



Work Session

WS

Milwaukie City Council

COUNCIL WORK SESSION

City Hall Council Chambers, 10722 SE Main Street
& Zoom Video Conference (www.milwaukieoregon.gov)

AGENDA

OCTOBER 18, 2022

Council will hold this meeting in-person and through video conference. The public may attend the meeting by coming to City Hall or joining the Zoom webinar, or watch the meeting on the [city's YouTube channel](#) or Comcast Cable channel 30 in city limits. **For Zoom login** visit <https://www.milwaukieoregon.gov/citycouncil/city-council-work-session-310>.

To participate in this meeting by phone dial 1-253-215-8782 and enter Webinar ID 847 1299 8920 and Passcode: 331507. To raise hand by phone dial *9.

Written comments may be delivered to City Hall or emailed to ocr@milwaukieoregon.gov. Council may take limited verbal comments.

Note: agenda item times are estimates and are subject to change.

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1. High Density Residential Zones – Discussion (4:00 p.m.)

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Staff: Vera Kolias, Senior Planner, and
Adam Heroux, Associate Planner

2. Adjourn (5:30 p.m.)

Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice

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Servicios de Accesibilidad para Reuniones y Aviso de la Ley de Estadounidenses con Discapacidades (ADA)

La ciudad se compromete a proporcionar igualdad de acceso para reuniones públicas. Para solicitar servicios de asistencia auditiva y de movilidad, favor de comunicarse a la Oficina del Registro de la Ciudad con un mínimo de 48 horas antes de la reunión por correo electrónico a ocr@milwaukieoregon.gov o llame al 503-786-7502. Para solicitar servicios de traducción al español, envíe un correo electrónico a espanol@milwaukieoregon.gov al menos 48 horas antes de la reunión. El personal hará todo lo posible para responder de manera oportuna y atender las solicitudes. La mayoría de las reuniones del Consejo de la Ciudad se transmiten en vivo en el [canal de YouTube de la ciudad](#) y el Canal 30 de Comcast dentro de los límites de la ciudad.

Executive Sessions

The City Council may meet in executive session pursuant to Oregon Revised Statute (ORS) 192.660(2); all discussions are confidential; news media representatives may attend but may not disclose any information discussed. Final decisions and actions may not be taken in executive sessions.

COUNCIL STAFF REPORT

To: Mayor and City Council
Ann Ober, City Manager

Date Written: Oct. 11, 2022

Reviewed: Laura Weigel, Planning Manager

From: Vera Kolias, Senior Planner, and
Adam Heroux, Associate Planner

Subject: **High Density Residential Zones Code Amendments**

ACTION REQUESTED

Council is asked to provide feedback on the package of proposed code amendments in advance of the public hearing on November 15.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

[September 27, 2022:](#) The Planning Commission held a public hearing on the package of code amendments and voted 7-0 to recommend approval. The Commission's vote included the following recommendations to Council:

- Council should find ways to preserve and protect manufactured home parks, which are a critical form of deeply affordable housing.
- Council should discuss the proposed amendment allowing hotels and motels in the R-3 and R-2 zones as conditional uses, which are prohibited in the current code. The Commission was not unanimous in its support of this proposed amendment.

[August 23, 2022:](#) The Commission held a work session to review the proposed zone consolidation and development standards, and other related amendments.

[August 9, 2022:](#) The Commission held a work session to review the definition and other questions related to boarding houses.

[June 28, 2022:](#) The Commission held a work session to review the first set of definitions.

This is the first Council work session related to these code amendments.

ANALYSIS

Consolidation of the high-density residential zones was originally envisioned as part of the Phase 1 Comprehensive Plan Implementation project. However, due to the complexity involved in the permitted uses and their respective review processes across the high-density zones, the effort was paused until it was restarted at the Planning Commission's June 28, 2022, work session. The process for developing the proposed code amendments was:

- Step 1: Revise definitions and terminology for allowed residential uses.
- Step 2: Review and potentially revise the review process for each use and consider adding additional permitted uses; potentially consolidate the city's existing five high density residential zones.

Definitions

Milwaukie's code includes outdated definitions for several residential use types, including several housing types typically occupied by seniors. Despite having similar land use impacts, the city is inconsistent in how it treats these housing types in high density residential zones. This inconsistency has impacted the development and land use review processes for some recent projects, in some cases requiring applicants to pursue both a Community Service Use (CSU) and Conditional Use (CU) process for the same site. Additionally, neighboring jurisdictions, including Tigard and Beaverton, have simplified their codes to better match the evolving terminology for these types of residential uses.

The proposed amendments revise the code so that:

- 1) The code defines Use Categories by the external impacts of the use, such as foot and vehicle traffic, rather than biasing the land use review process with a focus on the internal aspects of the use.
- 2) The definitions in the code reflect those used by the State of Oregon in its licensing of Community Based Care Settings and used by the city to issue Certificates of Occupancy.
- 3) The term "boarding house" is replaced with the term "single room occupancy" (SRO).

Zone consolidation, review processes, and development standards

During the middle housing code amendment process, consolidation of both the medium and high-density zones was discussed. However, as noted during the [August 5, 2021](#) work session, a number of inconsistencies exist between the high density zones. To consolidate the zones, a decision would have to be made to either change some uses to be permitted by right that are now subject to Type III Conditional Use review or make those same uses now subject to Type III review where they are permitted by right. This is particularly concerning when addressing multifamily housing, for example. Because the city's goal is to provide more opportunities for the development of different types of housing, staff does not recommend making these types of developments subject to a Type III review in the R-2, R-1, and R-1-B zones. Conversely, to allow multifamily development by right in the R-3 and R-2.5 zones during the middle housing discussion would have introduced a new topic to the discussion that would have distracted from the focus of this project which was to provide middle housing opportunities throughout the residential zones in the city.

The key differences between the high-density zones are:

- Where manufactured dwelling parks are permitted.
- How multi-unit developments are permitted (Conditional Use or Permitted outright).
- How residential care facilities are permitted (Conditional Use or Permitted outright).
- Which commercial uses are permitted and what type of land use review is required (Conditional Use or Permitted outright).

Summary of Key Changes

AMENDMENTS RELATED TO DEFINITIONS

Amendments update and consolidate existing residential use definitions to better match current terminology used by the State of Oregon.

Table 1 below summarizes the current residential use terms, new replacement definitions, and the new use type for each.

Table 1. New Definitions and Use Types		
Current Use Type	New Definition	New Use Type
Residential Home	Adult foster/care home	Adult foster care/home
Congregate Housing Facility	Assisted Living	Residential Care Facility
Senior and Retirement Housing	Assisted Living	Residential Care Facility
Nursing or Convalescent Home	Nursing Facility, Memory Care Community	Residential Care Facility
Boarding House	Single Room Occupancy	Single Room Occupancy

Residential Home is an outdated term that is not used by any of the neighboring jurisdictions researched by staff for this code project. Staff propose replacing it with the state's definition of **Adult Foster/Care Home** for clarity and consistency with state licensing standards.

Staff propose using the term **Residential Care Facility** as an umbrella for several of these pre-existing uses. This consolidation makes it necessary for the commission to reconcile the inconsistent CU and CSU processes that these uses are subject to in the high-density zones.

Staff propose replacing the term **Boarding House** with **Single Room Occupancy**, a term with a long history dating back to the mid-nineteenth century. Examples of SROs include low-cost residential hotels, boarding houses, rooming houses, lodging houses, and the renting out of rooms in private apartments. These are examples of group living in a building with multiple separated bedroom units that include shared cooking and eating facilities, and may include other shared elements like bathrooms, common rooms, and other resident services.

Table 2 below contains the proposed definitions for new use terms.

Table 2. Proposed Definitions		
Proposed Terms		Proposed Definition
Adult foster/care homes		A dwelling unit operated to provide a permanent residence and licensed care for up to five people who are elderly, disabled, handicapped, or otherwise require such a residence.
Residential Care Facility Types	Residential care facility	A living facility for more than five (5) non-related persons, which provides specialized care, supervision, treatment or training, or a combination of these for residents. This use classification includes, but is not limited to Assisted Living Facilities, Nursing Facilities, and Memory Care Facilities.
	Assisted living facility	are licensed settings providing housing and care services to six or more people. A registered nurse is on staff or under contract. The nurse does not have to be there all the time. Caregivers do not need to be certified, but they are trained in providing care services.
	Nursing facility	gives licensed 24-hour supervised nursing care. Licensed nursing facilities' caregivers must be certified as nursing assistants; the State Board of Nursing must approve their training. Nurses and certified nurse aides provide personal, therapeutic, and nutritional care.
	Memory care community	is an environment where staff care for people with dementia who have needs that require a more secure setting. Each setting is licensed by the state as a residential care, assisted living or nursing facility. The state also requires memory care facilities to train staff to care for residents with dementia and provide specialized services.
	Single Room Occupancy Housing	A building wherein five (5) or more rooms are offered for rent and where rooms, individually or collectively, do not constitute separate dwellings. Each room is without a kitchen but may have provision for counter-top appliances and refrigerator. The toilet/bath may be private or shared with other room(s).

Amendments related to the consolidation and the Zoning Map

Amendments to the existing high density residential zones reduce the number from five to three through a consolidation that provides more housing opportunities in the high-density zones than currently exists.

The following tables show a progression of the proposed consolidation, starting with the existing code but updated with revised uses and nomenclature as discussed in earlier work sessions.

Table 3 shows the existing code updated with revised uses as discussed in the earlier work sessions. Highlighted sections identify the key differences.

Residential Uses	Table 3. Existing Code (with new uses)				
	R3	R2.5	R2	R1	R1B
Single Detached Dwelling	P	P	P	P	P
Duplex	P	P	P	P	P
Triplex	P	P	P	P	P
Quadplex	P	P	P	P	P
Townhouse/Rowhouse	P	P	P	P	P
Cottage Cluster	P	P	P	P	P
Adult foster/care homes	P	P	P	P	P
Accessory Dwelling Unit	P	P	P	P	P
Manufactured Dwelling Park	III	N	N	N	N
Multi-unit Development	CU	CU	P	P	P
Single Room Occupancy Housing	CU	CU	CU	CU	CU
Residential Care Facility	CU	CU	P	P	P
<i>Assisted Living</i>	-	-			
<i>Nursing Facility</i>	-	-			
<i>Memory care community</i>	-	-			
Commercial Uses	-	-			
Office	CU	CU	CU	CU	P
Hotel or motel	N	N	N	N	CU
Bed and breakfast or vacation rental	CU	CU	CU	CU	CU
Accessory and Other Uses					
Accessory Use	P	P	P	P	P
Agricultural or horticultural	P	P	P	P	P
Community Service Use	CSU	CSU	CSU	CSU	CSU
Home occupation	P	P	P	P	P
Short-term rental	P	P	P	P	P

Table 4 is the proposed consolidation from 5 zones to 3 with the following key differences:

1. Multi-unit housing is allowed by right in the R3 instead of through a CU process.
2. Single Room Occupancy is allowed by right in R3, R2, and R1B instead of through a CU process.
3. Residential care facilities are permitted by right instead of through a CU.
4. Business/personal services (such as salons and pet groomers) are included in the list of allowed commercial activities based on the numerous requests for such businesses in the R-1-B zone. These uses are proposed to be permitted by right as limited uses (floor area limited to 2,000 sq ft) in the R3 and R2 zones.
5. Office uses are proposed to be consolidated from three types to two types and ensure their consistent use throughout the code to reduce confusion. Office uses are proposed to be permitted by right as limited uses (floor area limited to 2,000 sq ft) in the R3 and R2 zones.
6. Hotel and motel uses are proposed to be permitted as conditional uses in the R3 and R2 zones rather than be prohibited.

