

# Development Standards in Low-Density Residential Zones

## 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 building shapes and site layouts that “work” in all of Milwaukie’s neighborhoods.
- **Be flexible.** To allow reasonable building and site development variations.
- **Support compatibility.** To facilitate building and site development that “fits” within Milwaukie’s existing neighborhoods.
- **Support good building and site development without being cost prohibitive.** To keep Milwaukie an affordable place to live.

### Key Questions:

1. Are these the right goals?
2. Is there anything missing?

# Development Standards in Low-Density Residential Zones

## Compatibility Tools

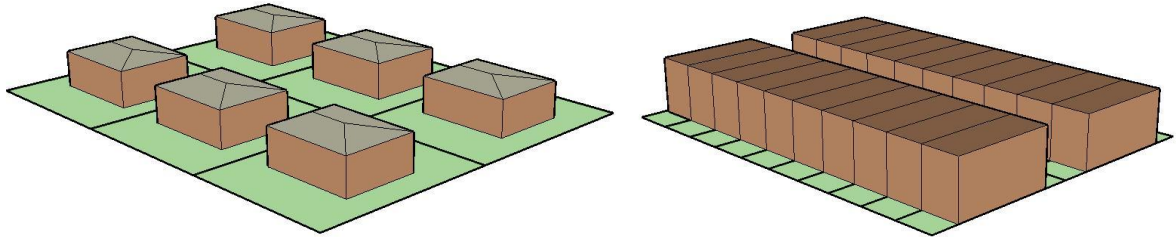
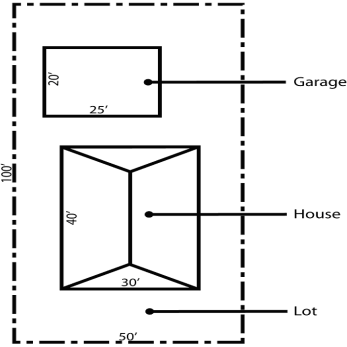
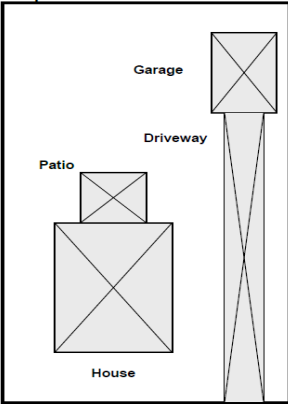
Development standards (sometimes called “bulk regulations”) are the combination of controls (lot size, lot coverage, open space, height and setback) that determine the maximum size and placement of a building on a zoning lot. There are a number of tools available to address issues of context and compatibility, including:

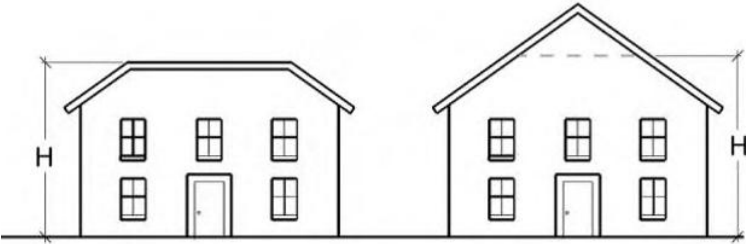
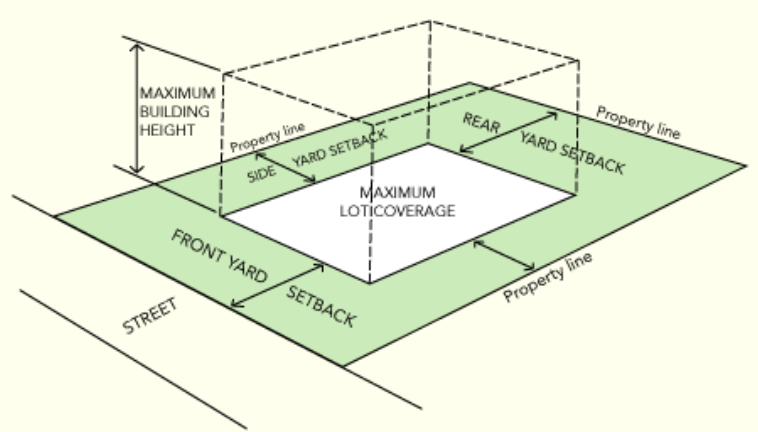
- **Lot size:** the minimum square footage a newly created lot must contain.
- **Lot coverage:** the maximum percentage of a lot that can be covered by structures. Also known as open space regulations.
- **Minimum vegetation:** the minimum percentage of a lot that must be planted with vegetation. Also known as yard regulations.
- **Height:** the maximum height permitted, as well as how it is measured.
- **Setbacks:** the minimum distance a dwelling must be “set back” from the front, rear, and side lot lines. Also known as buffers.

