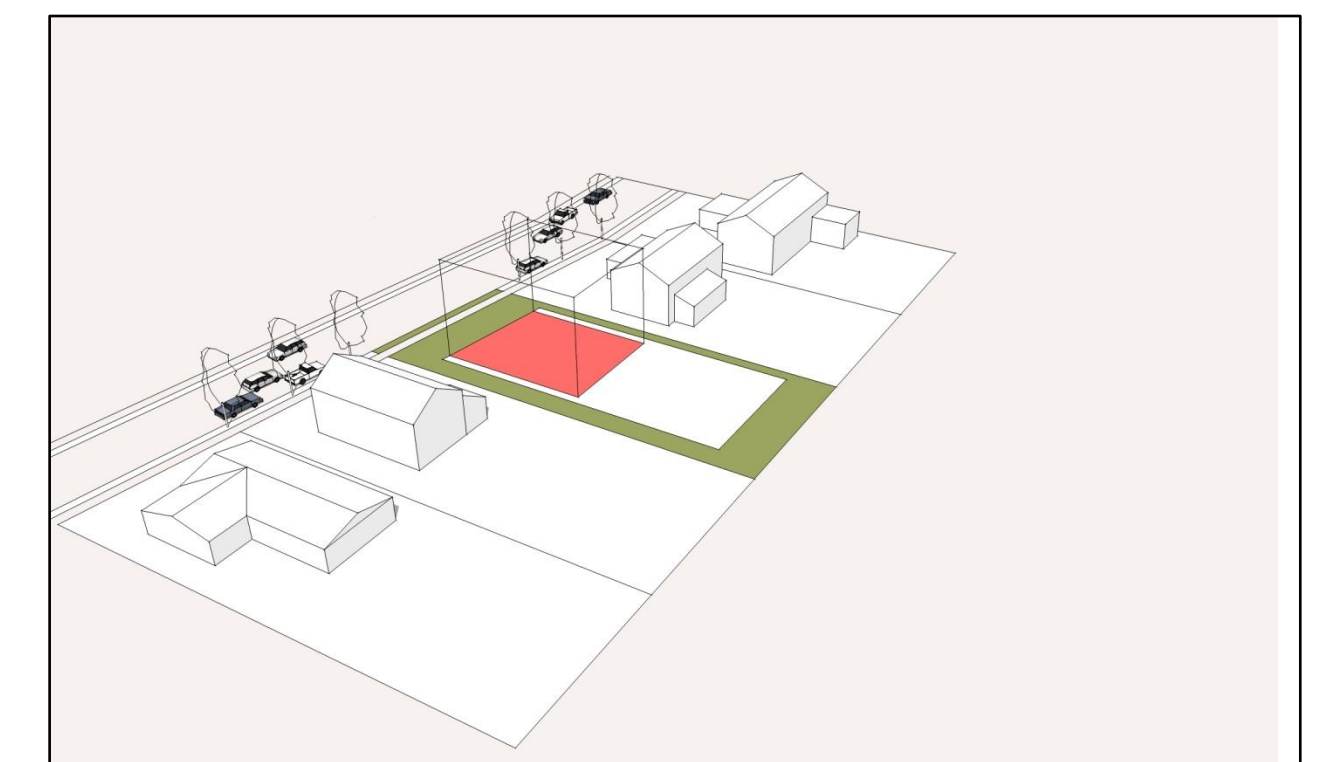
MULTIFAMILY DWELLINGS Development Standards



