

# Design Standards for Single-Family Residential Buildings

## Draft Policy Goals

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

- **Be clear and objective.** To be easy to understand and implement.
- **Be style-neutral.** To allow a wide variety of architectural styles, and “work” in all of Milwaukie’s neighborhoods.
- **Be flexible.** To allow reasonable design variations within limits.
- **Be meaningful.** To facilitate good design and not worry about things that don’t really matter!
- **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?

# Proposed Design Standards | SFR

## Required Design Standards

### Eyes on the Street

“Eyes on the street,” such as windows, porches or balconies on the front of the house, provide connection between the house and the street, as well as casual surveillance that increases neighborhood safety.

For that reason, all new single-family homes must provide defined entrances, and a combination of windows, porches, and/or balconies, on 25% of street-facing façade.



### Main Entrances

The front, or main, door of a house should be a visible and inviting focal point at the front of the building.

For that reason, at least one entrance must face the street and be no more than 8 feet back from the longest street-facing wall.



### Articulation

Articulation promotes attention to detail and prevents large blank walls and uniform boxes, while still allowing flexibility in design. This is done by requiring varying the surface of a façade to create visual interest and weight.

To provide articulation, all buildings must incorporate design features such as: varying roof lines; offsets, balconies, projections; recessed or covered entrances; window reveals; or similar elements.

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## Design Standards Menu (new SFR to include at least 5 of the following)

- Covered porch
- Balcony
- Bay or bow window
- Recessed entry area
- Offset on the building face
- Dormer
- Roof line offsets
- Window trim
- Horizontal lap siding
- Decorative cornice or pediment
- Roof eaves
- Gable roof, hip roof, or gambrel roof form
- Tile or wood shingle roofs
- Decorative materials
- Cupola or tower

# Proposed Design Standards | SFR

## 1. Eyes on the Street (Required)

Combination of windows, porches, and balconies on 25% of street-facing facade

Prominent, defined entrance

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## 2. Main Entrances (Required)

Must be within 8 feet of the longest street-facing wall

Must face the street, be at an angle of 45 degrees from the street, or open onto a porch

## 3. Articulation (Pick 2)

Projections

Balconies

Recessed or covered entrances

Offsets

Varying roof lines

Window reveals

## 4. Detailed Design (Pick 5)

Covered porch

Balcony

Bay or bow window

Recessed entry area

Offset on the building face

Dormer

Roof line offsets

Window trim

Horizontal lap siding

Decorative cornice

Roof eaves

Gable, hip, or gambrel roof

Tile or wood shingle roofs

Decorative materials

Cupola or tower

# Design Standards | SFR

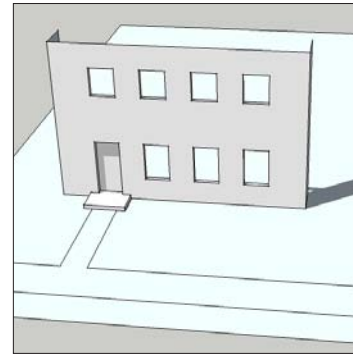
## Required Design Standards

### Main Entrance Standard

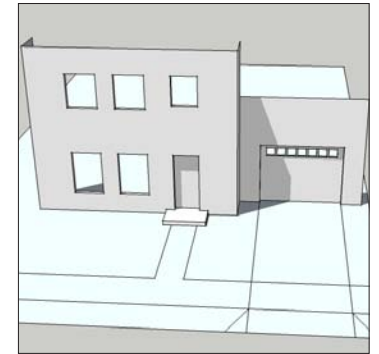
The main entrance of the dwelling shall be oriented to the street upon which the lot fronts or which provides vehicle access. The main entrance shall be considered to be oriented to the street if the front door faces the street or if the front door leads to a porch, patio, or sidewalk that is located in the front yard.

### 12% Window Standard

The area of windows on all exterior wall elevation(s) facing the street shall be at least 12% of the area of those elevations. Roofs, including gable ends, shall not be included in wall area.



12% Window Standard:  
building elevation only



12% Window Standard:  
garage windows contribute

## Design Standards Menu (new SFR to include at least 3 of the following)

- Covered porch at least 5 feet deep.
- Recessed entry area at least 2 feet from the exterior wall to the door.
- Bay or bow window that projects at least 1 foot from exterior wall.
- Building face offset at least 16 inches from one exterior wall surface to the other.
- Dormer
- Roof eaves minimum projection of 12 inches from the intersection of the roof and the exterior walls.
- Roof line offsets at least 16 inches from the top surface of one roof to the top surface of the other.
- Garage attached garage
- Cupola
- Roof material: tile or wood shingle
- Material: horizontal lap siding.
- Material: brick: covering at least 40% of the building elevation that is visible from the street.

# Design Standards for Single-Family Residential Buildings

## Summary of Draft Proposed Policies



**Purpose:** Create design standards that promote high quality design and that preclude blank facades that lack connection to the street or human-scaled detail. The design standards require a minimum level of design on every building. These standards are intended to promote attention to detail, human-scale design, and street visibility, while affording flexibility to use a variety of building styles.

**Key Assumptions:** Single family homes and duplexes (where allowed outright) would continue to be permitted only through a clear and objective building permit review. The same standards would apply throughout Milwaukie. The standards are style-neutral, but focus on community design goals aimed at creating safer streets and attractive, human-scale development.

