

**MILWAUKIE PLANNING**

6101 SE Johnson Creek Blvd  
Milwaukie OR 97206  
503-786-7630  
planning@milwaukieoregon.gov

Application submitted on 9/21/20  
Fee paid on

# Application for Land Use Action

Master File #: ADU 2020-007

Review type\*:  I  II  III  IV  V

**CHECK ALL APPLICATION TYPES THAT APPLY:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Amendment to Maps and/or Ordinances:<br><input type="checkbox"/> Comprehensive Plan Text Amendment<br><input type="checkbox"/> Comprehensive Plan Map Amendment<br><input type="checkbox"/> Zoning Text Amendment<br><input type="checkbox"/> Zoning Map Amendment<br><input type="checkbox"/> Code Interpretation<br><input type="checkbox"/> Community Service Use<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Development Review<br><input type="checkbox"/> Director Determination<br><input type="checkbox"/> Downtown Design Review<br><input type="checkbox"/> Extension to Expiring Approval<br><input type="checkbox"/> Historic Resource:<br><input type="checkbox"/> Alteration<br><input type="checkbox"/> Demolition<br><input type="checkbox"/> Status Designation<br><input type="checkbox"/> Status Deletion | <input type="checkbox"/> Land Division:<br><input type="checkbox"/> Final Plat<br><input type="checkbox"/> Lot Consolidation<br><input type="checkbox"/> Partition<br><input type="checkbox"/> Property Line Adjustment<br><input type="checkbox"/> Replat<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Miscellaneous:<br><input type="checkbox"/> Barbed Wire Fencing<br><input type="checkbox"/> Mixed Use Overlay Review<br><input type="checkbox"/> Modification to Existing Approval<br><input type="checkbox"/> Natural Resource Review**<br><input type="checkbox"/> Nonconforming Use Alteration<br><input type="checkbox"/> Parking:<br><input type="checkbox"/> Quantity Determination<br><input type="checkbox"/> Quantity Modification<br><input type="checkbox"/> Shared Parking<br><input type="checkbox"/> Structured Parking<br><input type="checkbox"/> Planned Development | <input type="checkbox"/> Residential Dwelling:<br><input checked="" type="checkbox"/> Accessory Dwelling Unit<br><input type="checkbox"/> Duplex<br><input type="checkbox"/> Manufactured Dwelling Park<br><input type="checkbox"/> Temporary Dwelling Unit<br><input type="checkbox"/> Sign Review<br><input type="checkbox"/> Transportation Facilities Review<br><input type="checkbox"/> Variance:<br><input type="checkbox"/> Use Exception<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Willamette Greenway Review<br><input type="checkbox"/> Other: _____<br><input type="checkbox"/> <b>Use separate application forms for:</b><br>Annexation and/or Boundary Change<br>• Compensation for Reduction in Property Value (Measure 37)<br>Daily Display Sign<br>• Appeal |
|---|---|--|

**RESPONSIBLE PARTIES:**

**APPLICANT** (owner or other eligible applicant—see reverse): [Redacted]

Mailing address: [Redacted] State/Zip: [Redacted]

Phone(s): [Redacted] Email: [Redacted]

Please do not include my contact information on public notices or on the City website:

**APPLICANT'S REPRESENTATIVE** (if different than above):

Mailing address: \_\_\_\_\_ State/Zip: \_\_\_\_\_

Phone(s): \_\_\_\_\_ Email: \_\_\_\_\_

**SITE INFORMATION:**

Address: 6002 SE MORRIS ST, 97206 Map & Tax Lot(s): 12E30AD03500

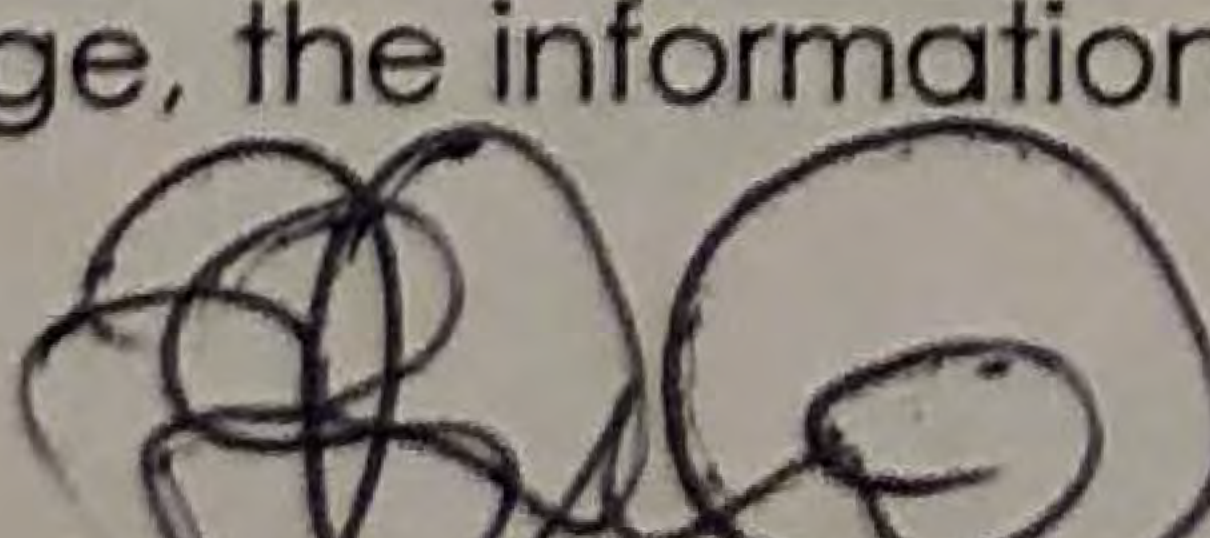
Comprehensive Plan Designation: \_\_\_\_\_ Zoning: R-7 Size of property: .86