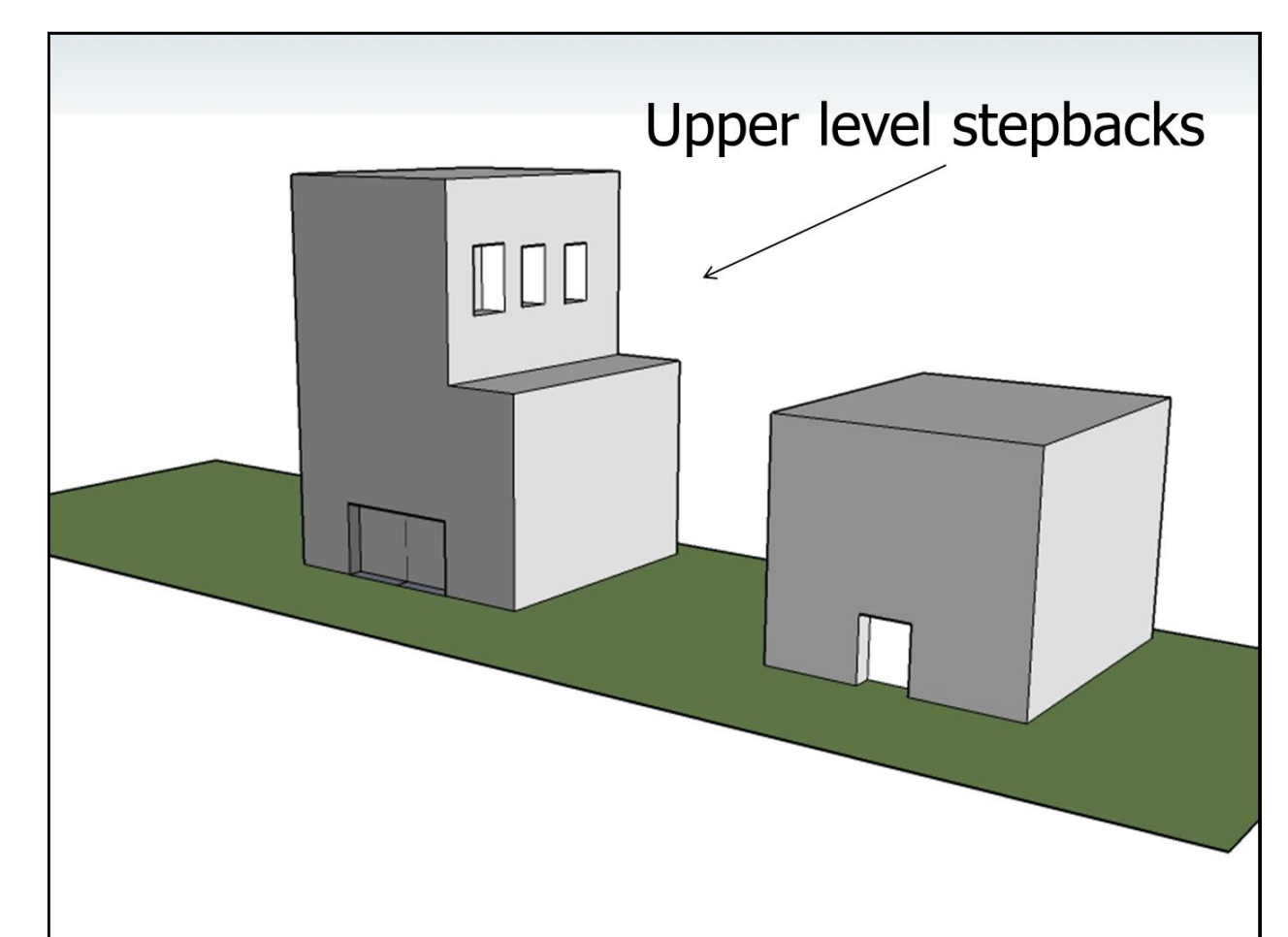
Key Recommendations

- **Compatibility between buildings in the same zone.**
 - **Setbacks.** Require additional side yard setbacks for multifamily buildings that exceed a certain side wall area.
 - **Stepbacks.** Require upper story setbacks for multifamily buildings that exceed a certain side wall area.
- **Transitions between zones.**
 - **Height.** Within transition areas, height limits for multifamily buildings are equal to the adjacent single-family residential zone.

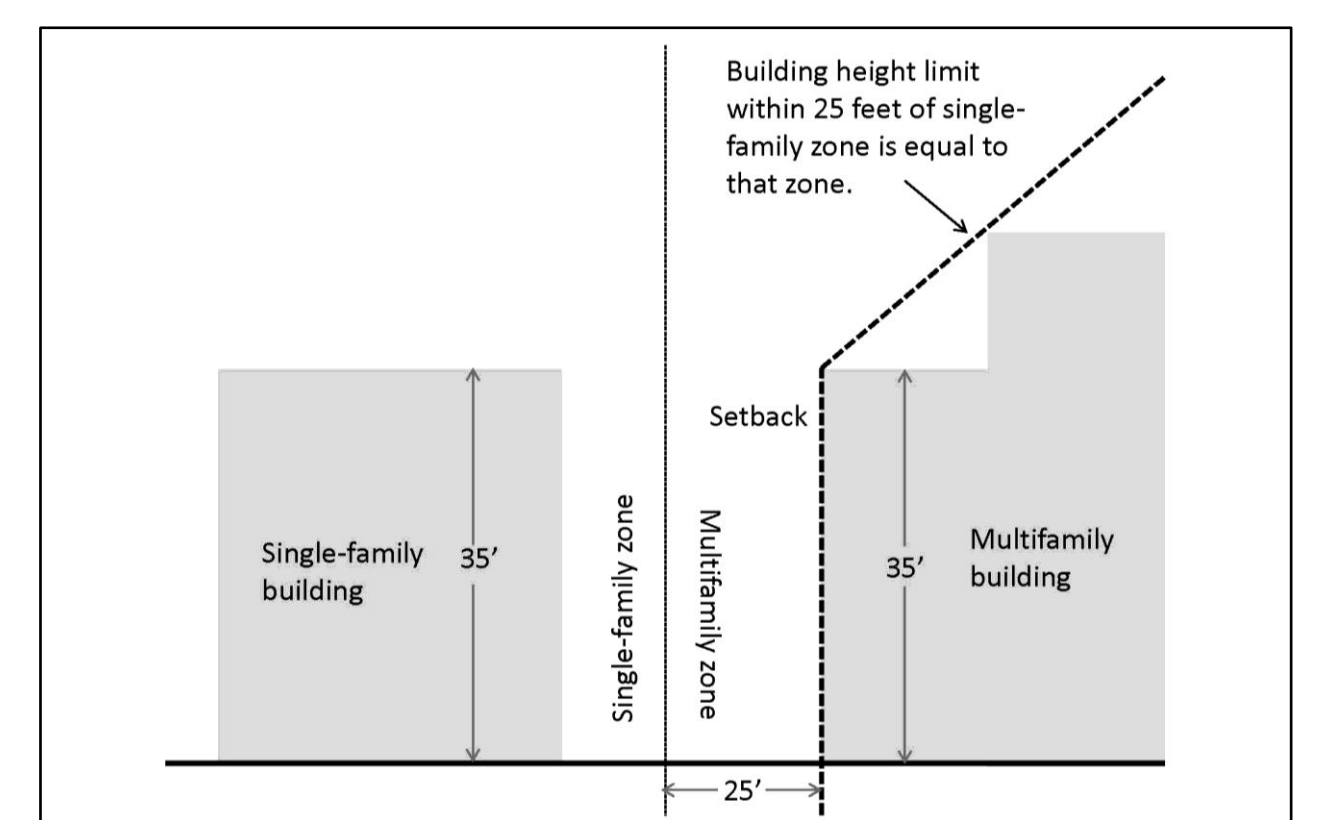
Additional side yard setbacks for larger buildings.








Stepbacks for buildings with large side facades.



Height is restricted within a certain distance of a single-family zone.



Anticipated Results

Recommendation	Example of a building that would be approvable	Example of a building that would NOT be approvable
Setbacks.	<p>This multifamily building is separated from its neighbors by a vegetated buffer.</p> 	<p>The side of this multifamily building would need to be set back further from its smaller neighbors.</p> 
Stepbacks.	<p>This multifamily building (right) steps back next to an adjacent 1.5 story building.</p> 	<p>This multifamily building does not step back next to the existing 1.5 story house.</p> 
Height.	<p>This multifamily building responds to the maximum height of the adjacent single-family residential zone.</p> 	<p>This building does not respond to the maximum height of the adjacent single-family residential zone.</p> 

SINGLE-FAMILY DWELLINGS

Design Standards



Why are Design Standards Important?

Our community is composed of many neighborhoods, and neighborhoods are composed of many buildings. The way buildings interact with each other, the pedestrian, and the street contributes to the character and appeal of the neighborhood.

Problems to Solve

- Milwaukie's existing standards:
 - Require few design features, which can result in large, blank walls.
 - Promote a specific architectural style and don't allow for creativity.
 - Do not address the location, size, or orientation of attached garages.
 - Do not apply to large additions or garage conversions.