Table 4. Proposed Consolidation			
Residential Uses	R3	R2	R1B
Single Detached Dwelling	P	P	P
Duplex	P	P	P
Triplex	P	P	P
Quadplex	P	P	P
Townhouse/Rowhouse	P	P	P
Cottage Cluster	P	P	P
Adult foster/care homes	P	P	P
Accessory Dwelling Unit	P	P	P
Manufactured Dwelling Park	III	N	N
Multi-unit Development	P	P	P
Single Room Occupancy Housing	P	P	P
Residential Care Facility	P	P	P
<i>Assisted Living</i>	-	-	
<i>Nursing Facility</i>	-	-	
<i>Memory care community</i>	-	-	
Commercial Uses	-	-	
Personal/Business Services	L	L	P
Office			
<i>Production related office</i>	L	L	P
<i>Professional and administrative office</i>			
Hotel or motel	CU	CU	CU
Bed and breakfast or vacation rental	CU	CU	CU
Accessory and Other Uses			
Accessory Use	P	P	P
Agricultural or horticultural	P	P	P
Community Service Use	CSU	CSU	CSU
Home occupation	P	P	P
Short-term rental	P	P	P

R3 = R3, R2.5

R2 = R2, R1

R1B = R1B

The high-density zones encompass approximately 330 acres and 650 tax lots, more than 600 of which are already developed. The proposed consolidation:

- adds 7 R-2.5 lots to the existing R-3 zone to create the new R-3 zone, and
- add 4 R-1 lots to the existing R-2 zone to create the new R-2 zone.

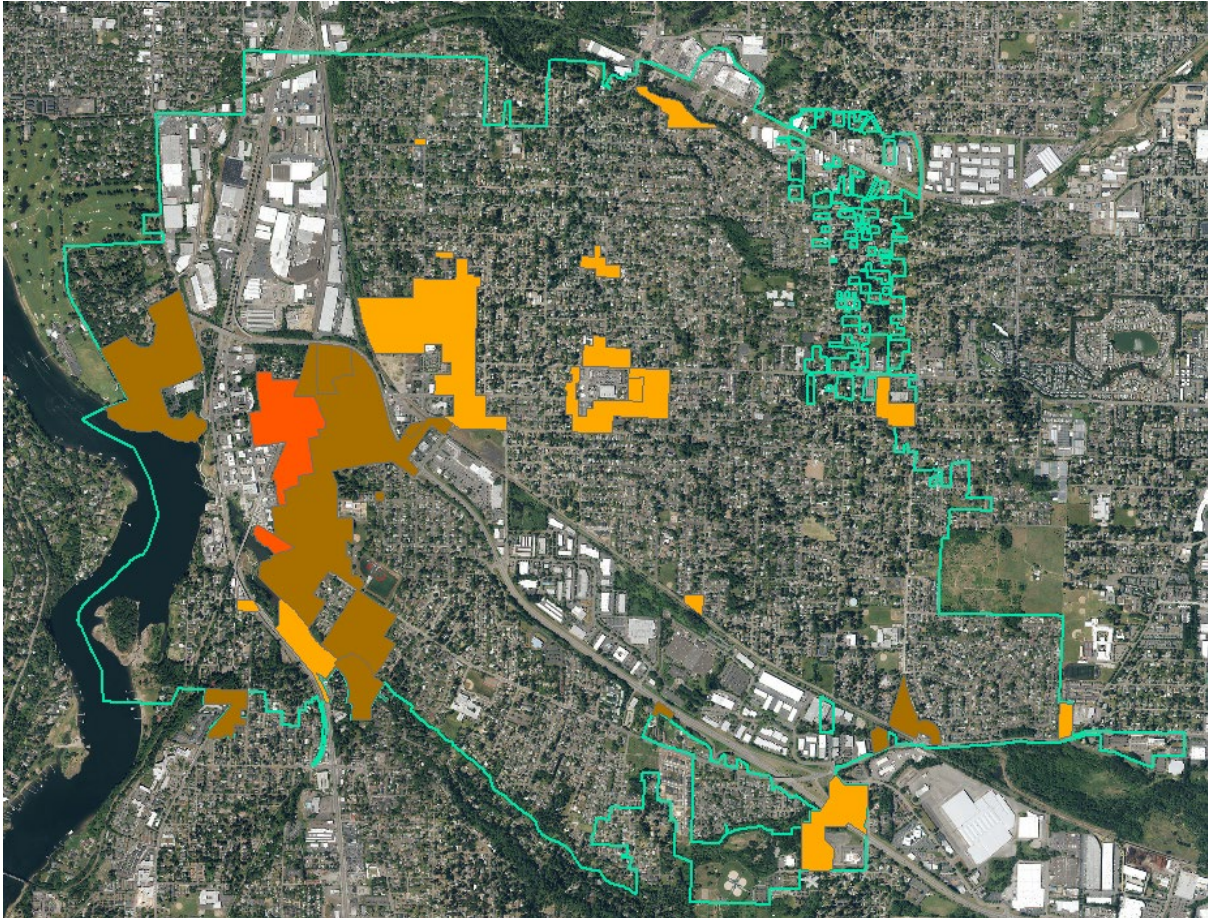


Figure 1. Proposed consolidation of High-Density zones



Please refer to the proposed zoning map in Attachment 1 for the complete zoning map with the proposed consolidation.

Development Standards

The proposed consolidation of the zones also affects development standards, which are currently different across the zones for various standards. The main differences are for maximum building height, maximum lot coverage, minimum vegetation, and density.

Table 5 proposes to consolidate the standards to be consistent with the intent and purpose of the high-density zones as well as the goals of the comprehensive plan. The proposed density range for the new R2 zone is the current R1 density.

Standard	Existing Code				
	<i>R3</i>	<i>R2.5</i>	<i>R2</i>	<i>R1</i>	<i>R1B</i>
Max Building height	35 ft	35 ft	45 ft	45 ft	45 ft
Max lot coverage	40%	40%	45%	45%	50%
Min vegetation	35%	35%	15%	15%	15%
density (du/ac)					
min.	11.6	11.6	11.6	25	25
max.	14.5	17.4	17.4	32	32

Table 5. Proposed Consolidation			
Standard	<i>R3</i>	<i>R2</i>	<i>R1B</i>
Max Building height	35 ft	45 ft	45 ft
Max lot coverage	40%	45%	50%
Min vegetation	35%	15%	15%
density (du/ac)			
min.	11.6	25	25
max.	17.4	32	32

R3 = R3; R-2.5

R2 = R2, R1

R1B = R1B

Additionally, the proposed amendments eliminate the “Minimum Site Size” requirements for multi-unit developments in the R-2, R-1, and R-1-B zones established in 19.302.5.F.2.

Excerpt from 19.302.5.F.2 proposed for removal:

~~2. Multifamily development in the R-2, R-1, and R-1-B Zones is subject to the minimum site size requirements in Table 19.302.5.F.2. In the event that the minimum site size requirements conflict with the development densities in Subsection 19.302.4.C.1, the site size requirements in Table 19.302.F.2 shall prevail.~~

~~Table 19.302.5.F.2~~

~~Minimum Site Size for Multifamily Development in the R-2, R-1, and R-1-B Zones~~

Units	R-2 Zone	R-1 and R-1-B Zone
First Dwelling Unit	5,000 sq ft per unit	5,000 sq ft per unit
Additional Dwelling Units	1,500 sq ft per unit	1,400 sq ft per unit

These site size requirements may unintentionally discourage or prevent development of multi-unit housing. As with other zones, the proposed amendments rely upon the density standards to regulate development size, rather than the size of the lot. This recommendation also addresses the issue that middle housing does not have maximum densities; this would bring multi-unit development more in line with the goals and objectives of the high-density zones.

Additional proposed amendments related to office uses

During the consolidation process staff also noticed there are some inconsistencies in the code around the term office use and propose to remedy these inconsistencies. As part of the Moving Forward Milwaukie project in 2015, the downtown code amendments proposed a variety of types of offices in an effort to distinguish certain types when located at street level. These types were meant to acknowledge that some office types can help activate the street because they generate foot traffic (such as banks or medical offices) while others do not (such as data processing or call centers). In the current code, these office types replaced the previous generic “office” or “general office” use categories:

Office:

“Production-related office” means offices that are characterized by activities that, while conducted in an office-like setting, involve less face-to-face customer contact and do not tend to generate foot traffic. Their operations are less service-oriented than traditional office uses and focus on the development, testing, research, production, processing, packaging, or assembly of goods and products. Examples include: software and internet content development and publishing; telecommunication service providers; data processing; television, video, radio, and internet studios and broadcasting; scientific and technical services; call centers; and medical and dental labs.

“Professional and administrative office” means professional, executive, management, or administrative offices of firms or organizations. Typical uses include offices for professionals such as physicians, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers, accountants, or others who through training are qualified to perform services of a professional nature, and where no storage or sale of merchandise exists.

“Traditional office” means offices that are characterized by activities that generally focus on business, government, professional, medical, or financial services. These office uses generally involve a high level of face-to-face customer contact and are typically expected to generate foot traffic. Examples include: professional services such as lawyers, architects, or accountants; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; sales offices; government offices and public utility offices; and medical and dental clinics.

While these office types are regulated in both the DMU and NMIA zones, they were not carried over into the other commercial zones in the city, which still retain the singular “office” use category or some variation on that category. Because office uses are permitted either outright or as conditional uses in the high-density zones, this is an opportunity to create consistency throughout the code. It is also an opportunity to consolidate the types as there is some overlap between the definitions for “professional and administrative office” and “traditional office”.

The proposed amendments include the following related to office uses:

- Keeps production-related office as is.
- Consolidates the other two office types:
 - “Professional and administrative office” means professional, executive, management, or administrative offices of firms or organizations, including government, medical, or financial services. These office uses generally involve a high level of face-to-face customer contact and are typically expected to generate foot traffic. Typical uses include offices for professionals such as physicians, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers, accountants, financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; sales offices; government offices and public utility offices; and medical and dental clinics, or others who through training are qualified to perform services of a professional nature, and where no storage or sale of merchandise exists.

Further, the proposed amendments:

- Consolidate the terms in the use tables for the DMU and NMIA zones.
- Revise the use tables in the other commercial zones that currently allow offices to allow both types of offices.

Key Question

Does Council concur with the proposed amendments?

BUDGET & WORKLOAD IMPACTS

None.

CLIMATE IMPACT

The proposed amendments include language that streamlines and/or clarifies multi-unit development review, which could provide more opportunities for additional compact development in the residential zones.

COORDINATION, CONCURRENCE, OR DISSENT

The engineering and community development departments have reviewed the proposed amendments.

STAFF RECOMMENDATION

Staff requests feedback from Council in anticipation of the scheduled public hearing on November 15.

ATTACHMENTS

1. Proposed code amendments (underline/strikeout format) + zoning map

Underline/Strikeout Amendments

Title 14 Signs

14.040.030 Definitions

“Residential zones” means the R-MD, R-3, ~~R-2.5~~, R-2, and R-1-B Residential Zones as defined in the Zoning Ordinance.

Title 19 Zoning Ordinance

CHAPTER 19.100 INTRODUCTORY PROVISIONS

19.107.1 Zone Classifications

For the purposes of this title, the following base zones and overlay zones are established in the City per Table 19.107.1:

Table 19.107.1 Classification of Zones	
Zone Description	Abbreviated Description
Base Zones	
Residential	R-MD
Residential	R-3
Residential	R-2.5
Residential	R-2
Residential	R-1
Residential-Business Office	R-1-B
Downtown Mixed Use	DMU
Open Space	OS
Neighborhood Commercial	C-N
Limited Commercial	C-L
General Commercial	C-G
Community Shopping Commercial	C-CS
Manufacturing	M
Business Industrial	BI
Planned Development	PD
Tacoma Station Area Mixed Use	MUTSA
General Mixed Use	GMU
North Milwaukie Employment	NME
Neighborhood Mixed Use	NMU

Overlay Zones	
Willamette Greenway	WG
Historic Preservation	HP
Flex Space	FS
Aircraft Landing Facility	L-F

CHAPTER 19.200 DEFINITIONS AND MEASUREMENTS

19.201 DEFINITIONS

~~“Boarding house” means a building or portion thereof without separate housekeeping facilities to be occupied, or which is occupied primarily, by persons paying consideration for sleeping purposes where meals may or may not be provided, and which is not occupied as a single-family unit. Lodging capacity is subject to provisions of the Uniform Building Code.~~

~~“Congregate housing facility” means a multidwelling unit, permanent housing center with individual or common housekeeping facilities and services provided for residents who require or desire a more supportive living environment than typically available to residents in traditional apartment or single-family residential housing. These facilities may provide regular on-premises supervision by registered medical staff or care providers. Occupants of these facilities may include the elderly, disabled, handicapped, or other persons as defined in the Federal Fair Housing Amendments Act of 1988. Congregate housing facilities are permitted outright in all residential zones that permit multifamily apartments, and they require conditional use approval in those residential zones that allow multifamily uses conditionally. In each case, density standards of the zone shall determine number of units allowed.~~

Office:

“Production-related office” means offices that are characterized by activities that, while conducted in an office-like setting, involve less face-to-face customer contact and do not tend to generate foot traffic. Their operations are less service-oriented than traditional office uses and focus on the development, testing, research, production, processing, packaging, or assembly of goods and products. Examples include: software and internet content development and publishing; telecommunication service providers; data processing; television, video, radio, and internet studios and broadcasting; scientific and technical services; call centers; and medical and dental labs.

