

AGENDA

Steering Committee for Milwaukie Residential Standards Project

May 19, 2011

4:00 p.m. to 6:00 p.m.

City Hall Conference Room

SCHEDULE

- 4:00 Welcome and introductions
- 4:05 Report on the results of public involvement process to date
(Surveys, interviews, stakeholder focus groups, Housing Choices workshop)
– Susan Shanks, Milwaukie Senior Planner
- 4:15 Discuss list of project questions for the Steering Committee to help answer, and how staff will use these answers to draft a set of proposed code policies
– Katie Mangle, Milwaukie Planning Director
- 4:25 Presentation of draft policies: architectural design of single-family residential buildings, garages, and accessory dwelling units
– Marcy McInnelly, AIA, Urbsworks
- 4:35 Small group discussion of draft policies
- Are these the right goals?
 - Does this approach (combining some baseline requirements with a “menu” of options) make sense?
 - Answer specific questions listed on each policy summary sheet
- 5:35 Committee recommendations on these draft policies
- 5:55 Summary and next steps - scheduling June meeting

MEETING MATERIALS

The following documents are included in this mailing *for review and discussion at the meeting* (sent as hard copy, by request):

- List of project questions for the Steering Committee
- Single-Family Residential Design Standards Policy Summary Sheets

If you would like *additional background* on the project and issues we will discuss, the following documents have recently been added to the project website (see the back of this agenda for the full list of background material):

- Reports on results of the public survey, stakeholder interviews, focus groups, and the Housing Choices Workshop
- List of “untouchables” – policies or issues that this project won’t change
- Draft of current residential zone code policies in the proposed new format – only re-formatted, does not include any policy changes

TENTATIVE STEERING COMMITTEE MEETING AGENDAS

- ✓ **Mtg #1, February:** Introduction, overview of existing policies, and problems to solve. (City staff)
- ✓ **Mtg #2, March 31:** Set the housing discussion in context, considering changes in demographic and housing development trends. Presentation of site prototypes to illustrate the City's existing standards. Discuss potential approaches to creating and administering single- and multi-family compatibility and design standards. Discuss different forms housing can take.
- ✓ **Mtg #3, April 25:** No committee meeting; instead committee members should attend the public workshop on Housing Choices for Milwaukie. Will include descriptions of different types of housing, why people choose different housing types for different points in their lives. Housing choices workshop will set the context for the discussion of the types of housing that is or should be allowed in Milwaukie.
- **Mtg #4, May 19:** Staff will report on feedback from the public survey, interviews, focus group meetings, and workshops. Committee will reflect on input received to date; discuss issues; and craft preliminary SFR policy recommendations on where to go from here.
- **Mtg #5, June 16:** Presentation of draft SFR development standards and review and discussion of allowed uses.
- **No meetings July & August.**
- **Mtg #6, Sept:** Presentation of draft MFR design and development standards; recommendation on SFR and MFR design and development standards.

BACKGROUND MATERIAL

Available at <http://www.ci.milwaukie.or.us/planning/residential-development-standards-update-project>. Any of these documents can be mailed to SC members upon request

- Background: Project Scope and Timeline
- Background: Project Core Issues Diagram, April 2011
- Background: List of "Untouchables"
- Background: Baseline Residential Zone Draft Code
- Report: Code Assessment Action Plan, 2008
- Report: Code Assessment Final Report, 2008
- Memo: Summary of Milwaukie's Existing Residential Development Standards, 2010
- Memo: Summary of Milwaukie's Comprehensive Plan Residential Policies, 2010
- Memo: History of the City's Residential Development Standards, 2010
- Memo: Summary of the City's Allowed Housing Typology, 2010
- Outreach: Public Involvement Plan
- Outreach: Community Survey Summary Report, March 2011
- Outreach: Community Interview Results, April 2011
- Outreach: Housing Choices Workshop notes, April 2011
- Outreach: Stakeholder Focus Group Meeting Notes, 2011
- Illustration: Milwaukie Housing Types Slideshow (large file)
- Illustration: Prototype Site Illustrations Overview
- Illustration: Prototype Site Illustrations (large file)
- Illustration: Housing Choices Workshop Presentation
- Illustration: Housing Choices Self-Guided Tour
- Illustration: Milwaukie Housing Typology and Issues
- Project: List of Project Questions
- Project: Draft Policy Summary Sheet

Residential Development Standards: Key Questions

Topic	Done?	Key Question	Outcome	Notes
Single-family Dwelling Design Standards	<input checked="" type="checkbox"/>	Milwaukie has design standards, though they are among the most lenient in the region. Should the current single family design standards be expanded?	YES	Primary part of project scope; re-affirmed through public outreach. Q: What aspects of the design are most important to control? Topic for 5/19 SC meeting.
	<input type="checkbox"/>	There are no standards that regulate the placement or design of garages. Should we add design standards for garages?		Topic for 5/19 SC meeting. Majority of survey responses favored garage design standards.
	<input type="checkbox"/>	Currently, the design standards apply only to new construction. Should design standards apply to all large additions?		If not, should design standards at least apply to garage conversions? Topic for 5/19 SC meeting.
	<input checked="" type="checkbox"/>	Should we have different standards for infill (within existing neighborhoods) than for new development within new subdivisions?	No	Design standards are based on basic principles of good housing design. They do not prescribe a specific housing style and should be applicable to development in new areas and existing neighborhoods.

Residential Development Standards: Key Questions

Topic	Done?	Key Question	Outcome	Notes
	<input checked="" type="checkbox"/>	All new buildings would have to comply with the design standards. Should there be an option for discretionary review to allow flexibility?	No	Would be difficult and expensive for City to manage. Focus is instead on allowing flexibility within design standards. Type III variance will also be an option.
Single-family Dwelling Development	<input type="checkbox"/>	Should new development be required to relate to the surrounding existing development (front setback, height, side setback)?		Q: Even if existing development is unusually small or low value?
	<input type="checkbox"/>	Milwaukie has comparatively strict lot coverage standards. Should we allow more of a property to be covered by structures?		Low lot coverage may result in taller, bulkier homes being built. This question assumes stormwater is managed on site.
Accessory Dwelling	<input checked="" type="checkbox"/>	Should ADUs be allowed as separate, stand-alone structures?	YES	Strong positive response to this question from all forms of outreach.

Residential Development Standards: Key Questions

Topic	Done?	Key Question	Outcome	Notes
Units (ADUs)	<input checked="" type="checkbox"/>	Should we add design standards for detached ADUs?	YES	Design standards for detached ADUs will be important.
	<input type="checkbox"/>	Even where they are allowed, the process for approving an ADU is onerous. Should the process for approving an ADU be easier?		Discretionary standards may dictate a more rigorous approval process. Easier process typically does not require as much public notice or comment.
	<input type="checkbox"/>	Should development standards for detached ADUs be more strict than for primary structures?		Q: Where can they be placed on the lot? Should 2 nd story only be allowed on larger lots? These types of requirements may limit the number of lots that can host a detached ADU.
Multifamily Housing	<input checked="" type="checkbox"/>	Apartments/condominiums are the only high-density housing type allowed. Should a broader array of housing types be allowed in high density zones?	YES	Types being considered: cottage clusters, townhomes, garden courtyard. Strong positive response from 4/26 workshop; Survey responses varied in their support, depending upon housing type.

Residential Development Standards: Key Questions

Topic	Done?	Key Question	Outcome	Notes
	<input checked="" type="checkbox"/>	There are no design standards for multifamily development. Should we create building design standards for multifamily development?	YES	Part of project scope; reinforced through project outreach. Q: What aspects of the building design are most important to control?
	<input checked="" type="checkbox"/>	Should we add new compatibility standards for design & placement of multifamily development?	YES	
	<input type="checkbox"/>	Multifamily development is subject to basic development standards (height, setback, etc.). Should we make these standards more stringent?		May not need to change these. Need to better understand if there are deficiencies with the existing standards.
Duplexes	<input type="checkbox"/>	Duplexes in low density zones require Planning Commission approval. Should there be circumstances where duplexes are allowed outright in low density zones?		Circumstance might include on corner lots or along arterial streets. Outright allowance assumes lot area requirements are met.

Residential Development Standards: Key Questions

Topic	Done?	Key Question	Outcome	Notes
	<input checked="" type="checkbox"/>	Should the minimum lot area for duplexes be reduced?	No	Lower lot sizes for duplexes in R-10, R-7 and R-5 zones would exceed the current maximum density standards.
Accessory Structures	<input type="checkbox"/>	Existing regulations put considerable limits on accessory structure height and foot print. Should larger accessory structures be allowed on larger lot sizes?		
Other	<input type="checkbox"/>	There is no allowance for even small office/commercial uses in the low density zones. Should we expand what uses can be conditionally permitted in these areas?		

Design Standards for Single-Family Residential Buildings

Draft Policy Goals

The draft proposed code shall be guided by the following goals:

- **Be clear and objective.** To be easy to understand and implement.
- **Be style-neutral.** To allow a wide variety of architectural styles, and “work” in all of Milwaukie’s neighborhoods.
- **Be flexible.** To allow reasonable design variations within limits.
- **Be meaningful.** To facilitate good design and not worry about things that don’t really matter!
- **Support good design without being cost prohibitive.** To keep Milwaukie an affordable place to live.

Key Questions:

1. Are these the right goals?
2. Is anything missing?

Proposed Design Standards | SFR

Required Design Standards

Eyes on the Street

“Eyes on the street,” such as windows, porches or balconies on the front of the house, provide connection between the house and the street, as well as casual surveillance that increases neighborhood safety.

For that reason, all new single-family homes must provide defined entrances, and a combination of windows, porches, and/or balconies, on 25% of street-facing façade.



Main Entrances

The front, or main, door of a house should be a visible and inviting focal point at the front of the building.

For that reason, at least one entrance must face the street and be no more than 8 feet back from the longest street-facing wall.



Articulation

Articulation promotes attention to detail and prevents large blank walls and uniform boxes, while still allowing flexibility in design. This is done by requiring varying the surface of a façade to create visual interest and weight.

To provide articulation, all buildings must incorporate design features such as: varying roof lines; offsets, balconies, projections; recessed or covered entrances; window reveals; or similar elements.

Design Standards Menu (new SFR to include at least 5 of the following)

- Covered porch
- Balcony
- Bay or bow window
- Recessed entry area
- Offset on the building face
- Dormer
- Roof line offsets
- Window trim
- Horizontal lap siding
- Decorative cornice or pediment
- Roof eaves
- Gable roof, hip roof, or gambrel roof form
- Tile or wood shingle roofs
- Decorative materials
- Cupola or tower

Proposed Design Standards | SFR

1. Eyes on the Street (Required)

Combination of windows, porches, and balconies on 25% of street-facing facade

Prominent, defined entrance

May 13, 2011

2. Main Entrances (Required)

Must be within 8 feet of the longest street-facing wall

Must face the street, be at an angle of 45 degrees from the street, or open onto a porch

3. Articulation (Pick 2)

Projections

Balconies

Recessed or covered entrances

Offsets

Varying roof lines

Window reveals

4. Detailed Design (Pick 5)

Covered porch

Balcony

Bay or bow window

Recessed entry area

Offset on the building face

Dormer

Roof line offsets

Window trim

Horizontal lap siding

Decorative cornice

Roof eaves

Gable, hip, or gambrel roof

Tile or wood shingle roofs

Decorative materials

Cupola or tower

Design Standards | SFR

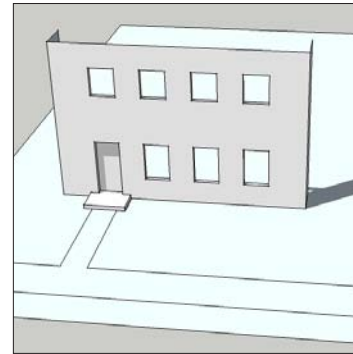
Required Design Standards

Main Entrance Standard

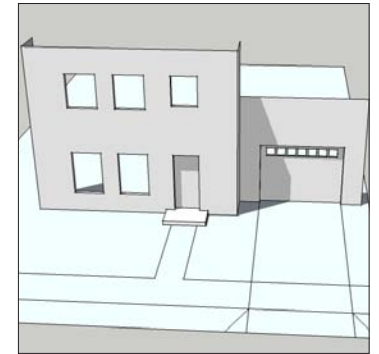
The main entrance of the dwelling shall be oriented to the street upon which the lot fronts or which provides vehicle access. The main entrance shall be considered to be oriented to the street if the front door faces the street or if the front door leads to a porch, patio, or sidewalk that is located in the front yard.

12% Window Standard

The area of windows on all exterior wall elevation(s) facing the street shall be at least 12% of the area of those elevations. Roofs, including gable ends, shall not be included in wall area.



12% Window Standard:
building elevation only



12% Window Standard:
garage windows contribute

Design Standards Menu (new SFR to include at least 3 of the following)

- Covered porch at least 5 feet deep.
- Recessed entry area at least 2 feet from the exterior wall to the door.
- Bay or bow window that projects at least 1 foot from exterior wall.
- Building face offset at least 16 inches from one exterior wall surface to the other.
- Dormer
- Roof eaves minimum projection of 12 inches from the intersection of the roof and the exterior walls.
- Roof line offsets at least 16 inches from the top surface of one roof to the top surface of the other.
- Garage attached garage
- Cupola
- Roof material: tile or wood shingle
- Material: horizontal lap siding.
- Material: brick: covering at least 40% of the building elevation that is visible from the street.

Design Standards for Single-Family Residential Buildings

Summary of Draft Proposed Policies



Purpose: Create design standards that promote high quality design and that preclude blank facades that lack connection to the street or human-scaled detail. The design standards require a minimum level of design on every building. These standards are intended to promote attention to detail, human-scale design, and street visibility, while affording flexibility to use a variety of building styles.

Key Assumptions: Single family homes and duplexes (where allowed outright) would continue to be permitted only through a clear and objective building permit review. The same standards would apply throughout Milwaukie. The standards are style-neutral, but focus on community design goals aimed at creating safer streets and attractive, human-scale development.

These standards would apply to:

1. All new single-family detached and duplex development.
2. Expansions of single-family detached or duplex development that add more than 300 square feet to any street-facing façade of the primary structure. (Standards only apply to the expanded façade.)
3. Conversions of attached or detached garages to a residential use. (Standards only to the street-facing façade of the garage being converted.)

These standards would address:

Value/ Issue	How we would measure it	Example of a building that would be approvable	Example of a building that would NOT be approvable
1. Eyes on the street - Required			
Promotes human-scale design, street visibility.	Provide defined entrances, and a combination of windows, porches, and/or balconies, on 25% of street-facing building face.		

2. Main entrances - Required		
Promotes human-scale design, street visibility.	At least one entrance must face the street and be no more than 8' back from the longest street-facing wall.	 
3. Building articulation - Required		
Promotes attention to detail, prohibits large blank walls and uniform boxes while still allowing flexibility in design.	All buildings must incorporate design features such as: varying roof lines; offsets, balconies, projections; recessed or covered entrances; window reveals; or similar elements to break up large expanses of blank walls.	 
4. Detailed design - Options		
Promotes attention to detail, human-scale design, while affording flexibility to use a variety of building styles.	Each building must include 5 of 15 features listed on a "menu." This list could include features such as: covered porches or balconies; bay or bow window; recessed entry; offsets; dormers; window trim; various siding and roofing materials; various roof forms; and a cupola or tower.	 

Key Questions:

1. Is this the right approach?
2. Are there other really important items or design features that should be encouraged or required?
3. Where should the standards apply? Additions, conversion of garages to living space, street-facing facades?

Design Standards for Garages





Summary of Draft Proposed Policies

Purpose: To prevent garages from obscuring or dominating the main entrance of the house and provide for a pleasant pedestrian environment in residential areas.

Key Assumptions: Garages would be reviewed as part of clear and objective single-family residential building permit review. Standards would apply to only new garages.

These standards would apply to: All new attached garages and detached garages that are located within 50 feet of the street-facing property line.

These standards would address:

Value/ Issue	How we would measure it	Example of a building that would be approvable	Example of a building that would NOT be approvable
1. Garage location			
Prevents garage from dominating the façade of the house.	The front of the garage can be no closer to the front lot line than the front façade of the house.		
2. Garage size			
Prevents garage from dominating the façade of the house.	The front garage façade length may not exceed 50% of the length of the front façade of the primary dwelling, or 12 feet long, whichever is greater.		