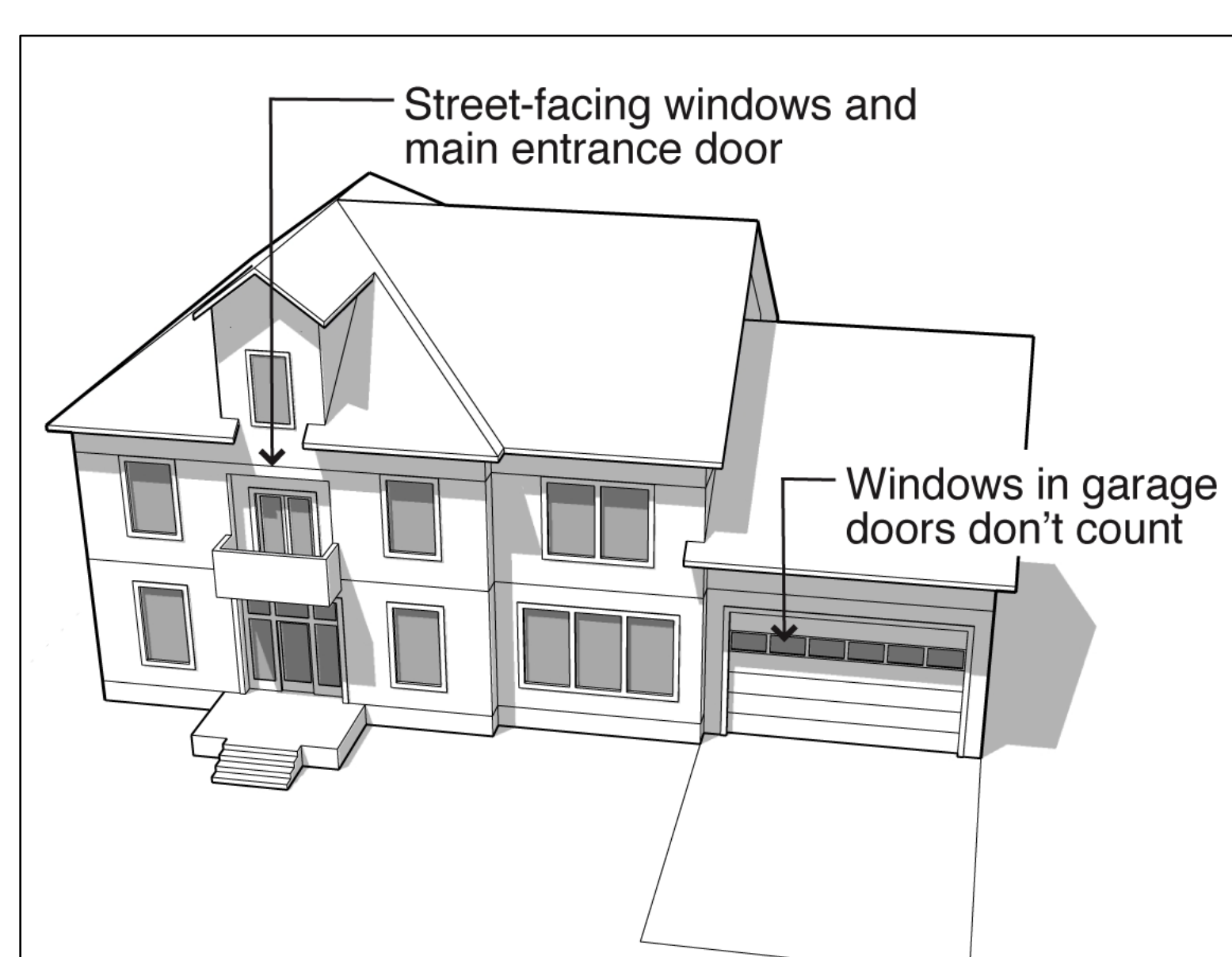
Garages dominate this streetscape.

Tools We Can Use

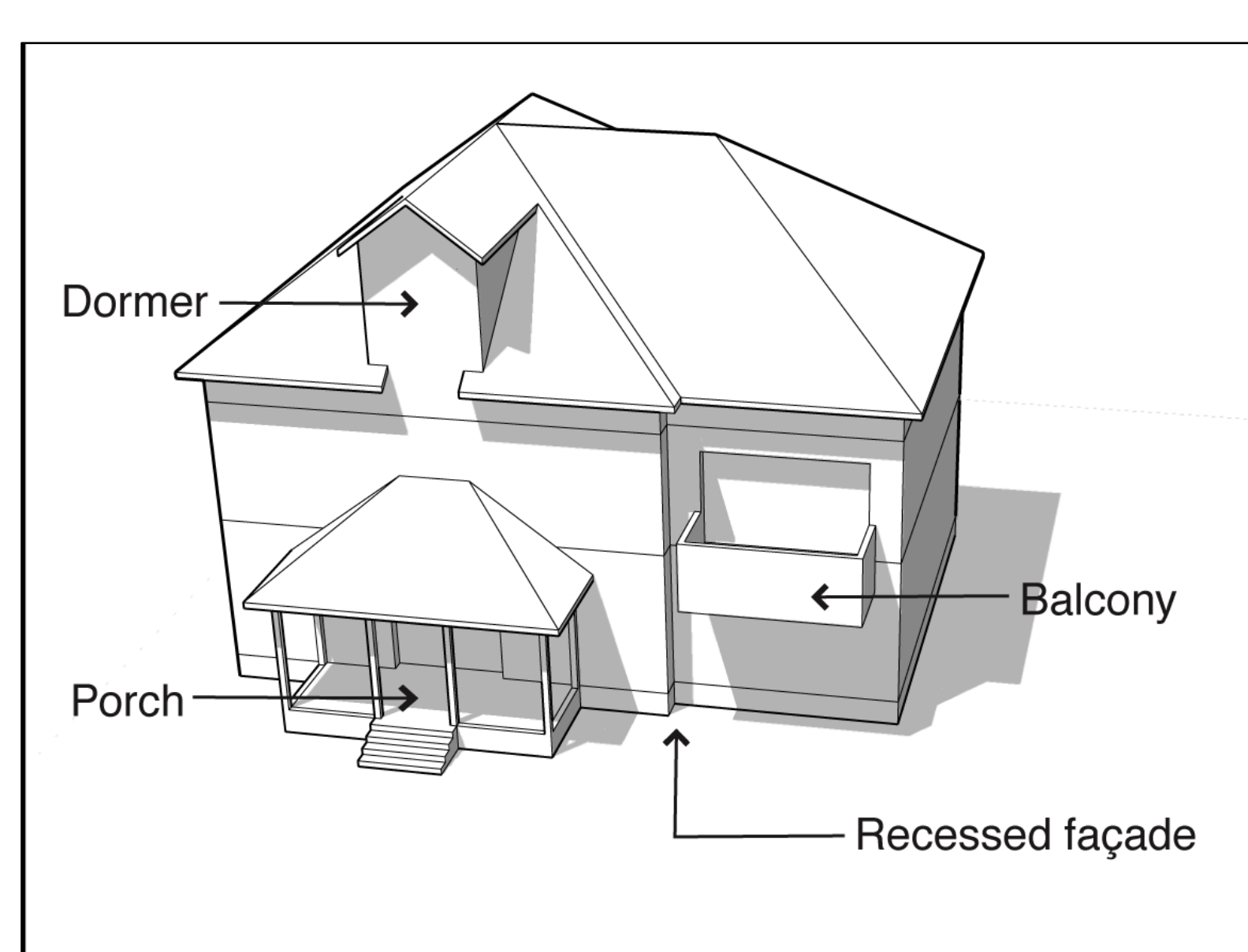
- Objective standards that are easy to understand.
- A combination of required design features and a design "menu" with a choice of features to allow flexibility and variety.
- Application of design standards to large additions and garage conversions, in addition to new single-family dwellings.
- Additional standards for duplex development.

