AGENDA

Steering Committee for Milwaukie Residential Standards Project

September 21, 2011
5:00 p.m. to 8:00 p.m.
City Hall Conference Room
Dinner will be provided

5:00 - Part 1. Multifamily residential design

- Presentation:
  - What is “multifamily development”?
  - Regulating multifamily development: what the City can & can’t do
  - Proposed design standards
- Group discussion of the proposed approach
  - Are these the right goals?
  - Should we encourage objective or discretionary design review?
  - Are there other design features that should be encouraged or required?

6:00 - Part 2. Alternative forms of higher density housing

- Presentation:
  - How the code currently prevents development of rowhouses and cottage clusters
  - Proposal to remove existing code barriers
- Group discussion of the proposed approach

7:00 - Break for dinner

7:15 - Part 3. Conditional Uses in residential zones

- Presentation:
  - How Milwaukie currently restricts small offices and retail
  - Proposal to allow some office and retail uses conditionally in some areas
- Group discussion of the proposed approach

7:30 - Discussion summary and next steps

MEETING MATERIALS

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

- Summary of proposed policies: Multifamily residential standards
- Draft code: Multifamily residential standards
- Architectural vocabulary and education excerpt (from the City of Gresham)
- June 30, 2011, meeting notes

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:

- Illustrations of housing prototypes

See the back of this agenda for the full list of background material available on the project website.

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 30**: Staff presentation of current SFR development standards, issues, and options.
- ✓ **No meetings July & August**.
- ✓ **Mtg #6, Sept 21**: Presentation of draft MFR design and development standards; recommendation on MFR design and development standards; recommendation on conditional uses in residential zones.

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.

- Project "Untouchables"
- Project Core Issues Diagram
- Background:
  - Smart Development Code Assessment Action Plan
  - Smart Development Code Assessment Final Report
  - Summary of Existing Milwaukie Residential Development Standards
  - Summary of Milwaukie Comprehensive Plan Residential Policies
  - History of the City's Residential Development Standards
  - Staff reports for the Planning Commission and City Council
- Community Involvement and Outreach
  - Public Outreach Summary
  - Community Survey Summary Report
  - Community Interview Results
  - Pilot Articles (March, April, May, & June)
  - Steering Committee Meeting Notes
  - Stakeholder Focus Group Notes
  - Planning Commission Briefings
  - City Council Briefings
  - Housing Choices Workshop Notes
- Demographic Trends and Housing Choices
  - Future Housing Trends in Milwaukie
  - Infill Housing Self-Guided Tour
  - Illustrations of Housing Prototypes
  - Summary Sheets:
    - Changing Demographics and Housing Choices
    - Infill Housing: Tenancy, Typology, and Design
    - Infill Compatibility Issues and Contextual Design
- Current and Proposed Policies
  - Current Residential Development Standards (reformatted)
  - Case Study Site Illustrations
  - Summary of City's Allowed Housing Typologies
  - Housing Type by Zone
  - Single-Family Residential Design Standards: Proposed Policies
  - Single-Family Residential Development Standards: Issues and Options
  - Single-Family Residential Development Standards: Potential Modifications
  - Multifamily Residential Development and Design Standards: Proposed Policies

INTRODUCTION

The purpose of this document is to explain staff's proposed multifamily building design standards and the design and livability issues they address. Multifamily residential development is currently allowed in the following residential zones: R-3; R-2.5; R-2; R-1; and R-1-B. See Attachment 1 for a map of these areas.

Milwaukie's current code does not contain any standards to regulate the ***design*** of multifamily developments. Multifamily developments tend to include larger and taller buildings, different site layouts, and a larger quantity of parking relative to typical single-family developments. As such, it is important for the City to have basic multifamily design standards to support neighborhood character and livability. In addition to multifamily residential design standards, this document also describes proposed cottage cluster and rowhouse-specific development standards.

No changes are proposed to the City's current multifamily ***development*** standards, except as shown in the table below.

Note: Minimum and maximum density standards will not change.

Zone	Housing types allowed outright		Maximum lot coverage		Minimum/maximum density (dwelling units/acre)	
	Current	Proposed	Current	Proposed	Current	Proposed
R-3	SFR, duplex	Add rowhouse and cottage cluster[1]	40%	40 – 60%[2]	11.6 / 14.5	No change
R-2.5	SFR, duplex	Add rowhouse and cottage cluster	40%	40 – 60%	11.6 / 17.4	No change
R-2	SFR, duplex, MFR	Add rowhouse and cottage cluster	45%	45 – 65%	11.6 / 17.4	No change
R-1	SFR, duplex, MFR	Add rowhouse and cottage cluster	45%	45 – 65%	25 / 32	No change
R-1-B	SFR, duplex, MFR	Add rowhouse and cottage cluster	50%	50 – 70%	25 / 32	No change

[1] Rowhouse and cottage cluster development would require additional development standards, including smaller minimum lot sizes.
[2] Up to 5% additional lot coverage for construction of a detached ADU; up to 10% additional lot coverage for SFR that meets certain standards; and up to 20% additional lot coverage for duplex and rowhouse development.

FORMAT

This document is divided into five sections:

A. **Overview:** Overview of project assumptions and priorities.

B. **Draft Policy Goals:** Goals guiding the development of the draft proposed code.

C. **Draft *Design* Standards for Multifamily Dwellings:** Proposed code amendments and regulation for 3 or more units on one lot.

D. **Draft *Development* Standards for Rowhouse Dwellings:** Proposed code amendments and regulations for rowhouses on individual lots.

E. **Draft *Development and Design* Standards for Cottage Cluster Developments:** Proposed code amendments and regulations for cottage cluster development.

ATTACHMENTS

1. **Map:** the City's multifamily residential zones and arterial streets.
2. **Model Code:** Metro's Regional Model for Cottage Housing Standards

A. OVERVIEW

The purpose of the proposed design standards is to facilitate the development of attractive multifamily housing. The proposed regulations identify characteristics of good site and building design that, in combination, contribute to livability, safety, and sustainability; help create stronger communities; and foster a quality environment for people in and near the development. They are also meant to encourage more context-sensitive designs and multi-modal transportation options.

Multifamily residential development may take many forms, such as apartment buildings or "flats", several rowhouses on one lot, garden courtyard buildings, or other multiunit residential developments. Whether occupied as rentals or condominiums, the development would be reviewed by the multifamily design standards (as long as they are on a single lot of record).

The City already has a process in place for reviewing new development that is readily adaptable for applying to multifamily development projects once design standards are adopted.




Two-Track Review Process

In order to comply with State law while allowing for creativity and variety, the City is proposing a two-track review process for multifamily development projects:

- Objective process: The project is reviewed by staff against clear standards (Type I review).
- Discretionary process: The project is reviewed by staff (Type II) or the Planning Commission (Type III) with opportunity for public input.

The applicant can choose which review process they want to use.

The "clear and objective" option uses standards that do not require discretion. A project must be approved if it meets all of the standards.

The "discretionary" option uses design guidelines, which can be applied with some discretion. Design guidelines are intended to provide more flexibility for developers and opportunities for public review and input. A project must meet the guidelines, but can use various approaches and designs to do so.