3. Garage orientation

Promotes human-scale design, street visibility

Garages may be side-oriented to the front lot line if windows occupy a minimum of 15% of the street-facing side wall of the garage.



Key Questions:

Placement of the garage relative to the front of the house affects the relationship between the front door and the street. To reinforce the human-scale relationship of this space, many cities now require that the garage be placed behind the front façade.

1. Should the location of the garage be restricted to behind the front façade of the house?
2. If so, should there be some exceptions?

Design Standards for Detached ADUs





Summary of Draft Proposed Policies

Purpose: To allow reasonable accommodation of accessory dwelling units (ADUs), providing affordable and decent housing while providing homeowners with alternative financial resources, thereby encouraging maintenance of existing housing stock. ADUs should not diminish the single-family character of a neighborhood, and any single-family residence containing an ADU should maintain the appearance of a single-family dwelling as viewed from the street.

Key Assumptions: ADUs would be permitted as an accessory to any single-family detached or duplex dwelling. The standards would apply to attached and detached ADUs. All ADUs will be subject to a Type II Review.

These standards would apply to: All new accessory dwelling units.

These standards would address:

Value/ Issue	How we would measure it	Example of a building that would be approvable	Example of a building that would NOT be approvable
1. Number of ADUs			
Low-density residential areas will continue to appear as low-density residential areas.	No more than 1 accessory dwelling unit per lot is permitted.		
2. Detached ADU standards			
Promotes human-scale design, street visibility	<ul style="list-style-type: none"> The ADU shall be located at least 6 feet behind the primary dwelling. The height of ADU shall not exceed 1.5 stories or 18 feet, whichever is less. The building footprint of the ADU shall not be larger than the footprint of the primary dwelling. 		

3. ADU size and design – applies to both attached and detached ADUs

Low-density residential areas will continue to appear as low-density residential areas.

Any single-family residence containing an ADU should maintain the appearance of a single-family dwelling as viewed from the street.

- The size of the ADU shall not exceed 50% of the square footage of the primary dwelling, or 800 square feet, whichever is less.
- Only 1 entrance to the primary dwelling shall face the street.
- Exterior finish materials shall be the same or visually match in type, size and placement, the exterior finish materials of the primary dwelling.
- The roof pitch shall be the same as the predominant roof pitch of the primary dwelling.
- On the street-facing façade of the ADU, windows shall match, in proportion and orientation, the windows of the primary dwelling.
- If the primary dwelling has eaves, the ADU must have eaves that project the same distance from the building.
- Fire escapes or exterior stairs for access to an upper level ADU shall not be located on the front of the building.



Key Questions:

1. Should detached ADUs be required to look like the primary home, meet single-family residential design standards, or neither if not visible from the street?
2. Should the design standards prioritize protecting the single-family character of low-density neighborhoods?



INTERVIEW SUMMARY – KEY POINTS

Residential Development Standards Update Project

April 22, 2011

GENERAL NOTES

- Interview responses have been combined by theme and edited for clarity as needed. Where appropriate, individual responses have been listed.
- Comments about issues outside of the scope of this project (building codes, parking requirements, sidewalks, flag lot standards, measurements, re-zoning, increased residential density, home occupation standards, etc.) were not included in this summary, but have been recorded for future projects.

BACKGROUND

- Staff interviewed 20 volunteers during the period of February 15 – March 31, 2011. Volunteers were identified through the January – February online project survey.
- Most, but not all, interviewees were Milwaukie residents, with an average residency of 15 years and a range from 7 years to 50+ years. All interviewees were single-family dwelling homeowners.

INTERVIEWEE RESPONSES

Question: What type of dwelling do you live in, and in what neighborhood?

Individual responses included:

- Owns a small house in the Hector Campbell neighborhood.
- Longtime resident. Lives in traditional home in the Historic Milwaukie neighborhood. Not against change or development, but feels that several recent projects have degraded the quality of the neighborhood.
- Owns a home and a rental house in the Historic Milwaukie neighborhood.
- Lives in a house near North Clackamas Park, outside of Milwaukie.
- Longtime homeowner of a large lot in the Hector Campbell neighborhood.
- Owns a home in Milwaukie.
- Moved to Milwaukie 8 years ago to buy in a house in the Historic Milwaukie neighborhood.

- Longtime homeowner in the Historic Milwaukie neighborhood. Bought large lot with idea of partitioning at some point; now interested in accessory dwelling unit (ADU) as second best option.
- Lifelong resident. Owns a house in the front portion of a flag lot in the Linwood neighborhood. Concerned about poor quality homes and design in the city.
- Longtime resident. Has lived in the Llewellyn neighborhood for about 7 years.
- Owns a property in the Lake Road neighborhood that includes a home, a home occupation, a rental home, and a large shop/garage.
- Longtime resident. Owns a house in the Island Station neighborhood. Recently divided large lot to build a duplex.
- Longtime resident. Owns a small house in the Lewelling neighborhood.
- Longtime resident. Lives in a house with a detached garage in the Lake Road neighborhood. Works out of a home office in daylight basement.
- Longtime resident. Had house on Fieldcrest but yard too small for agricultural and /gardening needs. Kept it as a rental and moved to large lot in the Ardenwald neighborhood.
- Lives in a house in Happy Valley. Has built many houses in Milwaukie and Metro area.
- Lives in single-story ranch house in Milwaukie.
- Lifelong resident. Lives in a house on a large corner lot in the Lake Road neighborhood.

Question: Why do you care about this project?

Individual responses included:

- Interested in improving quality of development and growing the quality of the community.
- Interested in sustainable development.
- Interested in dividing lot in the future.
- Wants Milwaukie to maintain small town character while moving forward.
- Interested in improving value of property.
- Concerned about poor quality homes and design in the city.
- Interested in sustainability, accessory structure standards, and financial-social-environmental issues.
- Has seen the neighborhoods decline over the years.

Question: Are your housing needs being met now? What about your friends and family members? Are you worried about them being met in the future?

Generally, people felt that their current housing needs were being met and were not particularly concerned about their future housing needs or those of their families. The most common responses included:

- May want an ADU in the future to house a caretaker or family member.
- City should allow a large variety of housing types to accommodate all stages of life.
- May need to build a front door ramp to age in place.

Question: What would you like to see as an outcome of this project?

There were many areas of general agreement, including the following:

- The project should:
 - Make the community members feel they have been heard.
 - Consider environmental impact of development.
 - Minimize “red tape.”
- Development standards should:
 - Allow additional housing types in multifamily residential zones, including detached ADUs.
 - Encourage housing variety and options for people at all stages of life.
 - Consider issues of solar access, etc.
 - Protect the small town feel of the community.
 - Be clear and user-friendly.
 - Encourage sustainable and environmentally sensitive development, or, at the very least, not preclude it.
 - Protect setbacks. They are important for privacy and space.
- Design standards should:
 - Be user-friendly and easy to communicate and understand.
 - Apply to new single-family houses, additions, and garages.
 - Guide new projects to be compatible with existing development.
 - Not prohibit or deter alternative or creative development.
 - Not require a certain type of style or period design.
 - Encourage environmentally sensitive design.
 - Require the orientation of houses to the street (for “neighborliness”).

Areas of disagreement included:

- Whether design and compatibility or considerations of environmental impact should be the primary goal of the project.
- Which, if any, housing types besides detached ADUs should be allowed in multifamily zones.
- Whether setbacks should be fixed or flexible.
- Whether more or fewer accessory structures should be permitted on a lot.

Residential Development Standards Survey Report

March 2011



In January and February of 2011, City staff distributed a survey to gauge community opinion on the look of single-family and multifamily housing and to learn more about the community's housing needs and preferences. This document summarizes all survey responses received.

This survey is part of a comprehensive public outreach strategy that is intended to inform the policies being evaluated by the Residential Development Standards Project. This project is being led by staff, assisted by grant-funded land use and design consultants, and overseen by a citizen advisory committee. It is the first time since 1968 that the City has conducted a comprehensive review of its residential development and design policies.

The goal of this project is to update Milwaukie's site development and building design standards for single-family and multifamily housing outside of downtown.

Key Project Questions:

- How can we ensure that every new residential building is a good neighbor?
- What types of housing are needed and/or desired by Milwaukie's current and future residents?
- How can we encourage, or at least not preclude, more sustainable development?

Survey Outreach:

This survey was posted on the home page of the City's website and distributed at Neighborhood District Association (NDA) meetings and to the December 2010 NDA leadership meeting. Links to the survey were posted on the City's Facebook and Twitter accounts, and the Oregonian ran an article about it. This survey does not claim to be scientific.

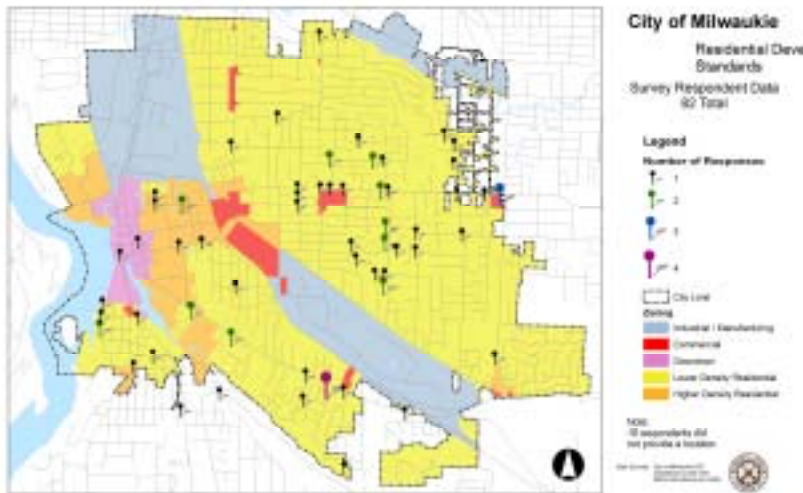
- 83 surveys were completed.
- 75% of respondents were single-family home owners.
- Average age of respondents was 51.

Appendices:

- Appendix A contains a copy of the survey.
- Appendix B contains respondents' complete responses to all open-ended survey questions.

1-2. Respondent Locations:

Eighty of the respondents had a 97222 zip code and two had 97267 zip code. Respondents identified the nearest intersection from their property:



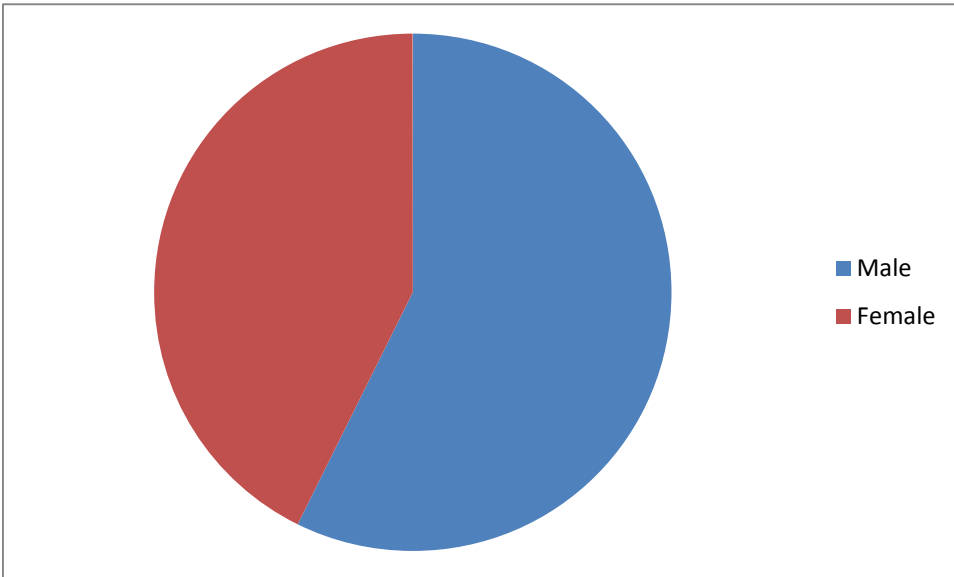
3. Respondent Ages:

Seventy-three people answered this question.

20-30: 4
31-40: 9
41-50: 17
51-50: 27
61-70: 11
71+: 5

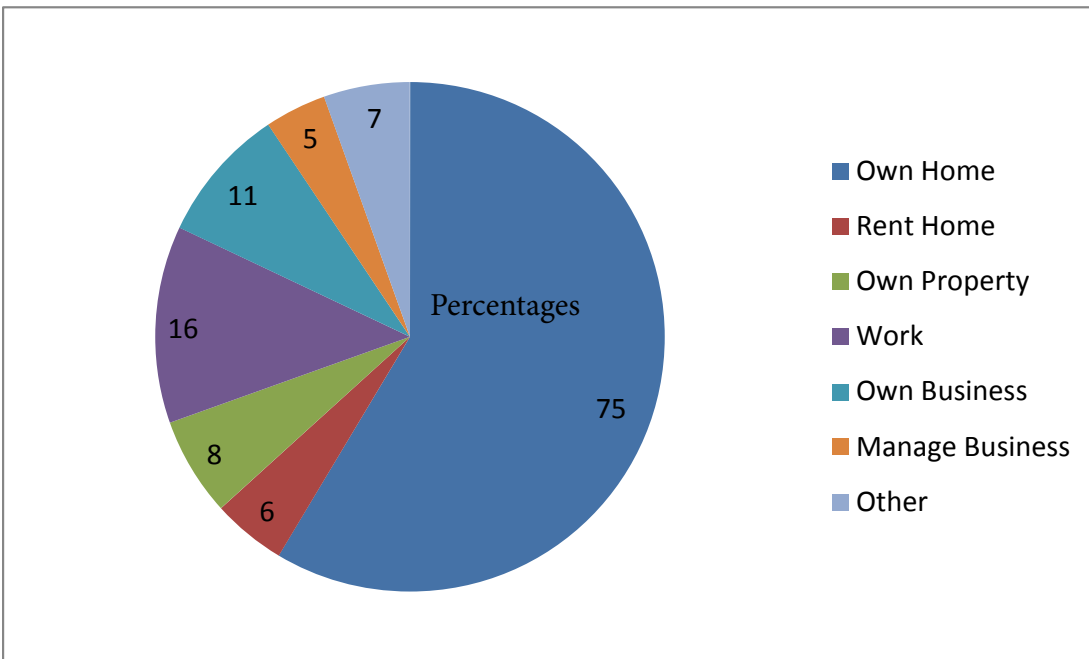
Average age=51

4. Respondent Gender:

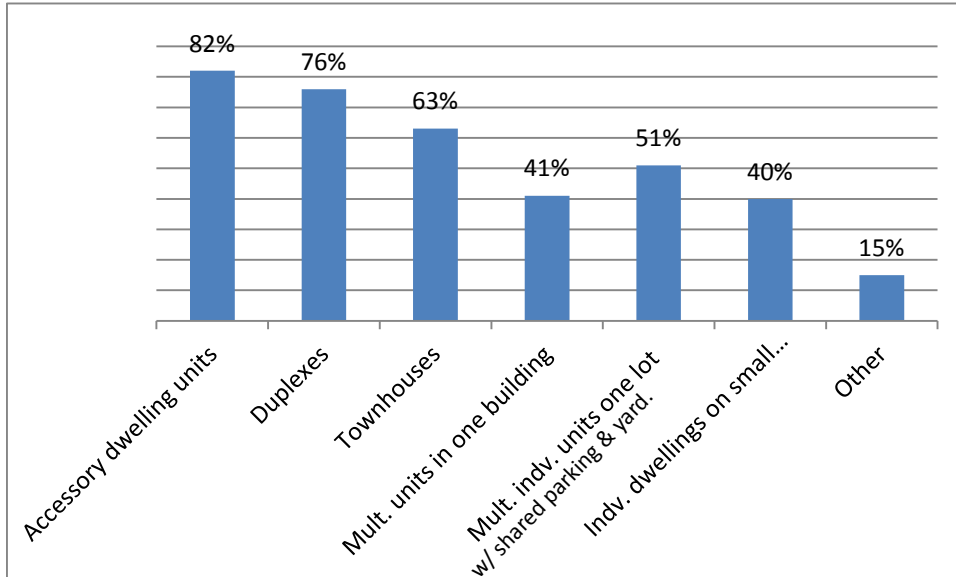


5. "Tell us about yourself: Do you ____ in Milwaukie?"

