



MILWAUKIE

Dogwood City of the West

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Date: November 17, 2010

Subject: Residential Development and Design Standards – Code Summary

OVERVIEW

This memo provides a summary of current design and development standards in the City's residential zones (excluding the Downtown Residential Zone DR) through a review of development and site standards, housing types, and design standards.

Generally, the City's residential development standards apply to all residential development in the City. The current design standards apply only to new single family residential construction, and do not apply to garage placement or design or substantial renovation or additions.

A variety of housing types are permitted in high-density and moderate-density zones; however, the majority of the City is zoned Residential Zone R-7, which permits only single family detached housing outright. Attached Accessory Dwelling Units (ADUs) of less than 600 sf and 40 percent of the building area are permitted in all residential zones.

Development and Site Standards

There are 9 residential zones within the City, including high-density (R-1), medium density (R-2.5 and R-3), moderate density (R-5), and low-density residential (R-7 and R-10), and two mixed-use zones (R-1-B and R-O-C).

The City's base zone development standards apply to all new residential development in the City. Those standards identify requirements for:

- Minimum lot size, setbacks, street frontage requirements,¹ and vegetation.
- Maximum building height and lot coverage.
- Minimum and maximum density.²
- Off-street parking.³

¹ Every lot shall abut a public street for at least 35 ft; lots for interior single-family attached and condominium unit shall abut a public street for at least 20 ft.

² Minimum and maximum density requirements are triggered by subdivision, planned development, mixed use development, and other Type III applications and are not addressed in this summary.

- Street and utility improvements.⁴
- Building separation of 6 ft between a dwelling and other buildings on the lot.

Flag lots in all zones are subject to additional lot design and development standards, including additional front and rear yard setbacks, access considerations, screening requirements, and landscaping.

Table 1 provides an overview of current residential development standards. Corner lots in residential zones are subject to additional side yard setbacks.

Table 1. Residential Development Standards

Zone	Min. lot size	Max. Height ⁵	Max. Lot coverage	Min. Lot Dimensions	Min. Setbacks
Residential-Business Office-Commercial Zone R-1-B	5,000 sf for 1 du; 1,400 sf per du over 1	3 stories or 45'	50%	50' width; no min. depth 30' width for interior attached	15 ft front, 5 ft side (15 ft corner), 15 ft rear
Residential-Office-Commercial Zone R-O-C	5,000 sf for 1 du; 1,400 sf per du over 1	3 stories or 45'	50%	50' x 80' 30' width for interior attached	15 ft front, 5 ft side (15 ft corner), 15 ft rear
Residential Zone R-1	5,000 sf for 1 du; 1,400 sf per du over 1	3 stories or 45'	45%	50' x 80' 30' width for interior attached	15 ft front, 5 ft side (15 ft corner), 15 ft rear
Residential Zone R-2	5,000 sf for 1 du; 2,500 per du over 1	3 stories or 45'	45%	50' x 80' 30' width for interior attached	15 ft front, 5 ft side (15 ft corner), 15 ft rear
Residential Zone R-2.5	3,000 sf for 1 du; 2,500 sf for attached du	35'	40%	SFR: 40' x 75' Attached: 25' x 75'	15 ft front, 5 ft side (15 ft corner)
Residential Zone R-3	5,000 sf for 1 unit; 3,000 sf attached du	2.5 stories or 35'	40%	50' x 80' 30' width for interior attached	15 ft front, 5 ft side (15 ft corner), 15 ft rear
Residential Zone R-5	5,000 sf per du	2.5 stories or 35'	35%	50' x 80' 30' width for interior attached	20 ft front, 5 ft side (15 ft corner), 20 ft rear
Residential Zone R-7	7,000 sf per du	2.5 stories or 35'	30%	60' x 80' 30' width for interior attached	20 ft front, 5 ft/10 ft side (20 ft corner), 20 ft rear
Residential Zone R-10	10,000 sf per du	2.5 stories or 35'	30%	70' x 100' 30' width for interior attached	20 ft front, 10 ft side (20 ft corner), 20 ft rear

³ Subject to the requirements of MMC Chapter 19.500 Off-Street Parking and Loading.

⁴ Subject to the requirements of MMC Chapter 19.1400 Public Facility Improvements.

⁵ Building height is measured from the adjoining street centerline grade to the mean height level between the eaves and ridge for a gable, hip, or gambrel roof.