**PROPOSAL (describe briefly):**

Convert guesthouse to ADU

**SIGNATURE:**

**ATTEST:** I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by:  Date: Sept. 8<sup>th</sup> 2020

**IMPORTANT INFORMATION ON REVERSE SIDE**

\*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

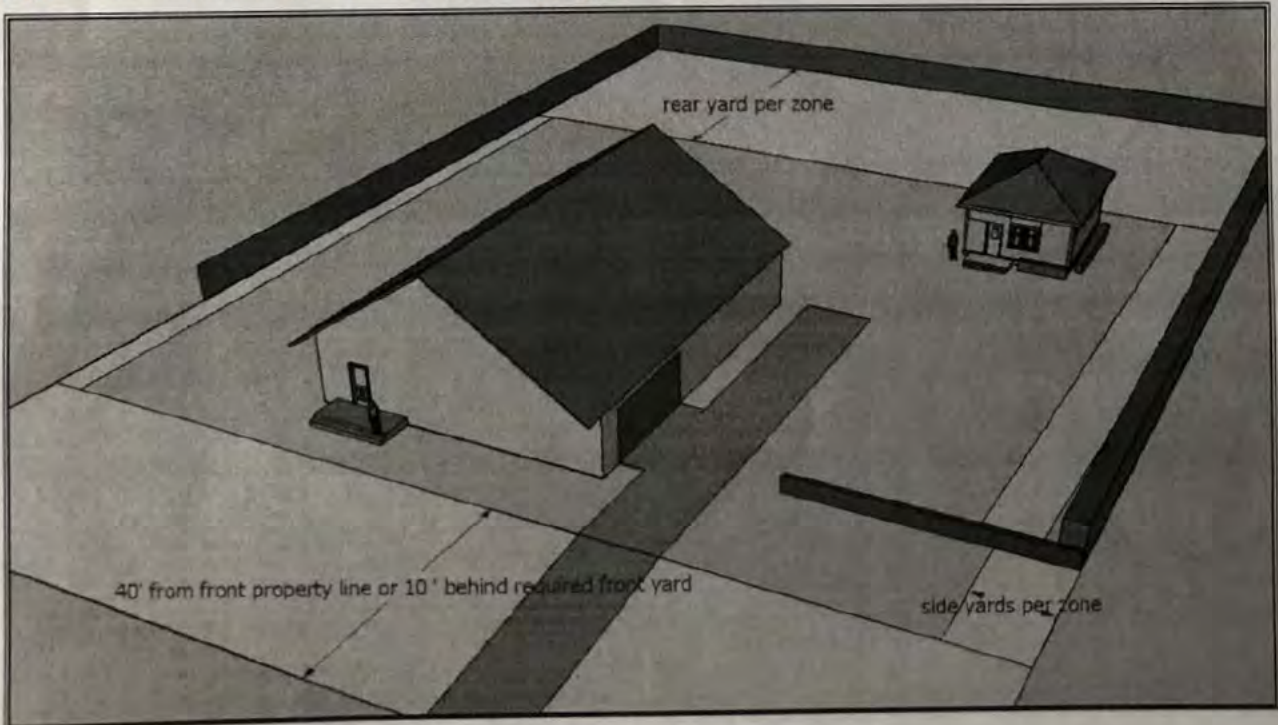
### Development Standards for Detached ADUs

ADUs that are detached (a separate structure) from the primary residence must meet the development standards outlined in Table 1, below.

**TABLE 1. DEVELOPMENT STANDARDS FOR DETACHED ACCESSORY DWELLING UNITS**

Requirement	Allowed by Code		Subject Property Requirements	Proposed	Comments Staff Use Only
	Type I	Type II			
Maximum Lot Coverage <sup>1</sup> Minimum Landscaped Area <sup>1</sup>	Same as base zone		Lot Coverage - 2,435 sq. Ft. Landscaped Area - 35,026.6 sq. Ft.		
Setbacks: Front Property Line	10 ft behind required front yard or 40 ft from front lot line		40 feet		
Setbacks: Street Side Property Line	Same as base zone		40 feet		
Setbacks: Rear and Side Property Lines	Same as base zone	5 ft min.	65 feet - Rear 55 feet - Side		
Maximum Allowed Floor Area	800 sq ft or 75% of main dwelling, whichever is less		682 sq. Ft.		
Building Height of detached ADU <sup>2</sup>	15 ft 1-story max.	25 ft 2-story max.	17' 10"		