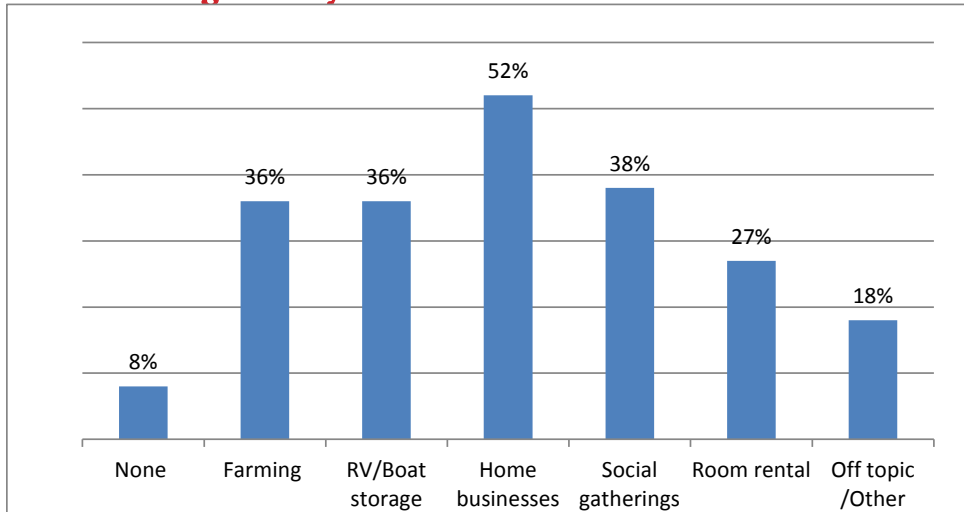
Seventy-five people answered this question.



6. “What types of residential buildings do you think are appropriate in multifamily residential zones outside of downtown?”:

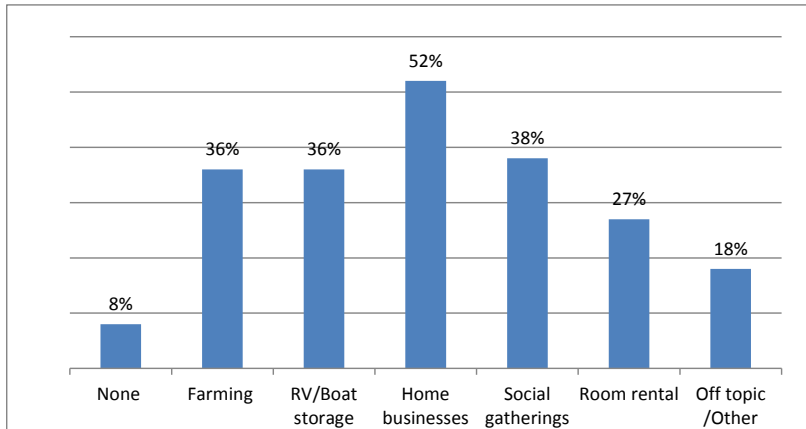


7A: “In addition to being someone’s home, properties in residential zones may also allow other uses such as home-based businesses, regular social gatherings, farming activities, RV or boat storage, and/or garage or room rental by others. Thinking about the uses described above, or any other uses, describe what kinds of uses you think should be allowed in **single-family residential zones?”:**

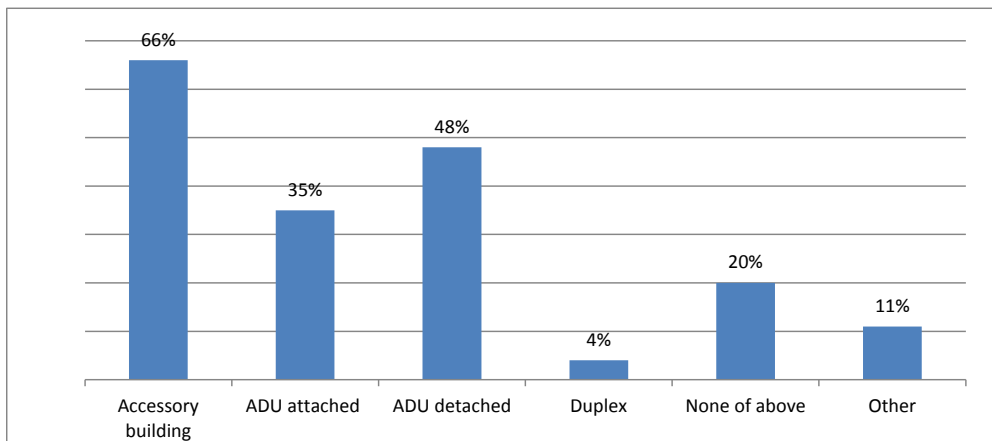


Thirteen percent of respondents indicated that all uses should be allowed. These responses were added to the other categories for the purpose of the graph and better visual understanding. Many respondents did not comment on all the given use categories. Most comments in favor of farming in residential zones were qualified with ‘as long as the farming did not create odor or spray on adjacent properties.’ Most comments in favor of home businesses and room rentals were qualified with ‘as long as low traffic impacts and adequate parking on site.’ Most comments in favor of RV and boat storage were qualified with ‘as long as they are stored on private property not on the street’. See appendix for full comments.

7B: “In addition to being someone's home, properties in residential zones may also allow other uses such as home-based businesses, regular social gatherings, farming activities, RV or boat storage, and/or garage or room rental by others. Thinking about the uses described above, or any other uses, describe what kinds of uses you think should be allowed in **multifamily residential zones”:**



8. If you own residential property, have you ever thought about using your property in the following ways?



9. If you chose “other”, please specify:

The following eight comments were received:

“Adding an artist studio attached to a new garage structure.”

“Allow granny flats and artist studios and chicken coops and gardens.”

“Would love to have a small business.”

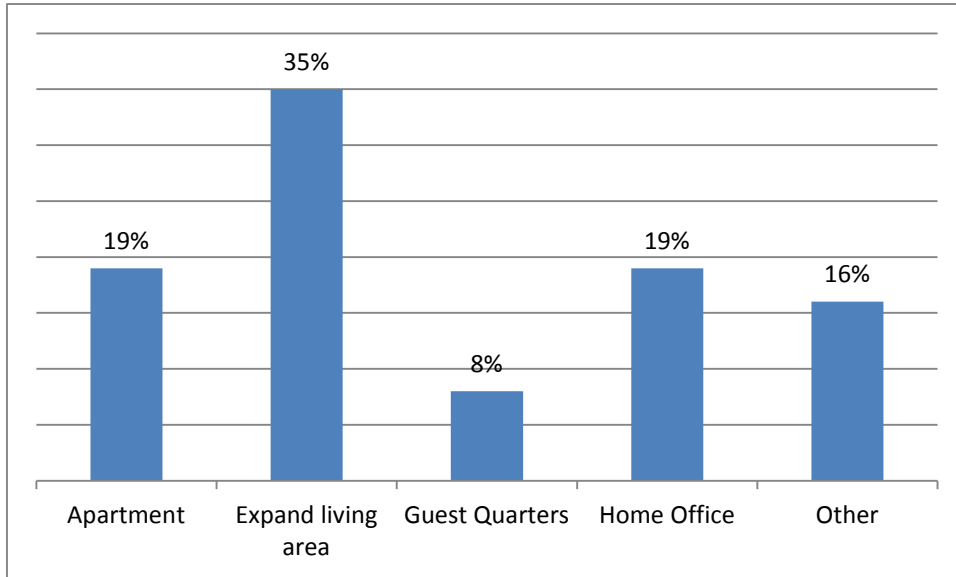
“Remove dilapidated house(s), doing a lot consolidation and rezoning to multifamily to construct 3-4 attached units consistent with properties adjacent and nearby.”

“More than one detached dwelling unit.”

“Creating a part time floral / repair / internet occupation.”

“If a detached garage already exists and needs replacement or upgrading that should be allowed.”

9B. If you answered “None of the above” to Question #8, might there be conditions or life changes in the future that would cause you to change your answer? If “Yes,” for what use?



Fifty percent--or five of the ten people who responded “None of the above” indicated this might change in the future.

If chose “other” please specify:

The following six comments were received:

“I have considered converting the space above the garage into living area for additional living and storage space.”

“For expansion of existing living area, a home office or as an auxillary living space.”

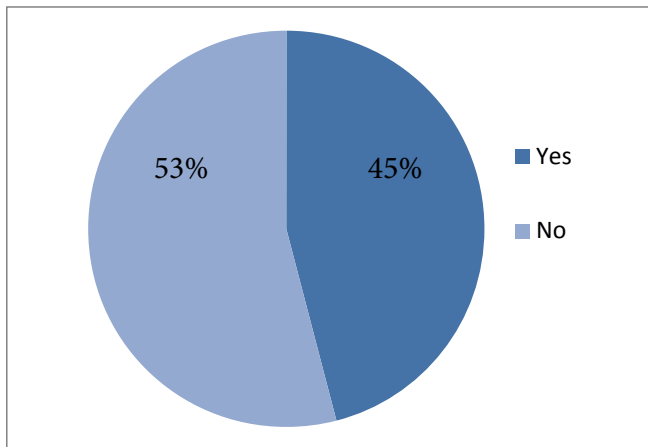
“I'd keep it as a garage, but put a pool table in it instead of my car.”

“Exercise area / Play area.”

“We built it for actual use as garage.”

“Home office/living space combined.”

10. If you own residential property with a garage, have you ever thought about converting your garage into living area?



11. If you answered “No” to Question #10, might there be conditions or life changes in the future that would cause you to answer “Yes”?

Twelve respondents--or fifteen percent--indicated “Yes” there might be conditions under which they would want to convert their garage into living space in the future.

11B: If “Yes” please explain:

Comments indicated that respondents might want to add living space for family members , for guest quarters or to add a home office. Twelve comments were received. See appendix B for all twelve comments. The three comments below are examples:

“If I became unemployed I could work at home.”

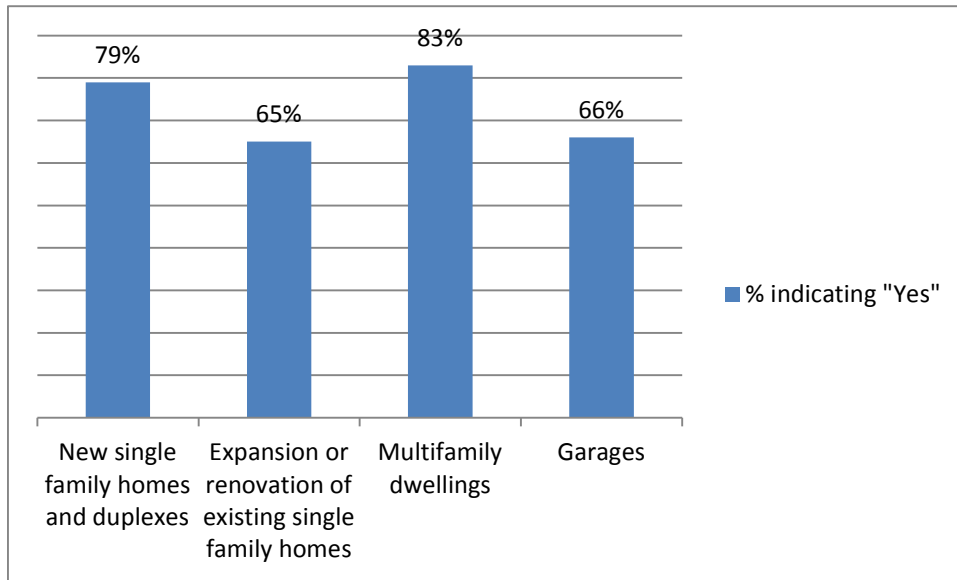
“My garage...may become useful to convert it into a home office at some point.”

“If need additional bedrooms/living space.”

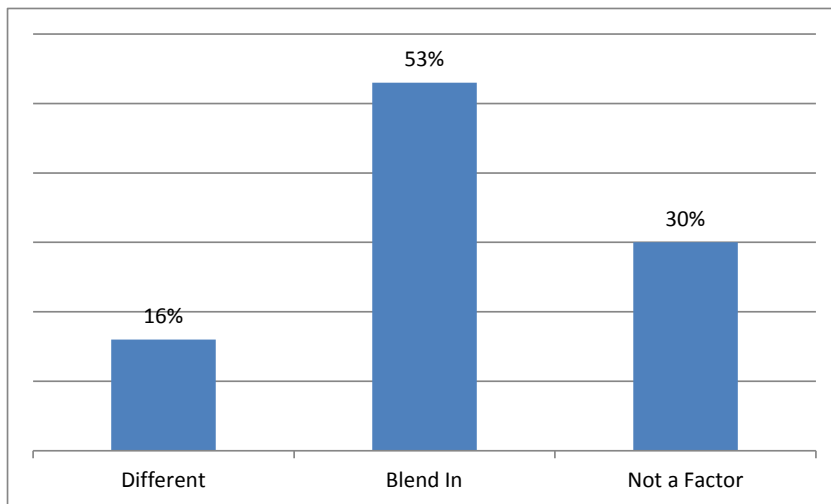
12. Do you think the City should have design standards for:

- A. New single-family homes and duplexes?
- B. Expansion or renovation of existing single-family homes?
- C. Multifamily dwellings?
- D. Garages?

Percentage indicating “Yes” there should be design standards:



13. “Think about successful new residential development you have seen in Milwaukie or elsewhere. In your opinion, are they successful because they blend in with existing structures, or because they are different?”



14. If they “blend in”, in what ways are they the same as what is already there? (Check all that apply):

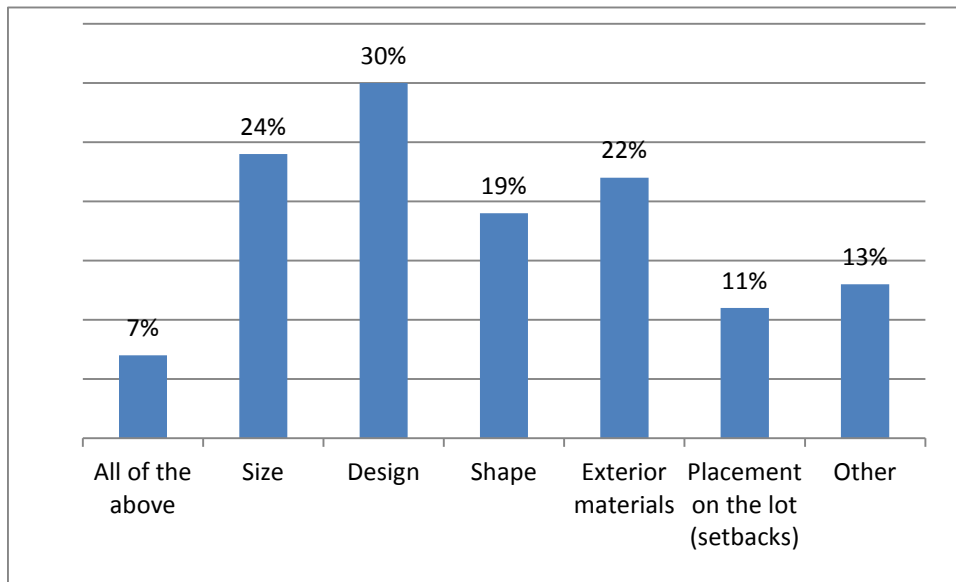
Due to an error in the survey, respondents could not check more than one box. As such, none of the respondents checked any of the boxes and rather chose to leave comments instead. See appendix B for all comments. Sixteen comments were received. The following are examples:

“They are compatible in architectural style and building scale to adjacent buildings—this includes exterior materials and setbacks.”

“I think in a well established well designed neighborhood, 2-3 similar attributes are attractive and cohesive. But I don’t like cookie cutter neighborhoods where all or most of the homes are identical with only minimal changes (ie: mirror images, colors, different shaped eyebrow or porch, etc).”

“Using the same amount of land space for house.”