B. DRAFT POLICY GOALS

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

- **Provide the required clear and objective criteria.** To be easy to understand and implement and comply with state law.
- **Provide an optional set of discretionary criteria.** To allow for creative development solutions and allow community input on the design of the development.
- **Be style-neutral.** To allow a wide variety of architectural styles.
- **Be flexible.** To allow reasonable design variations within limits.
- **Support livability.** To make sure new projects are designed for the needs of residents and the community.
- **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?

C. DRAFT DESIGN STANDARDS: MULTIFAMILY DWELLINGS

Purpose: To facilitate the development of attractive multifamily housing that is both a "good neighbor" and a good place to live.

Key assumptions:

1. In order to comply with State law, an objective review process will be available.
2. An applicant could choose to have a project reviewed against clear and objective standards or discretionary standards.
3. Multifamily residential development would be allowed in zones that currently allow it.
4. These design standards would apply in addition to the base zone development standards.

These standards would apply to:

- All new multifamily residential developments with three or more dwelling units on a single lot.

These standards would address:

1. Livability: Encourages multifamily development that contributes to a livable neighborhood by incorporating visually pleasing design, minimizing the impact of vehicles, emphasizing pedestrian and bicycle connections, and providing public and private outdoor open spaces.
2. Compatibility: Encourages multifamily development that is appropriate in scale to the surrounding neighborhood and maintains the overall residential character of Milwaukie.
3. Safety and Functionality: Encourages multifamily development that is safe and functional by providing visibility into and within a multifamily development and by creating a circulation system that prioritizes bicycle and pedestrian safety.
4. Sustainability: Encourages multifamily development that promotes elements of sustainability such as energy conservation, preservation of trees and open space, quality building materials, and alternative transportation modes.

What is "multifamily development"?

Multifamily development is 3 or more dwellings on a single lot. The dwellings can be attached or detached. Two or more units on one lot is a duplex, which our code considers a single-family residential dwelling type.

The proposed multifamily design standards would apply to three or more dwelling units on a single lot.

Rowhouses on individual lots would be subject to specific development standards, as described in section D.

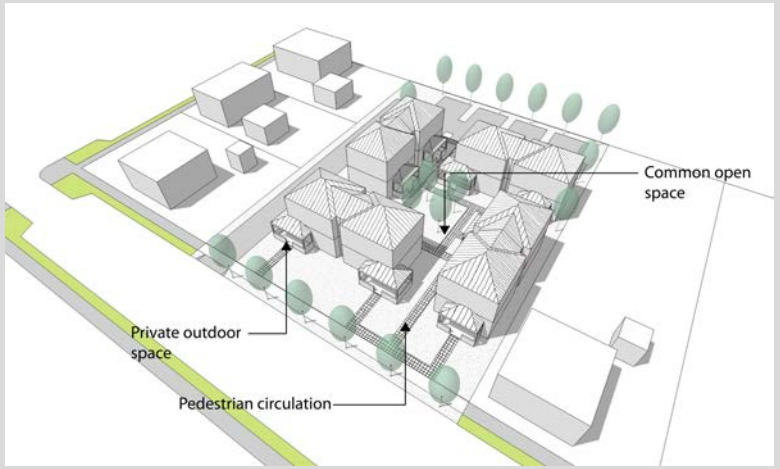
Cottage cluster developments would be subject to specific development and design standards, as described in section E.

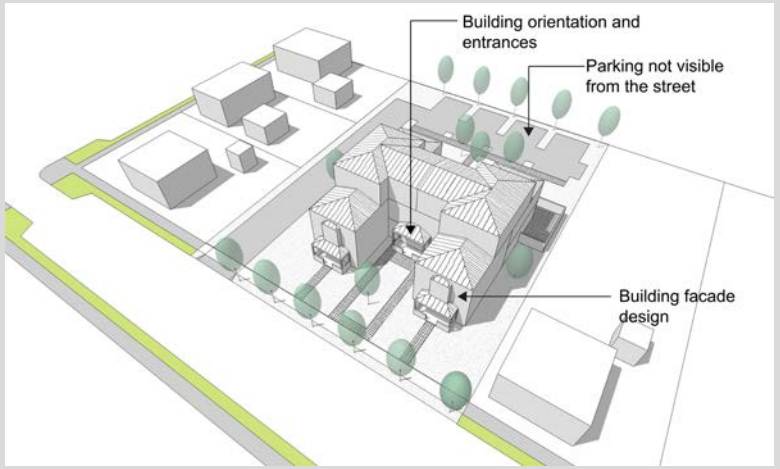
The proposed design elements are:

1. Livability:
   - Private open space
   - Vehicle parking
   - Building orientation and entrances
   - Screening
   - Privacy considerations
2. Compatibility:
   - Building massing
   - Building façade design
   - Building transitions at edges and near lower-density residential areas
3. Safety and functionality:
   - Pedestrian circulation
   - Eyes on the street and common open spaces
   - Site lighting
4. Sustainability:
   - Building materials
   - Landscaping
   - Energy-efficient design features

Design elements can take different forms.

Both of these buildings would comply with the proposed design standards.





EXAMPLES of how we would measure it:

Design Element	Discretionary Process (Type II or III)	Objective Process (Type I)
Private open space	The development should provide individual private open spaces for dwelling units. Private open space should have direct access from the dwelling unit and should be visually and/or physically separate from common areas.	Private open space (patios or balconies) shall be provided as follows: 1. For each dwelling unit located on the ground floor, or within 5 feet of finished grade, a minimum of 96 square feet of private open space. 2. For each dwelling unit located more than 5 feet above finished grade, a minimum of 48 square feet of private open space. 3. For each dwelling unit with private open space, a direct and accessible route shall be provided from the dwelling to the private open space. 4. Private open space shall be visually separated from common open space and adjacent dwelling units through the use of landscaping, fencing or a wall.
Building façade design	Buildings should be designed to create a visually interesting façade that considers and complements neighboring buildings and the public street. Wall plane articulation or wall treatments should be used to break up the massing of large buildings and create a human-scaled environment.	1. Street-facing elevations shall be divided into wall planes that reflect individual dwelling units. This can be achieved by doing one or more of the following: a. Incorporating elements such as porches or decks into the wall plane. b. Recessing the building a minimum of 2 feet in depth by 6 feet in length. c. Extending an architectural bay at least 2 feet from the primary street-facing façade. 2. Windows shall occupy a minimum of 15% of the total street-facing façade.

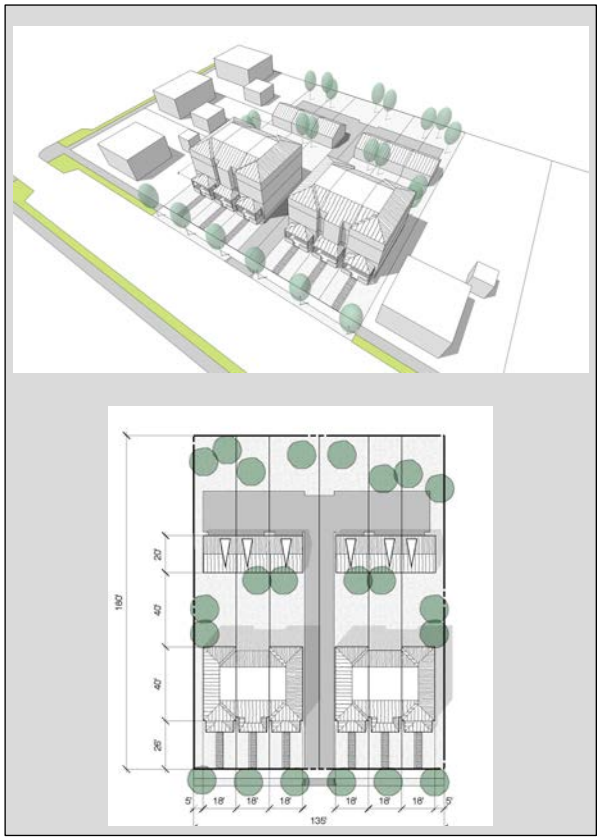
Key Questions:

1. Should we encourage discretionary review, or should we make it easier to meet objective standards?
2. Are there other really important items or design features that should be encouraged or required?

