

Date: 20 June 2011  
RE: Milwaukie Code Assistance  
To: Susan Shanks, City of Milwaukie  
From: Joseph Readdy

Tel: 503.827.4155

## Modified Prototype Illustrations

### Purpose:

- A) Illustrate development standard modifications that would make new buildings more compatible in form with adjacent buildings, without reducing development capacity allowed under current development standards.
- B) Illustrate some of the ideas that we heard described at the stakeholder meetings and public workshop.

### SFR Illustrations

All using Case Study 1, with R-7 zoning as a comparison.

- 1A) Development standard tradeoff, "trading" lower height for increased lot coverage. Description: 50% lot coverage; 25 foot height (2.0 stories)
- 1B) Development standard tradeoff, going taller than allowed in exchange for using less lot area. Description: 20% lot coverage; 45 foot height (3.0 stories)
- 2A) Side setback like City of Portland's, which increases as the area of side facade increases. Description: Variable side yard setbacks; wall surface area determines setback distance
- 2B) Additional side setback as building height increases (i.e. an additional foot of setback for each 3 feet of height over 25 ft). Description: Variable side yard setbacks; height of wall above 25 feet determines setback. Envelope height in illustration is 45 feet (3.0 stories).
- 3) Lowering the height limit at the rear of the lot for detached accessory dwelling units. Description: Lower height limit at rear for detached accessory dwelling unit; base height: 35 feet (2.5 stories); 15 feet (1 story) at rear

### MFR Illustrations

Using Case Study 5, with R-2 zoning as a comparison. Eight units are allowed on this site.

- 4A) Eight units in a cottage cluster configuration.
- 4B) Eight units in a stacked flats/single building configuration.