15. If they are “different”, in what ways are they different from what is already there?

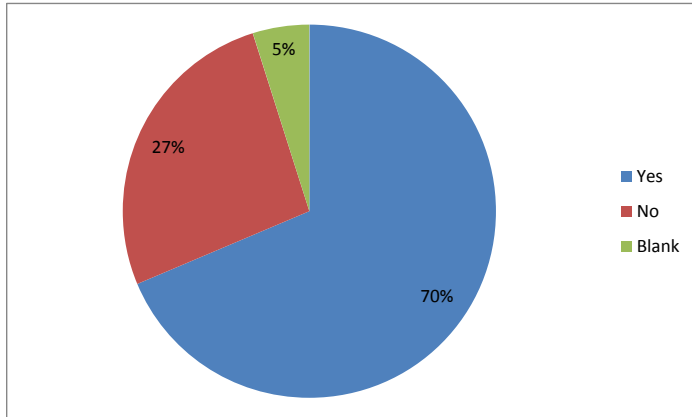


Additional comments elaborated on how infill in Milwaukie is different. See appendix B for all comments. A few examples:

“Variety gives a neighbor personality, outlandish design is out of place.”

“Consistency in design and shape isn't necessary. I feel that unique styles enhance a neighborhood providing that the size and placement are consistent with the surrounding homes. For instance a modern design like {gives specific house} doesn't match the hodgepodge of design mixed through the neighborhood but it is a beautiful house that is consistent with the size of their neighbors, setback is similar to the other homes on the street and the style adds value to the surrounding environment.”

16. Milwaukie’s neighborhoods have developed incrementally over the past 100 years. Do you think residential areas in Milwaukie have a special character worth preserving?



If "Yes", please describe what qualities you think are most important to keep or protect:

Of the forty-seven comments received, themes included keeping mature trees and green spaces/parks; keeping large lot sizes; preserving historic homes; and maintaining setbacks and similar scale to surrounding houses. Several people commented on a need for more sidewalks. There were also several comments asserting that there is a lack of architectural character in Milwaukie and that many areas are eclectic and/or unattractive.

“Mature trees in a neighborhood can make up for a lot of architectural mediocrity.”

“I think some neighborhoods have character worth preserving and others may not. I would hate to see Milwaukie lose its character of having a mix of large lots among more intensively developed areas - and would not like to see restrictions on larger lots that might apply to smaller lots, such as ability to keep animals - chickens come to mind - based on “design standards”. Generally I am in favor of allowing variety in the development of housing options as long as safety standards are met, and the new houses do not overpower the existing built space by a combination of size and density - although I suppose I would be open to allowing more density along transportation corridors in order to preserve space in other areas.”

“Yes but only in a few neighborhoods. Most of the neighborhoods in Milwaukie would best be leveled and start over. The ones worth preserving are the historical homes, most of the homes in Milwaukie are bad ranch style homes with no redeeming qualities.”

“Small town feel and LARGE lots; in most areas neighbors have breathing room.”

“The homes are mostly different in construction and they are spaced apart leaving room for green spaces, however the flag lots and mix of mobile homes installed on a single-family lot should be a thing of the past and not carried forward.”

“Old single-family homes older than 1960 and lack of sidewalks.”

“Small homes in a bungalow style with green spaces.”

“Milwaukie is no Ladd's Addition. Milwaukie is eclectic and that's that. We happen to live in a 1928 Craftsman style bungalow on Lake Road but our neighbors on 27th live in a beautiful mid-century ranch. Please, no cookie cutter neighborhoods. Embrace our architectural diversity--even if it looks a little funky.”

17. What should the City’s highest priorities be for this project?

Of the sixty-nine comments received, themes included efficient use of land; sustainability; keeping homes affordable; limiting taxes and fees; consistency and clarity in standards; standards that encourage new development to fit with style and scale of surrounding buildings; and truly seeking and listening to the desires of the community. See appendix B for full comments. A few examples follow:

“Encourage efficient use of existing housing and new development sites.”

“Set quality standards for design/materials which are not too cost prohibitive for middle-middle class residents. The City needs to be "friendly" in its regulations to set out a ""welcome mat"" to people who want to improve their properties...”

“Protecting further intrusion by companies building properties intended for assisted living facilities within a residential neighborhood. Those buildings are massively out of scale to other residences. The city should consider both the rights of a property owner to expand their building size, add sheds or garages or operate a home-based business, balanced against the right of other property owners to have a peaceful, aesthetically pleasing neighborhood.”

“Write a code that will maintain housing values while also providing flexibility to develop new housing that provides a variety of housing types and is energy and transportation efficient.”

“Communication of what they would be through web site for proper evaluation.”

“Make sure that people building new homes consider the privacy factor of their neighbors. For example, don't build a tri-level home next to a one story ranch on a small lot.”

“New infill should be similar in size, shape and setback as neighbor’s house.”

“To maintain the existing neighborhood's personality and character.”

“Facilitate affordable housing.”

“Affordable, energy efficient, flexible standards that permit reasonable development.”

“Try increasing the requirements for green or sustainable development.”

“To minimize costs and regulations so builders will want to do business in Milwaukee.”

“Community outreach: This is asking our citizens to do more for a better place. They will respond. If they don't it won't make any difference.”

“Public involvement and inclusion of citizen input.”

“Livability, sustainability, safety, community.”

“Do not allow skinny houses on small lots or manufactured homes; add badly needed sidewalks; switching to underground utilities when replacements are needed will eventually save money, power outages, and create more beautiful neighborhoods. New housing developments should install sidewalks and underground utilities. When allowing infill or new home construction, please, ensure that their design and placement on the lot respects adjoining existing homes.”

“Preserving the rights of individual property owners and let us live our lives in peace. Enough with the "Nanny Government" already!”

“Creating a means to thrive on much less energy (transport, heating, sewage processing) water (capture rainwater) recycling.”

Appendix A:

SURVEY

The City of Milwaukie is just beginning a project to update its regulations for residential development outside of downtown, and we want your input!

Project outcomes may include:

- Updated site and building design standards for new single-family homes.
- New building design standards for single-family home additions.
- New site and building design standards for new multifamily development.
- Allowance for a greater diversity of residential dwelling types.

The City governs development in residential zones by regulating uses, site design, and building design.

- Uses. Residential zones allow certain types of uses. Some are very restrictive and only allow single-family dwellings. Others are more permissive and allow a range of uses including single-family, multifamily housing such as condominiums and apartments, and office uses.
- Site Design. Development standards regulate how sites are designed including, but not limited to, where buildings and parking can be located on the property, and how much landscaping is needed.
- Building Design. Design standards regulate how buildings look including, but not limited to, the number and size of windows, building materials and colors, and roof pitch.

Please take a few minutes to complete this survey to help shape the future look and feel of the City's residential areas.

You can complete the survey online at <http://www.ci.milwaukie.or.us/planning/residential-development-standards-survey>.

You can also print out a hard copy and return it to Susan Shanks at the Planning Department (6101 SE Johnson Creek Blvd, Milwaukie, OR 97206).

Please complete and return your survey by: **February 15, 2011**

All information is anonymous and confidential. No information will be identified with any specific property and no answers will result in code enforcement actions against survey participants.

Please provide us with some information about yourself. We need it make sure we are reaching a broad group of residents. Any information you provide will be anonymous and confidential.

1. Zip Code (Required):
2. Nearest Milwaukie intersection to where you live. If you don't live in Milwaukie, indicate the nearest intersection to your place of business or employment in Milwaukie. (Required)
3. Age:
4. Gender:
5. Tell us about yourself: "In Milwaukie, I..." (Check all that apply)
 - Own a home
 - Rent a home or apartment
 - Own property other than a home
 - Work
 - Own a business
 - Manage a business
 - Other (please specify): _____

Questions 6 – 11 are about the types of buildings and uses that you think should be allowed in the City's residential zones.

The City's residential zones (excluding downtown) are divided into two types:

- Multifamily residential zones, which allow multiple dwellings on one lot, as well as single-family homes and duplexes
 - Single-family residential zones, which allow single-family homes and, in some cases, duplexes.
-

6. What types of residential buildings do you think are appropriate in multifamily residential zones outside of downtown? (Check all that apply)
 - Accessory dwelling units (also called granny flats, mother-in-law units, etc.)
 - Duplexes (2 dwelling units *on one lot* that share one wall)
 - Townhouses (2 or more dwelling units *on separate lots* that share walls)
 - Multiple dwelling units *in one building* (e.g., an apartment or condominium building)
 - Multiple individual dwelling units *on one lot* that share parking and yard space (e.g., several cottages on one lot)
 - Individual dwellings on small lots (smaller than 5,000 square feet)
 - Other (describe): _____
-

7. In addition to being someone's home, properties in residential zones may also allow other uses such as home-based businesses, regular social gatherings, farming activities, RV or boat storage, and/or garage or room rental by others.

Thinking about the uses described above, or any other uses, describe what kinds of uses you think should be allowed in:

- A. Single-family residential zones?
- B. Multifamily residential zones?

8. If you own residential property, have you ever thought about using your property in the following ways? (Check all that apply)

- Adding an accessory building, such as a detached garage or a garden shed
- Adding an accessory dwelling unit, either:
 - Attached to the main house, such as an apartment in the basement or a converted garage
 - Detached from the main house, such as above a detached garage or in a separate cottage
- Creating a duplex
- None of the above
- Other (please describe): _____

9. If you answered "None of the above" to Question #8, might there be conditions or life changes in the future that would cause you to change your answer?

- Yes
- No

If "Yes," please explain: _____

10. If you own residential property with a garage, have you ever thought about converting your garage into living area?

- Yes
- No

If "Yes," for what use?

- Expansion of existing living area
- Home office
- Apartment
- Guest quarters

Other (please describe): _____

11. If you answered “No” to Question #10, might there be conditions or life changes in the future that would cause you to answer “Yes”?

- Yes
- No

If “Yes,” please explain: _____

Questions 12 – 17 are about the types of building design standards you think the City should develop.

The City’s current design standards only apply to new single-family homes or duplexes. They do not apply to new multifamily dwellings, garages, or remodels or expansions of existing homes.

12. Do you think the City should have design standards for:

- A. New single-family homes and duplexes?
 - Yes
 - No
- B. Expansion or renovation of existing single-family homes?
 - Yes
 - No
- C. Multifamily dwellings?
 - Yes
 - No
- D. Garages?
 - Yes
 - No

Please add any additional comments here: _____

13. Think about successful new residential development you have seen in Milwaukie or elsewhere. In your opinion, are they successful because they blend in with existing structures, or because they are different?

- Blend in
- Different
- Not a factor

14. If they “blend in”, in what ways are they the same as what is already there? (Check all that apply)

- Size
- Design

- Shape
- Exterior materials
- Placement on the lot (setbacks)
- Other (please specify): _____

15. If they are “different”, in what ways are they different from what is already there? (Check all that apply)

- Size
- Design
- Shape
- Exterior materials
- Placement on the lot (setbacks)
- Other (please specify): _____

16. Milwaukie’s neighborhoods have developed incrementally over the past 100 years. Do you think residential areas in Milwaukie have a special character worth preserving?

- Yes
- No

If “Yes,” please describe what qualities you think are most important to keep or protect:

17. What should the City’s highest priorities be for this project?

18. Would you like to be contacted for an interview to discuss your experience and perspective about the City’s residential development standards? If so, please provide your name and contact information here, or contact Susan Shanks directly at shankss@ci.milwaukie.or us or (503) 786-7653.

APPENDIX B
FULL COMMENTS
(for write-in comments)

7. In addition to being someone's home, properties in residential zones may also allow other uses such as home-based businesses, regular social gatherings, farming activities, RV or boat storage, and/or garage or room rental by others. Thinking about the uses described above, or any other uses, describe what kinds of uses you think should be allowed in:

A. Single-family residential zones?

- All the above.
- Artist Studios, small woodworking shops, Home Church meetings and Bible Studies with approx. 40 people or less attending.
- Very limited vehicle storage that does not create an eyesore; home-based businesses contained within the premises (i.e., no auto shops, junk yards, etc that do not blend into a residential scenario; grange and community clubs as long as parking is adequate within the lot of the property and does not extraordinarily flow onto adjoining streets; farming as long as it does not provide an odor problem for neighbors; garage and room rental is fine as long as total household vehicles do not exceed what can be fit on the driveway.
- Home based business OK. boat and RV storage OK if out of sight and in back of property. Bible studies OK Farming/Chickens OK. Room rental OK.
- Allow all.
- None.
- Storefront commercial/residential, multiuse buildings.
- Home offices & businesses, small businesses such as one or two person beauty parlors, other similar low impact business.
- Small grocery stores, schools, meeting halls for community, small emergency service (firehouse/ police office).
- Any of the above if noise, smell, nuisance, and public safety are not issues.
- All of the above.
- Storage of RV/boats.
- Home Based Business, Small day care.
- Home based business.
- RV or boat storage only if there is space for such item, may not be parked on street, nor be parked in driveway, must be a 3rd driveway alongside the house - not an eyesore or sun blocker to neighbor.
- Farming, community, multiple families, live/work situations.
- RV or Boat Storage, regular social gatherings, farming activities.
- An occupation may be "grand-fathered" in such as day care or agriculture. Permit "elder care" where an existing home can be internally updated for this use. Residential occupations should not involve increased traffic or noise i.e. "doggie day care."

- Big Garages.
- Limited number of children in-home day care, approved by county/state; music lessons; tutoring; in home catering; tax preparers; small businesses with limited amount of traffic or one car at a time businesses.
- SOME home businesses, gardening, but not necessarily farming...a few chickens or bees are OK. I do not like the storage of RV's Boats, etc in residential neighborhoods.
- Should be allowed: home businesses including breweries, catering, etc.; blocking off streets for block parties/events;
- Should NOT be allowed: persistent parking on the street or the sidewalk, as is often done in our neighborhood.
- Farming, home based business.
- All of the above.
- Room rental by others/home based business if in main house not a separate building on same property of house.
- RV or Boat Storage, regular social gatherings (church, community centers), farming activities.
- Home-based business, if minimal traffic increase.
- Home based business, social gatherings, boat/rv storage.
- Home based business, room rental.
- Code should be amended to allow outright conditional uses in R10 zones as is currently permitted only in R-3 zones.
- Home-based businesses, social gatherings, gardening, RV storage, room rental by others, sports and recreational activities, seasonal decorations, exterior antennas and satellite dishes.
- Home based businesses, social gatherings, farming, room rental. Home-based businesses, regular social gatherings, farming activities, RV/boat storage, and garage or room rental by others. Also permit Bed and Breakfast use.
- No RV storage unless off the street and not obscuring the beauty of the neighborhood there is one house on our street that looks like a used car lot it is an eyesore. if you want a garden that's fine if you rent a room whose business is it? just be respectful of your neighbors and the nice peaceful atmosphere and don't mess with the nature of our lovely area.
- Single family homes on single lots, one unit per lot.
- Home business, low traffic only. Storage if tastefully done for personal use only. Farming if impacts to neighbors are minimal, especially existing ones.
- Home-based business, farming, **No day care center**
- No oversized houses on small lots.
- No.
- All of the above.

- None of the above.
- Small farming plots, home-based businesses.
- All of the above.
- All of the above.
- Home based business, non-industrial personal workshops, suburban farms.
- Home based business not requiring extra vehicles or signs, example, computer based,garage rental or room rental.
- HOME BASED BUSINESSES VIA INTERNET OR MAIL--NO STORE FRONTS.
- All of the above.
- Boat storage, Garage rental.
- NO changes, no commercial, no farming no storage.
- Same as above.
- RV & boat storage, home based business, regular social gatherings garage and add on structures, patios, ect.
- Home-based business that do not bring traffic into the area, room rental.
- Granny flat.
- Home based business, farming activities, social gatherings.
- Social gatherings should be only in designated spaces lake a grange hall. The idea of having an assembly building next to me in my zone should only be allowed by conditional use.
- Sheds, pole buildings, RV and boat storage, room rental, chickens, home based business.
- Home based businesses, rv and boat storage, garage or room rentals, farming.
- Super small, home based businesses are OK with me, so long as they don't require many vehicle trips to/from the residence on a daily basis (customers of delivery vehicles). Regular social gatherings seem like a hard thing to control unless a residence is being used as a church-like space. If you are thinking Commercial Farming in res. zones I'm OK with it as long as excessive noise and chemical use is not permitted. RV/boat storage should be on the kept on the property, not on the street. Room rental should be allowed in the code, but garage rental might create too many vehicle trips in residential areas.
- Home-based business, no-till and no-spray farming activities, room rental, bee keeping, small businesses that don't have a lot of traffic.
- Home businesses, Bed and Breakfast facilities, farming, room rental, regular social gatherings, farming, etc.
- Farming = yes if there are restrictions on herbicide/pesticide use and noise. Home-based business limited customer trips coming to and from residence and notification/comment period by those in close proximity regarding nature of business. Regular social gatherings = yes, encouraging community building will help to make milwaukie a happy, safe and more livable community. RV and Boat Storage = limit number per property, must be on personal property--not in public right-of-way. Regarding rental of space for storage, same as home based business the number of

trips to and from the home related to rental should be limited and not disruptive to neighbors.