D. DRAFT DEVELOPMENT STANDARDS: ROWHOUSE DWELLINGS

Problem: Rowhouses are not currently allowed in the zones that allow multifamily housing, even in areas where they might be more appropriate than larger multi-unit buildings. The current minimum lot size in multifamily zones is 5,000 square feet, which allows larger multifamily developments but does not allow rowhouse development on fee-simple lots.

Purpose: Remove development barriers to rowhouses on fee-simple lots to facilitate homeownership.



Key assumptions:

1. Rowhouse development would be allowed in zones where multifamily development is already allowed, as long as it met the density standards of the zone.
2. Rowhouse development would require narrower lots, higher lot coverage, and smaller minimum lot sizes than current standards.

These standards would apply to:

- Two or more attached single-family dwellings where each dwelling is on an individual lot.

These standards would address:

1. Rowhouses would be added to the types of housing allowed in multifamily zones.
2. Fee-simple rowhouse development requires smaller and narrower lots than are currently allowed.

Key questions:

1. Should we allow rowhouses in multifamily zones?
2. Should we limit the number of rowhouses in a row?

E. DRAFT DEVELOPMENT STANDARDS: COTTAGE CLUSTER DEVELOPMENT

Purpose: Allow single-family dwellings to take the form of cottage cluster development to increase housing variety for smaller households and facilitate homeownership.

Key assumptions:

1. Cottage cluster development would be allowed in multifamily residential zones, as long as it met the density standards of the zone.
2. Cottage clusters can fit into existing neighborhoods better than traditional multifamily development.
3. Cottage cluster development would require separate development standards, including smaller minimum lot sizes and land-locked parcels.

These standards would apply to:

- All new cottage cluster development.

These standards would address:

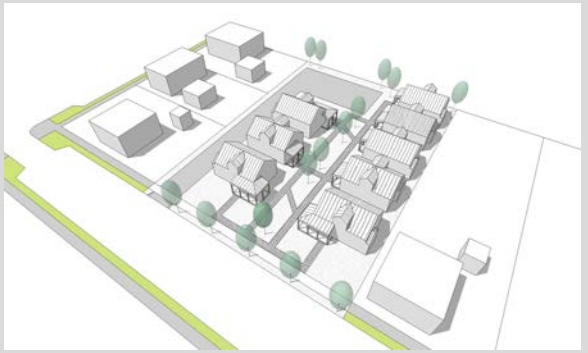
See Attachment 2 for Metro's Regional Model for Cottage Housing Standards. The most notable components of the model code are:

1. Ensuring small, compact dwellings through square footage and height maximums.
2. Between 4 and 12 cottages would be permitted in each cluster development.
3. Cottages would be oriented toward a common open space.
4. Parking would be clustered and separated from the common areas and homes.

What is a "cottage cluster"?

Cottage cluster housing is generally defined as a development of small, detached single-family dwelling units clustered around a central outdoor common space with a coordinated site plan.

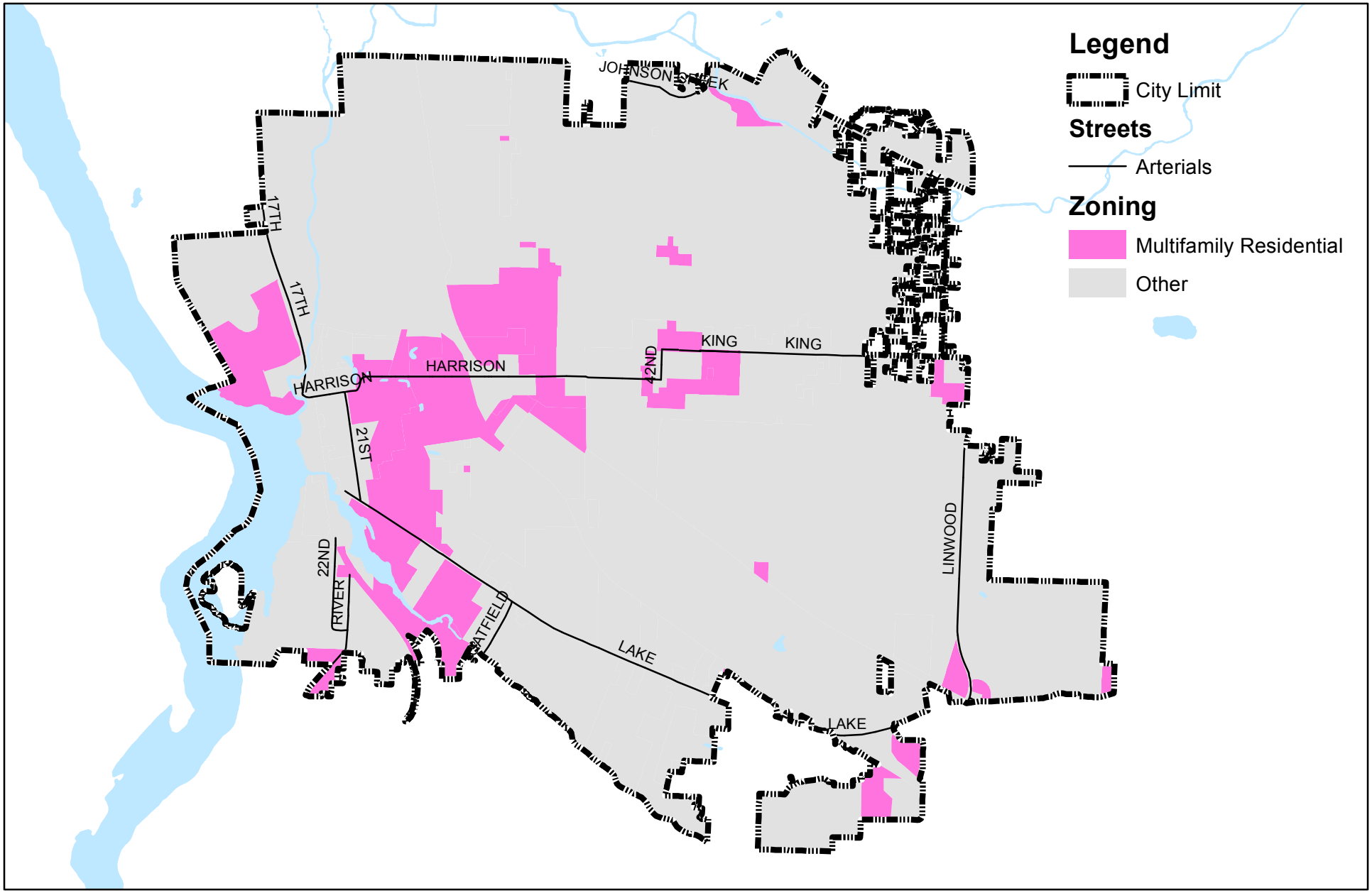
Cottages are smaller than single-family houses and are often oriented toward the common space. While cottages share such amenities as open space, gardens, a workshop, or a community building, each cottage has its own yard and the privacy of a roofed porch.



