



OVERVIEW OF ALLOWED LAND USES IN CITY ZONES

The City has nine residential zones that allow a variety of residential uses, some commercial uses, and agriculture. Please check with Planning Department staff if you have a residential use on your property that is not listed below, such as a group care facility or “mother-in-law” apartment.

Residential Zone	Single-Family House	Duplex	Multifamily Housing	Some Commercial	Agriculture
R-10	✓				✓
R-7	✓				✓
R-5	✓	✓			✓
R-3	✓	✓			✓
R-2.5	✓	✓			✓
R-2	✓	✓	✓		✓
R-1	✓	✓	✓		✓
R-O-C	✓	✓	✓	✓	✓
R-1-B	✓	✓	✓	✓	✓

Home occupation businesses are allowed as accessory uses to outright allowed residential uses as long as they do not have the outward appearance of a business or detract from the residential character of the neighborhood. The City’s home occupation standards can be found in Milwaukie Municipal Code Section 19.507.

The City has four commercial zones that allow a range of commercial uses, such as restaurants, gas stations, and medical offices:

- General Commercial Zone (C-G)
- Neighborhood Commercial Zone (C-N)
- Limited Commercial Zone (C-L)
- Community Shopping Commercial Zone (C-CS)

The City has two industrial zones:

- Manufacturing Zone (M)
- Business Industrial Zone (BI)

Please refer to Milwaukie Municipal Code Chapters 19.300 and 19.400 for a more detailed description of uses allowed in each zone or consult with Planning Department staff.