Tools We Can't Use

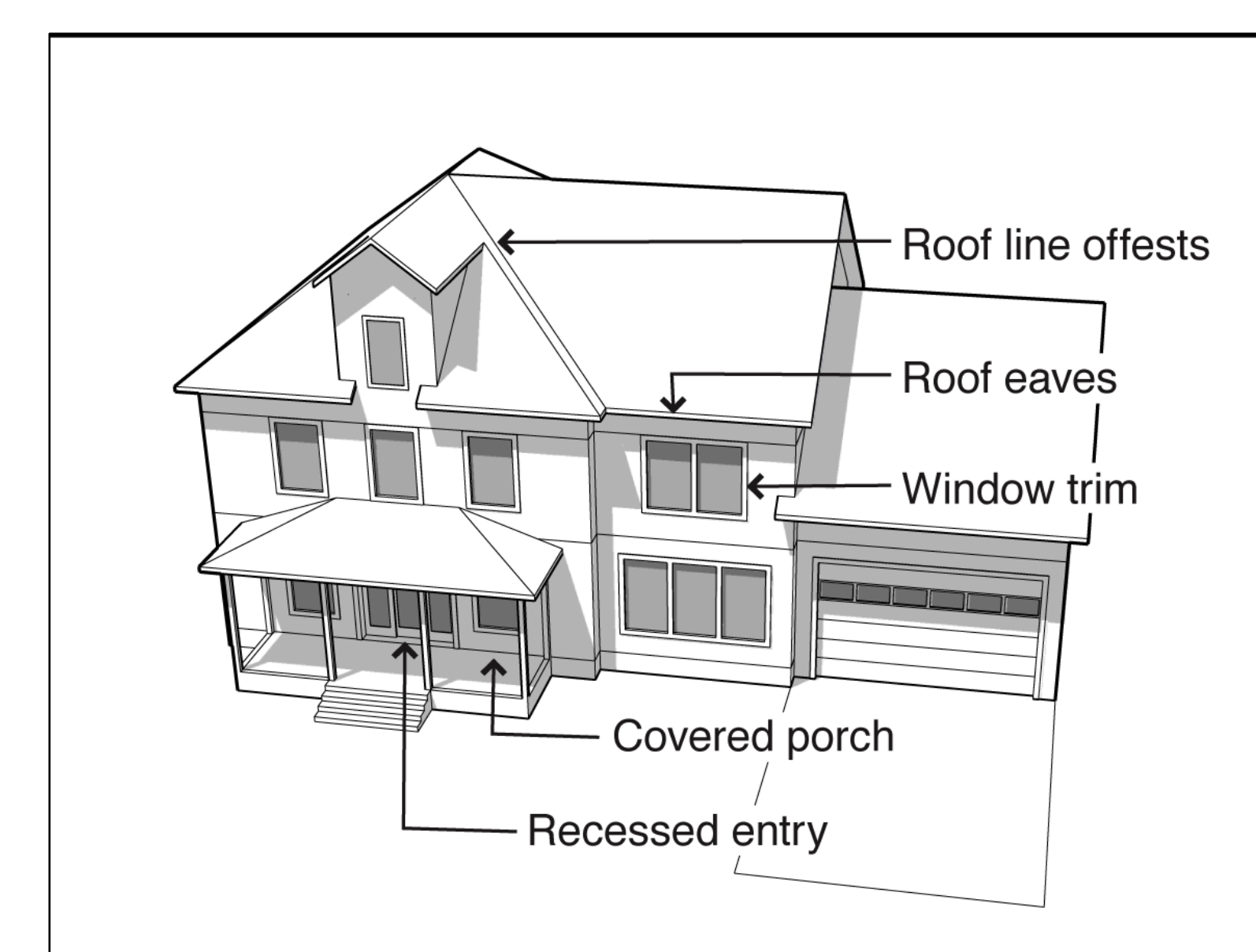
Discretionary design review. State law requires a clear and objective review process for single-family dwellings.



Design standards for eyes on the street



Design standards for articulation



Design standards for detailed design

SINGLE-FAMILY DWELLINGS

Design Standards














Key Recommendations

The goal of the recommended single-family design standards is to promote high quality design through attention to detail, human-scale design, and street visibility, while affording flexibility to use a variety of building styles. Key recommendations include:

- **Applicability.** Standards would apply to new single-family dwellings and duplexes, large additions visible from the street, and conversions of garages to living space.
- **Eyes on the street.** Windows should be provided on the front of the house to allow for casual surveillance of the street and increase community safety.
- **Main entrance.** Front entrance should be prominent and visible from the street to be easy to find and appear welcoming.
- **Articulation.** Houses should incorporate design features to break up large wall surfaces so they appear welcoming and create a human-scale environment.
- **Detailed design.** Houses should include design details such as trim, eaves, projections, and recessed entries to provide interest to the front facade.
- **Garage standards.** Garages should not dominate the front of the house or present a blank wall to the street.

