

WHEREAS, in order to provide the criteria for the density of multiple family zoned areas within the incorporated areas of the City of Milwaukie and such other areas under the jurisdiction of this Commission, and;

WHEREAS, there are increasing requests for rezoning to 3-R-2 and 3-R-2 SPECIAL Zones, and;

WHEREAS, it is necessary to have standards for this Commission, the City Zoning Officer and public in general so as to have uniformity of compliance with the City of Milwaukie Ordinance No. 481, as amended, and;

WHEREAS, authority to establish this criteria by resolution is cited in Sections 2, 3, and 5 of Ordinance No. 481, as amended;

IT IS HEREBY RESOLVED that for the purpose of this resolution, this Commission will consider Residential Zone 3-R-1 as a low density area and as defined by Ordinance No. 481, as amended, as for single family residences, and;

IT IS FURTHER RESOLVED that this Commission will consider 3-R-2 SPECIAL as an area of moderate density use and as otherwise defined by Ordinance No. 481, as amended;

That Multiple Family Residential Zone 3-R-2 shall be considered as an area of highest density residential use, and as otherwise defined by Ordinance No. 481, as amended, and;

That for all the above mentioned zones, 3-R-1, 3-R-2, 3-R-2 SPECIAL, criteria for the issuance of Occupancy Permits by the Zoning Officer shall set forth as follows:

3-R-1, as defined by Part III of Ordinance No. 481, as amended, and that 3-R-2 and 3-R-2 SPECIAL will be by the criterion as set forth in this Resolution, and;

BE IT FURTHER RESOLVED that the Zoning Officer is instructed to issue Occupancy Permits with respect to SET BACK from street line in addition to that which is so stated by Ordinance No. 481, as amended, as follows:

Commercial, Commercial-Industrial, Industrial, said buildings shall be set back and so positioned on the property that a minimum street right-of-way of 60 feet would remain when less than a 60 foot street is now so dedicated, and;

3-R-1, 3-R-2 SPECIAL, 3-R-2, said buildings shall be set back and so positioned on the property that a minimum street right-of-way of 50 feet would remain when less than a 50 foot street is now so dedicated.

Any persons aggravated by the decision of the Zoning Officer expressly acting under this resolution may appear therefrom to the Planning Commission for further hearing and final decision within the scope and authority as defined by Ordinance No. 481, as amended.

Criterion for 3-R-2 and 3-R-2 Special Zones for Multiple Family Dwellings

Dimensional Standards:	3-R-2	3-R-2
	Special	
A. Minimum width at building line:	50 ft.	70 ft. (for 1 story)
for each additional story shall be required:	10 ft.	5 ft.
B. Minimum street frontage	25 ft.	25 ft.
C. Minimum lot depth	80 ft.	80 ft. (for 1 story)
for each additional story shall be required:	10 ft.	5 ft.
D. Minimum front yard setback	20 ft.	10 ft.

3-R-2	3-R-2
Special	

Structures on corner or through lots shall observe the minimum front yard set back on both streets. No structure shall be erected closer than the following footage from the center line of any dedicated street.

45 ft.	35 ft.
--------	--------

E. Minimum rear yard setback

20 ft.	20 ft.
--------	--------

F. Minimum side yard setback: 1 story
2 story
3 story

5 ft.	5 ft.
8 ft.	8 ft.
none allowed over 2 1/2 stories	12 ft. plus

for each additional story over three stories, shall be required per story

	5 ft.
--	-------

G. Maximum lot coverage for all buildings and not more than for over 1 story

40%	45% (for 1 story)
35%	45%

H. Minimum lot size per dwelling units:

Minimum lot Existing
New development

5000 sq. ft.	8000 sq. ft.
6000 " "	----

Two Units Existing
New development

5000 " "	8000 " "
6000 " "	----

Three Units

7000 " "	8000 " "
----------	----------

Four Units

9000 " "	8000 " "
----------	----------

Five Units

12000 " "	8000 " "
-----------	----------

Six Units

15000 " "	8000 " "
-----------	----------

Over six units and under thirteen per each unit

15000 plus	8000 plus
2500	1500

Per thirteen units and over -- per each unit

32000 plus	18000 plus
2000	1000

I. Minimum area per dwelling unit: 1 bedroom
2 bedroom
3 bedroom

600 sq. ft.	500 sq. ft.
750 " "	650 " "
900 " "	800 " "

J. Off-Street Parking:

- Off-street parking space shall be provided as follows:
2 dwelling Units - 4 parking spaces
3 dwelling Units - 6 parking spaces
Each additional dwelling unit shall have added 1 1/2 additional parking spaces.
- Minimum width per parking space shall be 9 feet and shall be not less than 19 feet in length, and each space shall have a wood or concrete bumper 6 inches high and set back 4 1/2 ft. from property line.
- The minimum width of access drives shall not be considered in fulfilling the off-street parking requirement, said width being not less than 13 feet surfaced, and shall connect to public street.
- All parking shall have sufficient area for maneuvering to allow for drive forward onto the street and be of an all-weather, durable, dustless surface and shall have a sight-obscuring fence or planting, 5 to 6 feet high; except where vision clearance is required, and the surface shall drain to avoid a flow of water across public sidewalks or other private property.

ADOPTED this 6th day of October 1965.

/s/ PAUL BAER
Paul Baer, Chairman
Milwaukee Planning Commission