7B. In addition to being someone's home, properties in residential zones may also allow other uses such as home-based businesses, regular social gatherings, farming activities, RV or boat storage, and/or garage or room rental by others in multifamily residential zones?

- All the above.
- I do not like multifamily units. Parking and traffic becomes a problem, crime often concentrates in large-numbered units, those who rent do not feel it necessary to maintain a decent property.
- Keep RV and boats out of sight.
- Allow all.
- None.
- Storefront commercial/residential, multiuse buildings.
- Small consumer and service type industries.
- Same as above, but I doubt boat/rv storage would be practical, and regular social gatherings might be problematic if they're were loud or dangerous.
- All of the above.
- Could have a common area for gatherings.
- Room rental, Home based business.
- Home based business, regular social gatherings.
- None of the above.
- Farming, community, multiple families in individual cottage style homes or co-housing in a larger building, live/work situations.
- Garage or Room Rental by Others, regular social gatherings.
- Typically, these are on high traffic roads served by mass transit. The additional traffic would be negligible. and the increased population density is there to support those nearby businesses. However, those residents also deserve clean smelling air and quiet nights.
- Bigger Buildings.
- Small business dependent upon availability of parking.
- SOME home businesses, gardening, but not necessarily farming...a few chickens or bees are OK. I do not like the storage of RV's Boats, etc in residential neighborhoods.
- Same as A.
- Regular social gatherings, farming, home based business.
- All of the above.

- None of the above.
- RV or Boat storage, church, community centers, farming activities, room rental, home-based businesses.
- Home based business, social gatherings.
- Home based business, room rental, social gatherings.
- Code should be amended to allow outright conditional uses in R10 zones as is currently permitted only in R-3 zones.
- Home based businesses, social gatherings, home-based businesses, regular social gatherings, farming activities, RV/boat storage, and garage or room rental by others. Also permit Bed and Breakfast use.
- Same as above.
- 2 or more living unit on any lot, no density max or min.
- The same as A.
- Home-based business, farming, regular social gatherings, farming, make sure it fit well with surroundings...
- No.
- None of the above - except maybe social gatherings - if there is a rec room on site. Esp. no boat / RV or "extra" vehicle storage.
- None of the above unless enclosed and part of the structure
- Shared garden plots
- all of the above
- All of the above
- Home based business, suburban farms
- Home based business not requiring extra vehicles or signs, subdued and neatly maintained chickens or goats. Monthly meetings of organizations and irregularly scheduled family gatherings. garage or room rental by others. NO RV or boat storage visible from street
- HOME BASED BUSINESSES VIA INTERNET OR MAIL--NO STORE FRONTS
- Some home based businesses and garage or room rental by others.
- No changes, no commercial, no farming no storage
- same as above
- Those I marked above.
- home based business, farming activities, social gatherings
- All Apartment complexes should have spaces to be used by the community.
- All listed above, plus accessory dwelling units

- all listed.
- Same comments as 7A apply here.
- home-based business, no-till and no-spray farming activities, room rental, bee keeping, small businesses that don't have a lot of traffic
- Home businesses, Bed and Breakfast facilities, farming, room rental, regular social gatherings, farming, etc.
- same as above

11: If you answered “No” to Question #10, might there be conditions or life changes in the future that would cause you to answer “Yes”?

- If we decided to build a new 2-car garage on the empty side of our lot, we could convert the old 1-car garage into an extension of our basement—the garage is under our house.
- If I became unemployed, I could work at my vocation at home.
- We think converting the garage to living space would adversely affect the potential resale value of our home...but maybe that would change. Our garage houses our laundry, storage, freezer, etc. so we don't currently park in it. However I do wish we had room to park in it, since a street cluttered with cars doesn't look so nice.
- If children move back in, we may (partially) convert it into an office.
- Perhaps expansion; adding a guest room or recreational room.
- It would hurt house value if there is no garage.
- "If we decided to build a new 2-car garage on the empty side.
- Of our lot, we could convert the old 1-car garage into an extension of our basement—the garage is under our house."
- I have a stacked two car garage and have thought about converting one spot into a studio area. There would still a one car garage and nothing would change the structure of the building to accommodate the studio other than the construction of an interior wall. However I am against converting garages into living area as a whole.
- TO EXPAND LIVING AREA SQ FOOTAGE FOR Single-family.
- My garage is primarily for storage & shop space. It may become useful to convert it into a home office at some point.
- If need additional bedrooms/living space.

15B. If they are “different”, in what ways are they different from what is already there? (Check all that apply)...If you chose other, please specify:

- Contemporary “updates” of traditional styles are sometimes done well, and sometimes poorly “bastardized” design which I’m against.
- Allow granny flats and detached garages and six foot wooden fences in front of homes that need privacy.

- When projects are different it is because they use all the above factors.
- Our neighborhoods are filled with 1900's-2008's different styles. We should allow as much freedom as possible to the consumer to choose their tastes and designs to keep our city modern yet variable. Most larger developed sub-divisions have 4 plans with variations, leaving about 12 different looks. Lot sizes, height requirements, and set backs will determine the footprint of the house
- While similar attributes make a neighborhood more attractive, I very much enjoy the different and unique looks of homes creating character, potentially attracting a broader base and mix of individuals and families, and be representative of the diverse persons who will live there. Larger developments of Rowhomes/Townhomes that all look the same are unattractive, but those that make each dwelling unit a little different than the one next to it are interesting and enjoyable to drive by. In older neighborhoods where the age and condition of the homes are marginal, I think one should encourage "different" to begin bringing the neighborhood up.
- I dislike the look of poorly made houses put on tiny lots that look like rectangles with no design style to them whatsoever.
- Variety give a neighbor personality, outlandish design is out of place.
- The multipurpose buildings downtown are very nice and seem appropriate for the location (near library).
- If different, then new construction should be an improvement to the surrounding existing dwellings.
- Consistency in design and shape isn't necessary. I feel that unique styles enhance a neighborhood providing that the size and placement are consistent with the surrounding homes. For instance a modern design like the Hamilton residence in Island Station doesn't match the hodgepodge of design mixed through the neighborhood but it is a beautiful house that is consistent with the size of their neighbors, setback is similar to the other homes on the street and the style adds value to the surrounding environment.
- NEIGHBORS ALLOWING TO ADD TO DWELLINGS TO MAKE MULTI-FAMILY WITHOUT NECESSARY PERMITS AND THE CITY TURNED THIER HEADS WHEN COMPLAINED ABOUT; NEW OWNERS SPENT OVER \$9000 IN GETTING IT UP TO CODE WITH ELECTRICITY, DRAINAGE ISSUES, ETC.
- Old rules do not consider the sustainability of the resulting system. This is folly and future communities who want to thrive MUST!
- There are a number of really creative things being done in Portland that look great, fit in with the existing housing stock, and allow residents to live in ways that create more community with their neighbors, and many are being done on a smaller footprint per unit than the typical single family housing unit. I encourage city staff and the planning commission to thoroughly check out these web sites for a few examples of what is possible: <http://communitecture.net/> <http://www.orangesplot.net/>

16B: If "Yes", please describe what qualities you think are most important to keep or protect:

- Continue to create and protect neighborhoods from traffic, the sense of green spaces. Route traffic away from living space.
- Mature trees in a neighborhood can make up for a lot of architectural mediocrity.
- Some neighborhoods have large, deep lots, this should be protected. The variety of neighborhood quality really varies here, so the better neighborhoods have qualities worth

- protecting, but the run-down, blighted areas really need to be drastically cleaned up and improved.
- Well-built early 20th century styles; solid construction; larger sized lots.
 - Protect good neighborhoods with traditional architecture that are maintained well and remove and redo blighted neighborhoods.
 - I find it impossible to answer this question because I think some neighborhoods have character worth preserving and others may not. I would hate to see Milwaukie lose it's character of having a mix of large lots among more intensively developed areas - and would not like to see restrictions on larger lots that might apply to smaller lots, such as ability to keep animals - chickens come to mind - based on "design standards". Generally I am in favor of allowing variety in the development of housing options as long as safety standards are met, and the new houses do not overpower the existing built space by a combination of size and density - although I suppose I would be open to allowing more density along transportation corridors in order to preserve space in other areas.
 - The quiet neighborhoods that we now have-improve the roads and it would be outstanding.
 - I think there should be small neighborhood commercial centers like Sellwood or Hawthorne
 - Should we preserve no pedestrian/bike safety,water run off, fading yellow vinyl siding, front porches leaning and listing due to maintenance upkeep? Or should we allow consumers to make changes and add an increase in taxable property value to help pay for the changes that the citizens really care about?
 - No but,don't turn into tract home city. Keep things open and make walking neighborhoods.
 - I may be missing certain neighborhoods that have a real 'historical' feel or special and unique character worth preserving, but of neighborhoods I have driven through (mostly north of Hwy 212/224), I cannot recalling any with such special qualities worth preserving. Other than affordability, proximity to family and/or work, nothing comes to mind where I would say to myself "the character of this neighborhood is so cool, I would love to live here".
 - The land.
Size of home vs size of lot.
 - Large Lots, Housed set back from streets, houses face street.
 - Historic homes
 - Landspaces... not selling land behind a house producing flag lots.
 - Yes but only in a few neighborhoods. Most of the neighborhoods in Milwaukie would best be leveled and start over. The ones worth preserving are the historical homes, most of the homes in Milwaukie are bad ranch style homes with no redeeming qualities.
 - Dead end streets are an asset to home owners. We have a variety of home styles and property sizes. Many wide streets with good surfaces. Save the trees by not developing a private property tree policy.
 - The character of existing homes.
 - Small town feel and LARGE lots; in most areas neighbors have breathing room.
 - Somewhat quiet, mostly single-family homes, related to a school and/or park.
 - The homes are mostly different in construction and they are spaced apart leaving room for

green spaces, however the flag lots and mix of mobile homes installed on a single family lot should be a thing of the past and not carried forward.

- Well, maybe trees, but there isn't a way to tell the difference in infrastructure between Island station and Lewelling.
- Quiet, safely walkable.
- Friendly and walkable neighborhood.
- Quiet streets, large lots and an abundance of trees.
- The lot size and population density should remain at present levels.
- The property owner's right to build the type of house they choose, without interference from the Planning Department.
- Some areas do.
- The quaintness and small pockets of community, not over developed.
- Keep the scale of the existing neighborhood. Keep yards for children, gardening, wild life etc.
- Family friendly neighborhoods.
- Designs that blend with old and new; size of dwellings; side walks.
- Falling apart is not worth keeping...
- Diversity of each district - each has its own unique set of values and they put forth what is important to them, for some its art, for some gardens ect..
- keeping our trees and quality of clean running streams in Milwaukie.
- Very neighborly with the exception of the flag lots which impact others.
- Milwaukie has some large lots, precious farmland and wetland areas, homes with big front porches....
- Comfortable, quiet, green, safe.

The small town environment where citizens can live in peace without the constant interference of the government.

- A place where the elected officials represent the tax payers and voters that elected them, Not the special interest groups that paid for their campaign.
- A place where the government Lives within its tax base and spends that tax money wisely for the good of the community.
- Single family dwellings on large lots.
- historically significant structures, large trees (in reasonably good health), a mix of architectural styles. any sidewalks to facilitate our city as a walking friendly place.
- I like the large lots and space in between the homes.
- Not in all areas. Since most of the development north of 224 has happened since WWII when the farm land was converted to residential. There was no set design to area homes as development was built for individual needs. Conversely in the Historic neighborhood the home have more consistency as they were built at the turn of the twentieth century through the 1920's. There are pockets in all areas that deserve preservation and pockets that deserve a bulldozer. The market will drive the preservation and rid that not worthy of salvation.

- HOMELAND SECURITY

- DOWNTOWN DISTRICT
- General small town/ suburb aesthetics that evolve in line with overall citizen/ city long term goals and priorities.
- Developing neighborhood 'character' should be a goal of any new design standards.
- density
- neighborhoods.....existing homes.....pond near Milwaukie High School.....library pond
- small town feel and neighborliness
- Large and medium size lots predominate, and include mature trees and plantings.
- community feel
- old single family homes older than 1960 and lack of sidewalks
- small homes in a bungalow style with green spaces
- Ha. Milwaukie is no Ladd's Addition. Milwaukie is eclectic and that's that. We happen to live in a 1928 Craftsman style bungalow on Lake Road but our neighbors on 27th live in a beautiful mid-century ranch. Please, no cookie cutter neighborhoods. Embrace our architectural diversity--even if it looks a little funky.

17. What should the City's highest priorities be for this project?

- Encourage efficient use of existing housing and new development sites.
- Set quality standards for design/materials which are not too cost prohibitive for middle-middle class residents. The City needs to be "friendly" in its regulations to set out a "welcome mat" to people who want to improve their properties, do quality renovations and build attractive quality homes without burdening these "investors in Milwaukie" with too many burdensome fees and restrictions. Reward people for wanting to improve Milwaukie with their investment in buying homes and improving them by setting reasonable codes and fees. Don't drive them to other towns by setting fees too high, and creating too many restrictions which drive them to invest in other towns instead of Milwaukie. The Public sector continues to repeat this mistake over and over again all around Oregon, and Oregon is tanking into the economic toilet.
- Too high of taxes, fees, drive smart people out of state who can spend their money in other states and get more bang for their bucks. Oregon is stuck on stupid and doesn't learn this lesson. The Public sector has got to wise up and stop "over-controlling" everything which will foster more good will and incentive to invest in Oregon and local communities.
- Protecting further intrusion by companies building properties intended for assisted living facilities within a residential neighborhood. Those buildings are massively out of scale to other residences. The city should consider both the rights of a property owner to expand their building size, add sheds or garages or operate a home-based business, balanced against the right of other property owners to have a peaceful, aesthetically pleasing neighborhood.
- Clean up blighted neighborhoods. Give tax breaks to people who keep up their property to encourage people to keep up their property.
Write a code that will maintain housing values while also providing flexibility to develop new housing that provides a variety of housing types and is energy and transportation efficient.
- Roads-limit any more building on lots-keep Milw. as it is today-this is what Milw. IS and should be!
- Multiuse storefront commercial/residential, mixed use property.
To keep any design requirements to a bare minimum if any.
- Reducing lot sizes for duplexes, condos, and townhouses. Strong enforceable guidelines (lot size, height, parking) loose design, character, and positioning guidelines. Creating a Multiple Use/Gov. mandated zone where "not in my backyard" projects would be designated.