1. See Zoning Worksheets for requirements.
2. See page 4 of this handout for how to measure building height.



### Required Design Elements for Detached ADUs

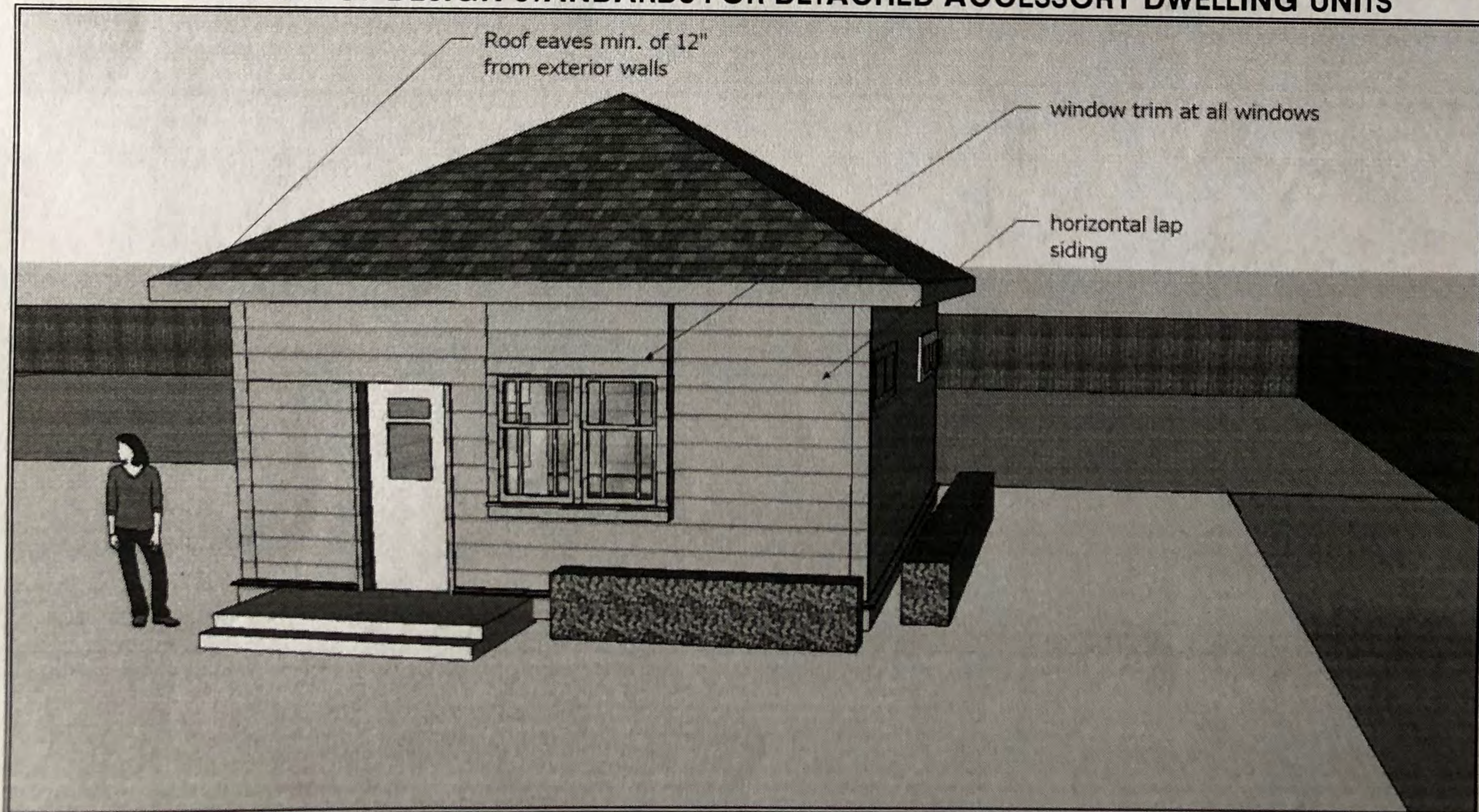
Detached ADUs must include at least 2 of the design details from Table 2, below. Yurts are allowed as detached ADUs and are exempt from this requirement, but they must meet all other ADU regulations and building codes (see MMC Subsection 19.910.4.b).

