

RS 7. F. 1/4/22
Presentation

COMPREHENSIVE PLAN IMPLEMENTATION PROJECT – PROPOSED CODE AMENDMENTS

City Council Worksession #2

January 4, 2022

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COUNCIL CODE DISCUSSION ITEMS

Outstanding questions from 12/21

- Flag lots and back lots
 - Setbacks
- R-MD Design Standards
 - Maximum lot coverage

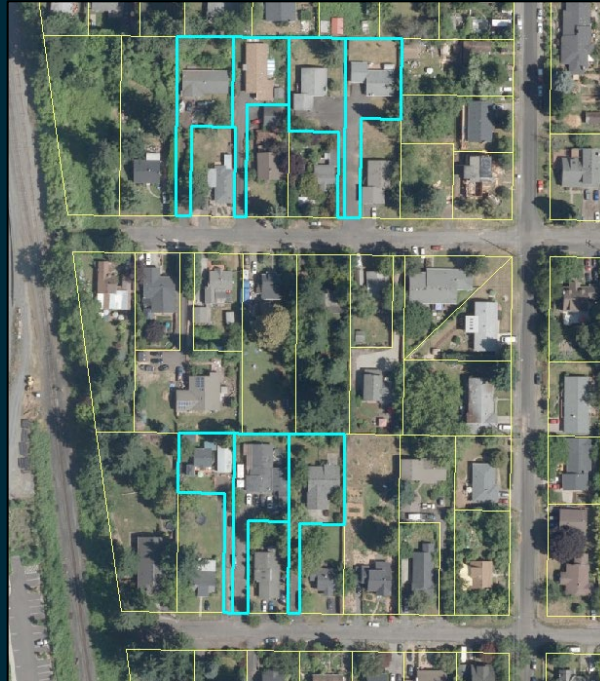
Topics not discussed 12/21

- Minimum required parking
- Manufactured Dwelling Parks



CODE AMENDMENTS – FLAG LOTS & BACK LOTS

Flag lots and back lots are an opportunity for more infill housing and “hidden density”.



CODE AMENDMENTS – FLAG LOTS & BACK LOTS

Standard	Existing Flag lot/Standard lot	Proposed	Discussion Option
Rear Yard setback	30 ft / 20 ft	20 ft for middle housing	<ul style="list-style-type: none">• Same as standard lot
Front Yard Setback	30 ft /20 ft	20 ft for middle housing	<ul style="list-style-type: none">• Same as standard lot
Side Yard setback	10 ft / 5/10 ft	10 ft	<ul style="list-style-type: none">• Same as standard lot

- Allow the “pole” portion to count toward min. lot size for middle housing
- Allow variances to lot standards
- Allow flag lots and back lots in new subdivisions



QUESTIONS?



R-MD: DEVELOPMENT STANDARDS – MAX. LOT COVERAGE

Lot Size (sq ft)	Proposed	Option
1,500 – 2,999	45% (10% bonus for single-story)	<ul style="list-style-type: none">• Increase % bonus• Allow bonus for second story
3,000 – 6,999	35% (10% bonus for single-story)	<ul style="list-style-type: none">• Increase % bonus• Allow bonus for second story
7,000 and up	30% (10% bonus for single-story)	<ul style="list-style-type: none">• Increase % bonus• Allow bonus for second story

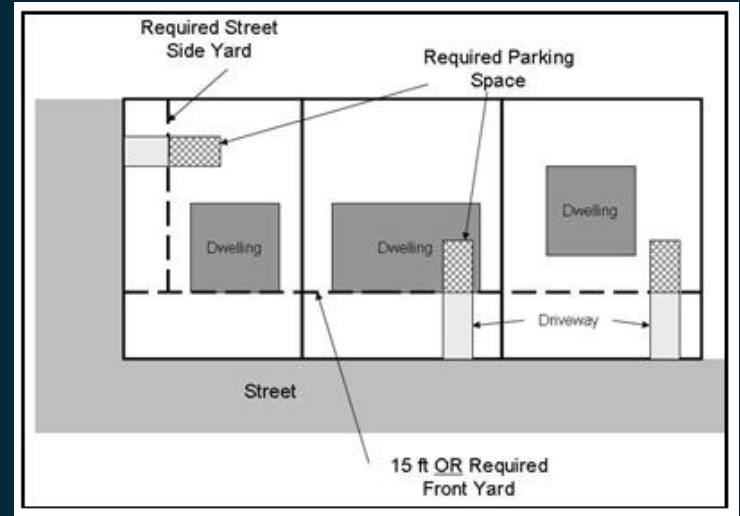


QUESTIONS?



KEY CODE AMENDMENTS - PARKING

- 0 spaces per unit required for middle housing (except cottage clusters)
- Parking space can be in the **driveway or setback**
- Allow alternatives to parking location
 - ❖ Parking modification process



Existing code requirements



QUESTIONS?



MANUFACTURED DWELLING PARKS

Existing Code	Proposed – R-MD	New Proposal
Permitted in R-3, R-5, R-7: Type III review	Not permitted	Allow in R-MD subject to Type III review
Min. lot size: 2 ac		No change



QUESTIONS?



PUBLIC HEARING #1: JANUARY 18 – FOCUS ON TREE CODE

How to provide Comments:

- Testimony at hearing
- engage.milwaukieoregon.gov
- koliasv@milwaukieoregon.gov



QUESTIONS?