- Don't promote instant slums with shoddy workmanship, and make sure developers pay the real costs of development. Don't do it on the backs of tax payers. No more Crappy Valley deals for Milwaukie!
- Maybe creating affordable means to motivate, encourage and allow builders, developers and/or homeowners to invest in the community by building, remodeling.
- Communication of what they would be through web site for proper evaluation.
- Make sure that people building new homes consider the privacy factor of their neighbors. For example, don't build a tri-level home next to a one story ranch on a small lot.
- Setting design & material criteria.
- New infill should be similar in size, shape and setback as neighbor's house.
- Residential single family and second unit design standards.
- Quality vs. quantity and cheap prices.
- Sustainability.
- Consistency.
- If it ain't broke, don't fix it.
- To maintain the existing neighborhood's personality and character.
- Keeping/making Milwaukie a nice place to live, reduce junky clutter (and no blue tarps!) Be very careful with multi-family housing; and no flag lots.
- Increase in the number of small businesses. Mixed use communities always fair better in poor economic times. Allowing more mixed use will make the neighborhoods and the city more robust. Do NOT rely so much on homogenous, ugly, over-heated, plant-free asphalt covered business centers like strip malls and such. They suck the life out of a community. Instead, the city should encourage people to start small businesses out of their houses or flat-out locate a business in an old house. This adds character and makes the community more robust. A close second priority should be to cultivate an "urban forest". Plant trees everywhere. Discourage owners from removing trees. Discourage grass lawns. Encourage gardens. Perhaps even assist with a few community gardens.
- Maintaining green spaces, trees; no high rises; maintaining a neighborhood feel
- Beautification of streets, adding sidewalks, street lamps, updating electrical distribution (overhead wires), limit the butchering of trees next to power lines, adding specific amounts of green space to be included on all new construction.
- Quality and safety, open for multiple possibilities in design and style - not all apartments, or all townhouses. Also, to get/keep infrastructure such as streets, sidewalks, sewer/water lines in place.
- Clarity, representation of resident wishes.
- To preserve and promote property values and building standards.
- Facilitate affordable housing.
- Affordable, energy efficient, flexible standards that permit reasonable development.
- More sidewalks!
- NO NEW CONSTRUCTION in the Willamette Greenway. Removal of houses in the flood plain.
- Keeping their hands off our Constitutional rights. Build in the maximum amount of flexibility so that real-life situations can be dealt with in a way that makes sense, rather than making "cookie cutter" decisions.

- Try increasing the requirements for green or sustainable development.
- To remember that people LIVE here that we enjoy it that we walk to the farmers market that we enjoy our neighborhood the way it is
- To minimize costs and regulations so builders will want to do business in Milwaukie.
- Make sure new development fits in. It should also be attractive. We should try to prevent designs and building placement that potentially could be problems later on.
- Less in-fill housing! Go look at 122nd and Ramona-POOR Design and no parking.
- Consistency
- Good balance of mixed design.
- Careful thought.
- Not making things cookie-cutter.
- Keeping the Residential homes neat and uncluttered.
- More planning before issuing permits.
- Aesthetics of multi-dwelling units are essential, allowing more freedom to create detached units to single family homes such as sheds, garages and mother-in-laws... standards should always include sidewalks!
- Quiet and green.
- Respect all the decisions of the Voters and Tax payers of both the City and surrounding neighborhoods.
- Avoiding high density development.
- Codes that discourage clutter and unkempt areas in our neighborhoods (nothing is attractive when cluttered with debris).
- Community outreach: This is asking our citizens to do more for a better place. They will respond. If they don't it won't make any difference.
- Making sure motor homes (RV's) boats, trailers aren't part of the scenery and not placed on residential property--not parking on lawns...keeping appearance of homes up to snuff.
- Maintain current requirements.
- Public involvement and inclusion of citizen input.
- Livability, sustainability, safety, community.
- The standards for a detached structure are too limited. If a person wants a 1500 square foot garage with 12ft ceilings, it should not be an issue, provided all other requirements are met. A lot of older homes don't have attached garages. Why does a person with an attached garage get to build that out to 2.5 stories and as big as they can go while as a home owner stuck with a detached garage gets screwed. Unfair.
- Encourage single family homes, etc.....but not apartments.
- Keeping our city in a clean, healthy atmosphere.

- Sensible planning and more emphasis on neighborhood associations.
- Do not allow skinny houses on small lots or manufactured homes; add badly needed sidewalks; switching to underground utilities when replacements are needed will eventually save money, power outages, and create more beautiful neighborhoods. New housing developments should install sidewalks and underground utilities. When allowing infill or new home construction, please, ensure that their design and placement on the lot respects adjoining existing homes.
- Creating a means to thrive on much less energy (transport, heating, sewage processing) water (capture rainwater) recycling,
- Require all new houses facades face the street. No front doors on the side of the house.
- Livability and walkability.
- Leave property owners to make their own decisions. Stop trying to control aspects of our lives that are not your business.
- Make Milwaukie a desirable place to live.
- Allowing flexibility and creativity in future development or re-development of housing stock with an emphasis on sustainability (built to last), while at the same time reducing the ability for cheaply constructed apartments to be built.
- Environmental impact.
- Preserving the rights of individual property owners and let us live our lives in peace. Enough with the "Nanny Government" already!
- We should revise code to be very flexible, so that it allows community members and developers to be creative and develop solutions to dwellings that encourage community development, sustainability and livability. Code should provide the proper underpinning to allow for intentional communities/co-housing/sharing among neighbors/community gardens/service to the community/supporting the education of our children/reduce code that promotes auto use, instead write code to encourage and support alternative modes of transportation--biking/walking etc. Code should allow for the use of "new" materials and systems that are more sustainable (rain water harvesting, graywater, composting toilets, solar energy, alternative materials such as cob and strawbale). Consider revising code so that each "dwelling" on a lot is not required to have one of everything--parking spaces, furnaces, bathrooms, kitchens etc. And that do not require a minimum dwelling size. Look to Peninsula Park Commons in Portland, for a great example of "condo-izing" apartments. Look to other examples in Portland where there is one common space and smaller accessory dwellings (bedrooms). Interview Eli Spevak from Portland to learn about how he has worked to create unique living situations that are in-demand. We moved to Milwaukie because we couldn't afford to buy in Portland, we are interested in building a community here in Milwaukie that is not only progressive but affordable. We don't want to see expensive developments that push people farther out, nor do we want to see cheap apartments/housing that won't last. We know there is a balance in there, and it has to do with people coming together to share costs/reduce costs (this is not a flag lot per se, rather encouraging more of what is happening at Lovena Farm on Stanley Ave.=people coming together). I do believe that we have the opportunity here to learn from some of the things that have been done in Portland, but take them one step further; to write code that allows for more than just new types of "developments", that allows individuals who have a sense of how to build a new kind of community with a more sustainable way of living to get started on a new path. Milwaukie could really showcase this next step, a step that necessarily involves technical issues surrounding materials and methods but that leads to the possibility of actually living differently together. Sharing, playing, eating, working, growing together.

City of Milwaukie - Code Assistance Phase 2 Stakeholder Meeting #1 Summary

**March 14, 2011
City of Milwaukie Planning Department**

Overview

The purpose of this meeting was to explore the city's existing standards for single-family residential (SFR) development and gather feedback from stakeholders. The discussion focused on case studies of residential lots in Milwaukie that were used to illustrate how the existing standards work and the type/size of development they currently allow. Because Milwaukie is mostly built out, much of new residential development is infill rather than new subdivisions. As such, compatibility with the existing neighborhood is especially important. Stakeholders were asked to consider the question "How can the city ensure that new single-family residential developments are good neighbors?"

Attendees

The following PMT members attended the meeting.

- Katie Mangle, City of Milwaukie Planning Director
- Marcy McInelly, Urbsworks President
- Ryan Marquardt, City of Milwaukie Planner
- Serah Breakstone, Angelo Planning Group

The following stakeholders attended the meeting:

- Gary Michael, Island Station NDA
- Bryan Dorr, Ardenwald-Johnson Creek NDA
- Linda Hedges, Hector Campbell NDA
- Mary Weaver, Hector Campbell NDA
- Mary King, Ardenwald-Johnson Creek NDA
- Jim Mishler, Island Station NDA
- Pepi Anderson, Lewelling NDA

Summary

- Katie provided an overview of the project and the core issues that the city is hoping to address.



- Ryan provided a quick summary of the city’s current review and permitting process for new SFR development.
- One stakeholder asked how this project might impact flag lot development. This project will not change the regulations for creating a flag lot. Development standards for SFR on a flag lot will be the same as other SFR development (meaning any changes to SFR development standards will also apply to SFR on flag lots). Flag lots also have additional development standards that will not change as part of this project.
- One stakeholder asked if this project is coordinating with the city’s Walk Safe Program and noted that “eyes on the street”, traffic calming, and safety/security should all be considered as part of the new residential development standards. It was suggested that safety factors should be outlined first, and then new standards should be developed around those factors.
- Marcy then began to walk through the case studies of three vacant lots in the R-7 and R-10 zones. Each case study presented an aerial photo of the lot, summary of lot characteristics, and applicable development standards. Each case study also included a prototype illustration to depict allowable building area and envelope based on existing standards.
- One stakeholder noted that a 5-foot side yard setback is too narrow for privacy and also raises fire safety concerns. Another participant stated that minimum standards for separation between buildings are based on fire safety codes. Serah noted that 5 feet for a side yard is a fairly typical setback requirement in other cities.
- A stakeholder asked if there is a minimum house size standard in Milwaukie’s code and whether or not an exception might be needed to develop a small house. The building code has some basic standards for housing size but the development code does not specify a minimum requirement for houses. Small lot sizes are likely to be more of an issue because the city does have minimum lot size requirements that could restrict development on a site.
- Ryan reviewed the lot coverage requirement, noting that lot coverage includes primary and accessory buildings and some decks, but not pavement. Lot coverage also does not take into account non-buildable areas like steep slopes; it is solely based on the total lot area. Katie noted that the city’s lot coverage standards are somewhat lower than other comparable cities.
- There was a lot of discussion about whether or not a large (relative to the homes around it) new infill home that is well-designed and well-built can be compatible with adjacent homes that are smaller and older. Many stakeholders agree that it’s difficult for a newer home (even with good design) to relate to existing houses that were built in a different era. However, there was also general consensus that variety in housing type and style is desirable, and infill homes should not be required to be carbon copies of their neighbors. One stakeholder also pointed out that a home that seems out of place in the current surroundings may become more compatible over time as other infill development occurs around it. The character of a neighborhood may change slowly over time and that’s not something the city should necessarily try to control. It was noted that a balance should be struck between regulatory oversight and a property owner’s right to express personal taste in building design.
- The group discussed the issue of remodels and expansions in terms of when design standards should apply. Currently, single-family remodels and expansions do not have to comply with design standards (they would have to comply with basic development standards such as setbacks, etc.). Several stakeholders felt that expansions should have to comply with design standards, and that perhaps a size threshold is needed to determine when standards apply.
- Several stakeholders mentioned privacy concerns particularly when homes are close together (narrow setbacks) and their windows are facing each other. The question was raised: how much

should the city try to regulate this issue? One stakeholder noted that privacy issues can be addressed through sensitive design and appropriate building scale.

- One stakeholder stated that the city should attempt to find a balance between providing quality housing stock and keeping prices affordable. The city should not be so regulatory that it discourages new development.
- One stakeholder noted that the existing fence height limit (six feet in side yards) is not always sufficient to provide privacy and that an 8-foot limit should be considered. Another stakeholder pointed out that the 6-foot limit is due, in part, to structural limitations – a fence over 6 feet in height would need additional structural elements to protect against wind damage.
- It was suggested that the city could provide a booklet of favorable design options for new infill development to encourage quality design, but not require it. Incentives such as a reduced permit review fee could also be used to encourage better development.
- Katie closed the meeting with a brief wrap-up and discussion of next steps. She highlighted upcoming opportunities for public involvement and encouraged stakeholders to attend.

City of Milwaukie - Code Assistance Phase 2 Stakeholder Meeting #2 Summary

April 5, 2011

City of Milwaukie Planning Department

Overview

The purpose of this meeting was to explore the city's existing standards for single-family residential (SFR) development and gather feedback from developers and real estate professionals in the Milwaukie area. The discussion focused on case studies of residential lots in Milwaukie that were used to illustrate how the existing standards work and the type/size of development they currently allow. Because Milwaukie is mostly built out, much of new residential development is infill rather than new subdivisions. As such, compatibility with the existing neighborhood is especially important. Stakeholders were asked to consider the question: How can Milwaukie achieve the community's goals for compatibility without dissuading new development?

Attendees

The following PMT members attended the meeting.

- Susan Shanks, City of Milwaukie Senior Planner
- Marcy McNelly, Urbsworks President
- Serah Breakstone, Angelo Planning Group

The following stakeholders attended the meeting:

- Dale Smelser, DB3 Construction Company
- Steve Smelser, Smelser Homes
- Ernie Platt, Home Builders of America
- Mark Meek, Markram Properties, LLC
- Daryl Winand, Portland Metro Association of Realtors

Summary

- Susan provided an overview of the Residential Development Standards project and explained the meeting's focus on single-family development and design standards
- Marcy gave an overview of national trends in household size, and the impacts on the housing market of the current recession, the baby boomer generation, and immigrants and their families.
- Marcy also provided a quick explanation of the prototypes for single family development in Milwaukie. She explained that the focus of this discussion is on infill development and



compatibility solutions such as requiring transitions, limiting scale, using gradients, or a combination of all these elements.

The following are stakeholder comments and questions, along with any response from the project team:

- Does the city allow deviations or adjustments to dimensional standards without a variance? The answer is no, but the city has recently revised its variance language with the intent of making the variance process simpler.
- ADU development is a significant issue since it has the potential to impact density without being accounted for (ADUs are not included in density calculations).
- ADUs should have a size limit but the current limits (600 or 800 sf) are too restrictive and don't allow for quality ADU development.
- It's important to note that feedback from citizens is different depending on how you approach the issue – most people want regulations to apply to others, but not to them.
- It's likely that good design standards can help to alleviate concerns about density increases and associated compatibility issues.
- When land values are high enough, it becomes feasible to tear down existing development and rebuild larger homes that may not be consistent with surrounding homes.
- Why shouldn't a land owner be able to build a large "McMansion" if they want to? It has the potential to have negative impacts on surrounding development, and can be perceived as incompatible and unattractive. It also has the potential to create privacy concerns for neighbors.
- Building a house totally out of character with its surroundings does not make good business sense because buyers will not be interested. However, not all projects are done by developers and the city has many examples of "undesirable" development.
- How significant is the incompatibility issue? The answer is that incompatibility issues have been raised on several occasions and tend to generate a large, negative response from citizens. In addition, it creates concerns about what could happen in the future as infill development continues.
- Detached ADUs are generating concerns in Portland regarding privacy because they are built above a garage and have windows that overlook neighboring yards and homes.
- To address compatibility/privacy issues in Portland, side yard setbacks are sometimes based on the square footage of the façade facing the neighboring yard. As the square footage of the façade increases, so does the setback. This is something Milwaukie could consider in its code amendment project.
- The menu approach for design standards makes sense and could be extended to the development standards as well. For example, a developer could meet 3 out of 5 of the development standards (and not have to go through a variance for the 2 it does not meet). This approach would provide flexibility without using the variance process.
- ADUs are important for mother-in-law apartments and should be accessible. The city should consider limiting detached ADUs to one floor in height. This would address both accessibility and some privacy concerns.
- Off-street parking requirements in Milwaukie are currently two per single family dwelling and one per ADU. The city may want to consider revising the ADU requirement down to zero in order to encourage more ADU development.

- ADUs should not require conditional use approval – the process serves as a disincentive to ADU development. In addition, the occupant of the ADU should not be required to be related to the property owner or be owner-occupied.
- Could the city consider some kind of compatibility assessment for infill development that considers surrounding development and adjusts the standards accordingly?
- Do setbacks help mitigate incompatibility concerns? Yes, setbacks can be useful for compatibility. However, setbacks also effectively decrease buildable land on a site so setback requirements must be balanced with the need to have adequate building area.
- The city needs standards to regulate the size, location and design of garages. Garages should be setback from the front of the house to avoid “snout house” development.
- “Snout house” development often occurs because it is an economical design – they are simpler and less expensive to build and provide affordable homes.
- The city could consider using incentives to discourage snout house development. For example, the front yard setback could be decreased for the house (without needing a variance), but not the garage.
- The current list of design elements on the design menu is reasonable. However, the 12% window façade requirement is difficult to meet, especially on narrow infill homes. The city could consider including doors, porches, balconies, etc in the window calculation to make it easier to meet.
- Instead of roofline off-sets, the city could require articulation along the house façade. This would automatically create roofline off-sets.
- Eaves should not be included in the lot coverage calculation because it discourages the use of eaves.

City of Milwaukie - Code Assistance Phase 2 Stakeholder Meeting #3 Summary

May 3, 2011

City of Milwaukie Planning Department

Overview

The purpose of this meeting was to explore options for new multi-family development and design standards and gather feedback from developers and designers in the Milwaukie area.

Attendees

The following PMT members attended the meeting.

