

GENERAL PLANNING TERMS AND DEFINITIONS

Acronym/Term	Definition
Adaptive reuse	The conversion of old or historic buildings from their original use to a new use.
ADU	<i>Accessory Dwelling Unit.</i> A second dwelling unit, either attached or separated, located on a lot already containing a dwelling unit. Also commonly known as “granny-flats” or “mother-in law apartments.”
APA	<i>American Planning Association</i>
Base Zones	The initial regulatory zones for land in a city. (see overlay zones)
Comprehensive Plan Map	Regulatory map that shows land use/zoning designations for all land within the Milwaukie Urban Services Boundary.
Downzone/Upzone	A popular term for an action that changes a property to a lower/higher density, in effect limiting/expanding development to less/more-intense uses than previously permitted.
EOA	<i>Economic Opportunities Analysis.</i> A study prepared by cities/counties to show compliance with Statewide Planning Goal 9 (Economy) and help inform local Comprehensive Plan goals and policies.
Euclidian zoning	Regulates development through land use classifications (i.e. single-or multi-family residential) and dimensional standards; it is the most common and traditional form of zoning.
FAR	<i>Floor Area Ratio.</i> The ratio of total building floor area to the area of its zoning lot. Used to regulate volume or bulk of buildings.
GIS	<i>Geographic Information System.</i> A computer program that creates maps that can visually represent a variety of data.
HNA	<i>Housing Needs Analysis.</i> A study prepared by cities/counties to show compliance with Statewide Planning Goal 10 (Housing) and help inform local Comprehensive Plan goals and policies.
Infill	Development that takes place on vacant or underutilized parcels within an area that is already characterized by urban development and had access to urban services.
LID	<i>Local Improvement District.</i> A tool that can be used by a group of property owners to share in the cost of infrastructure improvements such as transportation, sewer, water, and stormwater.
LID	<i>Low Impact Development.</i> Systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat.
Metro	An elected regional government for the Oregon portion of the Portland metropolitan area with a metropolitan planning organization.



Mixed-Use	Zoning that permits a combination of uses within a single development. Many zoning districts specify permitted combinations of, for example, residential and office/commercial uses.
MMC	<i>Milwaukie Municipal Code</i> . Chapter 19 contains the zoning code. Other chapters regulate remaining City functions including traffic, infrastructure, and signs.
NCPRD	<i>North Clackamas Parks and Recreation District</i> . The Clackamas County department that oversees parks and open spaces in Milwaukie and unincorporated Clackamas County
NDA	<i>Neighborhood District Association</i> . Every person who lives in Milwaukie city limits belongs to one of the city's 7 NDAs.
New Urbanism	An urban design movement which promotes walkable neighborhoods that contain a range of housing and job types.
NIMBY	<i>Not in my back yard</i> . The term used to describe opposition by residents to a proposal for a new development close to them.
Nonconforming Development	A lawful structure or site improvement, such as an off-street parking facility, landscaping, or accessway, that does not conform to the city's current development ordinances either because it was established prior to the enactment of City ordinances governing the structure or improvement or because the structure or improvement conformed at the time it was established but applicable city ordinances have since changed.
Nonconforming Use	A lawful existing use that does not conform to the city's current land use ordinances, either because it was established prior to the enactment of city ordinances governing the use, or because the use conformed at the time it was established but applicable city ordinances have since changed.
NMIA	<i>North Milwaukie Industrial Area</i>
Overlay zones	A special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone.
Partition	Division of an area or tract of land into 2 or 3 separate parcels.
ROW	<i>Right-of-Way</i> . A general term denoting land or an interest therein, usually a strip, devoted to transportation or other public purposes (e.g. utilities)
SDC	<i>System Development Charge</i> . Also known as an impact fee, it provides one-time revenue to local cities to cover the costs of providing service to new users of parks, schools, transportation, water, sewer, etc.



Stormwater Management	The collection, conveyance, storage, treatment and disposal of stormwater runoff in a manner to prevent accelerated channel erosion, increased flood damage, and/or degradation of water quality.
Subdivide	Division of an area or tract into 4 or more separate parcels.
TPR	<i>Transportation Planning Report.</i> A report that develops the purpose and need for transportation improvements within the city.
TSP	<i>Transportation System Plan.</i> A master plan to guide actions and investments that contains goals, objectives, policies, projects, and programs needed to provide mobility for citizens.
UGB	<i>Urban Growth Boundary.</i> A regional boundary that designates land inside the boundary be used for urban development and the area outside be used for rural development.
UGMA	<i>Urban Growth Management Agreement.</i> An agreement between the City and Clackamas County describing how land use planning and facility provision will occur in unincorporated areas near Milwaukie.
URA	<i>Urban Reserve Area.</i> Land suitable for accommodating urban development over 50 years after their designation.
URA	<i>Urban Renewal Area.</i> An area that allows cities to borrow against future tax increases (tax increment financing) to create funds for infrastructure improvement that help facilitate development that might not otherwise occur.
Variance	A term referring to an applicant asking to vary from the regulations and standards in the municipal code. For example, a development can't meet the 5 ft side yard setback and asks for a variance to have a 3 ft setback instead.
Zoning Map	The official map showing the location of all zoning categories in a given area.
CITY OF MILWAUKIE ZONES CODE LANGUAGE	
Acronym/Term	Definition
BI	<i>Business Industrial.</i>
CCS	<i>Community Shopping Commercial.</i>
CG	<i>General Commercial.</i>
CL	<i>Limited Commercial.</i>
CN	<i>Neighborhood Commercial.</i>
DMU	<i>Downtown Mixed Use.</i>
FS	<i>Flex Space.</i> Overlay zone.
GMU	<i>General Mixed Use</i>
HCA	<i>Habitat Conservation Area.</i> Specific natural resource overlay zone.
HP	<i>Historic Preservation.</i> Overlay zone.