“Professional and administrative office” means professional, executive, management, or administrative offices of firms or organizations, including government, medical, or financial services. These office uses generally involve a high level of face-to-face customer contact and are typically expected to generate foot traffic. Typical uses include offices for professionals such as physicians, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers, accountants, financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; sales offices; government offices and public utility offices; and medical and

dental clinics, or others who through training are qualified to perform services of a professional nature, and where no storage or sale of merchandise exists.

~~“Traditional office” means offices that are characterized by activities that generally focus on business, government, professional, medical, or financial services. These office uses generally involve a high level of face-to-face customer contact and are typically expected to generate foot traffic. Examples include: professional services such as lawyers, architects, or accountants; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; sales offices; government offices and public utility offices; and medical and dental clinics.~~

Residential Uses and Structures:

“Adult foster/care homes” means a dwelling unit operated to provide a permanent residence and licensed care for up to five people who are elderly, disabled, handicapped, or otherwise require such a residence.

“Single room occupancy housing (SRO)” means a building wherein five (5) or more rooms are offered for rent and where rooms, individually or collectively, do not constitute separate dwellings. Each room is without a kitchen, but may have provision for counter-top appliances and refrigerator. The toilet/bath may be private or shared with other room(s). SRO developments are designed to be occupied by long-term residents on a monthly or longer basis. SRO developments are permitted outright in all residential zones that permit multi-unit development. In each case, density standards of the zone shall determine number of units allowed.

“Multi-unit development” means a structure that contains five or more dwelling units that share common walls or floor/ceilings with one or more units. The land underneath the structure is not divided into separate lots. Multi-unit development includes structures commonly called garden apartments, apartments, and condominiums. Residential care facilities are considered a type of multi-unit development.

~~“Residential home” means a dwelling unit operated as a single housekeeping unit for the purpose of providing a permanent residence—which includes food, shelter, personal services, and care—for the elderly, disabled, handicapped, or others requiring such a residence, as defined by the Federal Fair Housing Amendments Acts of 1988.~~

~~“Senior and retirement housing” means a multiunit dwelling where persons who are of retirement age reside. Activity levels, including traffic generation and parking of cars, are generally lower than for other types of housing. Common facilities for eating and activities may be provided; nursing care, medical supplies, and personal services may be provided on a limited basis. One person may own the entire complex, or each dwelling unit may be owned separately as in a condominium.~~

“Residential care facility” means a licensed living facility for more than five (5) non-related persons, which provides specialized care, supervision, treatment or training, or a combination of these for residents. This use classification includes, but is not limited to assisted living facilities, nursing facilities, and memory care facilities.

“Temporary or transitional facility” means a facility which ~~may~~ provides temporary or transitional services to families or individuals, including lodging where the average stay is 60 days or less. Such facilities shall be classified as community service uses and may include shelters, community counseling centers, rehabilitation centers, and detention and detoxification facilities.

CHAPTER 300 BASE ZONES

19.301 MODERATE DENSITY RESIDENTIAL ZONES

Table 19.301.2 Moderate Density Residential Uses Allowed		
Use	R-MD	Standards/Additional Provisions
Residential Uses		
Single detached dwelling	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development
Duplex	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development
Triplex	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development
Quadplex	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development
Townhouse	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development Subsection 19.505.5 Standards for Townhouses
Cottage Cluster	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development Subsection 19.505.4 Cottage Cluster Housing
Residential home <u>Adult foster/care home</u>	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development
Accessory dwelling unit	P	Subsection 19.910.1 Accessory Dwelling Units
Manufactured dwelling park	III	Subsection 19.910.3 Manufactured Dwelling Parks.
Senior and retirement housing <u>Residential care facility</u> <u>Examples include:</u> <u><i>assisted living, nursing facilities, and memory care communities</i></u>	CU CSU	Subsection 19.905.9.C Senior and Retirement Housing Subsection 19.904.8 <u>Specific Standards for Residential Care Facilities</u>

19.302 HIGH DENSITY RESIDENTIAL ZONES

The high density residential zones are Residential Zone R-3, ~~Residential Zone R-2.5~~, Residential Zone R-2, ~~Residential Zone R-4~~, and Residential-Business Office Zone R-1B. These zones implement the high density residential land use designations in the Milwaukie Comprehensive Plan.

19.302.1 Purpose

The high density residential zones are intended to create and maintain higher density residential neighborhoods that blend a range of housing types with a limited mix of neighborhood-scale commercial, office, and institutional uses.

19.302.2 Allowed Uses in High Density Residential Zones

Uses allowed, either allowed by right or conditionally, in the high density residential zones are listed in Table 19.302.2 below. Similar uses not listed in the table may be allowed through a Director's Determination pursuant to Section 19.903. Notes and/or cross references to other applicable code sections are listed in the "Standards/Additional Provisions" column.

See Section 19.201 Definitions for specific descriptions of the uses listed in the table.

Table 19.302.2 High Density Residential Uses Allowed						
Use	R-3	R-2.5	R-2	R-1	R-1-B	Standards/ Additional Provisions
Residential Uses						
Single detached dwelling	P	P	P	P	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development
Duplex	P	P	P	P	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development
Triplex	P	P	P	P	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development
Quadplex	P	P	P	P	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development
Residential home	P	P	P	P	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development
Accessory dwelling	P	P	P	P	P	Subsection 19.910.1

unit						Accessory Dwelling Units
Manufactured dwelling park	III	N	N	N	N	Subsection 19.910.3 Manufactured Dwelling Parks
Townhouse	P	P	P	P	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development Subsection 19.505.5 Standards for Townhouses
Cottage cluster	P	P	P	P	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development Subsection 19.505.4 Cottage Cluster Housing

Table 19.302.2 CONTINUED High Density Residential Uses Allowed						
Use	R-3	R-2.5	R-2	R-1	R-1-B	Standards/ Additional Provisions
Residential Uses CONTINUED						
Multi-unit Housing	CU	CU	P	P	P	Subsection 19.505.3 Multi-Unit Housing Subsection 19.302.5.F Residential Densities Subsection 19.302.5.H Building Limitations
Congregate housing facility	CU	CU	P	P	P	Subsection 19.505.3 Multi-Unit Housing Subsection 19.302.5.F Residential Densities Subsection 19.302.5.H Building Limitations
Senior and retirement housing	CU	CU	CU	P	P	Subsection 19.905.9.G Senior and Retirement Housing
Boarding house	CU	CU	CU	CU	CU	Section 19.905 Conditional Uses
Commercial Uses						
Office	CU	CU	CU	CU	P	Subsection 19.302.3 Use Limitations and Restrictions
Personal/Business Services	CU	CU	CU	CU	P	
Hotel or motel	N	N	N	N	CU	Section 19.905 Conditional Uses
Bed and breakfast or vacation rental	CU	CU	CU	CU	CU	Section 19.905 Conditional Uses
Accessory and Other Uses						
Accessory use	P	P	P	P	P	Section 19.503 Accessory Uses
Agricultural or	P	P	P	P	P	Subsection 19.302.3 Use

horticultural use						Limitations and Restrictions
Community service use	CSU	CSU	CSU	CSU	CSU	Section 19.904 Community Service Uses
Home occupation	P	P	P	P	P	Section 19.507 Home Occupation Standards
Short term rental	P	P	P	P	P	Section 19.507 Home Occupation Standards

Table 19.302.2 High Density Residential Uses Allowed				
<u>Use</u>	<u>R-3</u>	<u>R-2</u>	<u>R-1-B</u>	<u>Standards/</u> <u>Additional Provisions</u>
Residential Uses				
<u>Use</u>	<u>R-3</u>	<u>R-2</u>	<u>R-1-B</u>	<u>Standards/</u> <u>Additional Provisions</u>
Single detached dwelling	P	P	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development
Duplex	P	P	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development
Triplex	P	P	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development
Quadplex	P	P	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development
Adult foster/care home	P	P	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development
Accessory dwelling unit	P	P	P	Subsection 19.910.1 Accessory Dwelling Units
Manufactured dwelling park	III	N	N	Subsection 19.910.3 Manufactured Dwelling Parks
Townhouse	P	P	P	Subsection 19.505.1 Single Detached and Middle Housing Residential Development Subsection 19.505.5 Standards

				for Townhouses
<u>Cottage cluster</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subsection 19.505.1</u> Single Detached and Middle Housing Residential Development <u>Subsection 19.505.4</u> Cottage Cluster Housing
<u>Multi-unit Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subsection 19.505.3</u> Multi-Unit Housing <u>Subsection 19.302.5.F</u> Residential Densities <u>Subsection 19.302.5.H</u> Building Limitations
<u>Single room occupancy housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subsection 19.505.3</u> Multi-Unit Housing <u>Subsection 19.302.5.F</u> Residential Densities <u>Subsection 19.302.5.H</u> Building Limitations
<u>Residential Care Facility</u> <u>Examples include: assisted living, nursing facilities, and memory care communities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subsection 19.505.3</u> Multi-Unit Housing <u>Subsection 19.302.5.F</u> Residential Densities <u>Subsection 19.302.5.H</u> Building Limitations
<u>Office: Production-related office and Professional and administrative office</u>	<u>L</u>	<u>L</u>	<u>P</u>	<u>Subsection 19.302.3</u> Use Limitations and Restrictions
<u>Personal/Business Services</u>	<u>L</u>	<u>L</u>	<u>P</u>	<u>Subsection 19.302.3</u> Use Limitations and Restrictions
<u>Hotel or motel</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>Section 19.905</u> Conditional Uses
<u>Bed and breakfast or vacation rental</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>Section 19.905</u> Conditional Uses
<u>Accessory use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Section 19.503</u> Accessory Uses
<u>Agricultural or horticultural use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subsection 19.302.3</u> Use Limitations and Restrictions
<u>Community service use</u>	<u>CSU</u>	<u>CSU</u>	<u>CSU</u>	<u>Section 19.904</u> Community Service Uses
<u>Home occupation</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Section 19.507</u> Home Occupation Standards
<u>Short-term rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Section 19.507</u> Home Occupation Standards

19.302.3 Use Limitations and Restrictions

B. Office uses allowed in the high density zones are offices, studios, clinics, and other similar professional offices. Corporate offices for marijuana businesses are permitted provided that no marijuana or marijuana products associated with the business are on site. Marijuana testing labs and research facilities are not permitted office uses in these zones. Office and personal service uses in the R-3 and R-2 zones are permitted provided the floor area does not exceed 2,000 sq ft.