Key question

1. Should we allow cottage housing development in multifamily zones?

ATTACHMENT 1



Multifamily Residential Zones

0 1,000 2,000 4,000 Feet

Author: City of Milwaukie Planning Department, April 2011
Source: City of Milwaukie GIS, Clackamas County GIS, Metro Data Resource Center
All data depicted is approximate.
Not suitable for building or engineering purposes.

MILWAUKIE
Dogwood City of the West

Regional Model for Cottage Housing Standards

A. Intent

1. Support the growth management goal of more efficient use of urban residential land;
2. Support development of diverse housing in accordance with the Comprehensive Plan;
3. Increase the variety of housing types available for smaller households;
4. Provide opportunities for small, detached dwelling units within existing neighborhoods;
5. Provide opportunities for creative, diverse, and high quality infill development that is compatible with existing neighborhoods.

B. Definition of cottage housing development

A development of detached dwellings which has the following characteristics:

1. Each unit is of a size and function suitable for a single person or small family;
2. Each unit has the construction characteristics of a single-family house;
3. The density of the development is typically 7 to 14 units per acre;
4. Units are for residential use only and may not be operated as transient accommodations;
5. The development is designed with a coherent concept and includes: private and shared usable open space, off-street parking, access within the site and from the site, amenities such as a multipurpose room, workshop, garden, and a coordinated landscape plan;
6. Cottage design incorporates classic cottage features or northwest style using quality materials.

C. Small, compact dwellings

The total floor area of each cottage unit shall not exceed 1,000 square feet. Total floor area is the area included with the surrounding exterior walls, but excluding any space where the floor to ceiling height is less than six feet.

D. Number of cottages allowed

Two cottage housing units shall be allowed in place of each single family home allowed by the base density of the district.

E. Small clusters of cottages

Cottage housing units shall be developed in clusters of a minimum of 4 units to a maximum of 12 units.

F. Separation of developments

Cottage housing developments shall be separate from each other by at least 1,000 feet.

G. Maximum height

The height limit for all structures shall not exceed 18 feet. Cottages or amenity buildings having pitched roofs with a minimum slope of 6:12 may extend up to 25 feet at the ridge of the roof.

H. Common space

Cottage housing units shall be oriented around a central common space. The common open space must be at least 400 square feet per cottage housing unit. The common space shall have cottage units facing at least two sides. Open space with a dimension of less than 20 feet shall not be included in the calculated common open space.

For more information:

503-797-1839
www.oregonmetro.gov/communityinvestment

Metro

Metro
People places. Open spaces.

Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy and good transportation choices for people and businesses in our region. Voters have asked Metro to help with the challenges that cross those lines and affect the 25 cities and three counties in the Portland metropolitan area.

A regional approach simply makes sense when it comes to protecting open space, caring for parks, planning for the best use of land, managing garbage disposal and increasing recycling. Metro oversees world-class facilities such as the Oregon Zoo, which contributes to conservation and education, and the Oregon Convention Center, which benefits the region's economy.

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I. Private ground space

Each cottage housing unit shall be provided with a private use open space on the ground of at least 300 square feet with no dimension of less than 10 feet on one side. It should be contiguous to each cottage, for the exclusive use of the cottage resident, and oriented toward the common open space.

J. Ownership

Cottages are for residential use only and may not be operated as transient accommodations. Cottage housing developments are sited on one commonly owned property, or individual parcels may be created by subdividing the land with shared amenities owned in common.

K. Separation of structures

All structures shall maintain no less than 10 feet of separation within the cluster. Eaves may project into the required separation up to 12 inches.

L. Parking requirements

There shall be at least one off street parking space per dwelling unit.

M. Parking design (lots or structures)

1. Setback a minimum of 5 to 20 feet from the street, depending on the orientation of the structure or lot. If the structure or lot is perpendicular to the street, the narrow dimension may be within 5 feet of the street. If parallel to the street the lot or structure must be at least 20 feet from the street;
2. Clustered and separated from the common areas by landscaping and/or an architectural screen. Solid board fencing shall not be allowed as an architectural screen;
3. Screened from public streets and adjacent residential uses by a landscaping and/or architectural screen, which shall not include a solid board fence.

N. Setbacks

Setbacks for all structures from the property lines shall be an average of 10 feet, but shall not be less than 5 feet and not less than 15 feet from a public street.

O. Usable porches

Each unit shall have a covered porch with an area of at least 80 square feet and a minimum dimension of 5 feet. The porches on at least half the units shall face the common space.

P. Fences

All fences on the interior of the development shall be no more than 3 feet in height. Fences along the exterior of the development may be up to 6 feet in height, except as restricted by intersection clear vision standards. Chain link fences shall not be allowed.

Q. Maximum lot coverage

The total footprint of all structures shall not exceed 40 percent of the site area. Impervious surfaces shall not exceed 60 percent of the site area.

R. Architectural elements and materials

Cottages fronting a street shall avoid blank walls by including at least one of the following:

1. Changes in exterior siding material and paint color;
2. Windows which may include bay windows; and/or
3. Building modulation with a depth measuring at least one foot.

Structures shall be provided with substantial exterior trim elements consistent with traditional northwest cottage design and small home craftsmanship.

Note: The Regional Model for Cottage Housing Standards was adapted from successful cottage housing developments in the state of Washington and the Washington cottage housing model code.

THIS DRAFT WOULD REPEAL SECTIONS 19.304 – 308 AND REPLACE THEM WITH THE TEXT BELOW.

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
Residential						
Single-family detached dwelling	P	P	P	P	P	See 19.505.1
Duplex	P	P	P	P	P	See 19.505.1
Residential home	P	P	P	P	P	See 19.505.1
Accessory dwelling unit	P	P	P	P	P	See 19.910.1, Accessory Dwelling Units, for approval process and standards
Manufactured dwelling parks	III	NP	NP	NP	NP	See 19.910.3, Manufactured Dwelling Parks.
Rowhouse	P	P	P	P	P	See 19.302.3, Use Limitations and Restrictions See 19.505.1
Cottage Cluster Housing	P	P	P	P	P	See 19.505.4
Multifamily	CU	CU	P	P	P	See 19.302.4.A.2. See 19.905.9.G, Multifamily Condominium and Apartment Dwellings See 19.505.2
Congregate housing facility	CU	CU	P	P	P	
Senior and retirement housing	CU	CU	CU	P	P	See 19.905.9.G, Senior and Retirement Housing

Table 19.302.2 Medium Density Residential Uses Allowed						
Use	**R-3**	**R-2.5**	**R-2**	**R-1**	**R-1-B**	**Comments/Standards**
Boarding, lodging and rooming house	CU	CU	CU	CU	CU	
Commercial						
Office	CU	CU	CU	CU	P	Where allowed as a conditional use, see 19.302.3, Use Limitations and Restrictions
Retail trade	CU	CU	CU	CU	CU	See 19.302.3, Use Limitations and Restrictions
Personal/business services	CU	CU	CU	CU	CU	See 19.302.3, Use Limitations and Restrictions
Commercial recreation	CU	CU	CU	CU	CU	See 19.302.3, Use Limitations and Restrictions
Hotel or motel	NP	NP	CU	CU	CU	
Bed and Breakfast	CU	CU	CU	CU	CU	
Accessory and Other Uses						
Accessory structures and uses	P	P	P	P	P	See 19.503, Accessory Uses
Agricultural or horticultural use	P	P	P	P	P	See 19.302.3, Use Limitations and Restrictions
Community service uses	CSU	CSU	CSU	CSU	CSU	See 19.904, Community Service Uses
Home occupation	P	P	P	P	P	See 19.507, Home Occupation Standards

NP = Not permitted; P = Permitted, any required review noted in comments column; III = Type III Review required; 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. 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.