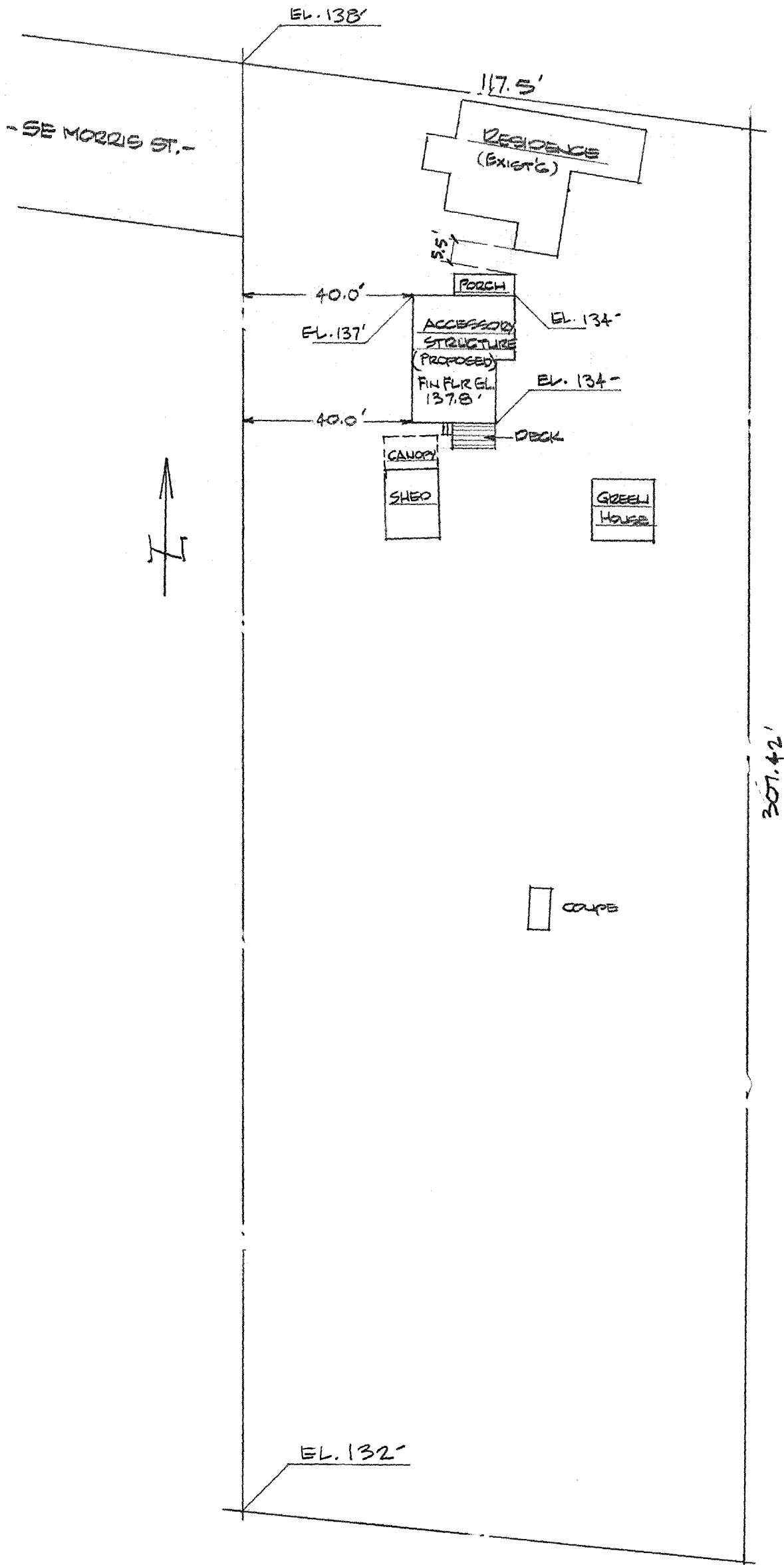
**TABLE 2. DESIGN STANDARDS FOR DETACHED ACCESSORY DWELLING UNITS**

Requirement	Required by Code	Existing	Proposed	Comments Staff Use Only
Minimum roof pitch if floor-to-ceiling height is 9 ft or more <sup>1</sup>	4" rise for every 12" of run (4/12 pitch)	6/12 pitch		
Privacy standard (for walls within 20 ft of adjacent residential property line)	All windows placed on upper 1/3 of wall, OR 6 ft visual screening	N/A		
All detached ADUs shall include at least 2 of the following (check at least 2):				
