



# North Milwaukie Innovation Area (NMIA) Development Standards

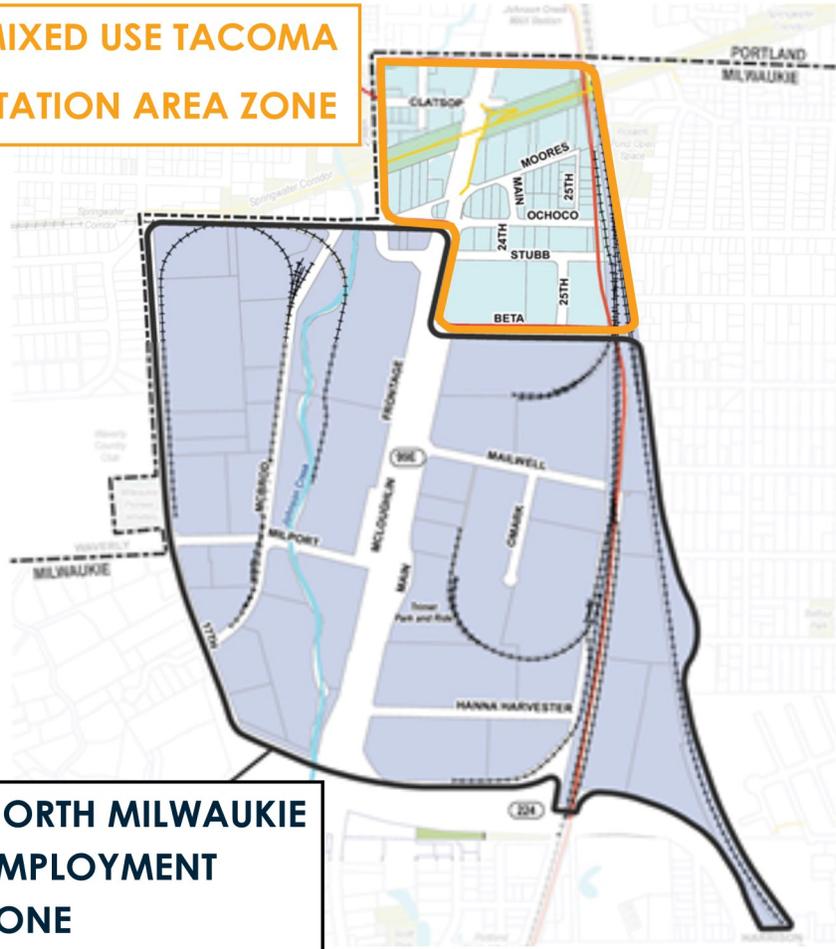
## Mixed Use Tacoma Station Area (MUTSA)

MUSTA capitalizes on its unique location near the Tacoma light rail station providing opportunities for a wide range of uses including: housing, commercial, office, and light industrial.

## North Milwaukie Employment (NME)

The NME zone intends to retain the area as a viable industrial and employment zone with primary uses targeted towards the production and transportation of goods, among higher intensity employment opportunities.

### MIXED USE TACOMA STATION AREA ZONE



### NORTH MILWAUKIE EMPLOYMENT ZONE

### ALLOWED USES

Milwaukie Municipal Code (MMC) 19.312.2

Use	Type
Manufacturing	Manufacturing and Production <sup>4</sup> ; Creative Space; Studios; Repair and Service <sup>4</sup> ; Construction-related Businesses; Waste Management <sup>3</sup>
Distribution	Wholesale Trade Warehousing and Storage
Office	Service Office <sup>1</sup> ; Production Office; Research & Development <sup>4</sup>
Commercial/Retail	Retail Sales <sup>1</sup> ; Personal Service <sup>1</sup> ; Eating & Drinking Establishments <sup>1</sup> ; Day Care <sup>1</sup>
Residential	Multifamily/Mixed Use <sup>2</sup>

\*Community Service Uses are Conditional Use or subject to Community Service Review (Type III) See MMC 19.904

<sup>1</sup>Limited Uses: Limitations of size, location, and/or review process; primarily intended to serve district employees

<sup>2</sup>MUSTA Only—Permitted

<sup>3</sup>NMIA Only—Permitted

<sup>4</sup>MUSTA—Limited Uses; NMIA—Permitted

## DEVELOPMENT STANDARDS

Type	Minimum	Maximum	MMC
Height	25' or none	45' (bonus 90')	19.312.5 & 19.312.6.A & 19.510
Floor Area Ratio (FAR)	0.5	3	19.312.5
Retail Square Footage		20,000 per building or development <sup>1</sup>	19.312.4.A.3
Standalone Retail	Allowed <sup>2</sup>		19.312.4.A.3 & 19.312.4.A.1
Residential Density	None <sup>2</sup>	None <sup>2</sup>	19.312.5
Standalone Warehouse	Allowed		19.312.2

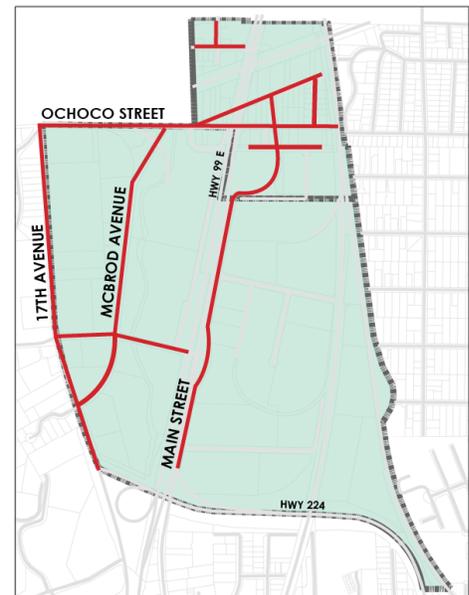
<sup>1</sup>NME—5,000 for individual retail. Max 20,000 per development  
<sup>2</sup>NME—Not Permitted

### NME Key Street Design Standards

MMC 19.312.7

For all MUTSA and NME uses, Design Standards for Key Streets and Key Corners are applicable to the street-facing façades of new buildings and major alterations to existing. These standards are intended to encourage building design and construction with durable, high-quality materials. Some standards include:

- Street facing windows for pedestrian scaled design
- At least one entrance facing an adjoining street with some form of shelter for weather protection
- Parking should not occupy more than half of the key street facing yard
- No loading zones adjacent to residential uses or in the key street facing yard



#### KEY STREETS

McBrod Avenue

Main Street

17th Avenue

Ochocho Street

### CONTACT

Community and Economic Development  
 503.786.7600  
[communitydevelopment@milwaukieoregon.gov](mailto:communitydevelopment@milwaukieoregon.gov)

