



Downtown Development Standards

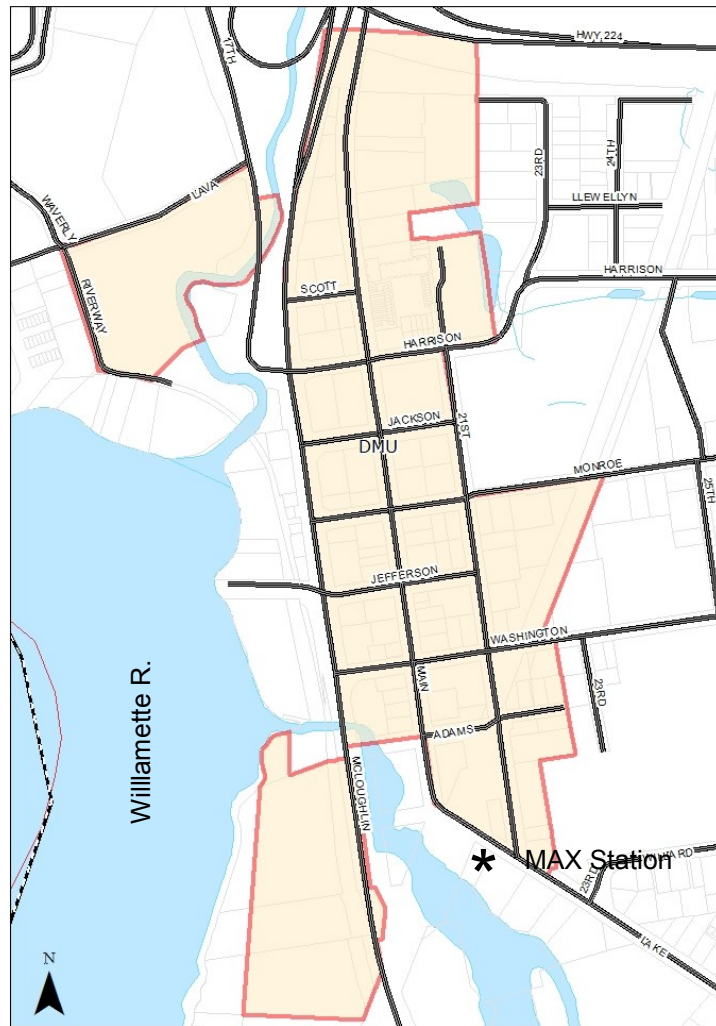
Downtown Mixed Use Zone (DMU)

The Downtown Mixed Use Zone provides for a wide range of uses—including retail, office, commercial, and residential—that will bring visitors to the downtown to live, work, shop, dine, and recreate. The desired character for this zone is a pedestrian-friendly and vibrant urban center, with a prominent main street and connections to the riverfront.

This handout summarizes key aspects of the Milwaukie Municipal Code that apply to downtown development. The detailed zoning code can be found at:

<http://www.gcode.us/codes/milwaukie/view.php?>

DOWNTOWN MIXED USE ZONE



ALLOWED USES

Milwaukie Municipal Code (MMC) 19.304.2

Use	Type
Residential	Rowhouse, multifamily, live/work units, second-story housing, senior and retirement housing.
Commercial	Retail, restaurants, personal services, offices, commercial lodging.
Manufacturing	Manufacturing and production. Examples: breweries and bakeries.

STREAMLINED APPROVAL PROCESS

Design *standards* for development in downtown Milwaukie are applied through downtown design review. Developments that meet design standards (MMC 19.508.4) are permitted via a streamlined Type I or Type II administrative review process.

DEVELOPMENT STANDARDS

<i>Type</i>	<i>Minimum</i>	<i>Maximum</i>	<i>MMC</i>
Floor Area Ratio (FAR)	0.5:1-1:1	4:1	19.304.5.A
Height	25 ft.	35-65 ft.	19.304.5.B
Setbacks	0 ft.	10-20 ft.	19.304.5.D
Density			19.304.5.J
Rowhouses and live/work	10 units/acre	none	
Stand-alone multifamily	30 units/acre	none	
Mixed use	none	none	

BONUSES

<i>Type</i>	<i>Provision</i>	<i>Bonus</i>	<i>MMC</i>
Height (up to 2 available)			19.304.5.B.3
Residential	1 story/25% floor area residential use	1 story/12 ft. of building height	
Lodging	1 story/25% floor area lodging use	1 story/12 ft. of building height	
Green Building	ANSI-approved green building certification	1 story/12 ft. of building height	
FAR	1 sq. ft. structured parking	0.5 sq. ft. floor area	19.611.4

DESIGN STANDARDS

<i>Type</i>	<i>MMC</i>
Site design standards	19.504
Building design standards	19.505
Downtown site and building design standards	19.508



OFF-STREET PARKING (MMC 19.304.5.G)

- All nonresidential uses are exempt from off -street parking requirements.
- Residential parking: minimum 1 space/dwelling unit, maximum 2 spaces/dwelling unit (MMC 19.605.1)
- Surface parking lots must be at least 50 feet from Main Street right of way.
- Off street parking may not be located between a building and the street-facing lot line.
- No curb cuts on Main Street.

CONTACT

Planner on Duty: 503.786.7630 planning@milwaukieoregon.gov

Planning Director: Denny Egner 503.786.7654 egnerd@milwaukieoregon.gov