### Key Questions:

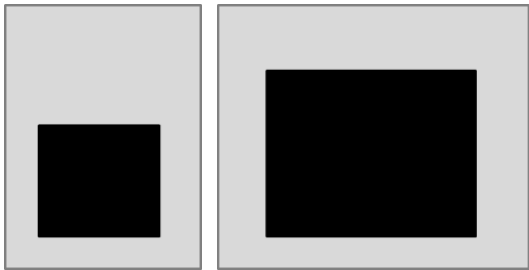
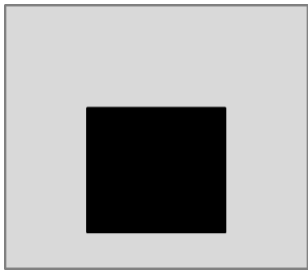
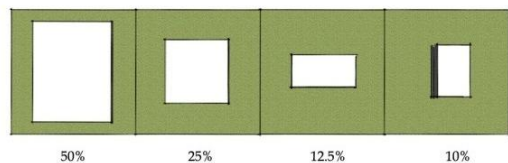
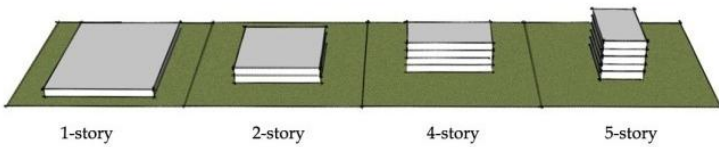
1. What is the right mix of tools to ensure compatibility?
2. Should the City allow ADUs on properties with duplexes?
3. Should duplexes be outright allowed in the R-10 and R-7 zones on certain streets or in certain locations?

# Current Development Tools and Standards

Purpose	Illustrations
<p><b>Lot sizes:</b> Minimum lot sizes are a tool to regulate the density of a residential area. The City's low-density residential zones have lot size minimums ranging from 5,000 to 10,000 square feet.</p> <p>The illustrations at the right show the difference in density between larger lot sizes (top) and smaller lot sizes (bottom).</p> <p>Low-density residential lot sizes and density will not be addressed as part of this project.</p>	
<p><b>Lot coverage:</b> the ratio of buildings to the total area of the lot. Its purpose is to relate house size to lot size and protect open space on each lot.</p> <p>Currently, lot coverage is the same for all lots regardless of size.</p>	 <div data-bbox="1457 621 1705 841" style="float: right;"> <p><b>Total Lot Area</b> = 5,000 sq. ft.</p> <p><b>House Area</b> = 1,200 sq. ft.</p> <p><b>Garage Area</b> = 500 sq. ft.</p> <p><math>(1,700 \text{ sq. ft.} / 5,000 \text{ sq. ft.}) \times 100\%</math> = 34%</p> <p><b>Total Lot Coverage</b> = 34%</p> </div>
<p><b>Minimum Vegetation:</b> Minimum vegetation standards require a minimum percentage of a lot to be planted with grass, trees, shrubs, or similar. This standard restricts the amount of impervious surface, such as buildings and paving, on each lot. The illustration to the right shows the impervious surfaces in gray, and the vegetated area in white.</p>	

Purpose	Illustrations
<p><b>Height:</b> Maximum building heights are a tool to control the bulk and mass of a building.</p> <p>Currently, building height is measured to the highest point of the roof for a flat roof, or the mean height between the eaves and the ridge for a gable, hip, or gambrel roof. In the illustrations to the right, H=height.</p>	
<p><b>Setbacks:</b> The placement of a building on the lot can affect the amount of light, privacy, and open space available to each property.</p> <p>Currently, setbacks are the same for all buildings in a zone.</p>	

# Compatibility Tools and Options

Issue	Compatibility Tools	Illustration
<b>Lot Coverage</b>		
<p>The City's current low-density residential maximum lot coverage is 30%, regardless of lot size. This can result in larger, incompatible homes on larger lots.</p>	<p>A. <b>Variable lot coverage standards</b> related to the square footage of the lot. This tool limits the size of single-family homes on larger lots.</p> <p>B. <b>Floor area ratio (FAR) method</b> of calculating maximum square footage of habitable or living areas.</p> <p>With this method, the size of a building is regulated by how much living space it contains. There is some flexibility in lot coverage and height.</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p><b>30% Lot Coverage</b></p> <p>7,000 sf      12,000 sf</p>  </div> <div style="text-align: center;"> <p><b>25% Lot Coverage</b></p> <p>12,000 sf</p>  </div> </div> <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;"><u>Site Coverage</u></p>  <p style="text-align: center;"><u>Building Height</u></p> 