Anticipated Results

Standard	Example of a building that would be approvable	Example of a building that would NOT be approvable
Eyes on the Street	More than 15% transparency, residents can see what's going on in the street 	Less than 15% transparency, residents can't survey the street. 
Main Entrances	Main entrance is visible and friendly. 	Main entrance is set far back from the garage and is not very visible or welcoming. 
Building Articulation	Windows, materials, and architectural features provide visual interest and human scale. 	A flat façade is not visually interesting or human-scaled. 
Detailed Design	Recessed entry, offsets, and various quality materials provide visual interest. 	A blank façade is not visually interesting and does not contribute to neighborhood character. 
Garages (Location, Size, & Orientation)	Garages do not dominate the front façade.  	These garages are the most visible part of the façade and do not contribute to the pedestrian environment.  

SINGLE-FAMILY DWELLINGS Development Standards



Why are Development Standards Important?

- In combination, they establish and protect the desired character of a neighborhood by regulating:
 - The minimum lot size in a neighborhood and how many homes can be built per acre.
 - Where a home can be placed on a lot, which protects privacy.
 - How big a home can be through maximum height, lot coverage, and solar access standards.
 - How much of a lot can be covered by structures.

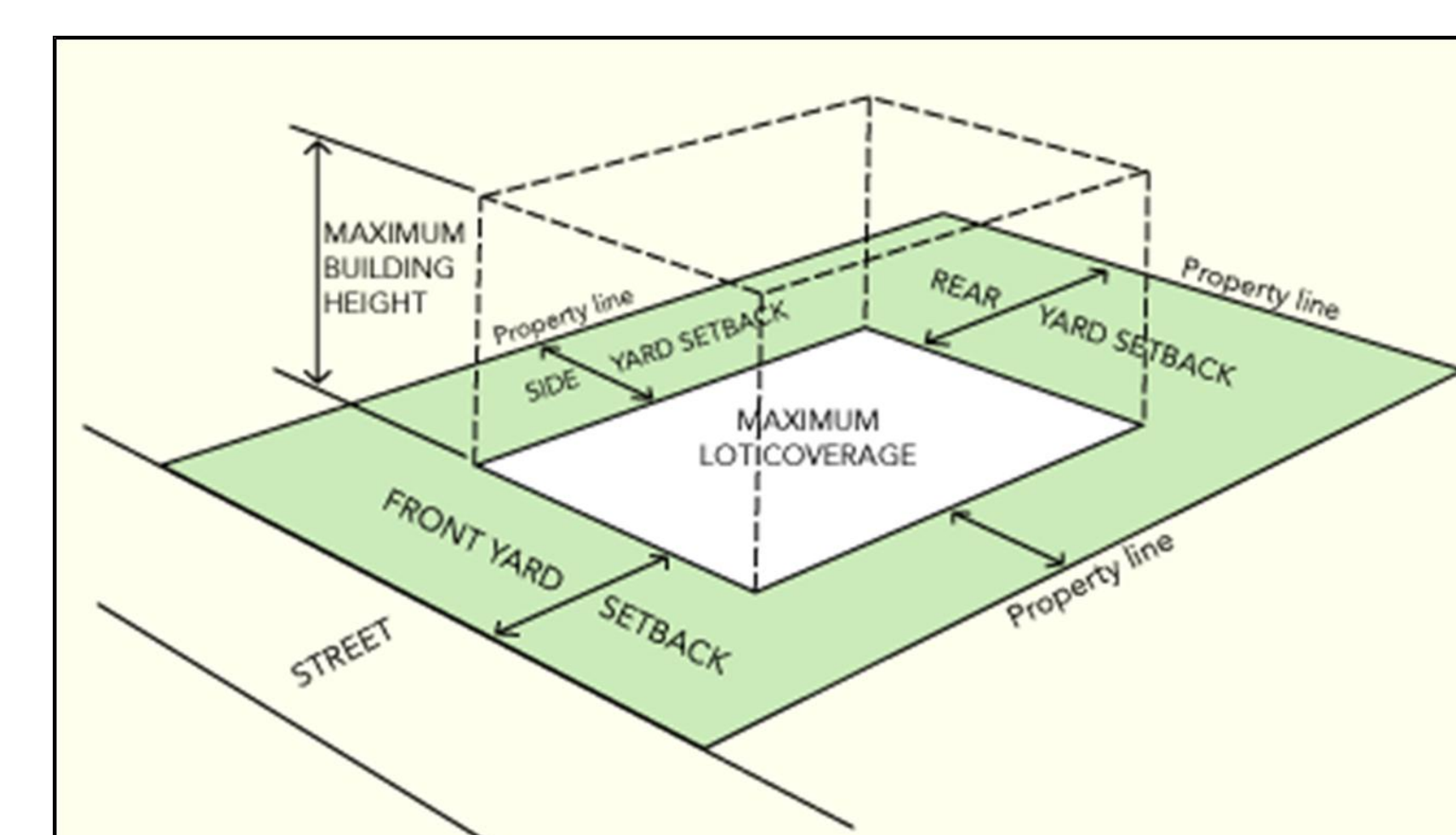
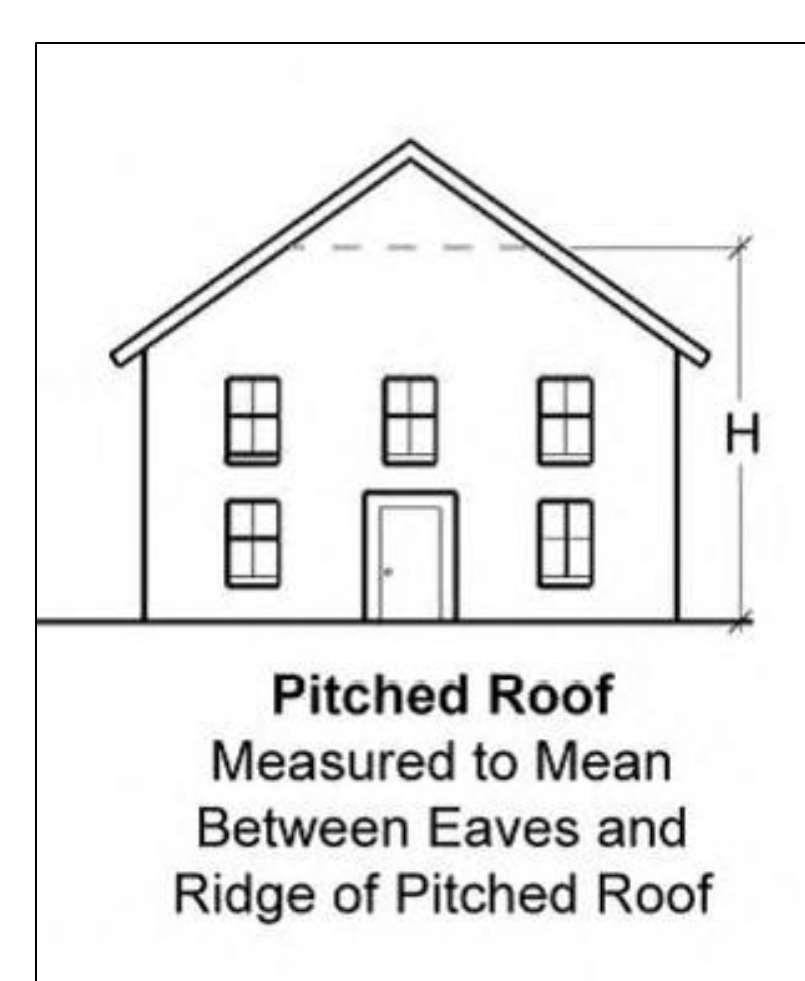
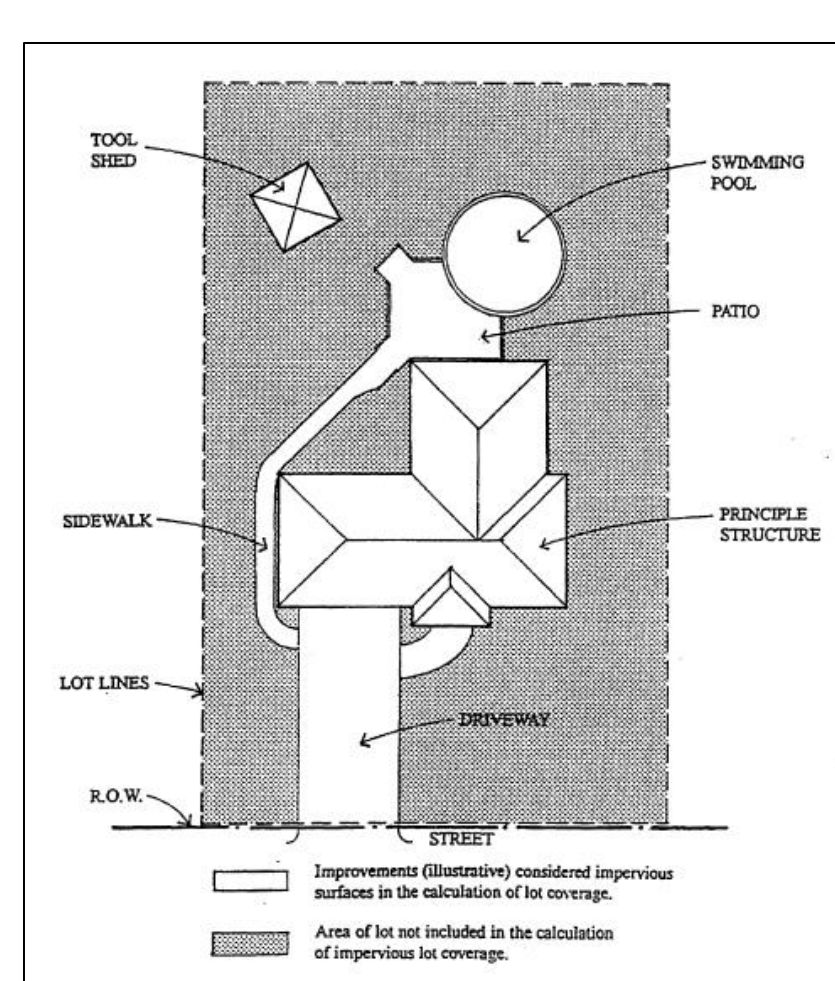
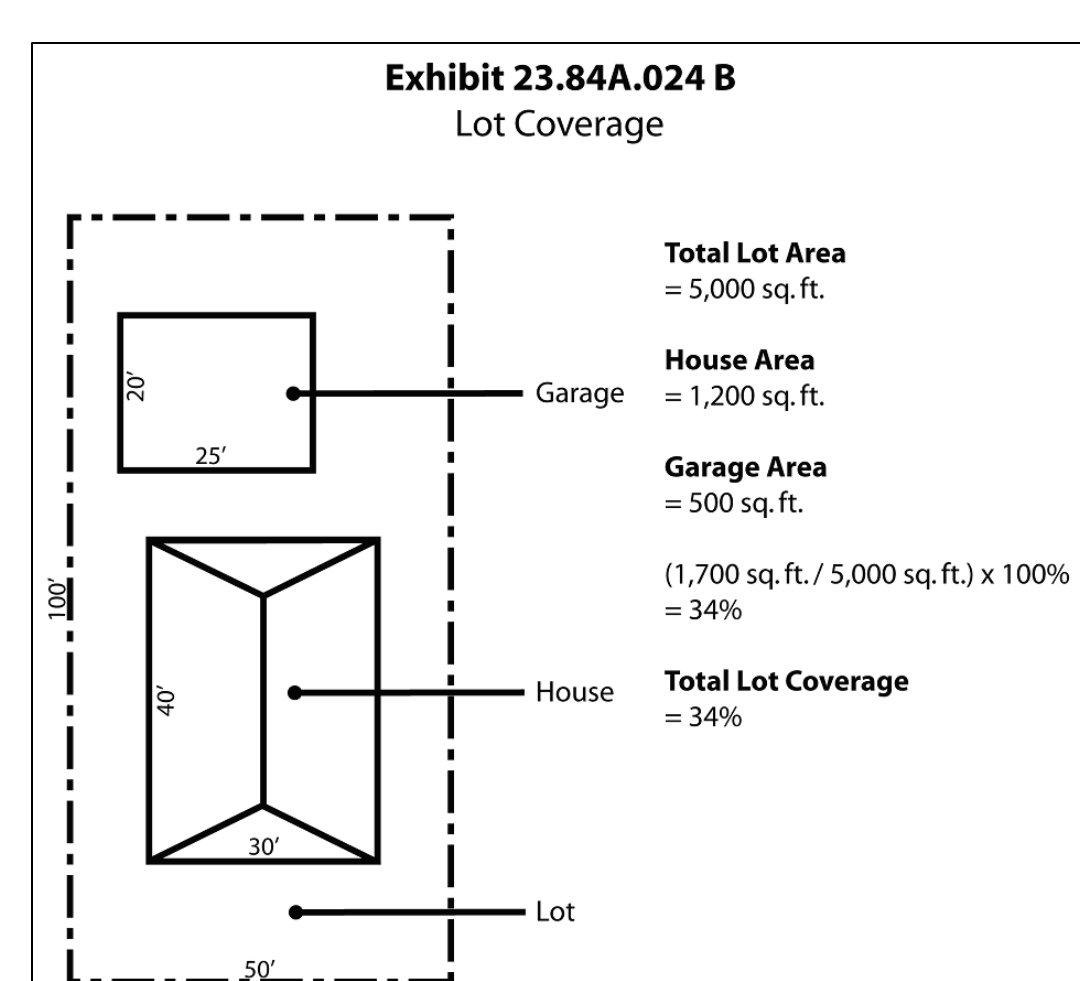
Problems to Solve