Covered porch	5 ft min. depth	✓		
Recessed entry	2 ft min. from exterior wall to door			
Roof eaves	12" min. projection	✓		
Horizontal lap siding	Siding between 3-7" wide	✓		
Window trim at all windows	3" wide and 5/8" deep	✓		

1. A minimum 4/12 roof pitch is required for an accessory structure greater than 10 ft and for ADUs with a floor-to-ceiling height greater than 9 ft.

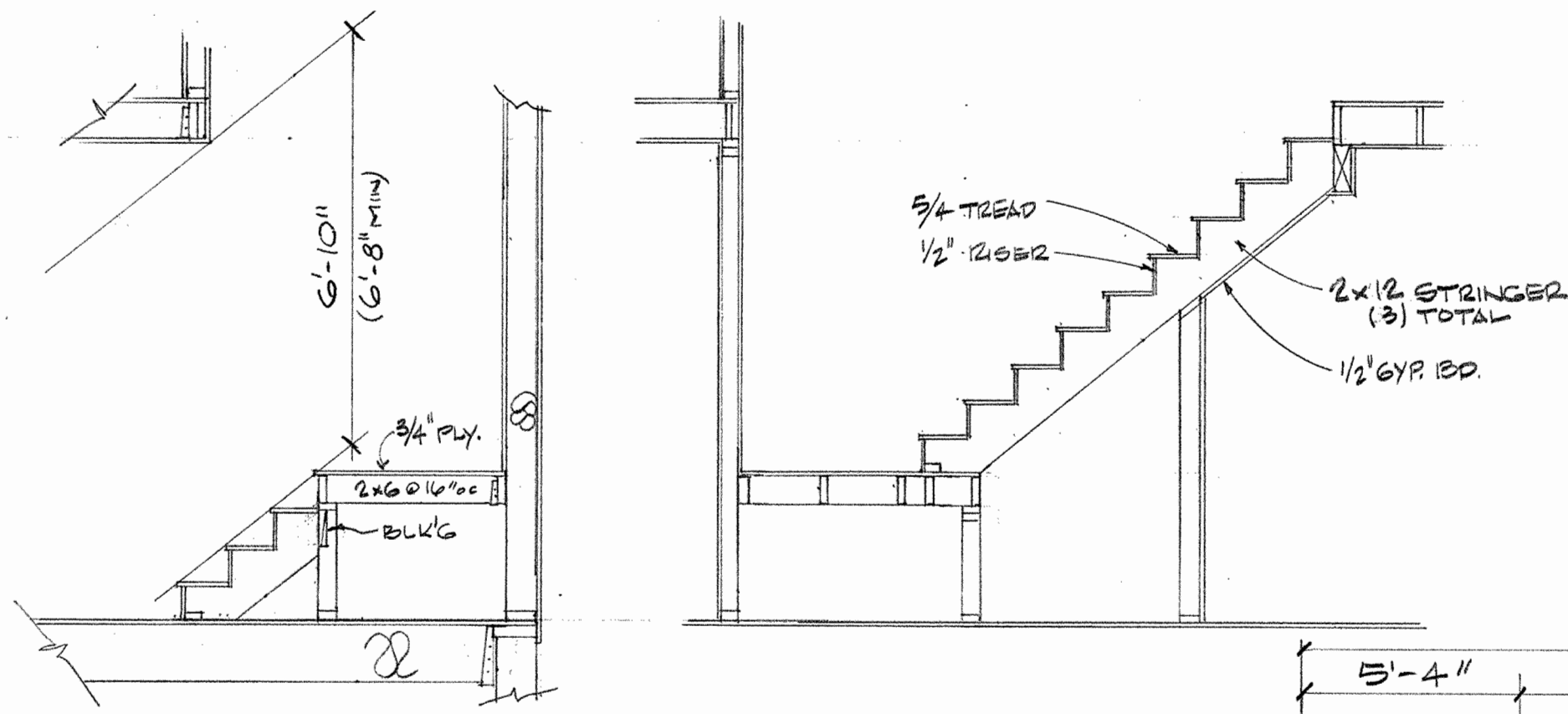
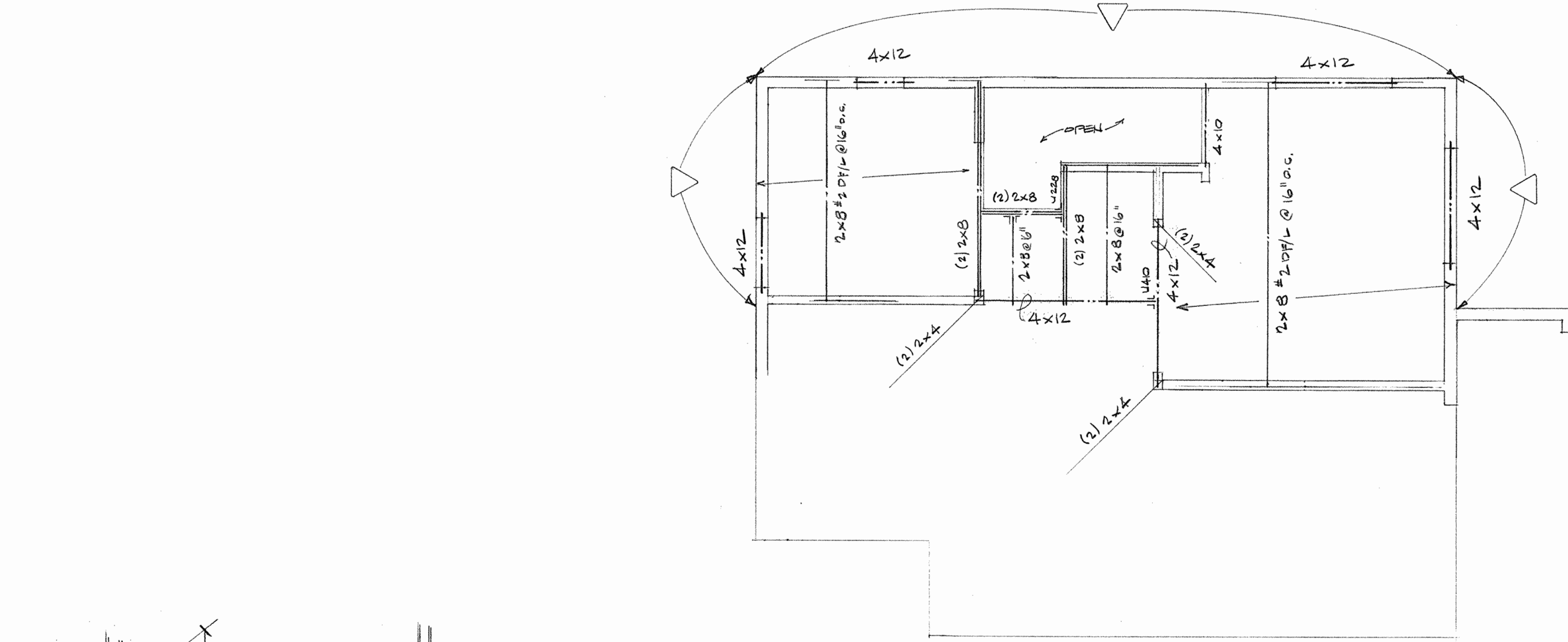
**ILLUSTRATION OF DESIGN STANDARDS FOR DETACHED ACCESSORY DWELLING UNITS**





