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One to Four Dwelling Units

Design Standards

The City of Milwaukie has adopted design standards for dwellings with one to four units which require a minimum level of design. Detailed standards are located in Milwaukie Municipal Code (MMC) Subsection 19.505.1. The standards apply to all new dwellings with one to four units with street-facing façades within 50 ft of a front or street side lot line. If you are considering a townhouse or cottage cluster development or a development of five or more units (multi-unit development), please contact the Planning Department.

This handout provides an overview of the following standards for dwellings with one to four units:

- Part 1:** Required Design Standards
- Part 2:** Detailed Design Features
- Part 3:** Attached Garage and Carport Standards
- Part 4:** Additional Design Standards for Duplexes

Part 1: Required Design Standards

All new dwellings with one to four units must meet the standards in Table 1. Additional details about each standard are located in MMC 19.505.1.

TABLE 1. REQUIRED DESIGN STANDARDS

Required Elements	Proposed	Comments Staff Use Only
All new dwellings with one to four units:		
Building Articulation: All new structures and expansions that add 200 sq ft or more to the street-facing façade, or add 20 linear ft or more to the street-facing façade, must comply with the following requirements, based on the building's street frontage width: <ul style="list-style-type: none">Up to 30 ft: Not required30-60 ft: Minimum 1 elementMore than 60 ft: Minimum 1 element every 30 ft Elements: (choose 1 or more for buildings more than 30 ft wide): <ul style="list-style-type: none"><input type="checkbox"/> Porch at least 5 ft deep<input type="checkbox"/> Balcony at least 2 ft deep and accessible from an interior room<input type="checkbox"/> Bay window that extends at least 2 ft wide<input type="checkbox"/> Section of façade recessed by at least 2 ft deep and 6 ft long<input type="checkbox"/> Gabled dormer		
Eyes on the Street: All new structures and expansions that add 200 sq ft or more to any street-facing façade must comply with this standard. For expansions that add more than 75 sq ft and less than 200 sq ft, the expanded façade area must meet this standard. <ul style="list-style-type: none">At least 15% of any street-facing building face (whether front or street-side face) must be windows or entrance doors. Up to 50% of garage door windows count towards this requirement.		
Main entrance: All new structures and expansions that include a new main entrance must meet these standards. Dwellings on flag lots or back lots are exempt from this standard.		

<ul style="list-style-type: none"> • All buildings must include a main entrance oriented to the street or that opens onto a porch of at least 25 sq ft. • Entrance cannot be more than 8 ft behind the longest street-facing wall of the building. 		
<p>Pedestrian circulation – applies to entire site</p> <p>For developments that include an addition or a new building(s), the on-site pedestrian circulation system must include the following:</p> <ul style="list-style-type: none"> • Continuous connections between the primary buildings, streets abutting the site, ground level entrances, common buildings, common open space, and vehicle and bicycle parking areas. • At least 1 pedestrian connection to an abutting street frontage for each 200 linear ft of street frontage. • Pedestrian walkways must be separated from vehicle parking and maneuvering areas by physical barriers such as planter strips, raised curbs, or bollards. • Walkways must be constructed with a hard surface material, must be permeable for stormwater, and must be no less than 3 ft wide. If adjacent to a parking area where vehicles will overhang the walkway, a 7-ft-wide walkway must be provided. The walkways must be separated from parking areas and internal driveways using curbing, landscaping, or distinctive paving materials. 		
<p>Privacy and screening – applies to entire site</p> <ul style="list-style-type: none"> • Mechanical and communication equipment and outdoor garbage and recycling areas must be screened so they are not visible from streets and common open spaces. • Utilities such as transformers, heating and cooling, electric meters, and other utility equipment must not be located within 5 ft of a front entrance and must be screened with sight-obscuring materials. • All fences on the interior of the development must be no more than 3 ft high. Fences along the perimeter of the development may be up to 6 ft high, except as restricted by Chapter 12.24 Clear Vision at Intersection. Chain-link fences are prohibited. 		
<p>Sustainability:</p> <p>In order to promote more sustainable development, developments that include new building(s) must incorporate the following elements.</p> <ul style="list-style-type: none"> • Building orientation that does not preclude utilization of solar panels, or an ecoroof on at least 20% of the total roof surfaces. • Windows that are operable by building occupants. • Window orientation, natural shading, and/or sunshades to limit summer sun and to allow for winter sun penetration. 		