- Susan Shanks, City of Milwaukie Senior Planner
- Marcy McInelly, Urbsworks President
- Serah Breakstone, Angelo Planning Group
- Attendees: Brett Schulz (architect), David Burdick (developer), Sara Garrett (Motive Space director), Paul Klein (architect), Stephen McMurtry (Northwest Housing Alternatives), Gene Dieringer (developer), Pat Dieringer (developer), Mary Bradshaw (Housing Authority of Clackamas County).

Summary

- Susan provided an overview of the Residential Development Standards project and explained the meeting's focus on multi-family development and design standards.
- Marcy gave an overview of national trends in household size, and impacts on the housing market of the current recession, the baby boomer generation, and immigrants and their families.
- Marcy also provided a quick explanation of the prototypes for multi-family development in Milwaukie. She explained that the focus of this discussion was on infill development and compatibility solutions such as requiring transitions, limiting scale, using gradients, or a combination of all these elements.
- The stakeholders were asked to consider the question: How can Milwaukie achieve the city's goals for compatibility without dissuading development of multi-family housing? They were asked to share what kinds of standards help them build good projects and what kinds of standards prevent or make it difficult for them to build good projects based on their experience developing multi-family housing.

The following is a summary of stakeholder responses to the above question.



- Design standards should not be too prescriptive and should allow flexibility. It is better to include goal or intent statements so the developer understands what the city is trying to achieve. Overly prescriptive standards tend to filter out both bad and good design (especially more modern design) and result in development that is mediocre.
- The city should have an avenue for a developer to demonstrate better design that is not technically in compliance with standards, without having to go through a variance or other cumbersome process.
- The code should not preclude development of sustainable structures at higher densities. For example, setbacks and parking requirements consume land that could be used for high-quality, dense design. Some street-facing façade requirements preclude the development of buildings that are designed with a south-facing solar access orientation and/or with an inward-facing courtyard.
- Lot size will be an important factor to consider if the city wants to encourage a greater variety of multifamily development. The city is evaluating revisions to existing lot size standards as part of this project. The city is not amending the density standards.
- The master planning process is useful for multifamily development because it allows flexibility and incorporates more public involvement.
- The city should be aware of other programs and certifications (LEED, LEED ND, etc) when writing new code so that conflicts are not created that might preclude these types of green certifications, as they are often required by the funders of affordable housing projects.
- Clark County code allows the option of meeting their design standards or meeting the LEED Living Building Challenge instead. The city could consider this approach for the new code.
- Some level of design standards is necessary. Clear and objective standards are desirable. Allow flexibility through an alternative design review process.
- Has the city considered allowing more flexibility between standards to achieve compatibility? For example, allowing more height in exchange for less lot coverage or allowing more lot coverage in exchange for less height.
- The code should create incentives for good multifamily design and minimize disincentives. The zoning code should not create conflicts with the building code.
- Higher density does not necessarily equate to unlivable communities, which is sometimes the perception. A city can achieve both with good design standards. It's also helpful when the community can visualize the design standards at higher densities - the city should consider using illustrations and graphics to help people understand the intent of the standards.
- “Cookie cutter” developments should be avoided. The challenge is that some repetition makes housing affordable and too much makes it monotonous. Over time, uniform development becomes less uniform as homeowners personalize their houses. However, this transformation takes a long time.
- Lot consolidation and density averaging can be useful for larger multifamily developments. Lot division standards should allow for lots to front on a common green or courtyard, not just on a public street.
- Access to staff and their involvement is very helpful, especially when going through an alternative design process. Staff discretion is also important. Common sense should take precedence over specific code language.
- Coordination between the planning department and other departments (transportation, building, fire safety) is important to ensure the permitting process is smooth and efficient for the developer.
- The code should encourage re-use of existing housing stock whenever possible. Allowing ADU development can help achieve that goal.

Residential Development Standards Update Project
Steering Committee Meeting / Housing Choices Workshop
April 25, 2011, 6:00 – 8:00 p.m.
Milwaukie Public Safety Building

Steering Committee Members attending:

David Aschenbrenner
Jean Baker
Mark Gamba
Frank Hemer

Arlene Miller
Jim Perrault
Dion Shepard
Terry Whistler

Staff attending:

City of Milwaukie

Katie Mangle, Planning Director
Susan Shanks, Senior Planner
Ryan Marquardt, Associate Planner
Li Alligood, Assistant Planner
Beth Ragel, Program Specialist

Consultants

Marcy McInelly, Principal, Urbsworks

Introductions

Planning Director Katie Mangle welcomed the group to the meeting. She explained that the workshop was part of the Residential Development Standards update project, and the scheduled April meeting of the project steering committee was being conducted as workshop so the committee and staff could hear from community residents.

- The purpose of the workshop was for community residents to review different dwelling typologies and discuss which types should be allowed in the city. It was not a discussion about density, but what types of single-family and multifamily housing should be allowed in the areas where those types are allowed. No decisions would be made during the workshop.
- Introduced three questions for consideration during the workshop:
 1. Should detached accessory dwelling units (ADUs) be allowed in lower-density residential zones?
 2. Should duplexes be allowed wherever single-family homes are allowed?
 3. Should additional housing types be allowed in the higher-density residential zones?
- Provided an overview of the Residential Development Standards project via PowerPoint, including issues with the current standards.

Marcy McInelly, Principal, Urbsworks, reviewed a presentation about housing choices in Milwaukie via PowerPoint, including a review of demographic trends and housing needs.

Small group discussion

Katie and Marcy facilitated a brief question and answer session. Each of the 31 people present was assigned to a small group at one of six tables in the room to discuss the focus questions. Each table was facilitated by City staff and a note-taker took notes of the discussion.

Areas of general agreement included:

Question #1: Should detached ADUs be allowed in lower-density residential zones?

- Support for efficient use of space and additional housing opportunities
- Consider whether the size & number of detached ADUs could be proportionate to lot size
- Consider issues of privacy– height, placement on lot, setbacks
- Consider issues of compatibility– size, materials, design, relationship to primary dwelling unit
- Concerns about increased traffic, infrastructure impacts, and parking needs
- Concerns about additional rental units in low-density residential areas

Question #2: Should duplexes be allowed wherever single-family homes are allowed?

- Support for duplexes on corner lots
- Preference for duplexes that look like a single-family house
- Consider issues of compatibility – lot size, design, appearance
- Consider/minimize impacts on neighbors and neighborhoods
- Concerns about additional rental units in low-density residential areas
- Disagreement amount whether the process should be easier or if Planning Commission review should be required.

Question #3: Should more housing types be allowed in higher-density residential areas?

- Individual housing types discussed included row houses, cottage clusters, “skinny” houses, 2 single family houses on 1 lot, and detached ADUs.
- Support for design standards for multifamily residential development
- Support for row houses as a housing type, but concerns about location, size, design, and number
- Support for cottage clusters as a housing type, but concerns about privacy / height
- Support for housing types or projects that incorporate green space
- Consider issues of compatibility– bulk, massing, transition between higher-density and lower-density areas
- Concerns about privacy for adjacent properties
- Lack of support for “skinny houses” and 2 houses on 1 lot

Group reporting

Following the small group discussions, Katie and Marcy asked attendees to raise their hands in response to the three discussion questions. Facilitators at each table recorded their table's votes. The results were as follows:

Question #1: Should detached ADUs be allowed in lower-density residential zones?

- Yes: 15/31 (45%)
- No: 0/31 (0%)
- Depends: 16/31 (52%)

Question #2: Should duplexes be allowed wherever single-family homes are allowed?

- Yes: 14/31 (45%)
- No: 3/31 (10%)
- Depends: 14/31 (45%)

Question #3: Should more housing types be allowed in higher-density residential areas?

- Yes: 25/31 (81%)
- No: 0/31 (0%)
- Depends: 6/31 (19%)

Comment Cards

Although there were 31 attendees present during the small group discussion, one person arrived late so staff received 32 comment cards. Attendees were asked to respond to several questions before they left the workshop. The questions and individual responses are below.

Question #1: Should detached ADUs be allowed in lower-density residential zones?

- Yes: 19 (59%)
- No: 0 (0%)
- Depends: 12 (38%)
- No Answer: 1 (3%)

Question #2: Should duplexes be allowed wherever single-family homes are allowed?

- Yes: 11 (34%)
- No: 5 (16%)
- Depends: 16 (50%)

Question #3: Should more housing types be allowed in higher-density residential areas?

- Yes: 26 (81%)
- No: 0 (0%)
- Depends: 6 (19%)

How would you rate this workshop?

- Very Useful: 17 (53%)
- Somewhat Useful: 4 (13%)
- Not Very Useful: 0 (0%)
- No Answer: 11 (34%)

Did this workshop change your mind about anything?

- Yes: 10 (31%)
- No: 10 (31%)
- No Answer: 11 (28%)

If yes, what?

- The value of cluster housing for nursing homes and other institutional uses; doesn't have to look institutional.
- Broader cross-section of opinion/concern to guide next steps.
- My concerns
- Value of having a broad housing base
- Housing needs and demands in our community
- Was shocked and disappointed by the huge prejudice and bias in the discussion. The word "rent" was synonymous with "slum", "crime", and "minority." I am disappointed and shocked - amazing that this exists in such a degree in 2011. Wow...
- Please continue with more meetings!
- Variety of ideas
- Allowing / encouraging cottage cluster development and setting stringent design standards.
- Would like to be able to build ADU

Other Comments or Questions?

- Do duplexes have to be 2 garage doors and split in the middle? Can they be stacked? True thoughts of infrastructure, water runoff, traffic flow, and loss of green space with accessory dwelling.
- Redouble our efforts to provide more parks and open space as we infill. Can't depend on schools. Add a layer of approval required for these types of projects. To make sure they fit in, are designed nicely, and of good quality. Thank you!
- Duplexes can provide more units on the same parcel, but can also break up the continuity of a neighborhood. New construction rarely ends up blighting an area, but common sense must still prevail.
- Square footage of lot should be larger for duplexes but not necessarily doubled. Row houses should be limited.
- Would be OK if lot size is adequate.
- I like cottages.

- I would like maximum flexibility to build detached or attached ADUs, perhaps more than one, on a single property. It's no one's business whether I do this for my own family members or if I choose to rent it out a non-family member (sorry to see bigotry is alive and well in America).
- In considering the housing format in Milwaukie, you need to take into advisement that from 1970-mid 90s the housing stock was decimated by taking down the majority of the housings close in Milwaukie and replaced with a vast amount of apartments, Section 8, etc. This brought down the demographics in Milwaukie. Milwaukie has become the preferred location for agencies for those individuals with challenges. Why - because the land is cheaper here. How are we going to change this trend?
- 1. Permit one level ADUs with current setbacks. 3. As long as there is parking for 2 cars per unit.
- Good design standards and reviews. Cottage clusters should be allowed in lower density and higher density zones.
- No more apt buildings!
- Thanks for bringing us together and revising the codes!
- I believe flexibility to alternate housing is important but it should be with design review and compatibility to promote a livable aesthetic. Also detached accessory dwellings should be evaluated on individual basis.
- Design review or standards are key. How it fits in neighborhood.
- Infrastructure capacity, design standards, parking requirements, lot size - maybe not "wherever" single family homes are allowed.
- Keep Marcy involved!
- Yes - but we need to create design standards and development standards for ADUs and other housing types.
- I am in favor of a lot of options with quality design standards and adequate green space.
- My concern with making it easier to develop duplex units is further increasing the percentage of rental vs. owned properties.
- Yes on all as long as there are healthy guidelines and boundaries. Q1. Yes - with guidelines. Q2. Yes - with guidelines. Q3. Yes - with guidelines.
- I do not support multi-unit dwellings. I feel we have too many rental units already. Not opposed to row houses or cottage clusters, as long as owner-occupied. Support allowing ADUs as long as they do not look out of place in neighborhood and do not interfere with the livability of neighbors. Prefer housing that provides off street parking. Duplexes might be acceptable if they are owner-occupied, or shared mortgage owned and occupied. Row houses would be acceptable if NOT rental units.
- What is difference between attached ADU vs. duplex?

Wrap-up

Katie thanked everyone for coming, and invited attendees to chat with staff after the workshop. She noted that the presentations and notes from the workshop as well as background information on the project would be available on the project web site at <http://www.ci.milwaukie.or.us/planning/residential-development-standards-update-project>.

RESIDENTIAL DEVELOPMENT STANDARDS PROJECT



The Residential Development Standards project will change many things about Milwaukie’s residential development and design regulations. Input from Milwaukie citizens through the project steering committee, stakeholder focus groups, surveys, and interviews will determine the scope and content of these changes.

This handout identifies standards or policies that the City does not have the authority to change because of state or regional rules, or has set as being outside the scope of the project.

“Untouchables”	
Item	Description
<i>Clear and objective standards for single-family and multifamily housing</i>	Oregon law requires most housing within urban areas to have an option of being reviewed against clear and objective standards. The city cannot have discretionary standards (e.g., “new housing must match the style of surrounding housing”) unless a separate track is provided that uses only clear and objective standards.
<i>Residential homes¹</i>	Oregon’s implementation of the Federal Fair Housing Act requires that residential homes are allowed where single-family dwellings are allowed, using the same review process as for single-family homes. This prohibits the city from denying housing based on the relationship of the persons living there.
<i>Manufactured homes</i>	Oregon law requires that manufactured homes be allowed in areas zoned for single-family residential uses. There are a limited amount of design standards that may be applied to manufactured homes.
<i>Zoning</i>	The scope of this project does not include changing the existing zoning designations of individual properties or the creation of new zoning districts.
<i>Residential Density</i>	Metro manages housing density in region, and would not likely allow changes that would reduce the overall housing capacity of the city. The scope of this project will not increase or decrease the residential density allowed by current zoning.
<i>ADUs allowed in all residential zones</i>	Regional policies require (and current Milwaukie policy allows) an ADU on each lot in a residential zone. Cities are allowed to review these units and apply “reasonable” standards.

¹ Zoning code definition: “...a dwelling unit operated as a single housekeeping unit for the purpose of providing a residence ... for the elderly, disabled, handicapped, or others ...as defined by the Federal Fair Housing Amendments Acts of 1988.”

Reformat of the Residential Base Zones

The Residential Design Standards project will modify many of the existing regulations in the residential base zones. In addition to the changes in the regulations, staff believes that it is critical to change the formatting of the current code, for the reasons described below. The purpose of this document is to present a reformatted version of the code prior to introducing any of the policy changes proposed through the Residential Design Standards project. This will allow people involved in the project to more easily discern which future changes are a result of reformatting and which are changes to the regulations themselves.

The reformatted code covers the R-10, R-7, R-5, R-3, R-2.5, R-2, R-1, and R-1-B base zones (Milwaukie Municipal Code Sections 19.301 - 308). This reformatting solves multiple problems with the current code:

1. Each zone has 2 pages of its own section in the Milwaukie Municipal Code (MMC). The reformatting reduces the same amount of regulations from 16 to 10 pages.
2. The development standards in the current code are a series of paragraphs. The reformatting puts these standards in a table so they are easier to read.
3. In the current code, comparing the uses and standards in multiple zones requires leafing through multiple pages. The reformatted code groups similar zoning categories together so that uses and standards can be compared on the same page.
4. The base zone standards presented in these zones are the key standards applied to a development. However, there are other sections which are not referenced within the base zones that exempt, modify, or augment these standards. It is difficult to find these sections without an exhaustive review of hundreds of pages of code or talking to Planning Department staff.

This problem is addressed by adding references to these other code sections. The references do not change the number of regulations that apply. Instead, they 'daylight' related sections of code that were previously hidden.

Notes on the reformatting:

- 1) The residential base zones include lot and development standards for interior single-family attached dwellings. The definitions in the code define single-family attached dwellings as a duplex, which logically eliminates the possibility of an interior single-family unit. The reformatted code does not include the standards for interior single-family attached dwellings since they are effectively prohibited by the current definitions.
- 2) The R-10 - R-5 zones currently include a reference to transition area measures. This is not included in the reformat because these zones do not allow the uses that are subject to the transition area measures.

Reformat of the Residential Base Zones

3) Uses that do not appear in the current list of allowed uses in each zone have been added to the tables. These include Type I ADUs, home occupations, accessory structures and uses, and Community Service Uses. Even though they are not listed in the current base zones, they are allowed uses.