Table 19.302.4						
High Density Residential Development Standards						
Standard	R-3	R-2.5	R-2	R-1	R-1-B	Standards/ Additional Provisions
A. Lot Standards						
Minimum lot size (sq ft)			1,500			Subsection 19.501.1 Lot Size Exceptions Subsection 19.505.4 Cottage Cluster Housing Subsection 19.505.5 Townhouses
Minimum lot width (ft)			20			-
Minimum lot depth (ft)			70			
Minimum street frontage requirements (ft)			-			
Townhouse			20			
Standard lot			35			
Flag lot			25			
Double flag lot			25			
B. Development Standards						
Minimum yard requirements for primary structures (ft)					-	
Front yard					20	
Side yard					See Subsection 19.302.5.A	
					45	

Street side yard		45	
Rear yard			
Maximum building height for primary structures	35 ft	45 ft	Subsection 19.302.5.E Height Exceptions Subsection 19.501.3 Building Height and Side Yard Height Plane Exceptions Subsection 19.302.5.I Transition Measures

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Table 19.302.4 CONTINUED

High Density Residential Development Standards

Standard	R-3	R-2.5	R-2	R-1	R-1B	Standards/ Additional Provisions
Side yard height plane limit		-			-	Subsection 19.501.3 Building Height and Side Yard Height Plane Exceptions
Height above ground at minimum required side yard depth (ft)		20			25	
		45			45	
Slope of plane (degrees)						
Maximum lot coverage (percent of total lot area)		40%		45%	50%	Section 19.201 "Lot coverage" definition
Minimum vegetation (percent of total lot area)		35%			15%	Subsection 19.504.7 Minimum Vegetation Subsection 19.302.5.D Front Yard Minimum Vegetation Subsection 19.302.5.C Minimum Vegetation
C. Other Standards						

Density requirements (dwelling units per acre)	-	-	-	Subsection 19.202.4 Density Calculations
Minimum	11.6	11.6	25.0	
Maximum ²	14.5	17.4	32.0	Subsection 19.302.5.F Residential Densities
				Subsection 19.501.4 Density Exceptions

Table 19.302.4				
High Density Residential Development Standards				
Standard	R-3	R-2	R-1-B	Standards/ Additional Provisions
A. Lot Standards				
Minimum lot size (sq ft)	1,500			Subsection 19.501.1 Lot Size Exceptions Subsection 19.505.4 Cottage Cluster Housing Subsection 19.505.5 Townhouse S
Minimum lot width (ft)	20			
Minimum lot depth (ft)	70			
Minimum street frontage requirements (ft)	-			
Townhouse	35			

Standard lot	<u>25</u>		
Flag lot	<u>25</u>		
Double flag lot			
B. Development Standards			
Minimum yard requirements for primary structures (ft)	<div>- <u>20</u></div>		
Front yard	<u>See Subsection 19.302.5.A</u>		
Side yard	<u>15</u>		
Street side yard	<u>15</u>		
Rear yard			
Maximum building height for primary structures	<u>35 ft</u>	<u>45 ft</u>	<div>Subsection <u>19.302.5.E</u> Height Exceptions</div> <div>Subsection <u>19.501.3</u> Building Height and Side Yard Height Plane Exceptions</div> <div>Subsection <u>19.302.5.I</u> Transition Measures</div>

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Table 19.302.4 CONTINUED				
High Density Residential Development Standards				
Standard	R-3	R-2	R-1B	Standards/ Additional Provisions
Side yard height plane limit	-	-		Subsection 19.501.3 Building Height and Side Yard Height Plane Exceptions
Height above ground at minimum required side	<u>20</u>	<u>25</u>	<u>25</u>	
	<u>45</u>	<u>45</u>	<u>45</u>	

<u>yard depth (ft)</u>				
<u>Slope of plane (degrees)</u>				
<u>Maximum lot coverage (percent of total lot area)</u>	<u>40%</u>	<u>45%</u>	<u>50%</u>	<u>Section 19.201 “Lot coverage” definition</u>
<u>Minimum vegetation (percent of total lot area)</u>	<u>35%</u>	<u>15%</u>	<u>15%</u>	<u>Subsection 19.504.7 Minimum Vegetation</u> <u>Subsection 19.302.5.D Front Yard Minimum Vegetation</u> <u>Subsection 19.302.5.C Minimum Vegetation</u>
<u>C. Other Standards</u>				
<u>Density requirements (dwelling units per acre)</u>	-	-	-	<u>Subsection 19.202.4 Density Calculations</u>
<u>Minimum</u>	<u>11.6</u>	<u>25.0</u>	<u>25.0</u>	<u>Subsection 19.302.5.F Residential Densities</u>
<u>Maximum^{2, 3}</u>	<u>14.5</u>	<u>32.0</u>	<u>32.0</u>	<u>Subsection 19.501.4 Density Exceptions</u>

³ The density for single room occupancy (SRO) developments is calculated as follows: four SRO rooms equal one dwelling unit.

19.302.4 Development Standards

In the high density residential zones, the development standards in Table 19.302.4 apply. Notes and/or cross references to other applicable code sections are listed in the “Standards/Additional Provisions” column. Additional standards are provided in Section 19.302.5.

The standards in Subsection 19.302.4 are not applicable to cottage cluster development except where specifically referenced by Subsection 19.505.4.

See Sections 19.201 Definitions and 19.202 Measurements for specific descriptions of standards and measurements listed in the table.

In the high density residential zones the following housing types are permitted on lot sizes as follows:

Between 1,500 to 2,999 sq ft: Townhouse, Cottage in a cottage cluster

Between 3,000 to 4,999 sq ft: Duplex, Triplex, and Quadplex.

Between 5,000 to 6,999 sq ft: Single Detached Dwelling, Single Detached Dwelling with up to 2 ADUs, Duplex, Triplex, and Quadplex.¹

7,000 sq ft and up: Single Detached Dwelling, Single Detached Dwelling with up to 2 ADUs, Duplex, Triplex, Quadplex, Cottage Cluster, Multi-Unit Housing.

All other uses require a minimum lot size of 5,000 sq ft.

19.302.5 Additional Development Standards

F. Residential Densities

1. The minimum and maximum development densities in Subsection 19.302.4.C.1 are applicable for land divisions, replats that change the number of lots, and any development that would change the number of dwelling units on a lot. Development of a single detached dwelling or accessory dwelling units are exempt from the minimum and maximum density requirements. Middle housing, except for townhouses, is exempt from maximum density requirements.

If a proposal for a replat or land division is not able to meet the minimum density requirement—due to the dimensional requirements for lot width, lot depth, or lot frontage—the minimum density requirement shall instead be equal to the maximum number of lots that can be obtained from the site given its dimensional constraints. The inability of new lot lines to meet required yard dimensions from existing structures shall not be considered as a basis for automatically lowering the minimum density requirement.

2. ~~Multifamily development in the R-2, R-1, and R-1-B Zones is subject to the minimum site size requirements in Table 19.302.5.F.2. In the event that the minimum site size requirements conflict with the development densities in Subsection 19.302.4.C.1, the site size requirements in Table 19.302.F.2 shall prevail.~~

Table 19.302.5.F.2		
Minimum Site Size for Multifamily Development in the R-2, R-1, and R-1-B Zones		
Units	R-2 Zone	R-1 and R-1-B Zone
First Dwelling Unit	5,000 sq ft per unit	5,000 sq ft per unit
Additional Dwelling Units	1,500 sq ft per unit	1,400 sq ft per unit

19.303 COMMERCIAL MIXED-USE ZONES

Table 19.303.2

Uses Allowed in Commercial Mixed-Use Zones

Uses and Use Categories	GMU	NMU	Standards/Additional Provisions
Residential			
Single-family detached	N	CU	Subsection 19.505.1 Single Family Dwellings Section 19.905 Conditional Uses
Rowhouse ¹	P	CU	Subsection 19.505.5 Rowhouses
Multifamily <u>Multi-unit Housing</u>	P	CU	Subsection 19.505.3 Multifamily <u>Multi-unit Housing</u>
Cottage cluster housing	P	CU	Subsection 19.505.4 Cottage Cluster Housing
Mixed use ²	P	P	Subsection 19.505.7 Nonresidential Development
Live/work units	P	P	Subsection 19.505.6 Live/Work Units
Senior and retirement housing	P	CU	Subsection 19.505.3 Multifamily <u>Multi-unit Housing</u>

Table 19.303.2 CONTINUED

Uses Allowed in Commercial Mixed-Use Zones

Uses and Use Categories	GMU	NMU	Standards/Additional Provisions
Commercial^{3, 4} CONTINUED			
General office General office means professional, executive, management, or administrative offices of firms or organizations. Examples include professional services such as lawyers, architects, or accountants; financial businesses such as lenders, credit unions, or real estate agents; sales offices; offices for testing and research-related businesses (including marijuana testing and research), and medical and dental clinics. <u>Production-related office</u>	P	P	Subsection 19.303.6.C Marijuana testing and research facilities

<u>Professional and administrative office</u>			
Commercial lodging. Commercial lodging includes for-profit residential facilities where tenancy is typically less than one month. Examples include hotels, motels, vacation rentals, and bed-and-breakfast establishments. Does not include senior and retirement housing.	P	P	

19.304 DOWNTOWN ZONES

Table 19.304.2			
Uses Allowed in Downtown Zones			
Uses and Use Categories	DMU	OS	Standards/ Additional Provisions
Residential			
Boarding house	CU	N	Section 19.905 Conditional Uses
<u>Single room occupancy housing</u>	<u>P</u>	<u>N</u>	Subsection 19.505.3 Multi-unit Housing
Rowhouse	P	N	Subsection 19.304.3.A.1 Downtown residential use limitations Subsection 19.505.5 Rowhouses
Multifamily <u>Multi-unit Housing</u>	P	N	Figure 19.304-2 Ground-Floor Residential Permitted Subsection 19.304.3.A.1 Downtown residential use limitations Subsection 19.505.3 Multifamily <u>Multi-unit Housing</u>
Live/work units	P	N	Subsection 19.304.3.A.1 Downtown residential use limitations Subsection 19.505.6 Live/Work Units
Second-story housing	P	N	Section 19.508 Downtown Site and

			Building Design Standards
Senior and retirement housing	P	N	Subsection 19.304.3.A.1 Downtown residential use limitations Subsection 19.505.3 Multifamily <u>Multi-unit</u> Housing

Table 19.304.2 CONTINUED

Uses Allowed in Downtown Zones

Uses and Use Categories	DMU	OS	Standards/ Additional Provisions
Commercial			
Commercial lodging Commercial lodging includes for-profit residential facilities where tenancy is typically less than 1 month. Examples include hotels, motels, vacation rentals, and bed-and-breakfast establishments. Does not include senior and retirement housing.	P/CU	N	Section 19.905 Conditional Uses (for vacation rentals only)
Production-related office Production-related office uses are characterized by activities that, while conducted in an office-like setting, involve less face-to-face customer contact and do not tend to generate foot traffic. Their operations are less service-oriented than traditional office uses and focus on the development, testing, research, production, processing, packaging,	P/CU	N	Subsection 19.304.3.A.2 Main St limitations Subsection 19.304.3.A.3 Commercial use limitations Subsection 19.509.2 Security and odor control for certain marijuana business

<p>or assembly of goods and products.</p> <p>Examples include: software and internet content development and publishing; telecommunication service providers; data processing; television, video, radio, and internet studios and broadcasting; scientific and technical services; call centers, marijuana testing and research facilities, and medical and dental labs.</p>			<p>Section 19.905 Conditional Uses</p> <p>Note: Production, processing, packaging, and assembly uses must meet the standards listed below under Manufacturing.</p>
<p>Traditional office</p> <p>Traditional office uses are characterized by activities that generally focus on business, government, professional, medical, or financial services. These office uses generally involve a high level of face-to-face customer contact and are typically expected to generate foot traffic.</p> <p>Examples include: professional services such as lawyers, architects, or accountants; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; sales offices; government offices and public utility offices; and medical and dental clinics.</p>	P/CU	N	<p>Subsection 19.304.3.A.3 Commercial use limitations</p> <p>Section 19.905 Conditional Uses</p>
<p><u>Professional and Administrative Office</u></p>	<u>P/CU</u>	<u>N</u>	<p>Subsection <u>19.304.3.A.3</u> Commercial use limitations</p> <p>Section 19.905 Conditional <u>Uses</u></p>

19.304.5 Detailed Development Standards

J. Residential Density

1. Intent

There is a minimal amount of land available for new housing development within the downtown zones. Minimum densities are applied to residential development in the DMU Zone to assure efficient use of land at densities that support transit use and nearby downtown businesses.

