

Comprehensive Plan Land Use Designations

The following list of land use designations are carried over, with minor edits, from the previous iteration of the Comprehensive Plan's Land Use Chapter and reflect changes through Ordinance 2163. The geographic location and distribution of the eight 8 land use designations are illustrated on the Comprehensive Plan Land Use Map (Map XX).

The list of permitted housing types and density ranges under each land use designation have been slightly revised from previous Comprehensive Plan policy language in order to match the uses and standards already permitted by the implementing zoning districts, which can be found in Title 19 of the Milwaukie Municipal Code. These land use designations will be further updated to comply with the requirements of House Bills 2001 and 2003, which must occur by June 30, 2022.

Low Density Residential (Zones R-10, R-7) - up to 6.2 units per net acre

- a. Permitted housing types include single family detached, accessory dwelling units, and duplexes on large lots.
- b. Transportation routes are limited primarily to collectors and local streets.
- c. Sites with natural resource or natural hazard overlays may require a reduction in density.

Moderate Density Residential (Zone R-5) – 7.0 to 8.7 units per net acre

- a. Permitted housing types include single family detached on moderate to small lots, accessory dwelling units, and duplexes.
- b. Convenient walking distance to a transit stop or close proximity to commercial and employment areas distinguish moderate density residential from low density residential.

Medium Density Residential (Zones R-3, R-2.5, R-2) – 11.6 to 17.4 units per net acre

- a. Permitted housing types include single family detached on small lots, duplexes, accessory dwelling units, cottage clusters, and in limited areas, multi-family development.
- b. These areas typically have access to major or minor arterials. Siting should not result in increased traffic through Low Density Residential areas.
- c. Medium Density areas are to be located near or adjacent to commercial areas, employment areas or transit stops.

High Density (Zones R-1, R-1-B) – 25.0 to 32.0 units per net acre

- a. A wide variety of housing types are permitted, with the predominant housing type being multifamily units.
- b. These areas should be adjacent to or within close proximity to the downtown or district shopping centers, employment areas and/or major transit centers or transfer areas.
- c. Access to High Density areas should be primarily by major or minor arterials.
- d. Office uses are outright permitted in limited areas within close proximity of downtown.

Town Center (Zones DMU and GMU)

- a. Mixed-use development combining residential high-density housing with retail, service commercial, and/or offices is encouraged.
- b. The Downtown and Riverfront Land Use Framework Plan and the Downtown Mixed -Use Zone shall implement Subarea 1 of the Town Center Master Plan.
- c. Downtown Milwaukie is part of the Milwaukie Town Center, which is a regional destination in the Metro 2040 Growth Concept

d. The Town Center Area shall be served by multimodal transportation options; therefore, on-street parking, shared parking, and enclosed parking are the most appropriate parking options in the Town Center Area.

e. A variety of higher density housing is desired in the Town Center Area, and the City shall work cooperatively with the private sector to provide a diverse range of affordable housing.

f. Downtown public improvements should be coordinated with private improvement efforts by local property owners and should aim to stimulate and support private investments in the area.

g. Central Milwaukie is part of the Milwaukie Town Center that serves the larger Milwaukie community with goods and services and seeks to provide opportunities for a dense combination of commercial retail, office, services, and housing uses.

h. The City will continue to work closely with Metro and Tri-Met in planning for transit improvements.

i. More detailed design concepts and principles for these areas are included in the Urban Design section.

Commercial (Zones NMU, C-N, C-L, C-G, C-CS)

a. The City's commercial areas aim to meet a wide variety of local and regional needs for shopping and services.

b. Larger commercial centers are located along arterials and state highways

c. Neighborhood Mixed Use Areas are located primarily along collector or arterial roads and provide opportunities for a mixture of neighborhood commercial services and housing which are well-connected to the surrounding neighborhoods by sidewalks and bikeways

d. Neighborhood hubs are dispersed throughout Milwaukie and provide opportunities for the development of neighborhood commercial services and the provision of amenities and gathering places for nearby residents.

e. Corridors are located along existing or planned frequent transit lines and provide opportunities for higher intensity development in areas within walking distance of existing or planned frequent transit service.

f. More detailed design concepts and principles for these areas are included in the Urban Design section.

Industrial (Zones M, BI, MUTSA and NME)

a. Industrial uses are concentrated in three major areas:

i. The **North Milwaukie Innovation Area** along State Route 99 is one of the City's main employment areas that has identified redevelopment opportunities.

ii. The **Johnson Creek Industrial Area** is an important employment area within close proximity of Johnson Creek and residential neighborhoods

iii. The **International Way Business District** is a major employment area off of International Way and Highway 224

b. More detailed design concepts and principles for these areas are included in the Urban Design section.

Public (Zone OS and as allowed through Community Service Use process)

a. The Public land use designation is intended for schools, parks, public open space, and other community uses.

b. With the exception of the downtown Open Space (OS) zone, the City currently lacks a zoning district for public uses. Public parks are approved through park master plans, while schools are approved through the community service use land use process.

c. The City shall explore the creation of zoning districts that outright permit public uses such as parks

and schools.