19.301 LOW DENSITY RESIDENTIAL ZONES

The low density residential zones are the Residential Zone R-10, Residential Zone R-7, and Residential Zone R-5. These zones implement the Low Density and Moderate Density residential land use designations in the Milwaukie Comprehensive Plan.

19.301.1 Purpose

The low density residential zones are intended to create, maintain and promote neighborhoods with larger lot sizes where the land use is primarily single-family dwellings. They allow for some non-household living uses, but maintain the overall character of a single-family neighborhood.

19.301.2 Allowed Uses in Low Density Residential Zones

Uses allowed, either outright or conditionally, in the low density residential zones are listed in Table 19.301.2 below. Similar uses not listed in the table may be allowed through a Director’s Determination pursuant to Section 19.903. Important notes and/or cross references to other applicable code sections are listed in the “Comments/Standards” column.

See Section 19.201, Definitions, for a specific description of the uses listed in the table.

Table 19.301.2 Low Density Residential Uses Allowed				
Use	R-10	R-7	R-5	Comments/Standards
Single-family detached dwelling	P	P	P	
Single-family attached dwelling	CU	CU	P	See 19.301.4.A.1.b, Minimum Lot Size See 19.905.9.F, Single-family Attached Dwellings
Accessory dwelling unit	P – Type I CU – Type II	P – Type I CU - Type II	P – Type I CU - Type II	See 19.301.3.A, Use Limitations and Restrictions See 19.910.1, Accessory Dwelling Units (Type I). See 19.910.2, Accessory Dwelling Units (Type II).
Accessory structures and uses	P	P	P	See 19.503, Accessory Uses
Residential home	P	P	P	
Manufactured dwelling park	NP	P	P	See 19.910.3, Manufactured Dwelling Parks. Type III review required
Home occupation	P	P	P	See 19.507, Home Occupation Standards
Community service uses	CSU	CSU	CSU	See 19.904, Community Service Uses
Agricultural or horticultural use	P	P	P	See 19.301.3.B, Use Limitations and Restrictions.
Temporary real estate office in a subdivision	CU	CU	CU	
Senior and retirement housing	CU	CU	CU	See 19.905.9.H, Senior and Retirement Housing

P = Permitted outright

NP = Not permitted

CSU = Permitted with Community Service Use approval subject to provisions of Section 19.904

CU = Permitted with conditional use approval subject to the provisions of Section 19.905

Reformat of the Residential Base Zones

19.301.3 Use Limitations and Restrictions

- A. Accessory Dwelling Units are only allowed on properties with a single-family detached dwelling, and are not allowed on properties with a single-family attached dwelling.
- B. Agricultural or horticultural uses are permitted, provided that the two following conditions are met.
 - 1. A retail or wholesale business sales office is not maintained on the premises.
 - 2. Poultry or livestock other than usual household pets are not housed or kept within 100 feet of any dwelling not on the same lot, nor on a lot less than one acre, nor having less than 10,000 square feet per head of livestock.

19.301.4 Development Standards

In the low density residential zones, the development standards in Table 19.301.4 apply. Important notes and/or cross references to other applicable code sections are listed in the "Comments/Additional Provisions". Additional standards are provided in Section 19.301.5.

See Section 19.201, Definitions, for a specific description of standards listed in the table.

Table 19.301.4				
Low Density Residential Development Standards				
Standard	R-10	R-7	R-5	Comments/Additional Provisions
A. Lot Standards				
1. Minimum lot size (in square feet)				See 19.501.1, Lot Size Exceptions
a. Single-family detached	10,000	7,000	5,000	
b. Single-family attached	14,000	14,000	10,000	
2. Minimum lot width (feet)	70	60	50	
3. Lot depth (feet)	100	80	80	
4. Minimum street frontage requirements (feet)				Every lot shall abut a public street other than an alley, except as provided in Title 17, Land Division.
a. Standard lot	35	35	35	
b. Flag lot	25	25	25	
c. Double flag lot	35	35	35	
B. Development Standards				
1. Minimum yard setbacks for primary structures (feet)				See 19.501.2, Yard Exceptions R-5 zone: see 19.301.5.A.1 R-7 zone: see 19.301.5.A.2
a. Front yard	20	20	20	
b. Side yard	10	5 / 10	5	
c. Street side yard	20	20	15	
d. Rear yard	20	20	20	
2. Maximum building height for primary structures	2.5 stories or 35 feet, whichever is less			See 19.501.3, Building Height Exceptions
3. Maximum lot coverage (% of total lot area)	30%	30%	35%	See Lot Coverage definition in Section 19.201
4. Minimum vegetation (% of total lot area)	35%	30%	25%	Area that must be covered in trees, grass, shrubs, bark dust for planting beds, or similar

Table 19.301.4 Low Density Residential Development Standards				
Standard	R-10	R-7	R-5	Comments/Additional Provisions
				landscaping features. See 19.504.7, Minimum Vegetation.
C. Other Standards				
1. Density requirements (dwelling units per net acre)				See 19.301.5.B. See 19.501.4, Density Exceptions.
a. Minimum	3.5	5.0	7.0	
b. Maximum	4.4	6.2	8.7	

19.301.5 Additional Development Standards

- A. Side yards. The following additional provisions apply to required side yard setbacks.
 - 1. In the R-5 zone, 1 additional foot of side yard is required for each 3 feet of building height over 2 stories or 25 feet, whichever is less, except on corner lots a side yard shall be at least 15 feet on the side abutting the street.
 - 2. In the R-7 zone, one side yard shall be at least 5 feet and one side yard shall be at least 10 feet, except on a corner lot the street side yard shall be 20 feet.
- B. The minimum and maximum development densities in Subsection 19.301.4.C.1 are applicable for subdivision, planned development, mixed use development, and other proposals reviewed by the Planning Commission, pursuant to Section 19.1006 Type III Review.
- C. Accessory structure standards. Standards specific to accessory structures are contained in Section 19.502.
- D. In the low density residential zones, only 1 building designed for dwelling purposes shall be permitted per lot. See Subsection 19.504.4.
- E. Off-street parking and loading is required as specified in Chapter 19.600.
- F. Transportation requirements and public facility improvements are required as specified in Chapter 19.700.
- G. Additional Standards. Depending upon the type of use and development proposed, the following sections of Chapter 19.500, Supplementary Development Regulations may apply. These sections are referenced for convenience, and do not limit or determine the applicability of other sections within the Milwaukie Municipal Code.
 - 1. Subsection 19.504.4, Buildings on the Same Lot.
 - 2. Subsection 19.504.9, Flag Lot Design and Development Standards.
 - 3. Subsection 19.505.1, Design Standards for Single-Family Dwellings.
 - 4. Subsection 19.506.4, Manufactured Dwelling Siting and Design Standards, Siting Standards.

19.302 MEDIUM AND HIGH DENSITY RESIDENTIAL ZONES

The medium and high density residential zones are the Residential Zone R-3, Residential Zone R-2.5, Residential Zone R-2, Residential Zone R-1, and the Residential-Business Office Zone R-1-B. These zones implement the Medium Density and High Density residential land use designations in the Milwaukie Comprehensive Plan.

19.302.1 Purpose

The medium density residential zones are intended to create and maintain higher density residential neighborhoods, including opportunities for multi-family housing and a mix of neighborhood commercial, office, and institutional uses.

19.302.2 Allowed Uses in Medium Density Residential Zones

Uses allowed, either outright or conditionally, in the medium density residential zones are listed in Table 19.302.2 below. Similar uses not listed in the table may be allowed through a Director’s Determination pursuant to Section 19.903. Important notes and/or cross references to other applicable code sections are listed in the “Comments/Standards” column.

See Section 19.201, Definitions, for a specific description of the uses listed in the table.

Table 19.302.2 Medium Density Residential Uses Allowed						
Use	R-3	R-2.5	R-2	R-1	R-1-B	Comments/Standards
Single-family detached dwelling	P	P	P	P	P	
Single-family attached dwelling	P	P	P	P	P	See 19.302.4.A.1-2.
Multifamily condominium or apartments	CU	CU	P	P	P	See 19.302.4.A.2. See 19.905.9.G, Multifamily Condominium and Apartment Dwellings
Accessory dwelling unit (ADU)	P – Type I CU – Type II	P – Type I	P – Type I CU – Type II	P – Type I	P – Type I	See 19.302.3, Use Limitations and Restrictions. See 19.910.1, Accessory Dwelling Units (Type I). See 19.910.2, Accessory Dwelling Units (Type II).
Accessory structures and uses	P	P	P	P	P	See 19.503, Accessory Uses
Congregate housing facility	CU	CU	P	P	P	
Residential home	P	P	P	P	P	
Home occupation	P	P	P	P	P	See 19.507, Home Occupation Standards
Manufactured dwelling parks	P	NP	NP	NP	NP	See 19.910.3, Manufactured Dwelling Parks. Type III review required.
Boarding, lodging and rooming house	CU	CU	CU	CU	CU	

**Table 19.302.2
Medium Density Residential Uses Allowed**

Use	R-3	R-2.5	R-2	R-1	R-1-B	Comments/Standards
Senior and retirement housing	CU	CU	CU	P	P	See 19.905.9.H, Senior and Retirement Housing
Agricultural or horticultural use	P	P	P	P	P	See 19.302.3, Use Limitations and Restrictions
Temporary real estate office in a subdivision	CU	NP	NP	CU	CU	
Office, studio, or clinic	CU	CU	CU	CU	P	See 19.302.3, Use Limitations and Restrictions
Community service uses	CSU	CSU	CSU	CSU	CSU	See 19.904, Community Service Uses
Hotel or motel	NP	NP	CU	CU	CU	
Marina	NP	NP	CU	CU	CU	

NP = Not permitted

P = Permitted outright

CSU = Permitted with Community Service Use approval subject to provisions of Section 19.904

CU = Permitted with conditional use approval subject to the provisions of Section 19.905

19.302.3 Use Limitations and Restrictions

- A. Accessory Dwelling Units are only allowed on properties with a single-family detached dwelling, and are not allowed on properties with a single-family attached dwelling or multifamily dwelling.
- B. Agricultural or horticultural uses are permitted, provided that the two following conditions are met.
 - 1. A retail or wholesale business sales office is not maintained on the premises.
 - 2. Poultry or livestock other than usual household pets are not housed or kept within 100 feet of any dwelling not on the same lot, nor on a lot less than one acre, nor having less than 10,000 square feet per head of livestock.
- C. In the R-1 zone, authorized commercial uses are permitted on the ground floor only. Office uses are permitted on the ground floor and first floor only. At least 50% of the floor area within a project shall be used for residential purposes.
- D. The R-3 and R-2.5 zones allow offices, studios, or clinics of accountants, architects, artists, attorneys, authors, writers, dentists, designers, engineers, investment counselors, landscape architects, management consultants, physicians, surgeons, psychologists, and others of a professional nature whose activities generate a minimal amount of traffic.
- E. The R-2 and R-1 zones allow offices, studios, or clinics of accountants, architects, artists, attorneys, authors, writers, dentists, designers, engineers, investment counselors, landscape architects, management consultants, physicians, surgeons, psychologists, and others of a professional nature whose activities generate a minimal amount of traffic., except in transitional areas.
- F. The R-1-B zone allows offices, studios, or clinics as described in Subsection 19.302.3.D, as well as offices of administrative, editorial, educational, executive, financial, governmental,

philanthropic, insurance, real estate, religious, research, scientific or statistical organizations whose activities generate a minimal amount of traffic.

19.302.4 Development Standards

In the medium density residential zones, the development standards in Table 19.302.4 apply. Important notes and/or cross references to other applicable code sections are listed in the “Comments/Additional Provisions”. Additional standards are provided in Section 19.301.5.

See Section 19.201, Definitions, for a specific description of standards listed in the table.

Table 19.302.2 Medium Density Residential Development Standards						
Standard	R-3	R-2.5	R-2	R-1	R-1-B	Comments / Additional Provisions
A. Lot Standards						
1. Minimum lot size (in square feet)	5,000	See 19.302.5.A.2.a	5,000	5,000	5,000	See 19.501.1, Lot Size Exceptions.
2. Lot area for multifamily and attached single-family (in square feet) a. First dwelling unit b. Each dwelling unit over 1	See 19.302.5.A.1.	See 19.302.5.A.2.a	5,000 2,500	5,000 1,400	5,000 1,400	
3. Lot width (feet)	50	See 19.302.5.A.2.b	50	50	50	
4. Lot depth (feet)	80	75	80	80	80	
5. Minimum street frontage requirements (feet) a. Standard lot b. Flag lot c. Double flag lot	35 25 35	35 25 35	35 25 35	35 25 35	35 25 35	Every lot shall abut a public street other than an alley, except as provided in Tile 17, Land Division.
B. Development Standards						
1. Minimum yard setbacks for primary structures (feet) a. Front yard b. Side yard c. Street side yard d. Rear yard	15 5 15 15	15 5 15 None	15 5 15 15	15 5 15 15	15 5 15 15	See 19.302.5.B. See 19.501.2, Yard Exceptions. See 19.504.6, Transition Area Measures. See 19.504.5, Distance from Property Line.
2. Maximum building height for primary structures	2.5 stories or 35 feet, whichever is less	35 feet	3 stories or 45 feet, whichever is less	3 stories or 45 feet, whichever is less	3 stories or 45 feet, whichever is less	See 19.501.3, Building Height Exceptions

Table 19.302.2 Medium Density Residential Development Standards						
Standard	R-3	R-2.5	R-2	R-1	R-1-B	Comments / Additional Provisions
3. Maximum lot coverage (% of total lot area)	40%	40%	45%	45%	50%	See Lot Coverage definition in Subsection 19.201
4. Minimum vegetation (% of total lot area)	35%	35%	35%	35%	15%	Area that must be covered in trees, grass, shrubs, bark dust for planting beds, or similar landscaping features. See 19.504.7, Minimum Vegetation.
C. Other Standards						
1. Density requirements (dwelling units per net acre)						
a. Minimum	11.6	11.6	11.6	25	25	See 19.302.5.C. See 19.501.4, Density Exceptions.
b. Maximum	14.5	17.4	17.4	32	32	

19.302.5 Additional Development Standards

- A. Lot Standards.
 - 1. R-3 zone. Single-family attached dwelling units shall have an average of 3,000 sq ft per dwelling unit.
 - 2. R-2.5 zone.
 - a. Single-family dwellings shall have a minimum lot size of 3,000 sq ft. Attached dwellings shall have a minimum lot size of 2,500 sq ft per unit.
 - b. Minimum lot width. Single-family dwelling: 40 ft. Attached dwelling: 25 ft.
- B. Side yards. In the medium and high density zones, 1 additional foot of side yard is required for each 3 feet of building height over 2 stories or 25 feet, whichever is less, except on corner lots a side yard shall be at least 15 feet on the side abutting the street.
- C. The minimum and maximum development densities in Subsection 19.302.4.C.1 are applicable for subdivision, planned development, mixed use development, and other proposals reviewed by the Planning Commission, pursuant to Section 19.1006 Type III Review.
- D. Accessory structure standards. Standards specific to accessory structures are contained in Section 19.502.
- E. In the R-3 zone, only 1 building designed for dwelling purposes shall be permitted per lot. See Subsection 19.504.4.
- F. Off-street parking and loading is required as specified in Chapter 19.600.
- G. Transportation requirements and public facility improvements are required as specified in Chapter 19.700.
- H. Additional Standards. Depending upon the type of use and development proposed, the following sections of Chapter 19.500, Supplementary Development Regulations may apply. These sections are referenced for convenience, and do not limit or determine the applicability of other sections within the Milwaukie Municipal Code.
 - 1. Subsection 19.504.4, Buildings on the Same Lot.
 - 2. Subsection 19.504.8, Multifamily Recycling Requirements.
 - 3. Subsection 19.504.9, Flag Lot Design and Development Standards.
 - 4. Subsection 19.504.10, On-Site Walkways and Circulation.
 - 5. Subsection 19.504.11, Setbacks Adjacent to Transit.
 - 6. Subsection 19.505.1, Design Standards for Single-Family Dwellings.
 - 7. Subsection 19.505.2, Building Orientation to Transit.
 - 8. Subsection 19.506.4, Manufactured Dwelling Siting and Design Standards, Siting Standards.