



# COMPREHENSIVE PLAN IMPLEMENTATION

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## PHASE 1

## Definitions

### **Building Footprint**

The area covered by the outer structural walls of a building (Milwaukie's Zoning Code).

### **Development code**

Also known as the Zoning Code and included as Title 19 of the Milwaukie Municipal Code, it regulates the processes, permitted uses, and standards for development in Milwaukie (Milwaukie's Comprehensive Plan).

### **Form Based Approach**

A way to regulate development that controls building form first and building use second, with the purpose of achieving a particular type of "place" or built environment based on a community vision (plannerweb.com)

### **Livability**

The ability to meet community members' economic, social, and cultural needs and to promote their health, safety and wellbeing (Milwaukie's Comprehensive Plan).

### **Lot Coverage**

"Lot coverage" means the amount of area covered by building(s) on a lot. Lot coverage includes open structures, such as pole barns; building features such as patio covers, roofed porches, and decks; or similar features. (Milwaukie's Zoning Code).

### **Lot Size**

The total area of a property, including the yard up to the property lines.

### **Multimodal transportation**

Facilities (streets, bike paths, sidewalks, light rail) that support a variety of transportation modes (walking, biking, driving, transit, etc.) (Milwaukie's Comprehensive Plan).

### **Redevelopment**

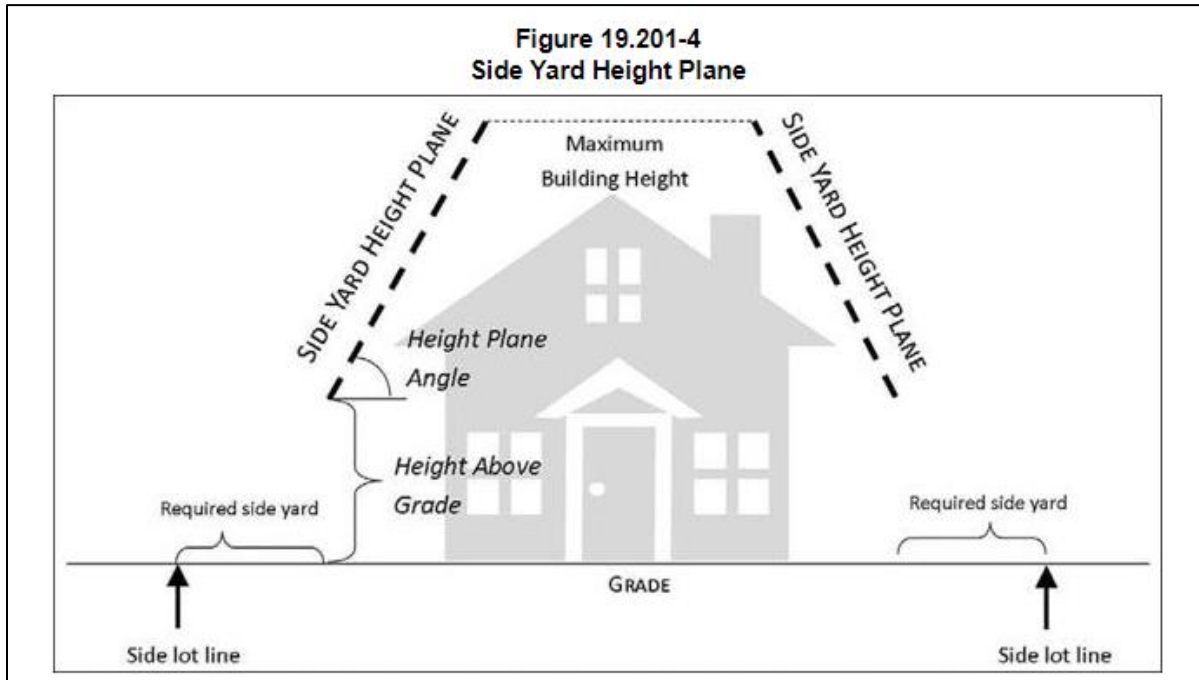
Construction of new structures or expansion or change to existing structures on an already developed site (Milwaukie's Comprehensive Plan).

## Setback

The distance between a structure and the property lines of the lot, parcel, or tract on which it is located (Milwaukie's Comprehensive Plan).

## Side yard height plane

The plane that limits the building height along the side lot lines. The limit on the sides of the building that includes both the maximum building height and the slope of the roof to provide for light and air and limit the impacts of the building structure for neighbors.



## Tree Canopy

The layer of leaves, branches and stems of trees that cover the ground when the tree is viewed from above (Milwaukie's 2019 Urban Forest Management Plan).