B. Office uses allowed in the R-1-B zone are offices, studios, clinics, and others similar professional offices.

C. Office uses in the R-3, R-2.5, R-2 and R-1 zones, and retail trade, personal/business services, and commercial recreation are permitted as conditional uses, subject to the following limitations:

   1. The office use is limited to no more than 2,000 sq ft of floor area.

   2. The site is located on an arterial street, as identified by the Milwaukie Transportation System Plan.

D. Limitations on Rowhouse Development.

1. Rowhouse development is not allowed on lots with a lot width of more than 35 feet.
2. Rowhouse development is allowed only where there are at least 2 abutting lots on the same street frontage that meet the minimum lot dimensions for rowhouses in Subsection 19.302.4.
3. No more than [2-5] consecutive rowhouses that have an abutting rowhouse on both side lot lines are allowed.

E. Cottage Cluster Housing is allowed subject to the standards for cottage cluster housing per Subsection 19.50X.

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.

The standards in Subsection 19.302.4 are not applicable to cottage cluster development except where specifically referenced by Subsection 19.505.X.

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) a. Rowhouse b. Duplex c. All other lots	 3,000 6,000 5,000	 2,500 5,000 5,000	 2,500 7,000 5,000	 1,400 6,400 5,000	 1,400 6,400 5,000	See 19.501.1, Lot Size Exceptions. See 19.505.X for standards on lots in cottage clusters
2. Lot width (feet) a. Rowhouse b. All other lots	 30 50	 25 50	 25 50	 20 50	 20 50	
4. Lot depth (feet) a. Rowhouse b. All other lots	 80 80	 75 75	 80 80	 70 80	 70 80	
5. Minimum street frontage requirements (feet) a. Rowhouse b. Standard lot c. Flag lot d. Double flag lot	 30 35 25 35	 25 35 25 35	 25 35 25 35	 20 35 25 35	 20 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 See 19.302.5.A 15 15					See 19.302.5.A. 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		3 stories or 45 feet, whichever is less			See 19.501.3, Building Height Exceptions
3. Maximum lot coverage (% of total lot area)	40%		45%		50%	See Lot Coverage definition in Subsection 19.201

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**
4. Minimum vegetation (% of total lot area)	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 b. Maximum	11.6 14.5	11.6 17.4		25.0 32.0		See 19.302.5.C. See 19.501.4, Density Exceptions.

19.302.5 Additional Development Standards

A. Side yards.

1. In the medium and high density zones, the required side yard is determined per Table 19302.5. The measurements in this table do not apply to required street side yards.

Table 19.302.5
R-3, R-2.5, R-2, R-1, and R-1-B Required Side Yard

If the area of the plane of the building wall is:	The required side yard is
1,000 sq ft or less	5 ft
1,001 sq ft — 1,300 sq ft	6 ft
1,301 sq ft — 1,600 sq ft	7 ft
1,601 sq ft — 1,900 sq ft	8 ft
1,901 sq ft — 2,200 sq ft	9 ft
2,201 sq ft — 2,500 sq ft	10 ft
2,501 sq ft — 2,800 sq ft	11 ft
2,801 sq ft — 3,100 sq ft	12 ft
3,101 sq ft — 3,400 sq ft	13 ft
3,401 sq ft or greater	14 ft

2. There is no required side yard for rowhouses that share a common side lot line.

C. Lot Coverage. The lot coverage standards in Subsection 19.302.4.B.3 are modified for specific uses and lot sizes as described below. The reductions and increases are additive for lots that are described by one or more of the situations below.

1. The lot coverage percentage in Subsection 19.301.4.B.3 is increased by 10 for development of a single-family detached dwelling or an addition to an existing single-family detached dwelling if the following standards below are met.

   A Type II Variance per Subsection 19.911.4.A to further increase this lot coverage allowance is prohibited.

   a. The minimum vegetation standard of Subsection 19.301.4.B.4 is met.

   b. The setback standards of Subsection 19.301.4.B.1 are met. A variance per Section 19.911 may be approved to allow a decrease in the required setbacks.

   c. The portions of the structure that are in excess of [17-20] feet in height or in excess of 1 story are limited to the lot coverage standard listed in Subsection 19.301.4.B.3. Only portions of the structure that are less than [17-20] and no taller than 1 story are allowed to exceed the listed lot coverage standard.

3. The lot coverage percentage in Subsection 19.301.4.B.3 is increased by 20 for a duplex or rowhouse.

4. The lot coverage percentage in Subsection 19.301.4.B.3 is increased by 5 for the development of a new detached accessory dwelling unit. This allowance applies only to the detached accessory structure and does not allow for the primary structure or other accessory structures to exceed lot coverage standards.

C. Front Yard Minimum Vegetation. At least [25-40]% of the required front yard shall be vegetated. The required front yard vegetation area counts toward the minimum required vegetation for the lot. This requirement does not apply to rowhouse development.

D. Height exceptions. One additional story may be permitted in excess of the required maximum standard. An additional 10% of site area that is retained in vegetation beyond the minimum is required for each additional story.

D. The minimum and maximum development densities in Subsection 19.302.4.C.1 are applicable for land division and boundary change applications, and any development that would change the number of dwelling units on a lot. Development of a single-family detached dwelling or an accessory dwelling is exempt from the minimum and maximum density requirements.

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.

CHAPTER 19.500

SUPPLEMENTARY DEVELOPMENT REGULATIONS

19.505.3 Design Standards for Multifamily Housing

A. Purpose. The purpose of these design standards is to help facilitate the development of attractive multifamily housing that encourages multi-modal transportation. The regulations identify characteristics of good site and building design, which contribute to livability, safety, and sustainability, help create a stronger community and foster a quality environment for people utilizing the development and in the surrounding neighborhood.

B. Applicability. The standards in this section apply to all new multifamily developments with three or more dwelling units on a single lot. Cottage clusters housing and rowhouses on their own lots are subject to separate standards and are therefore exempt from 19.505.4. Housing development that emulates the style of cottage cluster housing or rowhouses and is done on a single lot are subject to the standards of this subsection.

C. Review process. Two possible review processes are available for review of multifamily development: Objective and Discretionary. An applicant may choose which process to use. The Objective process uses clear objective standards that do not require the use of discretionary decision-making. The Discretionary process uses design guidelines that are more discretionary in nature and are intended to provide the applicant with more flexibility in designing the multifamily development. Regardless of the review type, the applicant must demonstrate how the standards or guidelines are being met.

1. Projects reviewed through the Objective process will be evaluated through a Type I Development Review pursuant to Chapter 19.906.

2. Projects reviewed through the Discretionary process will be evaluated through either a Type II or Type III Development Review pursuant to Chapter 19.906.

