

**RS 8. A. 10/3/23  
Presentation**

# Housekeeping “Plus” Code Amendments

Presentation to the  
Milwaukie City Council  
Vera Kolas, Senior Planner  
October 3, 2023



# Background

- Project goals:
  - Review of Type III variance applications
  - Clarification
  - More substantive
  - Not a departure from established policy
- Planning Commission: voted to recommend approval
- City Council work session: no changes recommended



# Proposed Amendments

## **Title 12 Access Management**

- Expand City Engineer’s authority to modify requirements
  - Modification with access study rather than variance

## **Zoning Code - Definitions**

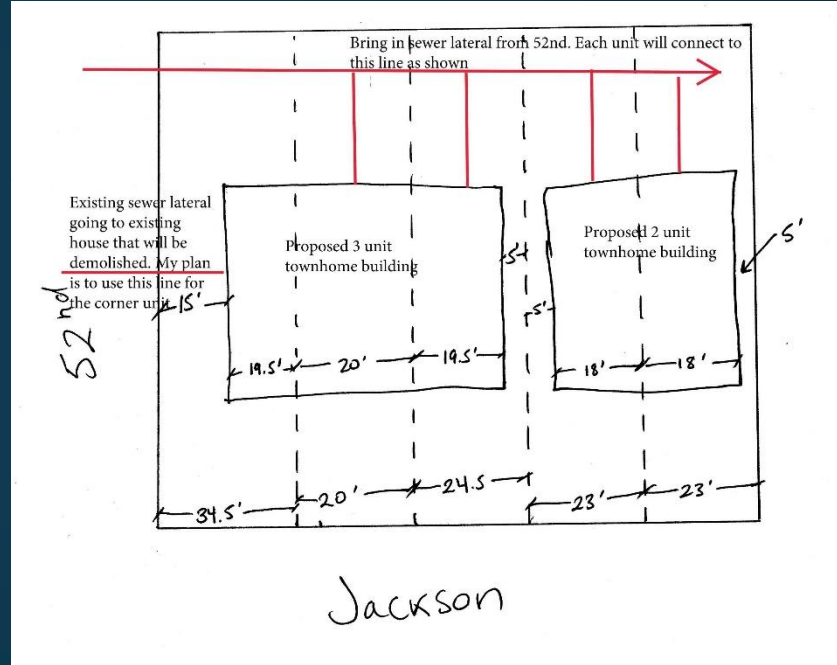
- Plex development
  - Distinguish “plexes” from cottage clusters and townhouses



# Proposed Amendments

## MMC 19.301 and 19.302 – corner lots

- Revise minimum lot size for a townhouse on a corner lot
  - Accommodate larger min. street side yard setback



# Proposed Amendments

## MMC 19.312 – NMIA

- Revise the applicability of design standards
  - Only for development within 50 ft of a front or street side lot line
  - 2107 SE Moores St example (VR-2022-009)



# Proposed Amendments

## Supplementary Development Regulations (MMC 19.500)

- Allow back decks to encroach up to 6 ft into rear yard; same standard as front porches
- Revise applicability of design standards to a Type B accessory structure
  - Up to 600 sq ft = metal siding



# Proposed Amendments

## Cottage Clusters (MMC 19.505.4)

- Allow up to 3 attached cottages in the R-MD
  - Provides for more efficient construction
  - All other size standards for dwellings remain
- Limit attached cottages in the R-HD to 4
  - Eliminate perceived conflict with multi-unit development



# Proposed Amendments

## Parking (MMC 19.600)

- Clarify applicability of EV infrastructure requirements
  - New parking spaces AND new structure
  - Includes new commercial parking structures

## **NEW: Cottage Cluster Standards (MMC 19.505.4)**

- Correct staff error from Housekeeping code
  - Include language re: garages inadvertently left out





# Questions?



# Contact Us

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