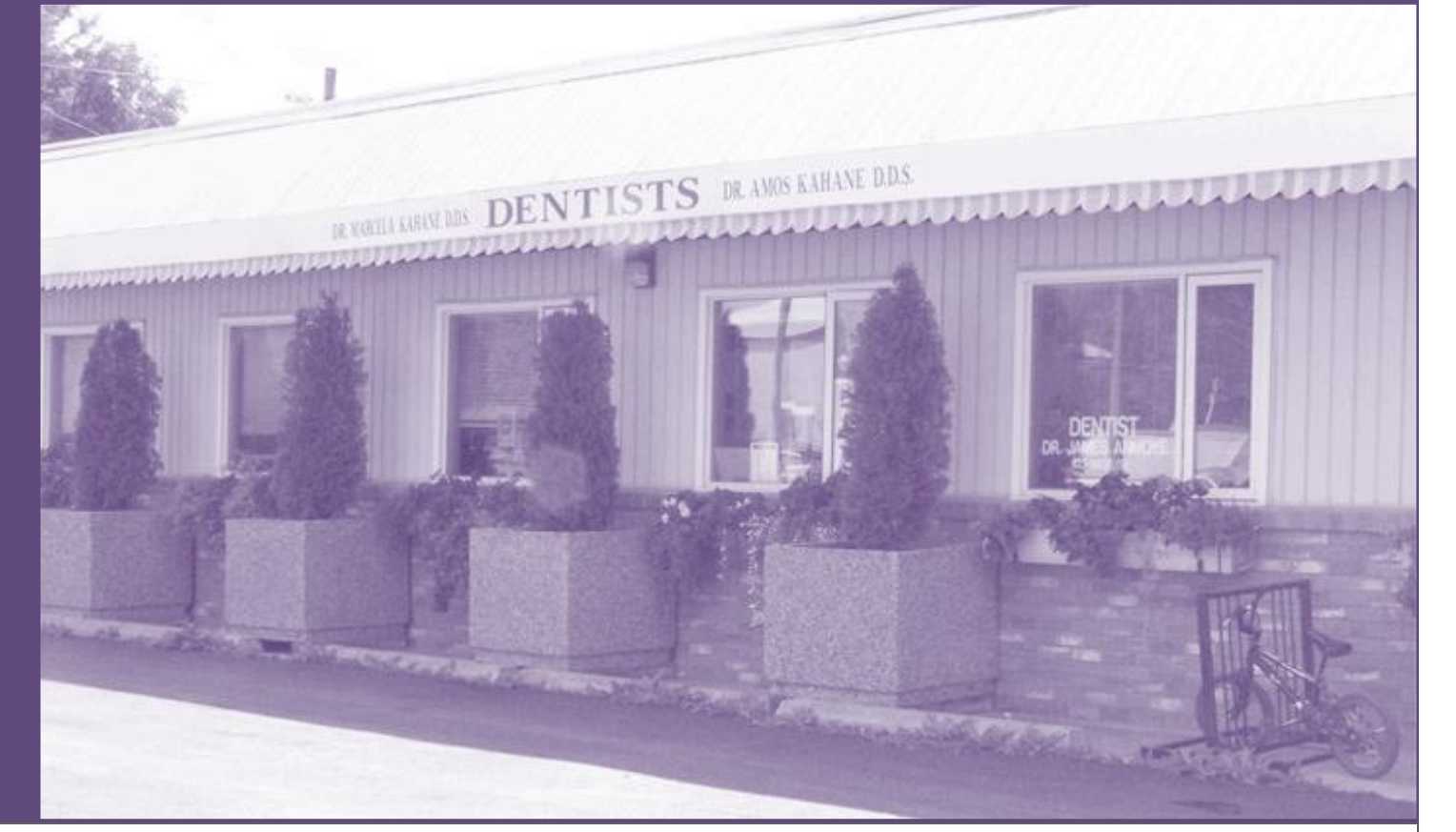


CONDITIONAL USES In Residential Zones



Should We Allow More Conditional Uses in Residential Zones?

- Some non-residential uses in residential zones can already be approved by the Planning Commission.
- Offices are already allowed as conditional uses in medium and high density residential zones. Government offices would be allowed as a community service use.
- Expanding the list of possible conditional uses allowed in low density and zones and medium and high density zones might make sense.

Problems to Solve

- The areas adjacent to Milwaukie's arterial streets are generally zoned for residential uses rather than mixed-use or commercial uses as in other cities.
- Many of the City's arterials are lined with legal and illegal nonconforming office uses, and established home offices.