3. The two review types may not be combined for one project. For example, a project may not use some of the Objective standards and some of the Discretionary guidelines in one application; an applicant must choose either the Objective or Discretionary review process.

D. Design guidelines and standards. Applicable guidelines and standards for multifamily design are located in Table 19.505.3. The illustrations provided in Figure 19.5xx are intended to illustrate how development could comply with these standards and should not be interpreted as requiring a specific architectural style. The guidelines and standards are intended to achieve the following principles for multifamily development:

1. Livability. The city encourages multifamily development that contributes to a livable neighborhood by incorporating visually pleasing design, minimizing the impact of vehicles, emphasizing pedestrian and bicycle connections and providing public and private open spaces for outdoor use.

2. Compatibility. The city encourages multifamily development that is appropriate in scale to the surrounding neighborhood and maintains the overall residential character of Milwaukie.

3. Safety and Functionality. The city encourages multifamily development that is safe and functional by providing visibility into and within a multifamily development and by creating a circulation system that prioritizes bicycle and pedestrian safety.

4. Sustainability. The city encourages multifamily development that promotes elements of sustainability such as energy conservation, preservation of trees and open space, quality building materials, and alternative transportation modes.

Table 19.505.3 Multifamily Design Guidelines and Standards		
Design Element	**Design Guideline (Discretionary Process)**	**Design Standard (Objective Process)**
A. Private Open Space	The development should provide individual private open spaces for dwelling units. Private open space should have direct access from the dwelling unit and should be visually and/or physically separate from common areas.	Private open space (patios or balconies) shall be provided as follows: 1. For each dwelling unit located on the ground floor, or within 5 feet of finished grade, a minimum of 96 square feet of private open space. 2. For each dwelling unit located more than 5 feet above finished grade, a minimum of 48 square feet of private open space. 3. For each dwelling unit with private open space, a direct and accessible route shall be provided from the dwelling to the private open space. 4. Private open space shall be visually separated from common open space and adjacent dwelling units through the use of landscaping, fencing or a wall.
B. Common Open Space	The development should provide sufficient open space for the purpose of outdoor recreation, scenic amenity, or shared exterior space for people to gather.	Common open space shall be provided as follows: a. For buildings with more than 5 dwelling units, a minimum of 10% of the gross site area, or 750 square feet, whichever is greater, shall be designated as common open space. b. The minimum dimension for any shared open space shall be 20 feet. c. Designated open space shall contain one or more of the following: recreation area, protection of sensitive lands, play fields, children's play area, sport courts, gardens, swimming pools, walking trails, pedestrian amenities, or similar open space amenities for residents. d. If a development includes a children's play area, the play area shall be located such that it is visible from at least 50% of the abutting units. Play areas shall not be located within required yard setbacks.
C. Pedestrian Circulation	Site design should promote safe, direct and usable pedestrian facilities and connections throughout the development. Ground floor units should provide a clear transition from the public realm to private spaces.	The on-site pedestrian circulation system shall include the following: 1. Continuous connections between the primary buildings, streets abutting the site, ground level entrances, common buildings, common open space, and vehicle and bicycle parking areas. 2. At least one pedestrian connection to an abutting street frontage for each 200 linear feet of street frontage. 3. For sites greater than 40,000 square feet, a direct connection

Table 19.505.3 Multifamily Design Guidelines and Standards		
Design Element	**Design Guideline (Discretionary Process)**	**Design Standard (Objective Process)**
		from one end of the site to the other to facilitate travel through the site. 4. Pedestrian walkways shall be separated from vehicle parking and maneuvering areas through physical barriers such as planter strips, raised curbs, or bollards.
D. Vehicle Parking	The development should include a parking strategy that accommodates vehicles while reducing the visual impact of parking on the public realm.	Parking for the development shall comply with the following: 1. On site surface parking areas, garages, and vehicle circulation areas shall not be located between a building and an abutting street right-of-way. 2. Parking located to the side of the primary building shall be limited to 50% of the linear frontage of that side. 3. All attached garages shall be located at least 4 feet behind the front building façade. 4. Detached garages or carports shall reflect the architectural style and/or building materials used for the dwelling structure(s).
E. Building Orientation & Entrances	Buildings should be located with the principal façade oriented to the street or a street-facing open space such as a courtyard. Building entrances should be well-defined and promote user comfort.	1. The primary building entry or entries for ground floor units shall face the street right-of-way or a central courtyard. Secondary entries may face parking lots or other interior site areas. 2. Building entrances shall be visually prominent and receive architectural emphasis through the use of recesses, projections, corner entry, landscape treatments or other similar technique. 3. For sites **not** on an arterial street, at least 50% of a site's street frontage (not including accessways) shall be occupied by buildings that are located no further than 10 feet from the required setback line. 4. For sites on an arterial street, at least 50% of a site's street frontage (not including accessways) shall be occupied by buildings that are located no further than 20 feet from the required setback line.
F. Neighborhood Compatibility	1. Building Massing. The development should be designed to minimize the impact of large building expanses by providing elements that break down the scale of buildings, and provide visual interest. 2. Transitions. When abutting existing lower-scale residential development, multifamily buildings should	1. Buildings shall have, at a minimum, a base and top. a. The "base" (ground floor level) shall be considered from grade and it shall be twelve to twenty (12-20) feet tall. The base shall include a distinct physical transition between the base and any upper floors. The transition could include a change in brick pattern and other materials, articulation of a floor line, change in window

Table 19.505.3 Multifamily Design Guidelines and Standards		
Design Element	**Design Guideline (Discretionary Process)**	**Design Standard (Objective Process)**
	respect and mirror the massing of neighboring structures by stepping back upper stories or increasing setbacks.	types, or other similar indication of transition. b. The "top" of a building shall be considered either the upper story or the top of the façade and shall have a distinct visual design from the "base" through material treatment, color, texture, or change in materials or roof form. 2. To avoid long, monotonous, uninterrupted walls, buildings shall incorporate exterior wall off-sets, projections and/or recesses. At least 1 foot of horizontal variation shall be used at intervals of 40 feet or less along the building's primary façade on the ground floor level. 3. Buildings shall not have an overall horizontal distance exceeding 150 linear feet as measured from end wall to end wall. 4. Where a multifamily development abuts or is across a street from a property zoned R-5, R-7 or R-10, the following is required. a. On sites that abut an R-5, R-7 or R-10 zone the following must be met: i. In the portion of the site within 25 feet of the lower density residential zone, the building height limits are equal to those of the adjacent residential zone. ii. Landscaping or a combination of fencing and landscaping shall be used to provide a sight-obscuring screen six feet in height along the abutting property line. b. On sites across the street from an R-5, R-7 or R-10 zone, on the portion of the site within 15 feet of the intervening street, the height limit shall be those of the lower density residential zone across the street.

