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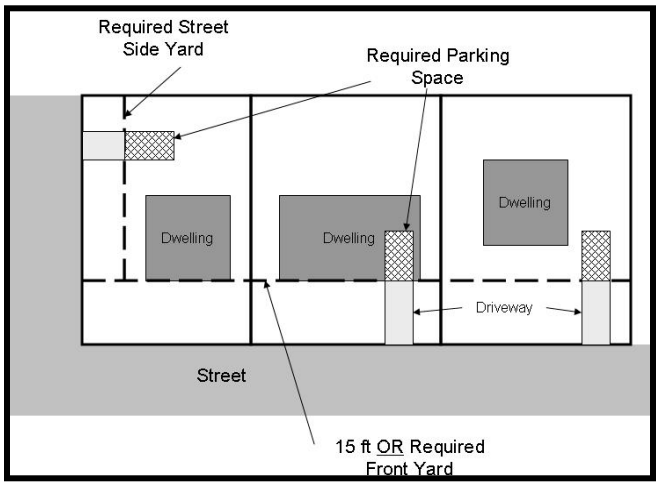
Residential Parking Regulations

This handout summarizes the off-street parking regulations for residential properties that are in effect starting June 17, 2010. These apply to all single-family dwellings and duplexes. Please refer to Milwaukie Municipal Code Section 19.607 for the complete regulations.

Number and Location of Required Parking Spaces

- 1 space is required per dwelling unit (does not have to be covered).
- Required parking space dimension is 9 ft wide x 18 ft deep.
- Required parking cannot be located in the following areas. See the illustration below.
  - In the required front yard setback *OR* 15 ft from the front property line, whichever is greater.
  - In a required street side yard (corner lots only).

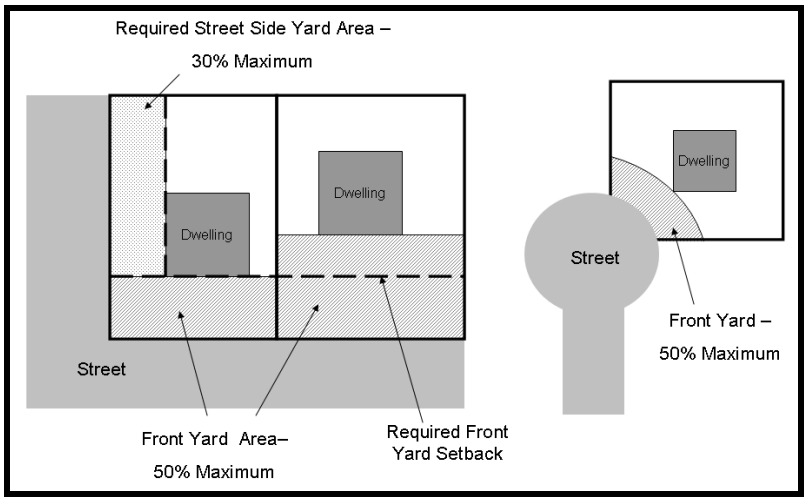


Paving and Gravel

- The required parking space and driveway must be paved.
- Driveway strips, porous concrete, or porous asphalt are encouraged for required paved areas.
- Gravel is permitted for parking spaces and driveways that are both:
  - Not required parking space or driveway to a required space.
  - Located outside of any required front yard, side yard, or street side yard area.
- Gravel is permitted for boat or RV storage areas, regardless of location on the property.

Limitations for Off-Street Parking Areas

- Limitations apply to the use of the following areas for off-street parking. These limitations include boat or RV storage areas. See the illustration on the following page.
  - No more than 50% of the area between the front lot line and the front of the dwelling can be used for off-street parking.
  - For corner lots, no more than 30% of the area for the required street side yard can be used for off-street parking.
  - No more than three 9- x 18-ft parking spaces are allowed within the required front yard setback.



Limitations for Off-Street Parking Areas (continued)

- Parking areas and driveways on the property shall align with the driveway in the right-of-way and not be wider than that driveway within10 ft of the property boundary. The typical width of a residential driveway within the right-of-way is between 9 and 20 ft.

Other Parking Area Regulations

- Vehicles used for commercial purposes that are taller than 9 ft in height, and commercial-style box trucks, must be parked behind the front of the dwelling.
- Parking is allowed only on the surfaces described above. Parking on grass areas is not permitted.
- Vehicles are not allowed to back from driveways into the right-of-way on collector or arterial streets. An on-site turnaround area may be required.

FAQs

- ***When are these regulations enforced?***

  Full compliance with these regulations is required for new development and for additions that double the amount of floor area. Additions that do not double the amount of floor area may be required to bring off-street parking areas closer to conformance with these regulations. Any parking area added to an existing parking area is required to comply with these regulations. Residents are required to comply with regulations about the use and storage of vehicles on a property on an ongoing basis.

- ***Can I convert an attached garage to living space?***

  The City's previous parking code had a regulation that at least 1 off-street parking space had to be covered (e.g., in a garage or under a carport). This is not a requirement of the regulations in effect after June 16, 2010. Conversion of a garage to living space can be approved if there is at least one 9- x 18-ft space located outside of the required front yard and required street side yard. The space and the driveway leading to it must be paved.