Part 2: Detailed Design Features

In addition to the required standards of Table 1, new dwellings with one to four units must incorporate a minimum of 5 detailed design features from Table 2, below. These requirements are not applicable to expansions of an existing structure. An architectural feature may be used to comply with more than one standard.

TABLE 2. DETAILED DESIGN REQUIREMENTS

All dwellings shall include at least 5 of the following design features:		
Detail Design Features (check 5 or more)	Description	Comments Staff Use Only
<input type="checkbox"/> A. Covered porch	Minimum 5' deep and 5' wide	
<input type="checkbox"/> B. Recessed entry	Minimum 2' deep and 5' wide	
<input type="checkbox"/> C. Offset building face	Minimum 16" from one exterior wall surface to the other	
<input type="checkbox"/> D. Dormer	Minimum 4' wide and integrated into roof form	
<input type="checkbox"/> E. Roof eaves	Minimum 12" projection from intersection of roof/exterior walls	
<input type="checkbox"/> F. Roof line offsets	Minimum 2' from top surface of one roof to the other	
<input type="checkbox"/> G. Tile or wood shingle roofs		
<input type="checkbox"/> H. Horizontal lap siding	Between 3"-7" wide (visible portion once installed) and made of wood, vinyl or fiber-cement	
<input type="checkbox"/> I. Brick, cedar shingles, or stucco siding at street-facing façade	Minimum 40% of building elevation visible from the street	
<input type="checkbox"/> J. Gable, hip, or gambrel roof design		
<input type="checkbox"/> K. Window trim	Minimum 3" wide and 5/8" deep at all windows on any street-facing façade	
<input type="checkbox"/> L. Window recesses	Minimum 3" from face of façade (all windows)	
<input type="checkbox"/> M. Balcony	Minimum 3' deep x 5' wide, accessible from an interior room	
<input type="checkbox"/> N. Roof pitch to south	Minimum 500 sq ft area, 30° to true north/south	
<input type="checkbox"/> O. Bay window	Minimum 2' deep and 5' long	
<input type="checkbox"/> P. Attached garage 35% or less of front façade*	35% or less measured from inside garage door frame	
<input type="checkbox"/> Q. Universal access. Dwelling must be built to meet universal access as follows:		

<ul style="list-style-type: none"> <input type="checkbox"/> a) Dwelling must have a bedroom on the ground floor. <input type="checkbox"/> b) A ramp complying with R311.8 Oregon Residential Specialty Code (ORSC) must be provided to the main entrance of the dwelling. <input type="checkbox"/> c) Doors must have a minimum clear width of 32". <input type="checkbox"/> d) Horizontal and vertical grab bars must be provided in one bathroom on the main floor at the toilet, bath and shower. (See ANSI A117-1 section 609 for size and location requirements.) 		
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* To be considered a detailed design feature, the width must not exceed 35%. If the width is increased to 40%, at least 5 other detailed design elements in Table 2 must be included in the design of the street-facing façade. If the width is increased to 50%, at least 7 other detailed design elements must be included. Please see Part 3, Attached Garage and Carport Standards, for more information.

Part 3: Attached Garage and Carport Standards

New attached garages and carports which will face the street must meet the standards below. Garages more than 50 ft from the street are exempt from these standards. For carports, the distance from the street is measured from the columns of the carport. See MMC Subsection 19.505.2 for details. See MMC 19.505.5 for garage standards in rowhouse development.

- A. The front of the garage/carport can be no closer to the front lot line than the longest street-facing wall of the house that encloses living area, except that:
- If there is a covered front porch, the garage/carport can extend up to 5 ft in front, but no further than the front of the porch.
 - A garage may extend up to 5 ft in front of the house if the garage is part of a 2-story façade that has a window at least 12 sq ft in area on the second story that faces the street.
- B. The width of the street-facing garage door(s) may not exceed 40% of the total width of the street-facing façade that is on the same street frontage as the garage door (measured from inside of garage door frame), with the following exceptions:
- All dwellings are allowed one 12-ft-wide garage door regardless of this requirement.
 - The maximum allowed garage width may be increased to 50% of the total width of the street-facing façade if a total of 7 detailed design elements in Part 2 are included in the design of the street-facing façade.
- C. Garages may be side-oriented to the front lot line if the eyes on the street standard in MMC 19.505.1.C.2 is met.