Table 19.505.3 Multifamily Design Guidelines and Standards		
Design Element	**Design Guideline (Discretionary Process)**	**Design Standard (Objective Process)**
G. Building Façade Design	Buildings should be designed to create a visually interesting façade that considers and complements neighboring buildings and the public street. Wall plane articulation or wall treatments should be used to break up the massing of large buildings and create a human-scaled environment.	1. Street-facing elevations shall be divided into wall planes that reflect individual dwelling units. This can be achieved by doing one or more of the following: a. Incorporating elements such as porches or decks into the wall plane. b. Recessing the building a minimum of 2 feet in depth by 6 feet in length. c. Extending an architectural bay at least 2 feet from the primary street-facing façade. 2. Windows shall occupy a minimum of 25% of the total street-facing façade.
H. Building Materials	Buildings should be constructed with architectural materials that provide a sense of permanence and high quality.	1. The following building materials are prohibited on street-facing building facades and shall not be used on more than 35% of any other building façade: a. Vinyl PVC siding b. Plywood c. Exterior insulation finishing (EIFS) d. Corrugated metal e. Plain concrete or concrete block f. Spandrel glass g. Sheet pressboard 2. The following fence materials are prohibited: a. Plastic or vinyl b. Chain link
I. Landscaping	Landscaping of multifamily developments should be used to provide a canopy for open spaces and courtyards, and to serve as a buffer from adjacent homes. Existing, healthy trees should be preserved whenever possible.	1. For every 2,000 square feet of site area, one tree shall be planted or one existing tree shall be preserved. a. New trees must be on the city's list of approved tree species. b. Preserved tree(s) must be at least 6 inches in diameter at breast height (DBH) and cannot be an invasive or prohibited species per the city's tree list. 2. Trees shall be planted to provide, at maturity, canopy coverage to at least one-third of any established common open space or courtyard.

Table 19.505.3 Multifamily Design Guidelines and Standards		
Design Element	**Design Guideline (Discretionary Process)**	**Design Standard (Objective Process)**
J. Screening	Mechanical equipment, garbage collection areas, and other site equipment and utilities should be screened so they are not visible from the street and public or private open spaces. Screening should be visually compatible with other architectural elements in the development.	Mechanical and communication equipment and components shall be screened so they are not visible from streets and other street level public spaces, including alleys. They shall be screened in a manner that is compatible with the architectural character of the building. 1. Appropriate screening for rooftop equipment includes parapet walls or architecturally compatible fabricated enclosures such as panels and walls. 2. The Planning Director may require a review of screening of rooftop equipment by requesting sight line studies. 3. Solar equipment is exempt from this requirement. 4. Utilities such as transformers, heating and cooling, electric meters and other utility equipment shall be not be located within five (5) feet of a front entrance and shall be screened with landscape materials.
K. Recycling Areas	Recycling areas should be appropriately sized to accommodate the amount of recyclable materials generated by residents. Areas should be located such that it provides convenient access for residents and for waste and recycling haulers. Recycling areas located outdoors should be appropriately screened or located so that the area is not a prominent feature viewed from the street.	1. The recycling collection area must provide containers to accept the following recyclable materials: glass, newspaper, corrugated cardboard, tin, and aluminum. 2. The recycling collection area must be located at least as close to the dwelling units as the closest garbage collection/container area. 3. Recycling containers must be covered either by roof or weatherproof lids. 4. If located outdoors, the recycling collection area must be screened from the street and adjacent properties by sight-obscuring materials. 5. The recycling collection area(s) must have a collection capacity of at least 100 cu ft in size for every 10 dwelling units or portion thereof. 6. The recycling collection area must be easily accessible to collection service personnel between the hours of 6:00 a.m. and 6:00 p.m. 7. The recycling collection area and containers must be clearly labeled, to indicate the type and location of materials accepted, and properly maintained to ensure continued use by tenants. 8. City Fire Department approval will be required for all recycling collection areas. 9. Review and comment for all recycling collection areas will be

Table 19.505.3 Multifamily Design Guidelines and Standards		
Design Element	**Design Guideline (Discretionary Process)**	**Design Standard (Objective Process)**
		required from the appropriate franchise collection service.
L. Sustainability	Multifamily development should optimize building orientation for heat gain, shading, day-lighting, and natural ventilation.	In order to promote more sustainable development, multifamily developments shall incorporate the following elements: 1. Roof pitch and building orientation that do not preclude utilization of solar panels 2. Windows that are operable by building occupants 3. Windows that are high quality, durable and energy efficient with insulating double or triple panes 4. Window orientation, natural shading, and/or sunshades designed to effectively limit summer sun and to allow for winter sun penetration.
M. Privacy Considerations	Multifamily development should consider the privacy of and sight lines to adjacent properties.	In order to protect the privacy of adjacent properties, multifamily developments shall incorporate the following elements: 1. Buildings shall be oriented for privacy, to the extent practicable, both within the project and to the neighborhood. 2. The placement of windows and openings, including balconies, above the first story shall not create a direct line of sight into the living space or the back yard of adjacent properties. 3. Where privacy between adjacent residences is a concern, windows shall be staggered, placed at the top third of the wall, or frosted.

5. Architectural Vocabulary and Education

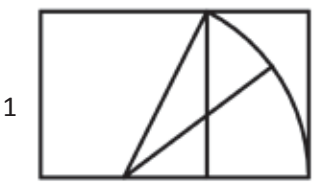
a. Repetition. A recurring pattern helps organize a façade by creating a clear and understandable pattern. Elements that repeat themselves in a rhythmic manner create a sense of architectural intention and importance. Repetitious building elements include architectural bays, window and door patterns, roof pitches, wall planes and detail elements such as ground floor wall-lights and sconces, transom windows, and signage.

b. Hierarchy. Distinctions between functions, importance, and symbolic roles are emphasized when an architectural composition exhibits hierarchy of form. This hierarchy can be articulated using a combination of unique shapes, size differentials, and through the location of prominent architectural features such as a corner building turret.

c. Symmetry. A balanced separation and distribution of elements about a central point, such as an entry doorway, window or portal results in a comfortable and harmonious whole. Symmetrical facades are rooted in classical architecture and the work of Andrea Palladio, whose work embraces symmetry, perspective and values of the formal classical temple architecture of the ancient Greeks and Romans.

d. Datum. Horizontal and linear elements on the facade of the building serve to unify the building. Architectural datums are typically a line or a plane. Examples of datums include projected windowsills and headers, building materials such as a soldier brick course and roof forms. More subtle examples of datums include window mullions, ground floor awnings and a belt course or sign band.

e. Golden Rectangle. A golden rectangle is a rectangle where the ratio of the length of the short side to the length of the long side is proportional to the ratio of the length of the long side to the length of the short side plus the length of the long side. (Approximately 1:1.618) This proportion system is considered aesthetically pleasing. The golden rectangle (also referred to as the golden section and golden spiral) is found in paintings, music and architecture.



f. Interlocking. The creation of overlapping, interpenetrating spaces has been a major theme of architecture throughout history. In many cases, the interlocking of spaces is articulated in section. However, elevations can also be interlocked or be articulated in a manner to show how façade elements such as wall-planes or materials "fit together."

g. Portal. A portal is a general term that describes an opening in a wall. In Medieval times, the portal was the gate to the fortification. In contemporary architecture, the portal is typically the primary entry to the structure or shared space. From an urban design point of view, the portal is a unique pedestrian-oriented element that defines the threshold between the public and private realm without being wall-like.

h. Scale. Scale considers the relationship of one thing to another. At the human scale, building elements such as doorknobs, stairs and handrails relate to the human body size. At the building scale, multiple scales exist within a single building façade in order to achieve a higher level of visual complexity. Scale is the relationship in size and proportion of one part of a building to another part, or between buildings on a site.

i. Solid and Void. The contrast between solid and void elements can be used to provide functionality to a building while contributing to the overall composition of a facade. The characteristic of a void is that it has the appearance of being a portion of the solid which was removed, creating a sculptural appearance, visual interest, and light/shadow compositions.

j. Layering. Layering along the façade is created by the incorporation of separate or distinct planes that are suspended from or separate from the primary façade and load-bearing wall. In traditional buildings, pilasters, columns and wood panels extend from the front facade to provide visual relief. This technique is especially effective when coupled with recessed windows and doors that create a sense of shadows that implies "wall" thickness and permanence. More contemporary layering techniques may create hierarchy in the facade and between public, semi-public, and private zones.