2. Standards

- a. Minimum densities for rowhouses and live/work units shall be 10 units per acre.
 - b. Minimum densities for stand-alone multifamily dwellings ~~and senior/retirement housing~~ in the DMU Zone shall be 30 units per acre. Maximum residential densities are controlled by height limits.
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19.306 LIMITED COMMERCIAL ZONE C-L

19.306.2 Conditional Uses and Community Service Uses Permitted

In a C-L Zone the following conditional uses and their accessory uses are permitted subject to the provisions of Section [19.905](#):

- A. Funeral home;
- B. Marina and boat sales;
- C. Parking facility;
- D. Repair, maintenance, or service of the type of goods to be found in any permitted retail trade establishment;
- E. Financial institution;
- F. Trade or commercial school;
- G. ~~Single-family unit~~ detached dwelling;
- H. Agricultural or horticultural use, provided that poultry or livestock other than usual household pets are not housed or kept within 100 ft of any dwelling not on the same lot, nor on a lot less than 1 acre, nor having less than 10,000 sq ft per head of livestock. Marijuana production is not permitted as an agricultural use;
- I. ~~Duplex or multifamily development~~ Middle housing or multi-unit housing;
- J. Adult foster/care home ~~Senior and retirement housing~~;

K. ~~Residential home;~~

L. ~~Congregate housing facility;~~

In a C-L Zone the following community service uses and their accessory uses are permitted subject to the provisions of Section [19.904](#):

A. Residential care facility

19.307 GENERAL COMMERCIAL ZONE C-G

In a C-G Zone the following regulations shall apply:

19.307.1 Uses Permitted Outright

In a C-G Zone the following uses and their accessory uses are permitted outright:

A. Production-related office: ~~Offices, studios, or clinics of accountants, architects, artists, attorneys, authors, writers, dentists, designers, engineers, investment counselors, landscape architects, management consultants, physicians, surgeons, psychologists, and others of a professional nature;~~

B. Professional and administrative office: ~~Offices for administrative, editorial, educational, executive, financial, governmental, philanthropic, insurance, real estate, religious, research, testing, scientific or statistical businesses or organizations;~~

19.312 NORTH MILWAUKIE INNOVATION AREA

Table 19.312.2			
Uses Allowed in the North Milwaukie Innovation Area			
Uses and Use Categories	NME	MUTSA	Standards/Additional Provisions
Commercial			

Office	P	P	
<p>1. Production-related office uses are characterized by activities that, while conducted in an office-like setting, involve less face-to-face customer contact and do not tend to generate foot traffic. Their operations are less service-oriented than traditional office uses and focus on the development, testing, research, production, processing, packaging, or assembly of goods and products.</p> <p>Examples include: corporate headquarters, architects, engineers, financial services or accounting firm headquarters, call offices/call centers; software and internet</p>			

Table 19.312.2 CONTINUED			
Uses Allowed in the North Milwaukie Innovation Area			
Uses and Use Categories	NME	MUTSA	Standards/Additional Provisions
<p>content development and publishing; telecommunication service providers; data processing; television, video, radio, and internet studios and broadcasting; scientific and technical services; government and utility research offices; call centers, marijuana testing and research facilities, and medical and dental labs or research/bioscience facility.</p> <p><u>2. Professional and Administrative Office</u></p>			

Table 19.312.2 CONTINUED**Uses Allowed in the North Milwaukie Innovation Area**

Uses and Use Categories	NME	MUTSA	Standards/Additional Provisions
<p>2. Service-related office</p> <p>Traditional service-related office uses are characterized by activities that generally focus on direct in-person, customer focused services including government, professional, medical, or financial services. These office uses generally involve a high level of face-to-face customer contact and are typically expected to generate foot traffic.</p> <p>Examples include: professional services such as lawyers; financial businesses such as lenders, retail brokerage houses, bank branches, or real estate agents; sales offices; government offices and public utility offices; counseling offices; and medical and dental clinics.</p>	L	L	<p>Subsection 19.312.4.A Standards for Limited Uses</p>

CHAPTER 19.500 SUPPLEMENTARY DEVELOPMENT REGULATIONS**19.505 BUILDING DESIGN STANDARDS****19.505.3 Multi-unit Housing****B. Applicability**

The design elements in Table 19.505.3.D in this subsection apply, as described below, to all multi-unit developments and residential care facilities ~~congregate housing developments~~ with 3 or more dwelling units on a single lot. Cottage cluster housing and rowhouses on their own lots are subject to separate standards and are therefore exempt from Subsection 19.505.3.

1. All new multi-unit or residential care facilities ~~congregate housing development~~ is subject to the design elements in this subsection.

C. Review Process

Two possible review processes are available for review of ~~multifamily~~ multi-unit or residential care facilities ~~congregate housing development~~: objective and discretionary. An applicant may choose which process to use. The objective process uses clear objective standards that do not require the use of discretionary decision-making. The discretionary process uses design guidelines that are more discretionary in nature and are intended to provide the applicant with more design flexibility. Regardless of the review process, the applicant must demonstrate how the applicable standards or guidelines are being met.

D. Design Guidelines and Standards

Applicable guidelines and standards for ~~multifamily~~ multi-unit and residential care facilities ~~congregate housing~~ are located in Table 19.505.3.D. These standards should not be interpreted as requiring a specific architectural style.

CHAPTER 19.600 OFF-STREET PARKING

19.605 VEHICLE PARKING QUANTITY REQUIREMENTS

Table 19.605.1 Minimum To Maximum Off-Street Parking Requirements		
Use	Minimum Required	Maximum Allowed
A. Residential Uses		
1. Single detached dwellings, including manufactured homes.	1 space per dwelling unit.	No maximum.
2. Multi-Unit Dwellings	1 space per dwelling unit.	2 spaces per dwelling unit.
3. Middle Housing ¹		
a. Duplexes	0	1 space per dwelling unit
b. Triplexes	0	1 space per dwelling unit
c. Quadplexes	0	1 space per dwelling unit
d. Townhouses ²	0	1 space per dwelling unit
e. Cottage Clusters	0.5 spaces per dwelling unit	1 space per dwelling unit
4. Residential homes <u>Adult foster/care homes</u> and similar facilities allowed by right in residential zones.	1 space per dwelling unit plus 1 space per employee on the largest shift.	Minimum required parking plus 1 space per bedroom.
B. Community Service and Other Public Uses		
7. <u>Residential care facilities</u> Nursing, convalescent, and extended care facilities.	1 space per 4 beds.	1 space per 3 beds.

CHAPTER 19.900 LAND USE APPLICATIONS

19.904 COMMUNITY SERVICE USES

A. Institutions—Public/Private and Other Public Facilities

1. Schools, public or private, and their accompanying sports facilities, day-care centers, private kindergartens;
2. Government office buildings for local, state, or federal government such as a City hall, courthouse, police station, or other similar buildings;
3. Hospital;
4. Cemetery;
5. ~~Nursing or convalescent home~~ Residential care facility;

~~19.904.8 Specific Standards for Nursing or Convalescent Homes~~

~~A. Public services must be adequate to serve the facility.~~

~~B. Facilities will access on arterial or collector streets.~~

~~C. Setbacks must be the greater of 25 ft or the setback of an adjacent residential zone or of the underlying zone.~~

~~D. Maximum height shall not exceed 45 ft.~~

~~E. Buffering of noise and light from adjacent streets and between adjacent properties may be required.~~

~~F. Sites which could cause hazard to disoriented patients through proximity to heavily traveled streets, water hazards, or ravines or steep slopes shall not be approved unless the applicant can satisfy the commission that safety measures will be used to prevent injury to patients.~~

~~G. On parcels surrounded by existing dwellings, additional conditions may be necessary to:~~

~~1. Mitigate the effects of traffic caused by shift changes, particularly regarding noise at night and safety of school children in transit; and/or~~

~~2. Maintain neighborhood scale, particularly regarding size of structure, width of driveway, signs, exterior lighting, and placement of parking facilities.~~

~~H. Conversion of existing dwellings may be allowed if state codes and rules can be met and the conditions of this subsection are satisfied.~~

~~I. Off street parking must be provided as per Chapter 19.600.~~

~~J. 15% of the total site is to be landscaped~~

19.904.4410 Standards for Wireless Communications Facilities

C. Application Process

3. Type II Review

Placement, construction, or modification of WCFs not involving the construction of a new monopole, other than those activities described in Subsection 19.904.4410.C.1, are subject to Section 19.1005 Type II Review, provided that the antennas and base equipment comply with the standards contained in this subsection. Also see Table 19.904.4410.C.

4. Type III Review

All proposed new monopole towers, and projects exceeding the applicability for Type II review, are subject to Section 19.1006 Type III Review. Also see Table 19.904.4410.C.

Table 19.904.4410.C Wireless Communication Facilities—Type and Review Process				
Towers		WCFs Not Involving New Tower		
Zones	New Monopole Tower up to 100 Ft	Building Rooftop or Wall Mounted Antenna	Water Towers, Existing Towers, and Other Stealth Designs	On Existing Utility Pole in Row with or w/out Extensions
BI	III	P/I/II	P/I/II	P/I/II
M	III	P/I/II	P/I/II	P/I/II
M-TSA	III	P/I/II	P/I/II	P/I/II
C-N	N	P/I/II	P/I/II	P/I/II
C-G	N	P/I/II	P/I/II	P/I/II
C-L	N	P/I/II	P/I/II	P/I/II
C-CS	N	P/I/II	P/I/II	P/I/II
OS	N	P/I/II	P/I/II	P/I/II
DMU	N	P/I/II	P/I/II	P/I/II
GMU	N	P/I/II	P/I/II	P/I/II
NMU	N	P/I/II	P/I/II	P/I/II

R-1-B	N	P/I/II	P/I/II	P/I/II
R-1	N	N	P/I/II	P/I/II
R-2	N	N	P/I/II	P/I/II
R-2.5	N	N	P/I/II	P/I/II
R-3	N	N	P/I/II	P/I/II
R-MD	N	N	P/I/II	P/I/II

F. Location and Size Restrictions

1. Separation for New Monopole Towers

New monopole towers may not be constructed within 1,500 ft of any preexisting tower. The Planning Commission has the authority to approve a reduction in the minimum separation requirement to not less than 1,000 ft, provided that the applicant can demonstrate the need to the satisfaction of the Planning Commission, for the distance reduction. A tower shall include any preexisting tower or any tower for which the City has issued a building permit, or for which a land use application has been filed and not denied. This distance shall be measured in a straight line from the base of the existing tower to the base of the proposed tower.

2. Height: maximum heights. Also see Table 19.904.4410.C.

d. For antennas on utility poles in the right-of-way, one 15-ft extension is permitted to the original installation by the owner. The carrier may replace the existing pole with a new utility pole not to exceed 15 ft above the height of the pole that is to be replaced. Equipment cabinets shall be attached to the utility pole. Where this is not practicable, the base equipment shall be subject to requirements of Subsection 19.904.4410.G.1.b.

G. Development Standards for All WCFs

1. Setbacks and Equipment Cabinets

a. Setbacks for new monopole towers and equipment cabinets shall be established from the property line and not the leased area. Regardless of the zone, the setbacks shall be as follows:

(5) The equipment cabinet shall meet the vegetative screening requirements addressed in Subsection 19.904.4410.G.6 Landscaping and Fencing Requirements.

b. For antennas placed on existing utility pole and other support structures located in the right-of-way, the equipment cabinet shall be located on the utility pole to the greatest extent.

(3) The equipment cabinet shall meet the vegetative screening requirements addressed in Subsection 19.904.4410.G.6 Landscaping and Fencing Requirements.

c. Equipment cabinets for water towers, “stealth” designs or other antenna support structures not covered by the previous subsections.

(2) The equipment cabinet shall meet the vegetative screening requirements addressed in Subsection 19.904.4410.G.6 Landscaping and Fencing Requirements.