Issue	Compatibility Tools	Illustration
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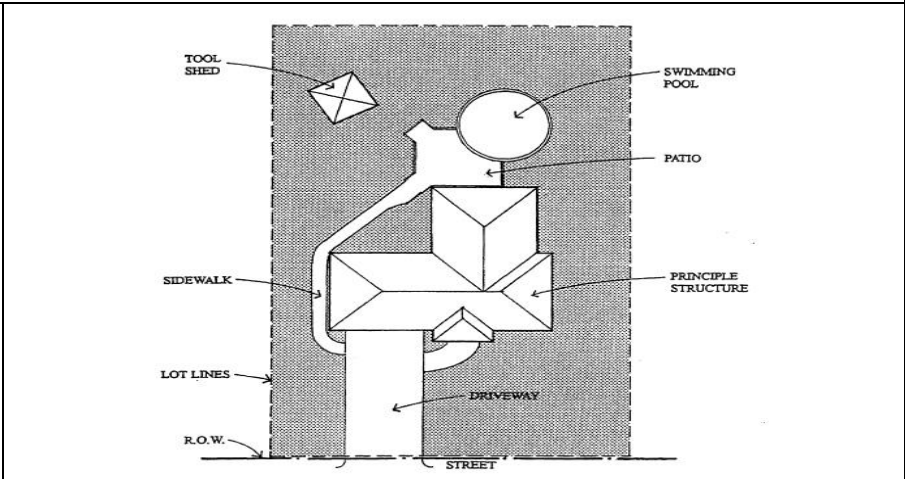
**Minimum Vegetation**

Currently, the minimum vegetation standards require 35% of the lot to be planted with vegetation such as trees, shrubs, and grasses.

Combined with the maximum lot coverage, that can result in properties that are 35% paved.

A. Consider **maximum impervious surface standards** rather than minimum vegetation standards. For example, the impervious surface ratio could include buildings, paved areas, packed earth, and oiled surfaces.

The illustration at the right shows the impervious area (in white) and the vegetated area (in gray). The amount of impervious area would be restricted.

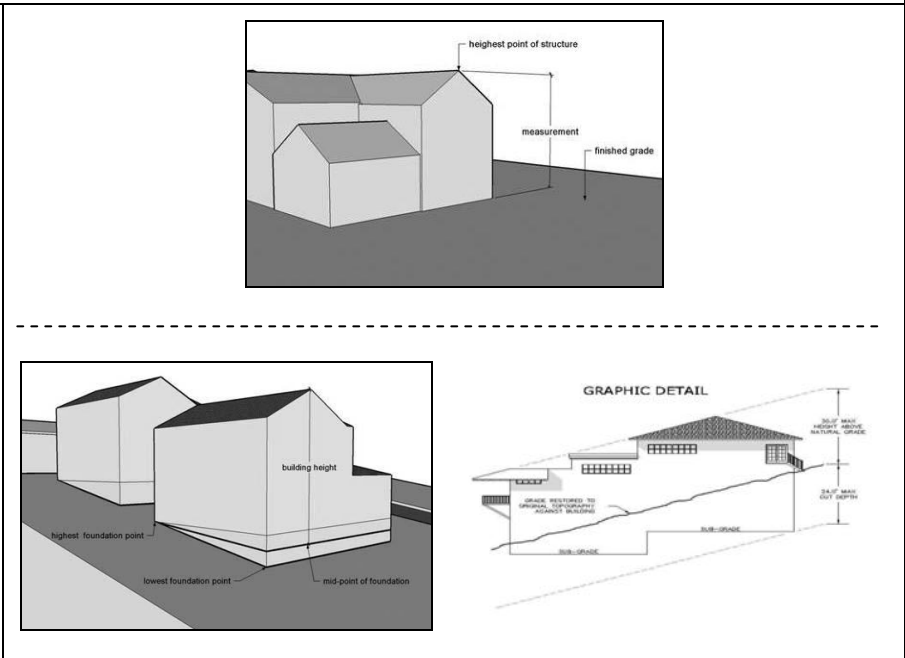



**Height Restrictions – Primary Structures**

Currently, primary structure height is measured to the highest point of the roof for a flat roof, or the mean height between the eaves and the ridge for a gable, hip, or gambrel roof. There are no provisions for structures built on a slope.

A. Changing building height measurement methodology to require measurement to the peak of the roof, rather than the midpoint.

B. Differing measurement methodologies and height maximums for buildings on flat lots and those located on slopes. For example, Lake Oswego restricts the height of structures on a flat lot to 28 feet, and the height of structures on a sloped lot to 35 feet.



Issue	Compatibility Tools	Illustration
<b>Height Restrictions – Accessory Structures</b>		
Currently, accessory structure height is measured to the top of the roof.	Change accessory structure height measurement methodology to that used for the primary structure.	See illustrations for Height Restrictions - Primary Structures.
<b>Setbacks</b>		
<p>Currently, code allows for the “averaging” of setbacks within 100 feet of the property to be developed.</p> <p>The R-5 zone has provisions for additional setbacks for buildings above 25 feet; the R-7 and R-10 zones do not.</p>	<p>A. Require <b>additional setbacks</b> for dwellings above a certain height, such as 25 feet, or with a side wall that exceeds a certain size.</p> <p>The illustration at the left shows a house built to the maximum height and lot coverage. The illustration at the right shows a house built to the maximum height with additional side setbacks. The illustration below shows an additional side setback.</p> <p>B. Allow a <b>“trade off”</b> of more height for lower lot coverage, or less height for higher lot coverage</p> <p>The illustration at the left shows a SFR building that is 25 feet high and covers 50% of the lot; the illustration on the right shows a SFR building that is 45 feet tall and covers 20% of the lot.</p>	 <hr style="border-top: 1px dashed black;"/> 