**SITE PLAN 1"=30'**

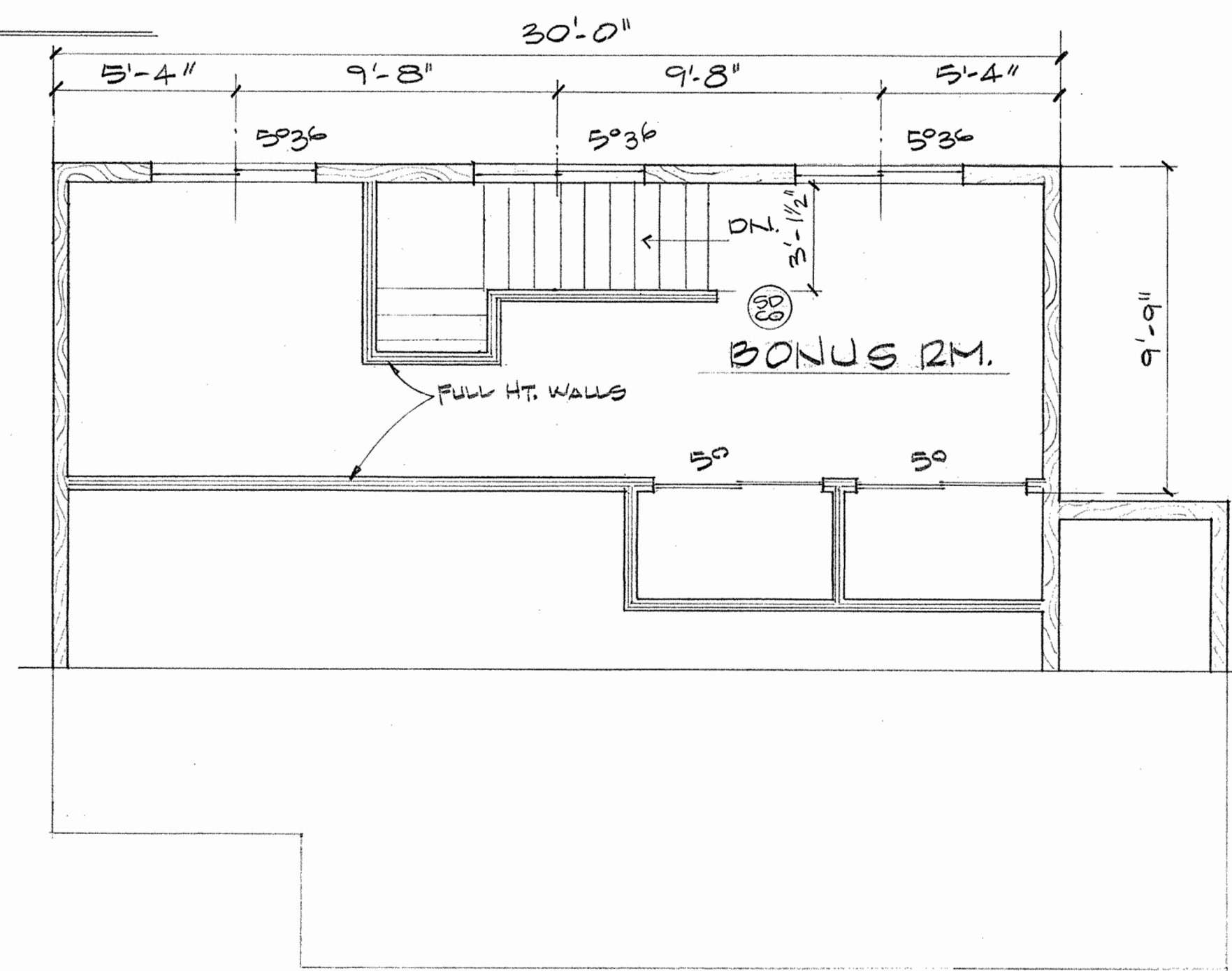
6002 SE MORRIS ST.