### These standards would apply to:

1. All new single-family detached and duplex development.
2. Expansions of single-family detached or duplex development that add more than 300 square feet to any street-facing façade of the primary structure. (Standards only apply to the expanded façade.)
3. Conversions of attached or detached garages to a residential use. (Standards only to the street-facing façade of the garage being converted.)

### These standards would address:

Value/ Issue	How we would measure it	Example of a building that would be approvable	Example of a building that would NOT be approvable
<b>1. Eyes on the street - Required</b>			
Promotes human-scale design, street visibility.	Provide defined entrances, and a combination of windows, porches, and/or balconies, on 25% of street-facing building face.		

<b>2. Main entrances - Required</b>		
Promotes human-scale design, street visibility.	At least one entrance must face the street and be no more than 8' back from the longest street-facing wall.	 
<b>3. Building articulation - Required</b>		
Promotes attention to detail, prohibits large blank walls and uniform boxes while still allowing flexibility in design.	All buildings must incorporate design features such as: varying roof lines; offsets, balconies, projections; recessed or covered entrances; window reveals; or similar elements to break up large expanses of blank walls.	 
<b>4. Detailed design - Options</b>		
Promotes attention to detail, human-scale design, while affording flexibility to use a variety of building styles.	Each building must include 5 of 15 features listed on a "menu." This list could include features such as: covered porches or balconies; bay or bow window; recessed entry; offsets; dormers; window trim; various siding and roofing materials; various roof forms; and a cupola or tower.	 

**Key Questions:**

1. Is this the right approach?
2. Are there other really important items or design features that should be encouraged or required?
3. Where should the standards apply? Additions, conversion of garages to living space, street-facing facades?

# Design Standards for Garages





## Summary of Draft Proposed Policies

**Purpose:** To prevent garages from obscuring or dominating the main entrance of the house and provide for a pleasant pedestrian environment in residential areas.

**Key Assumptions:** Garages would be reviewed as part of clear and objective single-family residential building permit review. Standards would apply to only new garages.

**These standards would apply to:** All new attached garages and detached garages that are located within 50 feet of the street-facing property line.

**These standards would address:**

Value/ Issue	How we would measure it	Example of a building that would be approvable	Example of a building that would NOT be approvable
<b>1. Garage location</b>			
Prevents garage from dominating the façade of the house.	The front of the garage can be no closer to the front lot line than the front façade of the house.		
<b>2. Garage size</b>			
Prevents garage from dominating the façade of the house.	The front garage façade length may not exceed 50% of the length of the front façade of the primary dwelling, or 12 feet long, whichever is greater.		

### 3. Garage orientation

Promotes human-scale design, street visibility

Garages may be side-oriented to the front lot line if windows occupy a minimum of 15% of the street-facing side wall of the garage.



#### Key Questions:

Placement of the garage relative to the front of the house affects the relationship between the front door and the street. To reinforce the human-scale relationship of this space, many cities now require that the garage be placed behind the front façade.

1. Should the location of the garage be restricted to behind the front façade of the house?
2. If so, should there be some exceptions?



# Design Standards for Detached ADUs





## Summary of Draft Proposed Policies

**Purpose:** To allow reasonable accommodation of accessory dwelling units (ADUs), providing affordable and decent housing while providing homeowners with alternative financial resources, thereby encouraging maintenance of existing housing stock. ADUs should not diminish the single-family character of a neighborhood, and any single-family residence containing an ADU should maintain the appearance of a single-family dwelling as viewed from the street.

**Key Assumptions:** ADUs would be permitted as an accessory to any single-family detached or duplex dwelling. The standards would apply to attached and detached ADUs. All ADUs will be subject to a Type II Review.

**These standards would apply to:** All new accessory dwelling units.

**These standards would address:**

Value/ Issue	How we would measure it	Example of a building that would be approvable	Example of a building that would NOT be approvable
<b>1. Number of ADUs</b>			
Low-density residential areas will continue to appear as low-density residential areas.	No more than 1 accessory dwelling unit per lot is permitted.		
<b>2. Detached ADU standards</b>			
Promotes human-scale design, street visibility	<ul style="list-style-type: none"> <li>The ADU shall be located at least 6 feet behind the primary dwelling.</li> <li>The height of ADU shall not exceed 1.5 stories or 18 feet, whichever is less.</li> <li>The building footprint of the ADU shall not be larger than the footprint of the primary dwelling.</li> </ul>		

### 3. ADU size and design – applies to both attached and detached ADUs

Low-density residential areas will continue to appear as low-density residential areas.

Any single-family residence containing an ADU should maintain the appearance of a single-family dwelling as viewed from the street.

- The size of the ADU shall not exceed 50% of the square footage of the primary dwelling, or 800 square feet, whichever is less.
- Only 1 entrance to the primary dwelling shall face the street.
- Exterior finish materials shall be the same or visually match in type, size and placement, the exterior finish materials of the primary dwelling.
- The roof pitch shall be the same as the predominant roof pitch of the primary dwelling.
- On the street-facing façade of the ADU, windows shall match, in proportion and orientation, the windows of the primary dwelling.
- If the primary dwelling has eaves, the ADU must have eaves that project the same distance from the building.
- Fire escapes or exterior stairs for access to an upper level ADU shall not be located on the front of the building.



#### Key Questions:

1. Should detached ADUs be required to look like the primary home, meet single-family residential design standards, or neither if not visible from the street?
2. Should the design standards prioritize protecting the single-family character of low-density neighborhoods?