- New infill development does not always “fit in” with existing neighborhoods.
- The height of a house built on a hill is measured the same way as a house built on a flat site, which can result in houses that tower over their neighbors.
- Many of the existing houses in low-density residential zones are 1 story or 1.5 stories, but new houses can be up to 2.5 stories tall. This can result in a loss of privacy and solar access for the existing houses.
- Property owners wanting to build a home addition or add an accessory structure are prevented from doing so because they have reached the maximum lot coverage for their lot.



Tools We Can Use

- **Lot size:** the minimum square footage a newly created lot must contain.
- **Lot coverage:** the maximum percentage of a lot that can be covered by structures. Also known as *open space regulations*.
- **Minimum vegetation:** the minimum percentage of a lot that must be planted with vegetation. Also known as *yard regulations*.
- **Height:** the maximum height permitted, as well as how it is measured, and whether it is measured differently on flat versus sloped lots.
- **Setbacks:** the minimum distance a dwelling must be “set back” from the front, rear, and side lot lines. Also known as *buffers*.



SINGLE-FAMILY DWELLINGS Development Standards

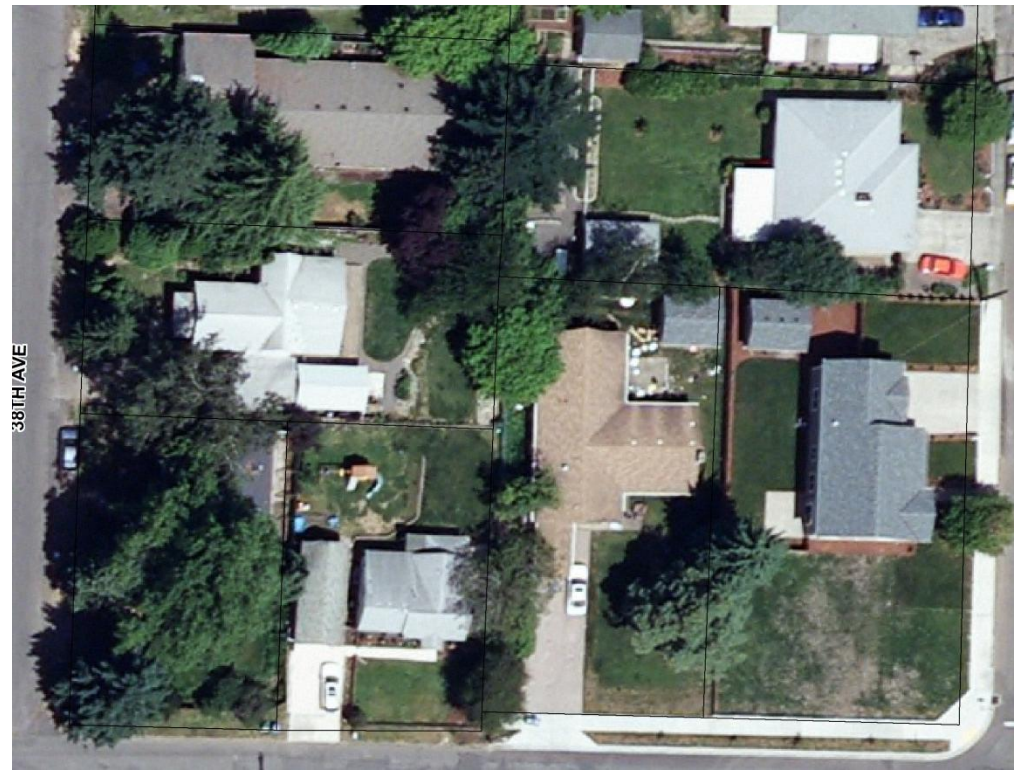
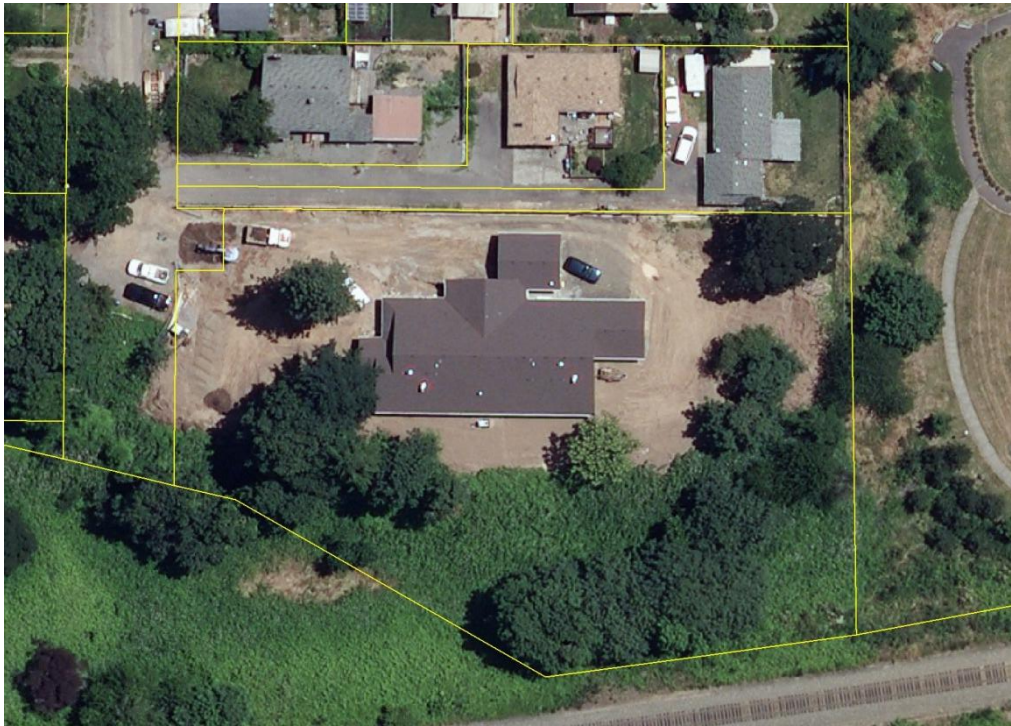
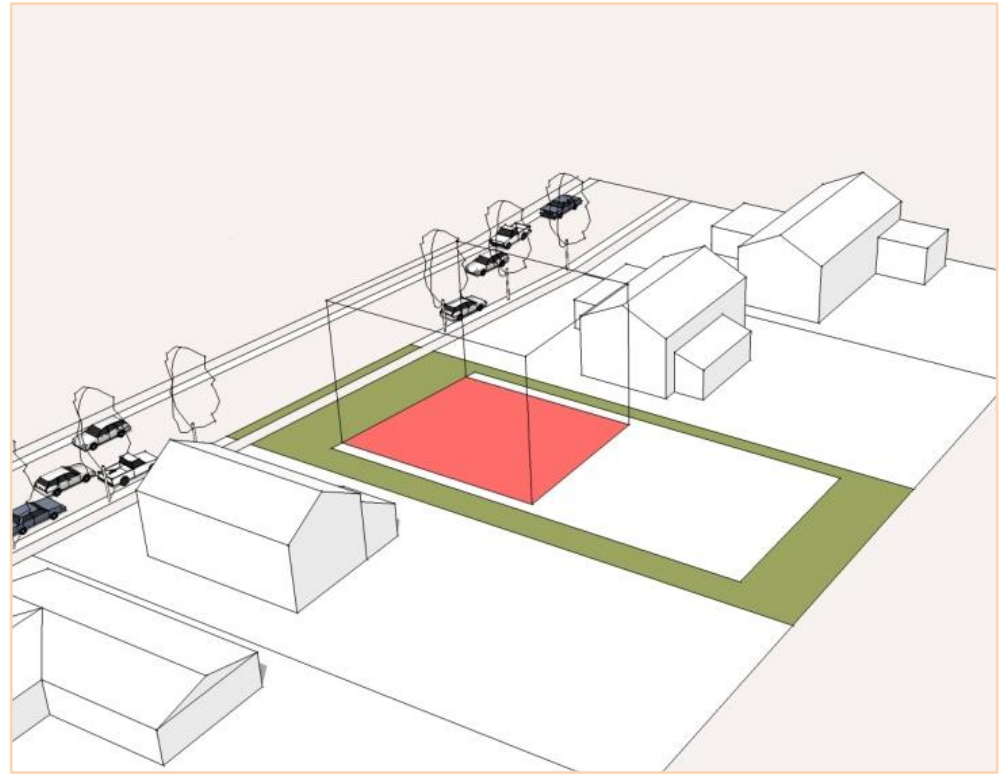