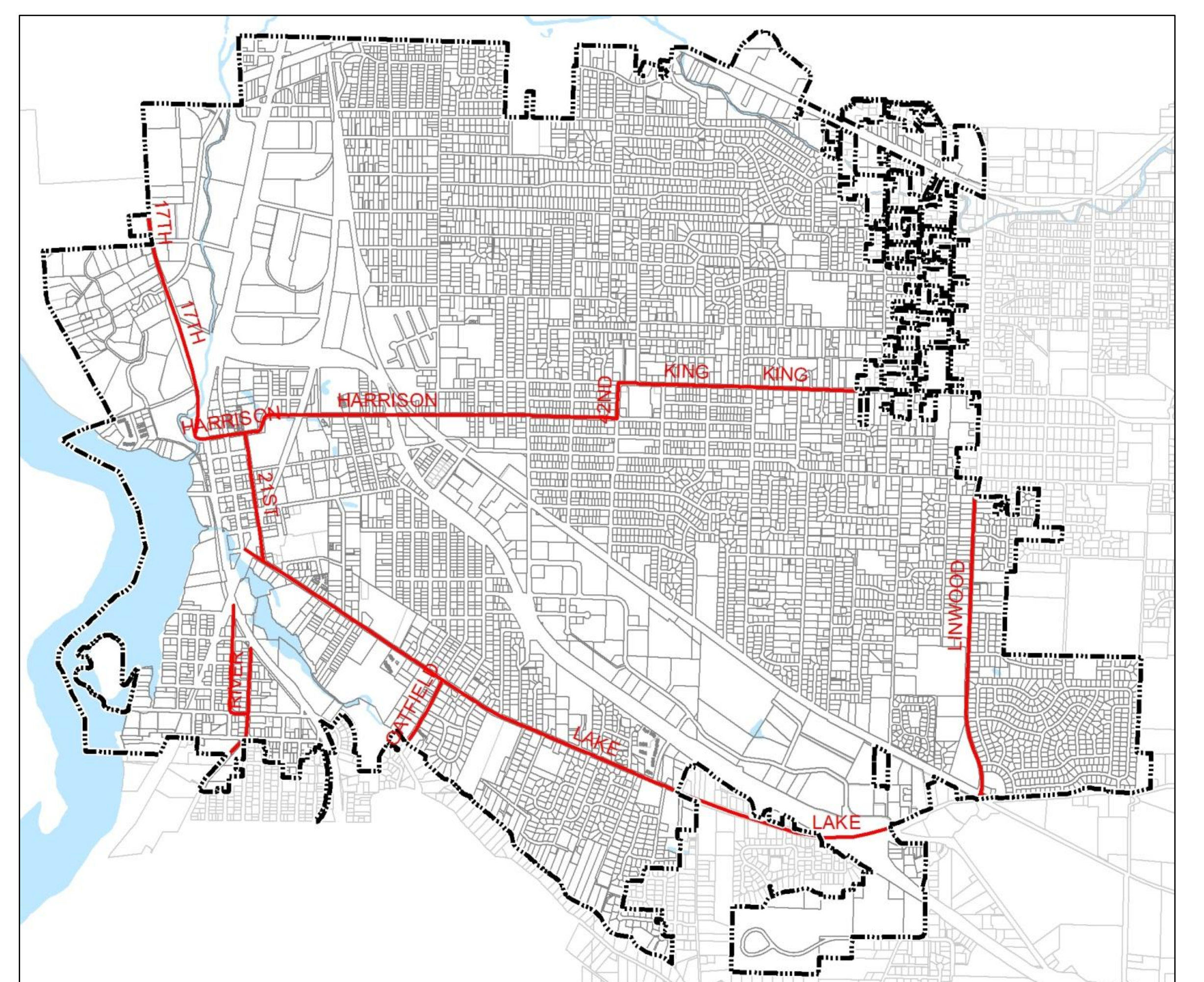


Existing home office on King Rd.