A-A

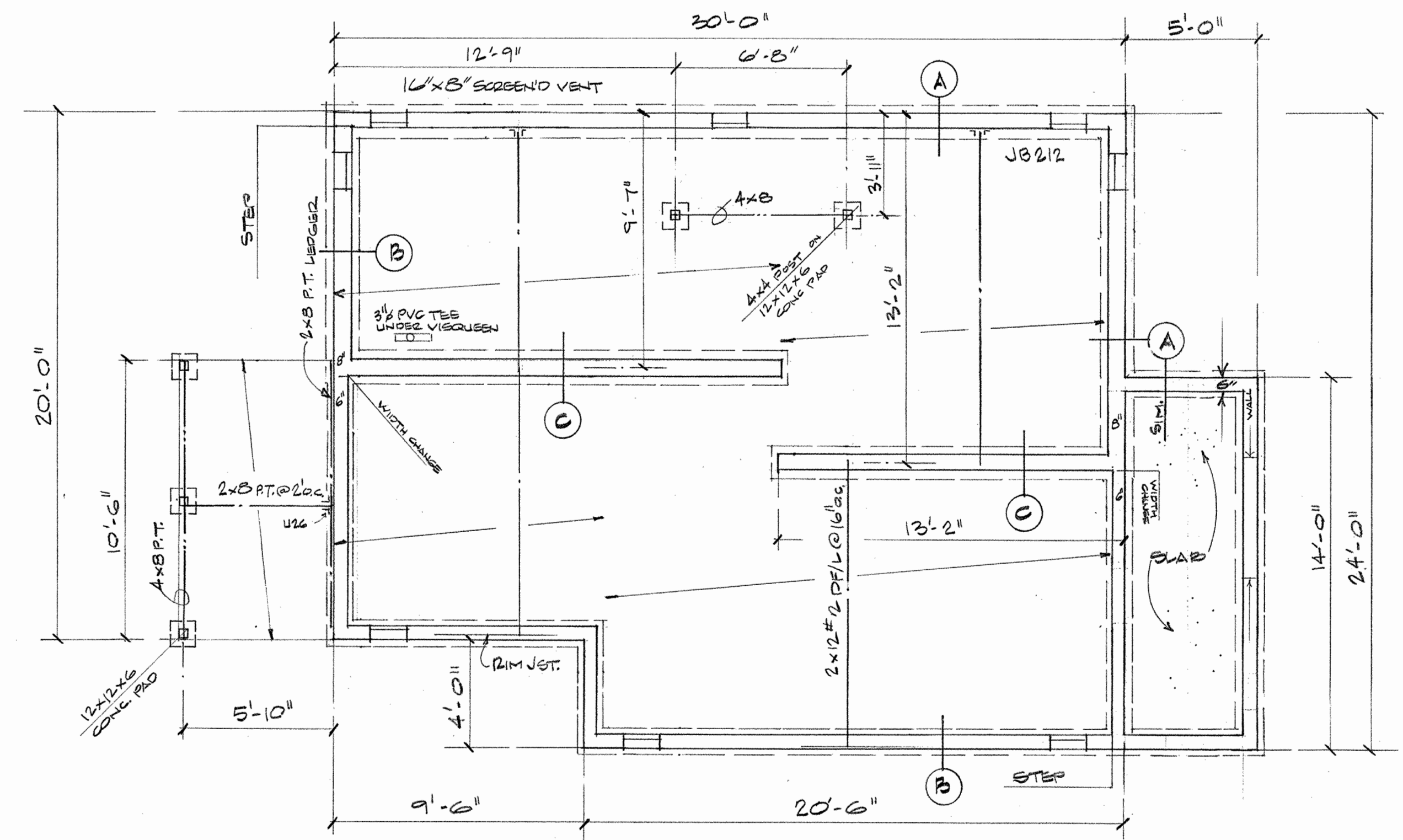
B-B

2ND FLOOR FRAMING

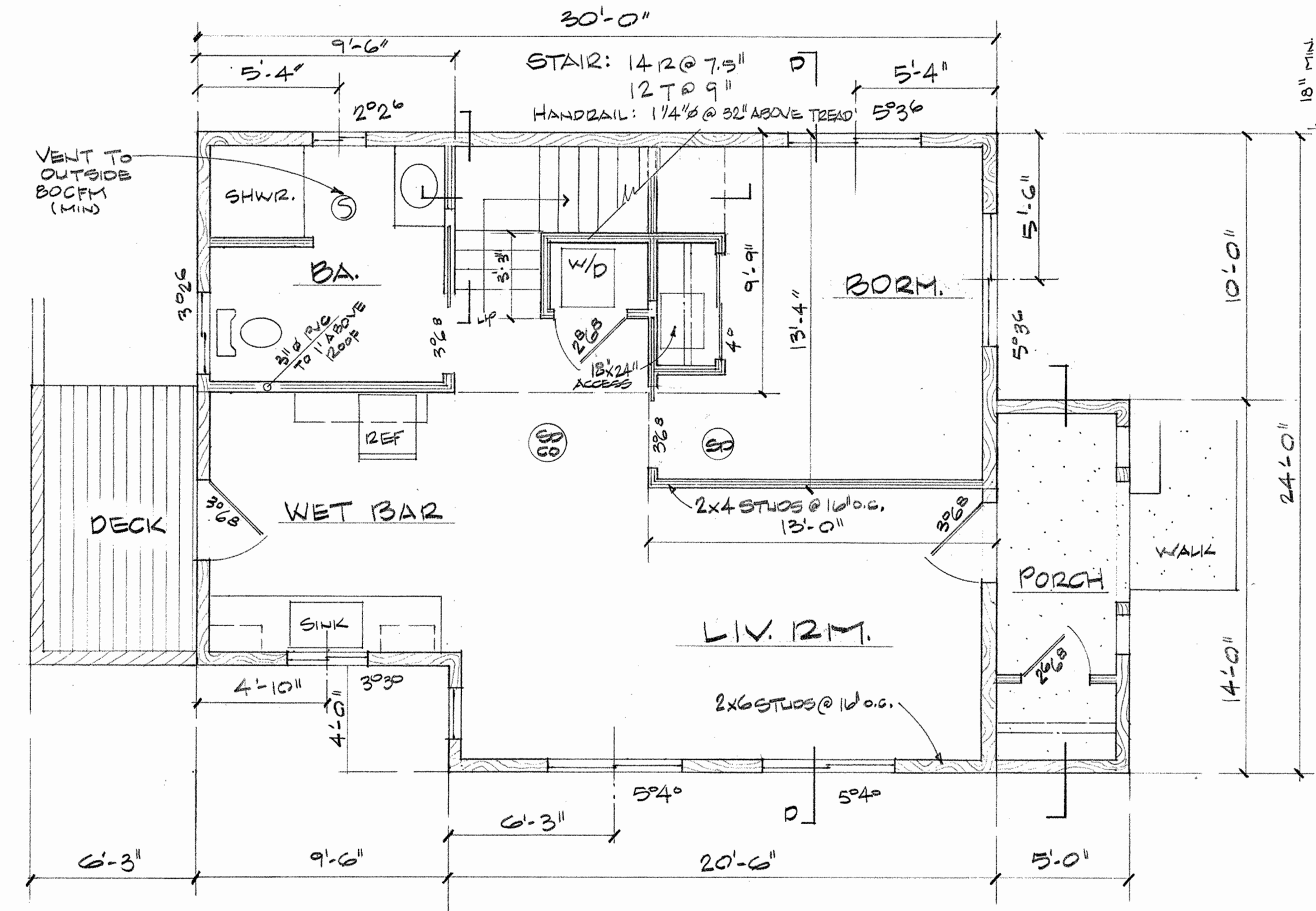


2ND FLOOR PLAN

302 #

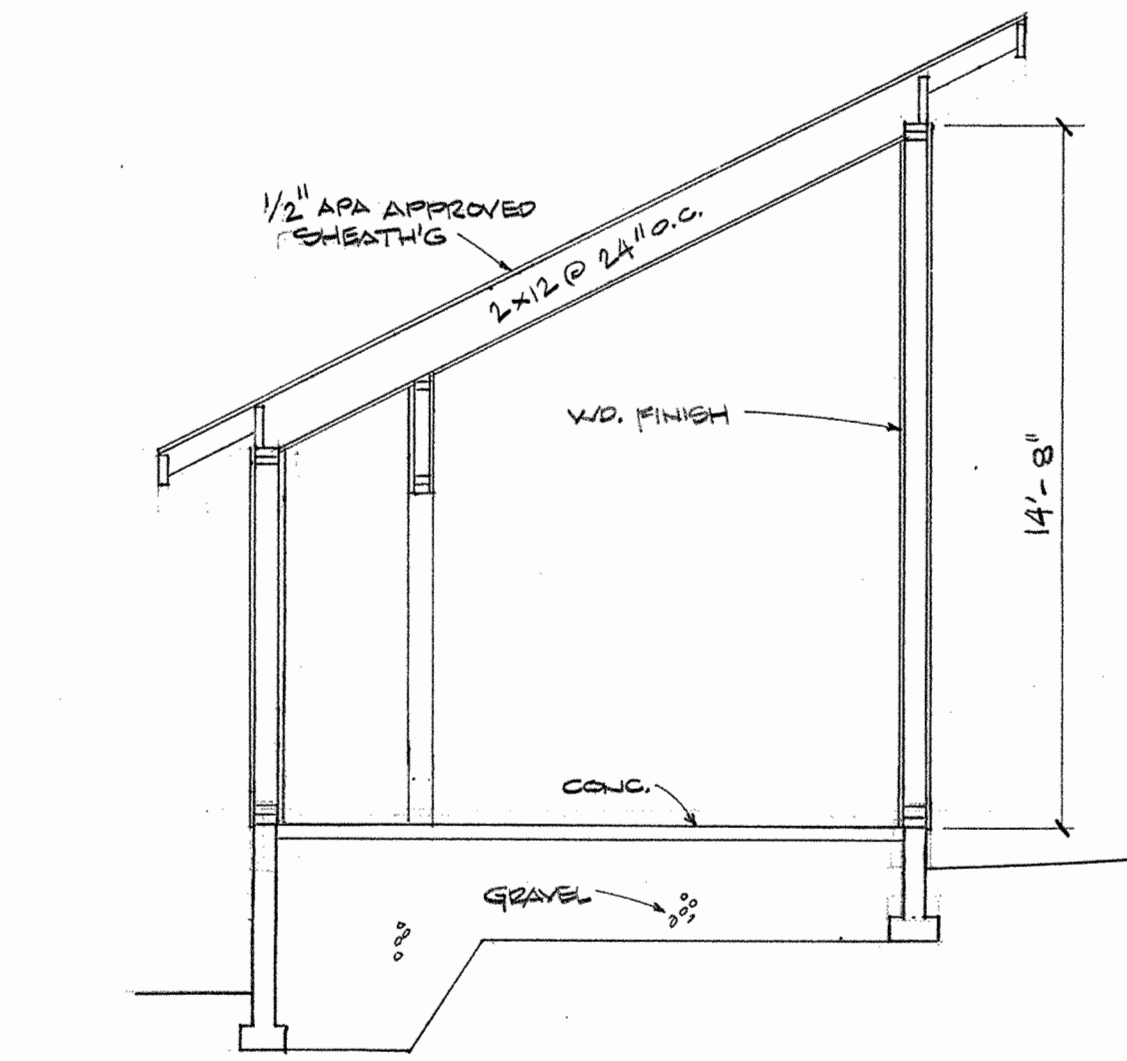


FOUNDATION PLAN

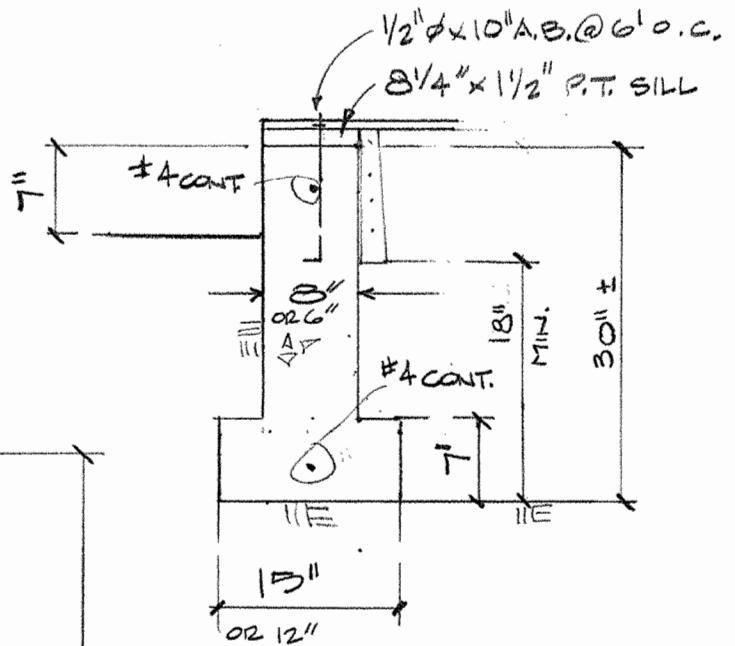


