



What is Downtown Design Review and When Do I Need It?

Downtown Milwaukie is the heart of the community. The Planning Department is charged with applying the "Downtown Plan," which includes a number of adopted plans and policies that guide development in downtown Milwaukie.

Those policies apply to all properties within the "downtown zones," which include the Downtown Storefront (DS); Downtown Commercial (DC); Downtown Office (DO); Downtown Residential (DR); and Downtown Open Space (DOS) zones. The section of the Zoning Ordinance that applies to the downtown zones is MMC 19.312 Downtown Zones.

In order to make sure that development in downtown Milwaukie implements the community's vision, the Planning Department applies the following regulations to downtown development:

1. **Development Standards:** Specify the types of uses (such as office, retail, or residential uses) permitted in each zone, as well as physical characteristics such as lot sizes, building heights, and setbacks from the property line. These standards make sure that new uses and buildings complement the existing building fabric and uses of downtown.
2. **Design Standards:** Specify the types of wall materials, windows, and roofs to be included in new building designs. Design Standards in downtown Milwaukie are intended to encourage building design and construction with durable, high-quality materials.
3. **Design Review:** Ensure that new development enhances the character of Milwaukie and that there is a degree of order, harmony and quality in downtown development.

These Design Guidelines and Design Standards ensure that development in downtown Milwaukie is held to a higher standard than in other parts of the City and provides an attractive environment for business owners, residents, and visitors.

Applicability

Development Standards apply to any type of use or development in the downtown zones.

Design Standards apply to all new construction and exterior alterations in the downtown area, often in conjunction with the Design Guidelines as part of *Design Review*.

Design Review applies to all new changes to buildings and/or properties in the downtown zones that require building permits, including exterior maintenance and repair, minor exterior alterations, and major exterior alterations (see below for more information about what these are).

The *Design Guidelines* are "discretionary standards," which means that is more than one way to meet them.

Per Milwaukie Municipal Code (MMC) Subsection 19.312.7 Design Review, the types of development that are subject to design review include:

- Exterior maintenance and repair
Includes refurbishing, painting, and weatherproofing of materials, and in-kind restoration or replacement of damaged materials. Does not include the placement of signs.
- Minor exterior alterations
Include, but are not limited to, application or installation of finish building treatments, including windows and other glazing; doors, lintels, copings, vertical and horizontal projections including awnings; and exterior sheathing and materials. Does not include the placement of signs.
- Major exterior alterations, including renovation
Include, but are not limited to, demolition or replacement of more than 25 percent of the surface area of any exterior wall or roof; and floor additions that exceed 250 square feet.
- New construction
New buildings being constructed downtown.

Design Review Application Types

Exterior maintenance and repair and minor exterior alterations are subject to Type I staff-level design review. This review is usually conducted when a building permit is submitted.

Major exterior alterations and new construction are subject to Type III design review, which requires a meeting with the Design and Landmarks Committee (DLC) and a hearing before the Planning Commission.

Contact

For additional information about downtown Design Review and whether it is applicable to your project, please refer to the web site at www.ci.milwaukie.or.us/planning/downtown-design-review-what-it-and-when-do-i-need-it or contact the Planner on Duty at planning@ci.milwaukie.or.us or 503-786-7630.