19.905 CONDITIONAL USES

19.905.9 Standards Governing Conditional Uses

~~G. Senior and Retirement Housing~~

~~In considering a conditional use application for senior and retirement housing, the Planning Commission shall consider the following:~~

- ~~1. Pedestrian access to transit.~~
- ~~2. Pedestrian access to convenience facilities such as grocery store, pharmacy, laundromat, park and open space, and senior activity center.~~
- ~~3. Pedestrian access to banking, churches, hospitals, and restaurants.~~
- ~~4. Quality of project as a living environment for residents.~~
- ~~5. Minimizing impact on the surrounding area.~~

~~An applicant shall submit materials and the Planning Commission shall attach conditions that will ensure that the special nature of the housing, and the groups to be served, are clearly defined and maintained in perpetuity. A project is required to meet the definition for this type of housing in Section [19.201](#).~~

~~HG. Vacation Rentals~~

CHAPTER 19.1100 ANNEXATIONS AND BOUNDARY CHANGES

19.1104.1 Administration and Approval Process

Table 19.1104.1.E Zoning and Land Use Designations for Boundary Changes		
County Zoning Designation	Assigned City Zoning Designation	Assigned Comprehensive Plan Land Use Designation
R-20	R-MD	Low <u>Moderate</u> density residential
R-15	R-MD	Low <u>Moderate</u> density residential
R-10	R-MD	Low <u>Moderate</u> density residential
R-8.5	R-MD	Low <u>Moderate</u> density residential
R-7	R-MD	Low <u>Moderate</u> density residential
MR1	R-2	Medium <u>High</u> density residential
MR2	R-2	Medium <u>High</u> density residential

19.910.3 Manufactured Dwelling Parks

D. Development Requirements

All manufactured dwelling parks shall meet the following minimum requirements:

1. The minimum size of a manufactured dwelling park shall be 2 1 acres.

Milwaukie Comprehensive Plan
Zoning Proposed
Designations

- City of Milwaukie
- County Boundary
- MUTSA
- BI
- GMU
- C-CS
- DMU
- C-G
- C-L
- C-N
- NMU
- OS
- M
- NME
- R-MD
- R-1-B
- R-2
- R-3

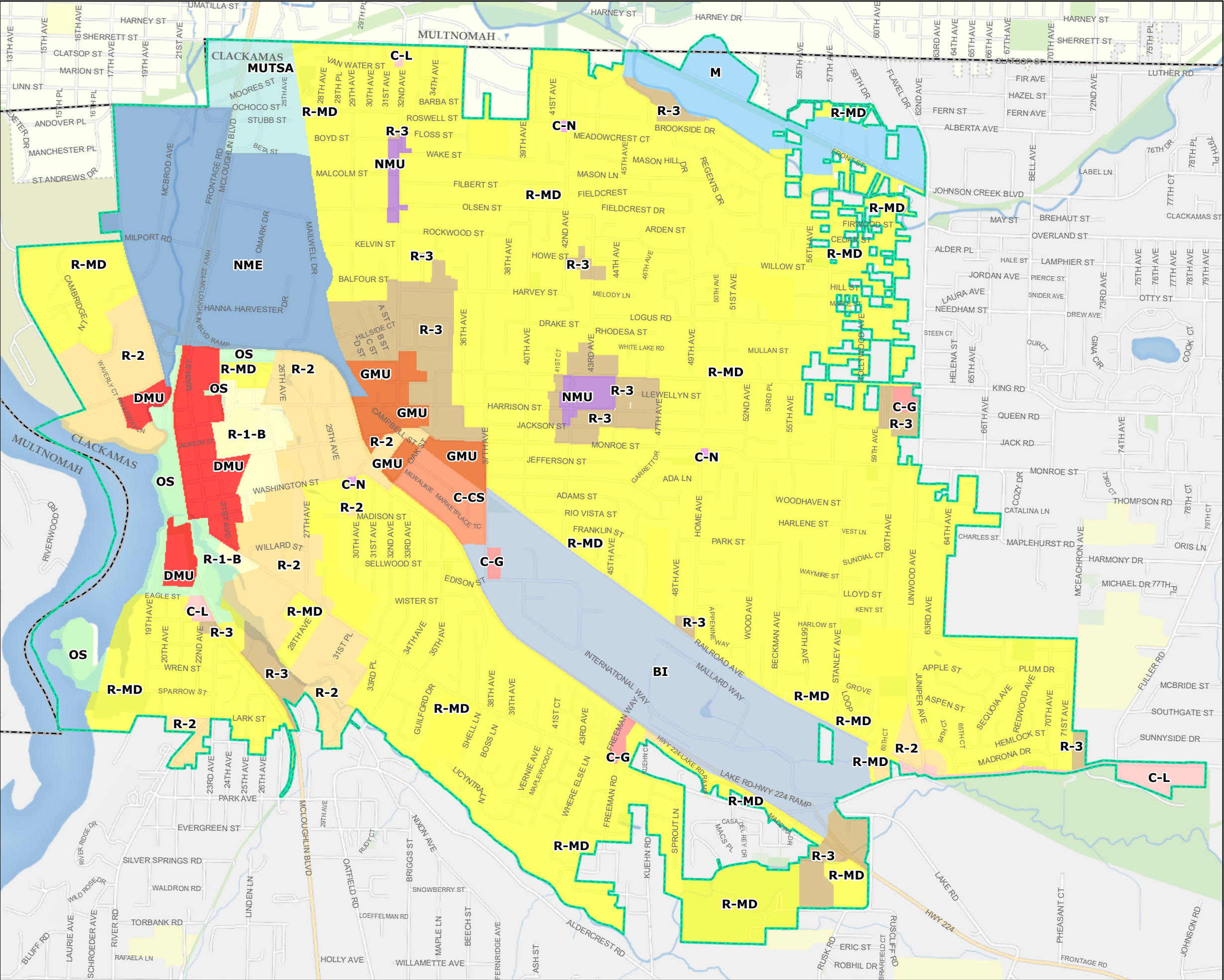
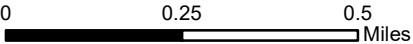


Data Sources: City of Milwaukie GIS, Clackamas County GIS, Metro Data Resource Center

Date: Monday, August 22, 2022

The information depicted on this map is for general reference only. The City of Milwaukie cannot accept any responsibility for errors, omissions or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of errors would be appreciated.

GIS Coordinator
City of Milwaukie
6101 SE Johnson Creek Blvd.
Milwaukie, OR 97206
(503) 786-7687



PROPOSED CODE AMENDMENTS: HIGH DENSITY RESIDENTIAL ZONES CONSOLIDATION

City Council Work Session
October 18, 2022

Vera Kolas, Senior Planner
Adam Heroux, Associate Planner

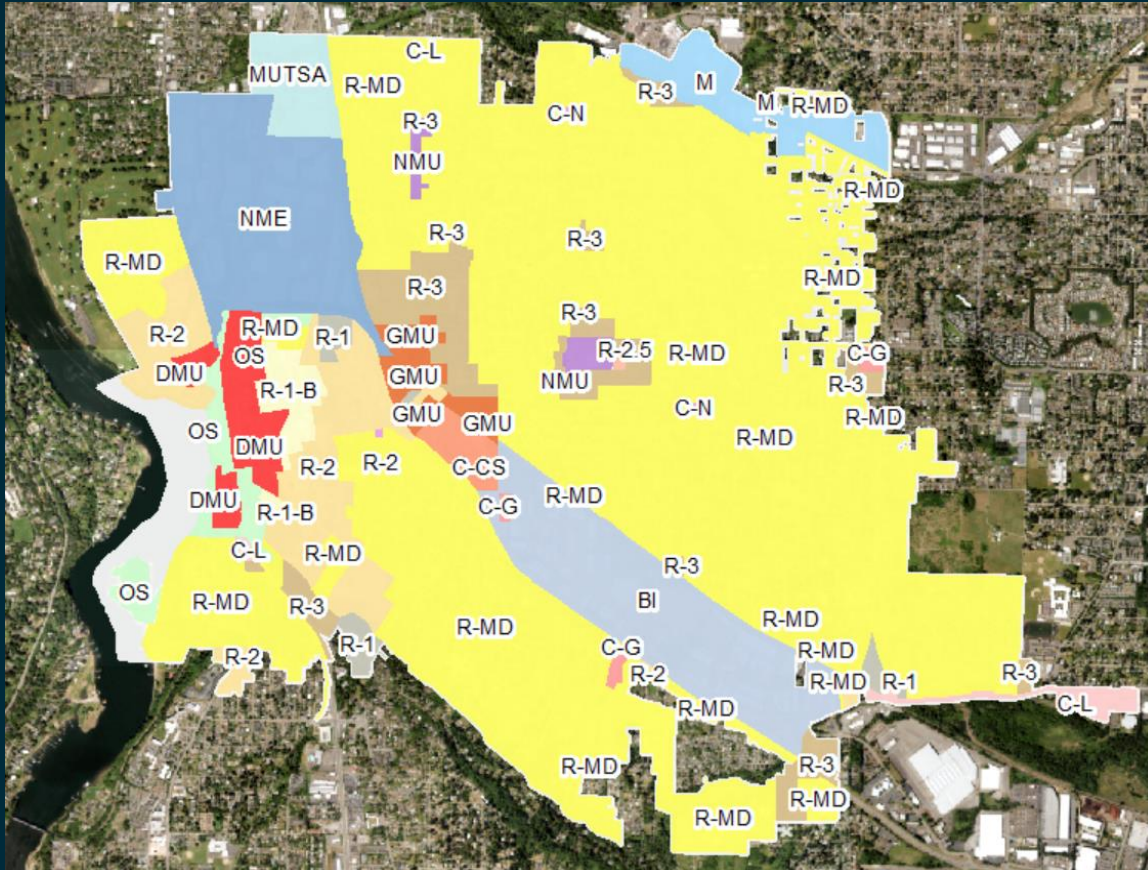


REVIEW SCHEDULE

Planning Commission	Date	Purpose
Work session	June 28	Consolidate definitions
Work session	August 9	Boarding house definitions
Work session	August 23	Uses, process, consolidation
PUBLIC HEARING	September 27	Recommendation to Council to Approve
City Council		
Work session	Tonight	Discuss proposed amendments
PUBLIC HEARING	Dec 6	