1ST FLOOR PLAN

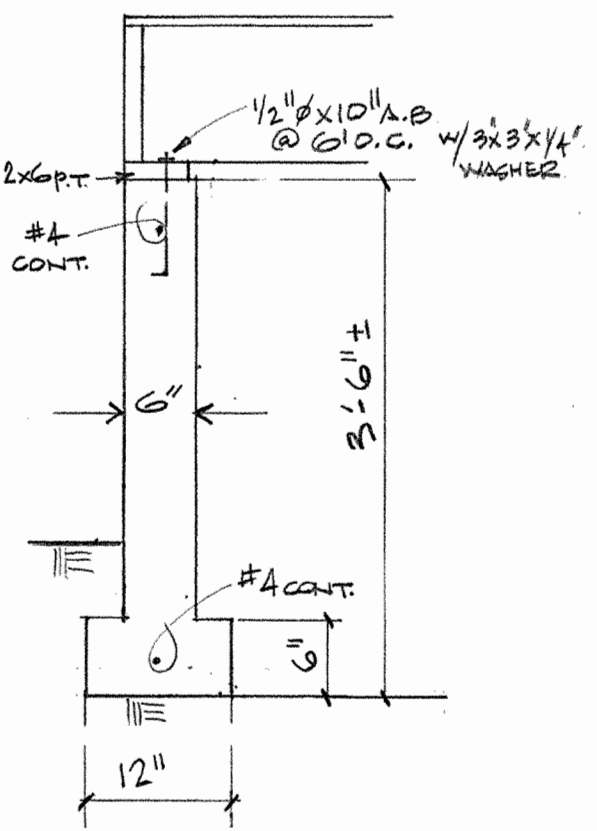
682 #  
302 #  
984 # TOTAL  
70 # PORCH  
58 # DECK



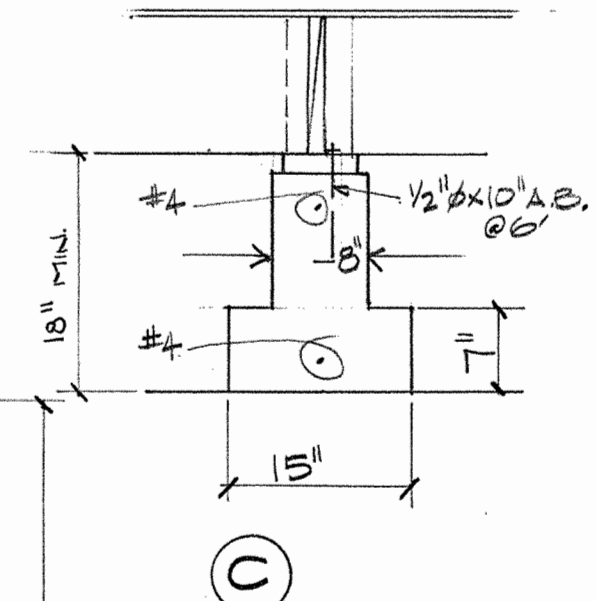
SECTIONS



A



B



C

DTLS. 3/4"

ACCESSORY STRUCTURE  
6002 SE MORRIS ST.