LF	<i>Aircraft Landing Facility. Overlay zone.</i>
M	<i>Manufacturing.</i>
MUTSA	<i>Mixed Use - Tacoma Station Area (proposed).</i>
NME	<i>North Milwaukie Employment (proposed).</i>
NMU	<i>Neighborhood Mixed Use.</i>
NR	<i>Natural Resource. Overlay zone.</i>
PD	<i>Planned Development. Overlay zone allowing residential flexibility.</i>
TSA	<i>Tacoma Station Area. Overlay zone for Manufacturing.</i>
TSAP	<i>Tacoma Station Area Plan (proposed for deletion).</i>
WG	<i>Willamette Greenway. Overlay zone for land near the Willamette River.</i>
WQR	<i>Water Quality Resource. Specific natural resource overlay zone.</i>
PLANNING AGENCIES, DEPARTMENTS, BOARDS AND COMMITTEES	
City of Milwaukie	
Acronym/Term	Definition
artMOB	<i>Art-Milwaukie on Board. Arts Committee that works to connect artists with resources and to connect the community with art.</i>
CUAB	<i>Citizens Utility Advisory Board. Established for the purpose of advising the City Council on the methods and manner in which city utility rates and capital improvements are scheduled and carried out.</i>
DLC	<i>Design and Landmarks Committee. Advises the Planning Commission and City Council on urban design, architectural and historic preservation activities including but not limited to design review of development proposals in the downtown, designation of historic districts and landmarks, and historic and cultural resource inventories.</i>
KGNC	<i>Kellogg Good Neighbor Committee. Purpose is to recommend to the City Council how the “good neighbor fund” should be prioritized and spent.</i>
PARB	<i>Parks and Recreation Board. Created to focus greater energy and resources toward meeting community park and recreation needs through cooperative partnership with the City and the North Clackamas Parks and Recreation District.</i>
PC	<i>Planning Commission. Established for the purpose of reviewing and advising on matters of planning and zoning according to the provisions in the Comprehensive Plan, Zoning Ordinance, and other planning implementation documents.</i>



State	
Acronym/Term	Definition
DEQ	<i>Department of Environmental Quality</i>
DLCD	<i>Department of Land Conservation & Development.</i> DLCD administers Periodic Review, ensuring compliance with the statewide planning goals.
DSL	<i>Department of State Lands.</i> Manages state lands for grazing and agriculture, forestland, off-shore land, estuarine tidelands, and the state’s extensive navigable waterway system, and reviews and regulates development in wetland areas.
LCDC	<i>Land Conservation and Development Commission.</i> Assisted by DLCD, adopts state land-use goals and implements rules, assures local plan compliance with the goals, coordinates state and local planning, and manages the coastal zone program.
LUBA	<i>Land Use Board of Appeals.</i> Created to simplify the appeal process, speed resolution of land use disputes and provide consistent interpretation of state and local land use laws.
ODOT	<i>Oregon Department of Transportation.</i>
OLCC	<i>Oregon Liquor Control Commission</i>
Federal	
Acronym/Term	Definition
EPA	<i>Environmental Protection Agency</i>
FEMA	<i>Federal Emergency Management Administration</i>
HUD	<i>U.S. Department of Housing and Urban Development</i>
STATEWIDE PLANNING GOALS (Goals 16-19 do not apply to Milwaukie)	
Goal 1: Citizen Involvement	Calls for “the opportunity for citizens to be involved in all phases of the planning process.” It requires each city and county to have a citizen involvement program containing six components specified in the goal.
Goal 2: Land Use Planning	Land use decisions are to be made in accordance with a comprehensive plan, and that suitable “implementation ordinances” to put the plan’s policies into effect must be adopted.
Goal 3: Agricultural Lands	Requires counties to inventory such lands and to “preserve and maintain” them through farm zoning.
Goal 4: Forest Lands	Requires counties to inventory forest lands and adopt policies and ordinances that will “conserve forest lands for forest uses.”
Goal 5: Open Spaces, Scenic and	It covers more than a dozen natural and cultural resources such as wildlife habitats and wetlands. It establishes a process for each resource to be inventoried and evaluated.



Historic Areas and Natural Resources	
Goal 6: Air, Water and Land Resources Quality	Requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.
Goal 7: Areas Subject to Natural Disasters and Hazards	Deals with development in places subject to natural hazards such as floods or landslides. It requires that jurisdictions apply “appropriate safeguards” when planning for development there.
Goal 8: Recreation Needs	Calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them.
Goal 9: Economy of the State	Calls for diversification and improvement of the economy. It asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.
Goal 10: Housing	Specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.
Goal 11: Public Facilities and Services	Calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal’s central concept is that public services should be planned in accordance with a community’s needs and capacities rather than be forced to respond to development as it occurs.
Goal 12: Transportation	Aims to provide “a safe, convenient and economic transportation system.” It asks for communities to address the needs of the “transportation disadvantaged.”
Goal 13: Energy	Declares that “land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.”
Goal 14: Urbanization	Requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. Calls for each city to establish an “urban growth boundary” (UGB) to “identify and separate urbanizable land from rural land.”
Goal 15: Willamette Greenway	Sets forth procedures for administering the 300 miles of greenway that protects the Willamette River.