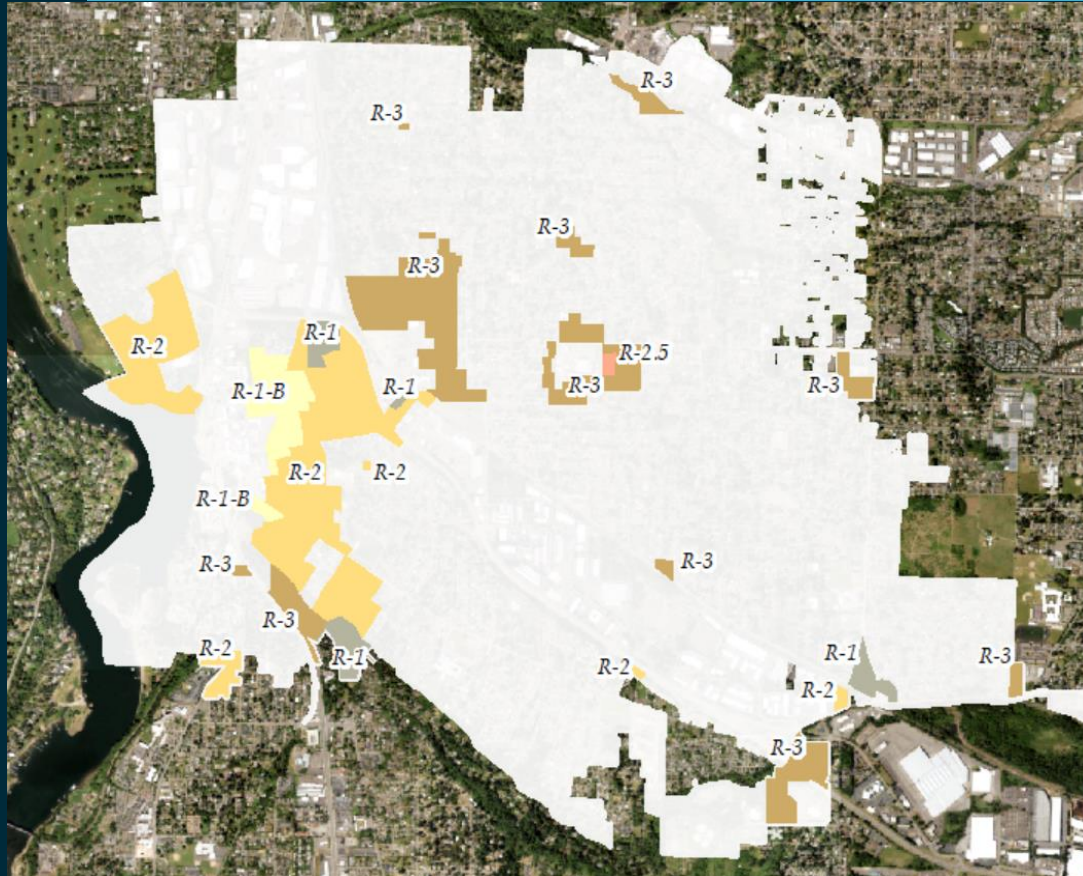
HIGH DENSITY ZONES



- R-3
- R-2.5
- R-2
- R-1
- R-1-B



HIGH DENSITY ZONES



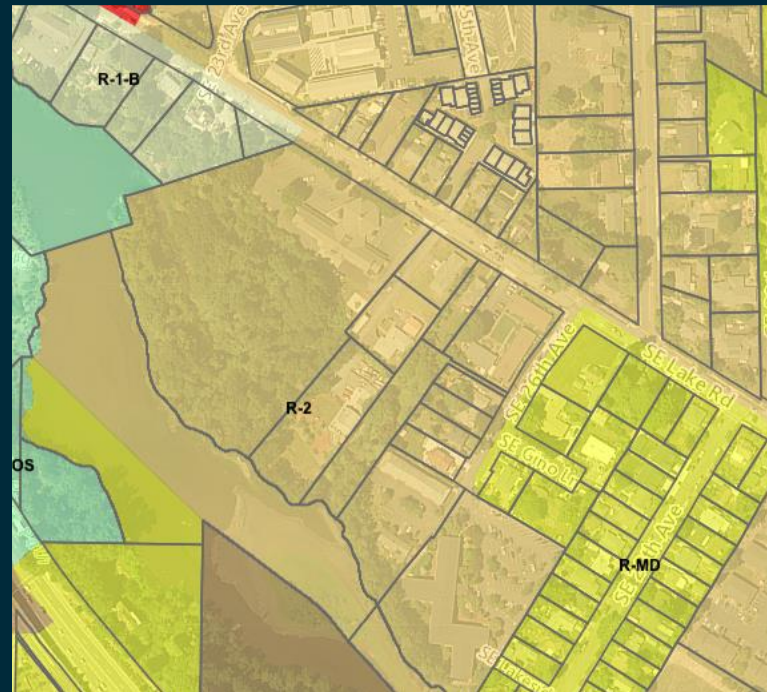
- R-3
- R-2.5
- R-2
- R-1
- R-1-B

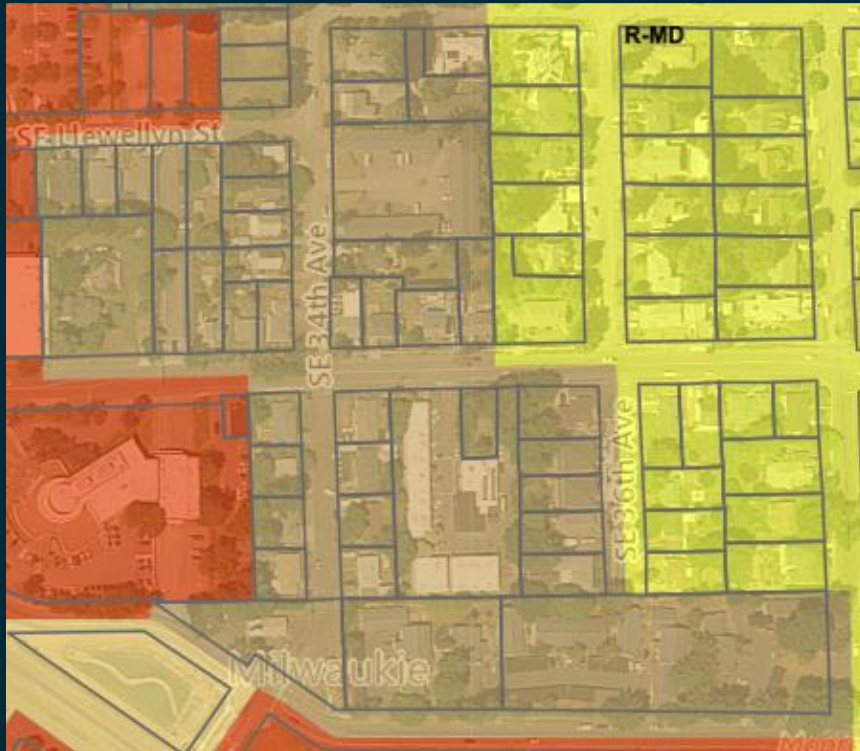




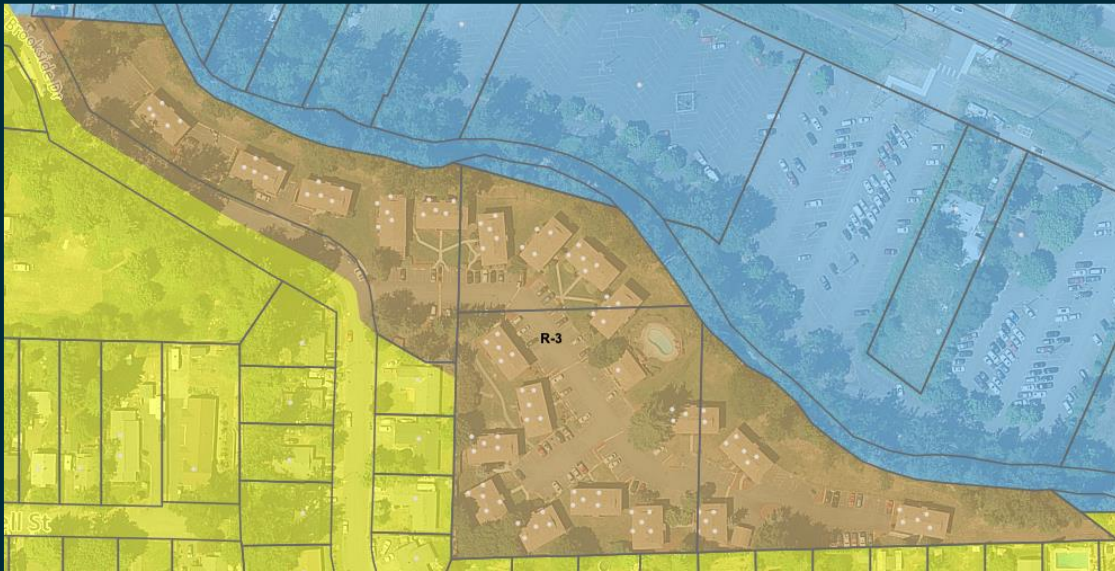


R-2





R-3



R-3 AND R-2.5



WHY UPDATE MILWAUKIE'S HIGH DENSITY ZONES?

- City council priority
- Remove barriers & bias from the code
- Update outdated terminology
- Streamline overly complicated use categories and review processes



Residential Use Type	Current Definition
Residential Home	A dwelling unit operated as a single housekeeping unit for the purpose of providing a permanent residence—which includes food, shelter, personal services, and care—for the elderly, disabled, handicapped, or others requiring such a residence, as defined by the Federal Fair Housing Amendments Acts of 1988.
Congregate Housing Facility	A multi-dwelling-unit, permanent housing center with individual or common housekeeping facilities and services provided for residents who require or desire a more supportive living environment than typically available to residents in traditional apartment or single-family residential housing. These facilities may provide regular on-premises supervision by registered medical staff or care providers. Occupants of these facilities may include the elderly, disabled, handicapped, or other persons as defined in the Federal Fair Housing Amendments Act of 1988. Congregate housing facilities are permitted outright in all residential zones that permit multifamily apartments, and they require conditional use approval in those residential zones that allow multifamily uses conditionally. In each case, density standards of the zone shall determine number of units allowed.
Senior and Retirement Housing	A multiunit dwelling where persons who are of retirement age reside. Activity levels, including traffic generation and parking of cars, are generally lower than for other types of housing. Common facilities for eating and activities may be provided; nursing care, medical supplies, and personal services may be provided on a limited basis. One person may own the entire complex, or each dwelling unit may be owned separately as in a condominium.
Nursing or Convalescent Home	<i>This term is not defined anywhere in the Milwaukie Municipal Code. It is referenced, however, in the Community Service Use section with specific standards in 19.904.8</i>
Boarding House	A building or portion thereof without separate housekeeping facilities to be occupied, or which is occupied primarily, by persons paying consideration for sleeping purposes where meals may or may not be provided, and which is not occupied as a single-dwelling unit. Lodging capacity is subject to provisions of the Uniform Building Code.



ISSUES WITH ALLOWED USES

- Outdated terms
- Inconsistent review processes

Table 19.302.2 (partial)

High Density Residential Uses Allowed

Use	R-3	R-2.5	R-2	R-1	R-1-B
Multi-unit	CU	CU	P	P	P
Residential home	P	P	P	P	P
Congregate housing facility	CU	CU	P	P	P
Senior and retirement housing	CU	CU	CU	P	P
Boarding house	CU	CU	CU	CU	CU
Community Service Use	CSU	CSU	CSU	CSU	CSU



Proposed Terms		Proposed Definition
Adult foster/care homes		A dwelling unit operated to provide a permanent residence and licensed care for up to five people who are elderly, disabled, handicapped, or otherwise require such a residence.
Residential Care Facility Types	Residential care facility	A living facility for more than five (5) non-related persons, which provides specialized care, supervision, treatment or training, or a combination of these for residents. This use classification includes, but is not limited to Assisted Living Facilities, Nursing Facilities, and Memory Care Facilities.
	Assisted living facility	is a licensed setting providing housing and care services to six or more people. A registered nurse is on staff or under contract. The nurse does not have to be there all the time. Caregivers do not need to be certified, but they are trained in providing care services.
	Nursing facility	gives licensed 24-hour supervised nursing care. Licensed nursing facilities' caregivers must be certified as nursing assistants; the State Board of Nursing must approve their training. Nurses and certified nurse aides provide personal, therapeutic, and nutritional care.
	Memory care community	is an environment where staff care for people with dementia who have needs that require a more secure setting. Each setting is licensed by the state as a residential care, assisted living or nursing facility. The state also requires memory care facilities to train staff to care for residents with dementia and provide specialized services.

CHANGES IN TERMINOLOGY

Current Use Type	State Definition	New Use Type
Residential Home	Adult foster/care home	Adult foster care/home
Congregate Housing Facility	Assisted Living	Residential Care Facility
Senior and Retirement Housing	Assisted Living	Residential Care Facility
Nursing or Convalescent Home	Nursing Facility, Memory Care Community	Residential Care Facility
Boarding House	Single Room Occupancy Housing (SRO)	Single Room Occupancy Housing (SRO)



KEY QUESTIONS

- 1) Does the Council concur with the proposed definition changes?
- 2) Does the Council concur with the consolidation of some definitions and uses under the umbrella term “Residential Care Facility”?



WHAT ARE 'BOARDING HOUSES'?

Residential Use Type	Current Definition
Boarding House	A building or portion thereof without separate housekeeping facilities to be occupied, or which is occupied primarily, by persons paying consideration for sleeping purposes where meals may or may not be provided, and which is not occupied as a single-dwelling unit. Lodging capacity is subject to provisions of the Uniform Building Code.



HISTORY OF 'SINGLE ROOM OCCUPANCY' DWELLINGS

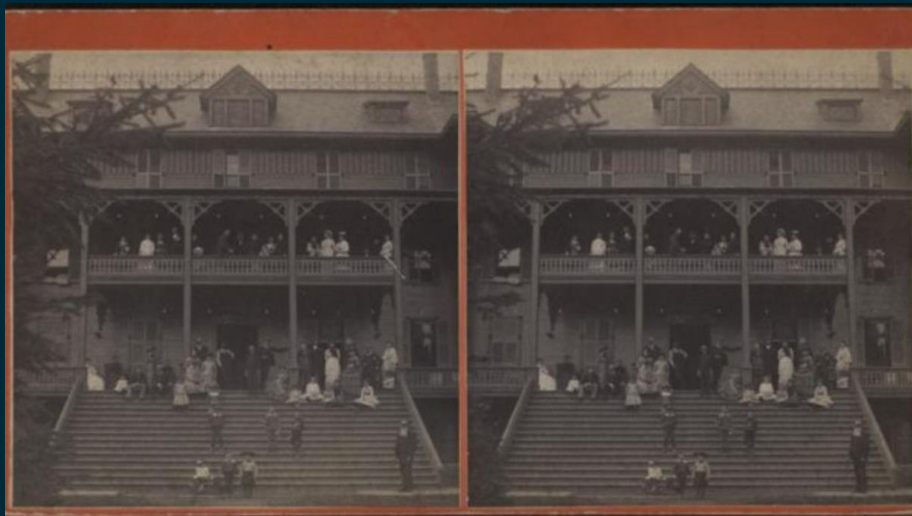
- The term “SRO” emerged in the mid-1800s to describe low-cost **residential hotels, boarding houses, rooming houses, lodging houses, and the renting out of rooms in private apartments.**
- **Shared kitchen & eating facilities, sometimes bathrooms**
- **Separated units**
- Often included **other services**

