



Residential Development Standards Update Project

Planning Department - Li Alligood, Assistant Planner - (503) 786-7627

Residential Development Standards Update Project Frequently Asked Questions (FAQs)

How will this affect me?

Milwaukie's proposed regulations will only apply to new construction ("infill" development), new accessory dwelling units ("granny flats" or "mother-in-law units"), and expansions of existing homes or garages. They will also allow new types of sustainability-related structures, such as water cisterns and solar panels. The new rules will not be retroactive.

Who can I contact with questions or comments?

Please contact Li Alligood, Assistant Planner, at 503-786-7627 or by email at alligoodl@ci.milwaukie.or.us

Why is the City pursuing these changes?

City staff has heard from the people applying for permits that our current code is confusing or not in line with current housing needs and trends. Staff has also heard from the community that much of the new housing (both single family and multifamily housing) being built in Milwaukie does not "fit" the character of the surrounding neighborhood. As a result, in 2009, City Council and Planning Commission directed staff to evaluate and improve the regulations that apply to residential development.

What are the key goals of this project?

The key goals of this project are to ensure that every new residential building in Milwaukie is a good neighbor; to respond to changing housing and demographic needs; and to streamline and clarify existing regulations.

Will this project increase density?

No, this project does not change the underlying zoning in Milwaukie or how many dwelling units are allowed in those zones.

Will this project change the building code?

The building code, which is primarily set at the State level, will still apply—ensuring the safety and soundness of new construction.

What are the primary changes this project proposes?

- Requiring facade articulation on new single-family homes.
- Applying limited design standards to significant home expansions or garage conversions.
- Making it easier to add accessory dwelling units, e.g. mother-in-law units or granny flats.
- Adding new design standards and review processes for new multifamily development.
- Allowing rowhouses and cottage clusters in zones that already allow multifamily development.
- Allowing larger accessory structures with larger setbacks from the property lines.

What kind of outreach and input has the City pursued regarding this project?

Staff conducted an online survey, interviews, stakeholder focus groups, assembled a citizen steering committee, held a public workshop and open house, met with neighborhood association leaders, and more. A summary of the public involvement can be found on the project website.

How can I find out more?

Drop in any time during the project Q & A session on **February 16, 2012, between 3:30 to 6:30pm**, at City Hall (10722 SE Main St.), and talk to staff about the project and how the proposed regulations might affect your property.

PROJECT WEBSITE

<http://www.ci.milwaukie.or.us/planning>

Contact:

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