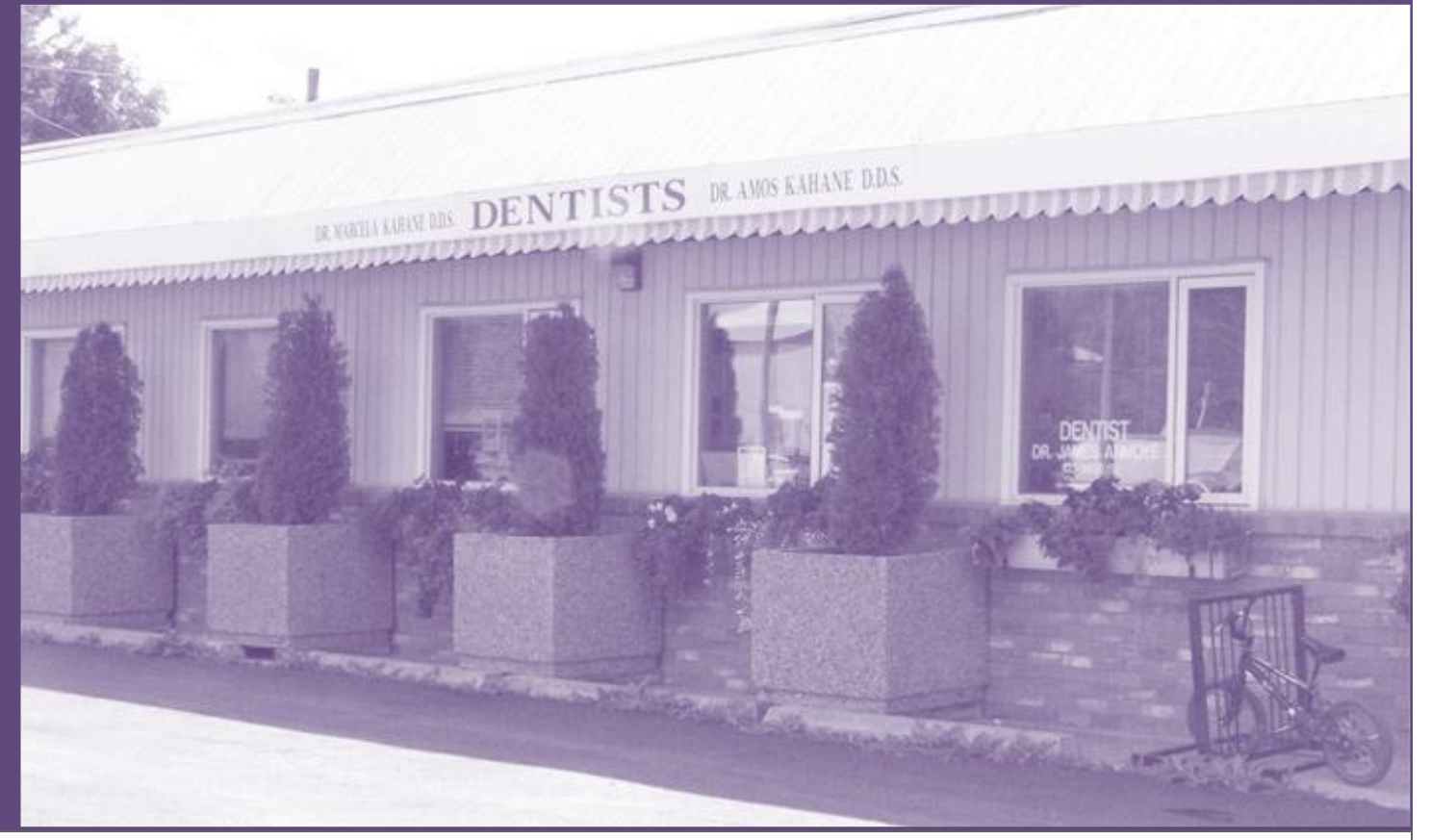
Tools We Can Use

- **Discretionary land use review.** Conditional uses must be approved by the Planning Commission at a public hearing, and must meet the following criteria:
 - The site is suitable for the use.
 - The use will be reasonably compatible with, and have minimal impact on, nearby uses.
 - All identified impacts will be mitigated to the extent practicable.
 - The use will not have impacts greater than a residential use.
- **Restrictions on location.** Offices in low density residential zones would only be allowed along streets designated as "arterial."
- **Restrictions on size.** Offices in low density residential zones would be limited in size.

Arterial streets are shown below. Arterial streets in residential zones include: Harrison St; King Rd; Lake Rd; Linwood Ave; Oatfield Rd; portions of River Rd; and portions of 22nd Ave.



CONDITIONAL USES In Residential Zones



Key Recommendations

- **Low density zones.** Allow offices as conditional uses, subject to the following limitations:
 - Must be located on an arterial street as identified in the Transportation System Plan (TSP)
 - Maximum total floor area of 2,000 square feet, unless the Planning Commission approves a larger space in an existing building.
- **Medium and high density zones.** Allow personal service businesses as conditional uses.

Left to right: Dentist office; hair salon; home office



Anticipated Results

- Provide a path for formalizing existing office uses that may not meet the strict definition of “home occupations.”
- More signage associated with conditional use businesses.
- More neighborhood amenities such as salons, dentists, insurance offices, and similar uses in residential areas.
- Conversion of some houses to office or personal service business use.