Residential Design Standards Steering Committee
June 30, 2011, 4:00 PM, City Hall Conference Room
Meeting Notes

Steering Committee members:
Jim Perrault, Jean Baker, Dion Shepard, Terry Whistler, Mark Gamba, David Aschenbrenner, Greg Hemer

Project team:
Katie Mangle, Marcy McInelly, Susan Shanks, Ryan Marquardt

- Greg introduced the idea that every new home should have at least one solar powered light, rain barrel, or compost bin.
- Susan presented some of the City's existing tools for regulating the form and location of new homes, as covered in the Policy Summary on Development Standards
    - Mark asked if we should regulate the amount of hardscape on a lot
    - Katie mentioned that the standards discussed by the steering committee today can apply to single family housing development in all residential zones (not just the lower density zones).
    - Terry asked why the City does not require that new development be compatible with surrounding development. He also indicated he is interested in seeing houses designed to facilitate the installation of solar panels.
- Marcy presented the materials about regulatory tools for compatibility
    - Lot coverage: Do the existing zones have the right lot coverage percentages? Should there be different standards for larger lots?
        - Mark brought up the idea of having a set lot coverage for the primary structure and a second lot coverage allowance for an accessory dwelling unit (ADU). With current lot coverage standards, a property could use up its allowed lot coverage on the primary structure and not be able to add an ADU in the future. He also suggested that properties should be able to get additional lot coverage by giving up existing hardscaped or driveway area.
        - Susan mentioned that a property with more vegetated area than the minimum requirement could get increase lot coverage.
        - Mark believes that solar accessibility should be the primary consideration in development standards.
    - Floor Area Ratio (FAR)

- Greg thought that FAR is a good regulation
- Mark liked the idea of a smaller footprint allowing for increased height so long as it doesn't shade neighboring property (precluding home agriculture use).
- Jim suggested using FAR as a regulation for ADU size based on the size of the primary structure
- Mark suggested that the two key regulations be a maximum hardscape area and FAR
- Marcy observed that FAR is not a good compatibility standard since it allows for a range between low structures with large footprints to tall skinny structures.

- Minimum Vegetation: this is an existing standard in Milwaukie, could be modified to specify area on a property where vegetation is required, such as the front yard.
  - Mark believes that it is OK to have the entire front yard as hardscape if it is a shaded area and helps create more space for solar access and vegetation elsewhere on the lot.
  - Marcy observed that this creates some tension between standards for sustainability and standards for compatibility.
  - Terry asked under what circumstances compatibility should be a primary value. Is there a way to differentiate when it is important for an area and when it is not.
  - Greg stated that it is good to have front setbacks available for off-street parking.
- Height: the current height regulations measure building height from the front face of the building, have different measurements for different roof types, and do not account for slopes on site.
  - How height is measured on sloped sites should be addressed so that those with sloped lots are neither given more or less development rights than those on flat lots. Height restrictions for upwards sloping lots should not be overly constraining and for downward sloping lots should not be overly permissive, e.g. allowing some homes to tower over others.
- Side setbacks
  - Mark thought that side setback problems may be solved through regulating maximum hardscape and solar access.
  - Marcy noted that the group should discuss solar access parameters

        - Terry stated that roof pitch and orientation are important aspects of solar access
        - Mark stated that solar access regulations should ensure that a house does not shade the house or garden area on an abutting property, such as a 'no more than X hours of shade during the hours of y to z during the growing season'.
        - General discussion about tree cutting or tree preservation vis a vis solar access regulations
        - Most of the committee recommended that sustainability needs to be added to the livability goals of the residential design project.

- Susan presented the 3 questions on page 3 of the meeting materials handout for consideration by the steering committee
    - Do we have the right goals for the project?
        - Greg reiterated that we need to add sustainability as a goal.
        - Terry added that sustainability should consider solar, water, soil, and impacts generated off-site from materials production. He added that the project should allow urban land to be better utilized since this encourages sustainability by reducing sprawl.
        - Jean believes the goals should encourage sustainability as well as have the goal of creating development that is a good neighbor.
        - Marcy summarized the discussion and noted there is a difference between maximum intensification of a property (increasing density) and maximum utilization (having single-family dwelling and ADU) and noted that there may be tradeoffs between some sustainability and compatibility goals.
        - David wants to see the possibility for large lots to be preserved, and does not want to see the loss of large lots by flag lot partitions. Katie and Marcy responded that this project will not change flag lot standards, and that there are few properties left in the city that can do a flag lot partition.
        - Marcy asked what 'intensification' means to the committee.
            - Terry thinks intensification implies the ability to have more family members live on a property in a detached ADU.
    - Is any one of the goals – sustainability, compatibility, flexibility – more important than the others?

        - David does not think any one is more important than the others.
        - Terry believes that compatibility is a difficult goal to define, and David agreed. It can mean uniformity with regard to height, setback, and/or many other features.
    - Are there areas of the City where uniformity of development is more important than others?
        - Jean does not believe it is important, and can in fact be boring.
        - David believes that in some areas, such as an area where houses all have deep front yard setbacks, that it can be important.
        - Terry believes that it can be important; however, pursuing compatibility as a goal can undermine goals related to sustainability and flexibility.
        - The committee indicated that they are in favor of allowances for front yard setbacks to be reduced to be more conforming with surrounding development, but not with requiring increased front yard setbacks if surrounding properties had front yards that exceed the minimum setback requirement.
        - There was general consensus that existing development should not overly constrain new development.
    - Should the City change its policy for regulating duplexes in lower density zones?
        - Jean thought that duplexes should be allowed outright in lower density zones.
        - Greg would be OK with allowing duplexes on smaller lot sizes. Project staff clarified that the proposal is not to change lot size requirements, as this is related to density, but rather to look at changes to the level of review for duplexes.
        - Dion believes that duplexes should have the same (or higher) review level as a flag lot partition, which is a Type II review. She would favor having both duplexes and flag lots require type III review, though she understands that the review type for flag lots would not change with this project.
        - David thinks that there is a distinction to be made between new duplex development and conversion of an existing single family dwelling into a duplex. The later typically does not look as nice or act as a good neighbor. They Type II review makes sense for new construction.

- Terry thinks it is OK to simplify the process, and that it would be good to have design standards in place for duplexes.
- Katie added that there are options for requiring different review levels for duplexes based on their location. For example, duplexes on corner lots or higher classification streets could be allowed outright, while duplexes on residential street would require some review.
- Jean added that duplexes can be disguised somewhat, and that some are split vertically, rather than horizontally.
- David believes it is OK to loosen up the review requirements somewhat.
- Terry believes it is OK to allow them outright if they are well designed and in appropriate locations, and should require Type II review otherwise.
- The committee concurred that it is OK to allow duplexes outright on higher classification streets and on corner lots if appropriate design standards are met, and that they should otherwise require Type II review.

Meeting adjourned at about 6 PM.