*Alabama munitions plant workers eating dinner at their boarding house.
U.S. Farm Security Administration/Library of Congress. 1941*



HISTORY OF 'SINGLE ROOM OCCUPANCY' DWELLINGS

- **Bedrock of affordable housing** for laborers in American cities
- **Upscale SROs** also provided housing for people of **middle and higher incomes**
- Emergence of **affordable single family homes** in suburbs **shifted the demographics** and income levels of SRO residents



A Boarding House in 1860's New York City
New York Public Library Digital Collections



HOUSING CHOICE OF LAST RESORT

- **Bottom of the market affordability** due to decreased demand
- **Increased stigmatization** of poverty, single person households, disability, and mental illness
- Inadequate **services**, problematic **design elements**, chaotic **high-contact living**
- Many US cities **banned SROs**
- U.S. lost **2 million+ SRO units** since 1970



Jackson House in Tampa, FL. Closed in 1989 and remodeled into a museum



NEW & IMPROVED SROs

- Efforts to **preserve existing SROs** are meant to reduce houselessness and stabilize residents
- Portland is developing **new affordable SROs** that improve upon the historical SRO model
- Cities like Seattle are developing new **market-rate SROs** akin to adult dorm living
- New SROs are sometimes **motel conversions**



Joyce Hotel purchased by the Portland Housing Bureau to preserve units



NEW & EXISTING SRO EXAMPLES



PROPOSED NEW DEFINITION

Residential Use Type	Proposed Definition
Single Room Occupancy Housing	<p>A building wherein five (5) or more rooms are offered for rent and where rooms, individually or collectively, do not constitute separate dwellings. Each room is without a kitchen, but may have provision for counter-top appliances and refrigerator. The toilet/bath may be private or shared with other room(s). SRO developments are designed to be occupied by long-term residents on a monthly or longer basis. SRO developments are permitted outright in all residential zones that permit multi-unit development. In each case, density standards of the zone shall determine number of units allowed.</p>



CHANGES IN TERMINOLOGY

Current Use Type	New Definition	New Use Type
Residential Home	Adult foster/care home	Adult foster care/home
Congregate Housing Facility	Assisted Living	Residential Care Facility
Senior and Retirement Housing	Assisted Living	Residential Care Facility
Nursing or Convalescent Home	Nursing Facility, Memory Care Community	Residential Care Facility
Boarding House	Single Room Occupancy	Multi unit* <i>*This is an existing use.</i>



KEY QUESTION(S)

Does the Council support retiring the term boarding house term and replacing it with the new term single room occupancy (SRO)?



PROPOSED AMENDMENT: OFFICE USES

- **Currently, there are 3 Office types:**
 - Production-related office
 - Professional and administrative office
 - Traditional office
- **Proposal:**
 - Production-related office
 - Combine the others into: Professional and administrative office
- **Make changes throughout code for consistency**



EXISTING CODE

– PERMITTED USES (WITH REVISED USES)

Residential Uses	Table 3. Existing Code (with new uses)				
	R3	R2.5	R2	R1	R1B
Single Detached Dwelling	P	P	P	P	P
Duplex	P	P	P	P	P
Triplex	P	P	P	P	P
Quadplex	P	P	P	P	P
Townhouse/Rowhouse	P	P	P	P	P
Cottage Cluster	P	P	P	P	P
Adult foster/care homes	P	P	P	P	P
Accessory Dwelling Unit	P	P	P	P	P
Manufactured Dwelling Park	III	N	N	N	N
Multi-unit Development	CU	CU	P	P	P
Single Room Occupancy Housing	CU	CU	CU	CU	CU
Residential Care Facility	CU	CU	P	P	P
<i>Assisted Living</i>	-	-			
<i>Nursing Facility</i>	-	-			
<i>Memory care community</i>	-	-			
Commercial Uses	-	-			
Office	CU	CU	CU	CU	P
Hotel or motel	N	N	N	N	CU
Bed and breakfast or vacation rental	CU	CU	CU	CU	CU
Accessory and Other Uses					
Accessory Use	P	P	P	P	P
Agricultural or horticultural	P	P	P	P	P
Community Service Use	CSU	CSU	CSU	CSU	CSU
Home occupation	P	P	P	P	P
Short-term rental	P	P	P	P	P



PROPOSED CONSOLIDATION

R3 = R3, R2.5

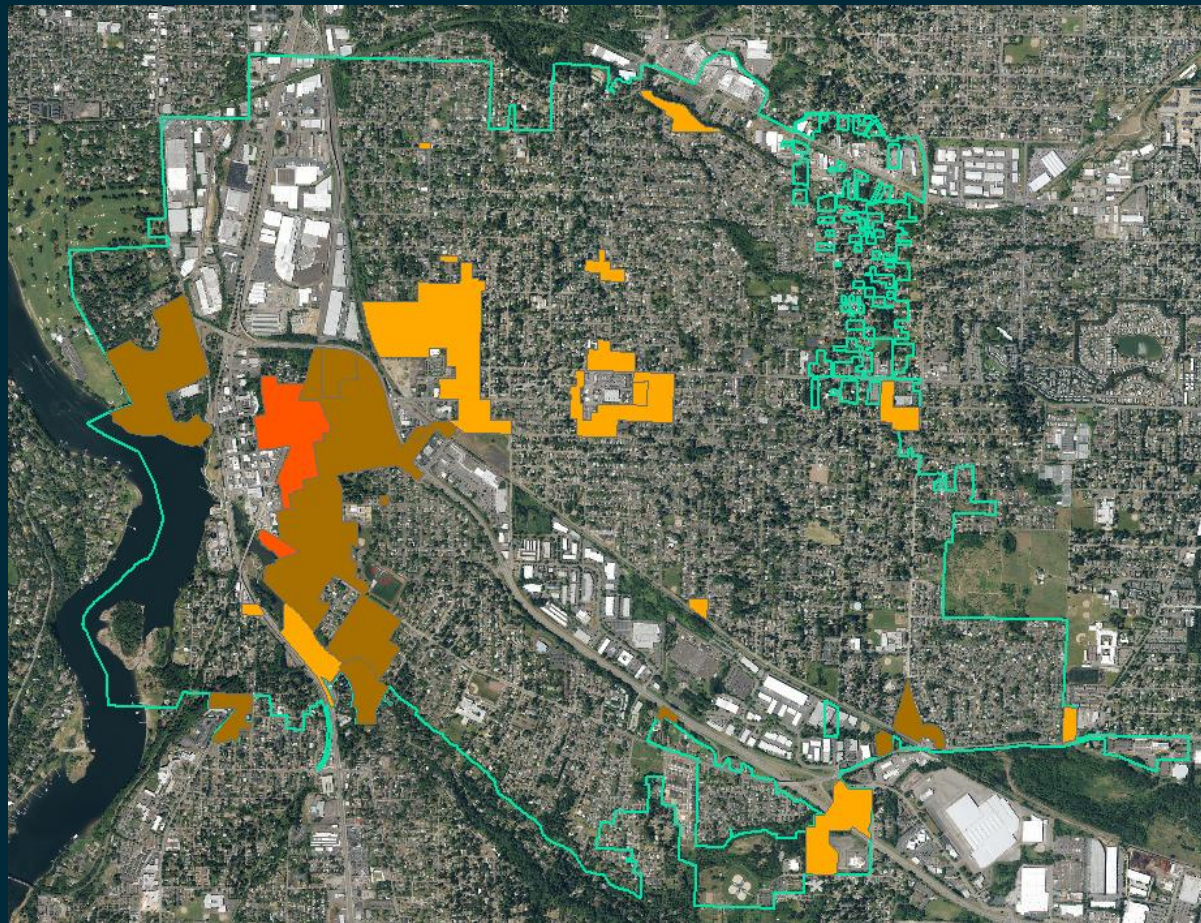
R2 = R2, R1

R1B = R1B

Residential Uses	Table 4. Proposed Consolidation		
	R3	R2	R1B
Single Detached Dwelling	P	P	P
Duplex	P	P	P
Triplex	P	P	P
Quadplex	P	P	P
Townhouse/Rowhouse	P	P	P
Cottage Cluster	P	P	P
Adult foster/care homes	P	P	P
Accessory Dwelling Unit	P	P	P
Manufactured Dwelling Park	III	N	N
Multi-unit Development	P	P	P
Single Room Occupancy Housing	P	P	P
Residential Care Facility	P	P	P
<i>Assisted Living</i>	-	-	
<i>Nursing Facility</i>	-	-	
<i>Memory care community</i>	-	-	
Commercial Uses	-	-	
Personal/Business Services	L	L	P
Office			
<i>Production related office</i>	L	L	P
<i>Professional and administrative office</i>			
Hotel or motel	CU	CU	CU
Bed and breakfast or vacation rental	CU	CU	CU



PROPOSED CONSOLIDATION



Legend



DEVELOPMENT STANDARDS

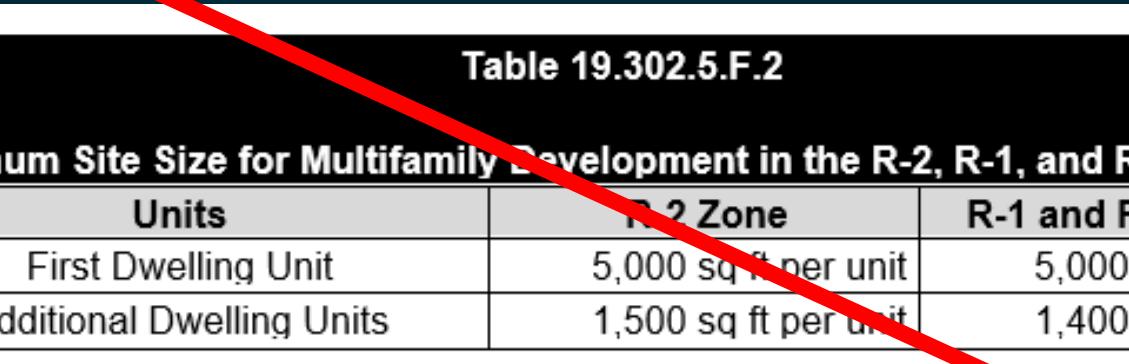
	Existing Code				
Standard	<i>R3</i>	<i>R2.5</i>	<i>R2</i>	<i>R1</i>	<i>R1B</i>
Max Building height	35 ft	35 ft	45 ft	45 ft	45 ft
Max lot coverage	40%	40%	45%	45%	50%
Min vegetation density (du/ac)	35%	35%	15%	15%	15%
min.	11.6	11.6	11.6	25	25
max.	14.5	17.4	17.4	32	32

	Table 5. Proposed Consolidation		
Standard	<i>R3</i>	<i>R2</i>	<i>R1B</i>
Max Building height	35 ft	45 ft	45 ft
Max lot coverage	40%	45%	50%
Min vegetation density (du/ac)	35%	15%	15%
min.	11.6	25	25
max.	17.4	32	32



DEVELOPMENT STANDARDS

- Eliminate “minimum site size” requirements for multi-unit development:



Minimum Site Size for Multifamily Development in the R-2, R-1, and R-1-B Zones		
Units	R-2 Zone	R-1 and R-1-B Zone
First Dwelling Unit	5,000 sq ft per unit	5,000 sq ft per unit
Additional Dwelling Units	1,500 sq ft per unit	1,400 sq ft per unit



PLANNING COMMISSION RECOMMENDATION

1. Approve the code amendment package
2. Council should find ways to preserve and protect manufactured home parks
3. Council should discuss the amendment allowing hotels and motels in the R-3 and R-2 zones as conditional uses (currently prohibited).



PLANNING COMMISSION RECOMMENDATION

Council should find ways to preserve and protect manufactured home parks

State Law (ORS 90.645-660)

- Closure of a park requires notice to state
- 1 year notice to tenants
- Payment to tenants – depending on size of home
- Tax credits
- Prohibits a city from enforcing any local regulation adopted after 7/1/2007
 - Options:
 - Create a new zone for manufactured dwellings
 - Implement a local agency “toolkit” – Clackamas County



KEY QUESTIONS

Does the Council have any questions about:

1. Permitting multi-unit development and residential care facilities by right in all HDR zones
2. Including business/personal services as permitted commercial uses
3. Applying the new definition of office uses
4. The proposed consolidation of zones
5. Allowance of hotels and motels in the R-3 zone by CU (not prohibited)



END OF PRESENTATION