Some lot size, front yard, building height, and density exceptions apply in all zones:⁶

- No dwelling can be built on a lot with an area of less than 3,000 square feet, regardless of the zone (an exception is the R-2.5 zone, where attached dwellings require only 2,500 square feet).
- Only 1 building designed for dwelling purposes is permitted per lot in the R-10, R-7, R-5, and R-3 zones.
- Buildings sited along certain major streets are subject to additional front yard setbacks.
- Required front yards can be reduced if the adjacent yards are less than the minimum setback.
- In high-density residential zones, one additional story may be permitted in excess of the required minimum standard in exchange for additional vegetation.
- Additional density may be permitted for dedication of parkland or below average unit prices (i.e. affordable housing units) in a housing development.

Housing Types

The City's zoning ordinance permits single family detached, single family attached (duplex), and multifamily housing types. Generally, all housing types are permitted within the high-density residential zones (R-1-B, R-O-C, R-1, and R-2); single family detached and attached housing is permitted outright within the medium-density residential zones (R-2, R-2.5, and R-3) and the moderate-density residential zone (R-5); and single family detached housing is permitted outright within the low-density residential zones (R-7 and R-10).

Accessory dwelling units (ADUs) are divided into Type 1 ADUs, which require Type II review, and Type 2 ADUs, which are a Conditional Use and required Type III review. The ADU must be part of the main structure, and current residential standards do not permit the construction of detached ADUs (for example, above a detached garage). Type 1 ADUs are permitted in all residential zones; Type 2 ADUs are permitted as Conditional Uses in the R-2, R-3, R-5, R-7, and R-10 zones.

Table 2 provides an overview of permitted housing types in residential zones⁷.

Table 2. Permitted Housing Types in Residential Zones

Zone	Permitted	Conditional Uses	Not Permitted
Residential-Business Office-Commercial Zone R-1-B Residential-Office-Commercial Zone R-O-C Residential Zone R-1	Single Family Detached (SFR) Single Family Attached (Duplex) Multifamily Residential (MFR) Type 1 ADU	None	None
Residential Zone R-2	SFR Duplex MFR Type 1 ADU	Type 2 ADU	None
Residential Zone R-2.5	SFR Duplex Type 1 ADU	MFR	None
Residential Zone R-3	SFR Duplex Type 1 ADU	MFR Type 2 ADU	None

⁶ MMC Subsection 19.401 General Exceptions.

⁷ Although the Mixed Use Overlay Zone MU permits attached townhouse and detached ADU development, it is not included in this summary because it is applied only in conjunction with the R-O-C Zone.

Residential Zone R-5	SFR Duplex Type 1 ADU	Type 2 ADU	MFR
Residential Zone R-7 Residential Zone R-10	SFR Type 1 ADU	Duplex Type 2 ADU	MFR

Design Standards

New single family residential development is subject to minimal residential design standards⁸. These standards require:

- Orientation of the main entrance toward the street upon which the lot fronts.
- At least 12% of the exterior wall elevations facing the street must be composed of windows.
- All dwellings must include 3 of 12 features on any building elevation that faces the street. These features include roof line and eave treatments; siding and roofing materials; and entry designs.

The current design standards do not apply to multifamily housing developments or substantial remodel or renovation of single family homes, and do not require consideration of the height and mass of adjacent development. They do not regulate the placement or design of garages, but attached garages qualify as one of the 12 required building elevation features.

In rare cases, multifamily developments are subject to Transition Area Review (TAR), a minor quasi-judicial review process which applies to development in situations where multifamily, commercial, or industrial projects will be constructed within 100 ft of low density residential areas.⁹

SUMMARY

Existing design standards apply to new single family construction, but do not apply to multifamily residential development or substantial renovation of single family residences. New development is not required to consider the height and mass of existing development.

Developments are required to meet both development standards and design standards, when applicable:

- Single family detached and attached residential design standards regulate the orientation of the main entrance, percentage of window area on street-facing walls; and require at least 3 of 12 building elevation features.
- Base zone development standards regulate lot size, the location of structures on the lot, building height, lot coverage and vegetation, and minimum and maximum density. All new residential construction must provide off-street parking and is subject to street and utility improvements.
- Residential development standards permit single and multifamily housing types in high and moderate density zones; single family housing types in medium and low density zones; and Type 1 attached ADUs in all residential zones.

⁸ MMC Subsection 19.403.10 Design Standards for Single-Family Dwellings.

⁹ This review type is proposed to be deleted, with the current extra yard requirement kept as a standard.