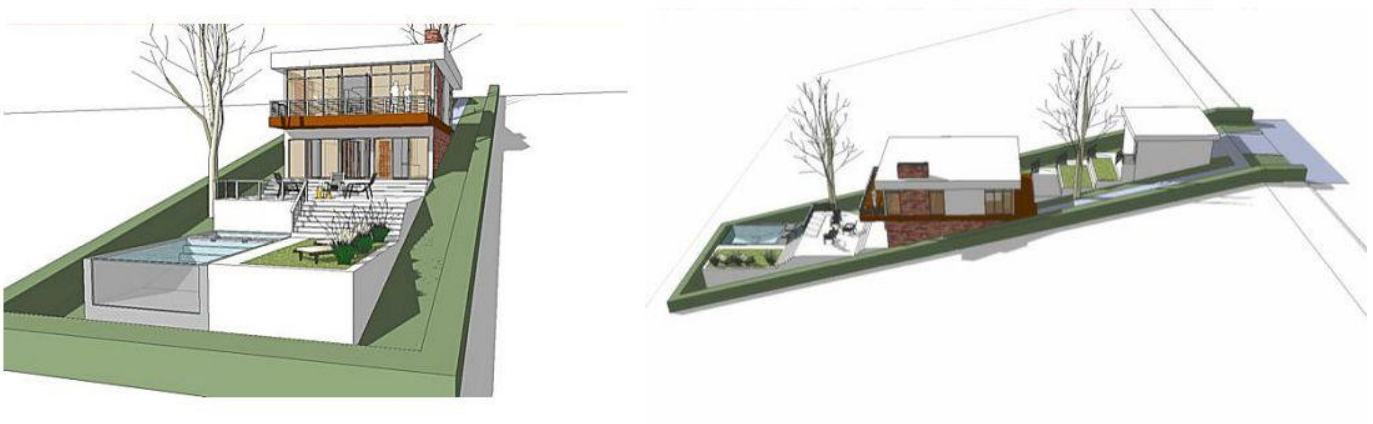


Key Recommendations

The goal of these recommendations is to allow homeowners more flexibility in ways that won't impact neighbors, and minimizing negative impacts of infill development in established neighborhoods.

- **Variable lot coverage standards.**
 - Allow lot coverage exceptions so houses can expand outward rather than upward, and so property owners can build detached accessory dwelling units.
 - Have different lot coverage standards for smaller and larger lots to avoid very large homes on very large lots.
- **Larger setbacks for taller buildings.** Require additional side yard setbacks for homes taller than 25 feet to protect the privacy and solar access of adjacent properties.
- **Measure building height differently.** Establish different height limits for buildings on sloped lots to prevent them from towering over homes on flat lots.

Anticipated Results

Recommendation	Example of a building that would be approvable	Example of a building that would NOT be approvable
Variable Lot Coverage Standard.	<p>This home is on a large lot and is similar in size to its neighbors.</p> 	<p>This home is on a large lot and is much larger than its neighbors.</p> 
Larger Setbacks for Taller Buildings.	<p>This home has an additional side yard setback due to its height.</p> 	<p>The new home on the left is very close to the existing home on the right.</p> 
Measure Building Height Differently.	<p>This house on a slope has a lower maximum height.</p>  <p>Total height = 25 feet</p>	<p>The building on the left was built on a sloped lot and towers over its neighbor.</p> 