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Single-Family & Duplex Design Standards

The City of Milwaukie has adopted design standards for single-family dwellings and duplexes 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 single-family dwellings and duplexes with street-facing façades within 50 ft of a front or street side lot line. If you are considering a rowhouse development, please contact the Planning Department.

This handout provides an overview of the following standards for single-family and duplex dwellings:

- 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 single-family and duplex dwellings 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 single-family dwellings and duplexes:		
<p>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:</p> <ul style="list-style-type: none"> • Up to 30 ft: Not required • 30-60 ft: Minimum 1 element • More than 60 ft: Minimum 1 element every 30 ft <p>Elements: (choose 1 or more for buildings more than 30 ft wide):</p> <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 		
<p>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.</p> <ul style="list-style-type: none"> • At least 12% 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. 		
<p>Main entrance: All new structures and expansions that include a new main entrance must meet these standards.</p> <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. 		

Part 2: Detailed Design Features

In addition to the required standards of Table 1, new single-family dwellings and duplexes 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. See page 3 for examples of each design feature.

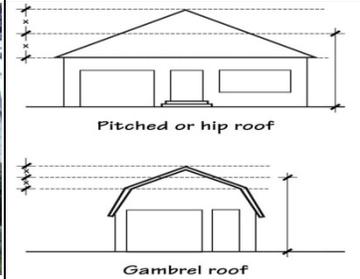
TABLE 2. DETAILED DESIGN REQUIREMENTS

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	

* 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.

EXAMPLES OF DETAILED DESIGN FEATURES

The images below are intended to illustrate examples of design features, not a particular style.

			
<p>A. Covered porch <i>Minimum 5' deep and 5' wide</i></p>	<p>B. Recessed entry <i>Minimum 2' from exterior wall to door and 5' wide</i></p>	<p>C. Offset building face <i>Minimum 16" from one exterior wall surface to the other</i></p>	<p>D. Dormer <i>Minimum 4' wide</i></p>
			
<p>E. Roof eaves <i>Minimum 12" projection from intersection of roof/ exterior walls</i></p>	<p>F. Roof line offsets <i>Minimum 16" from top surface of one roof to the other</i></p>	<p>G. Tile or wood shingle roofs</p>	<p>H. Horizontal lap siding <i>Between 3"-7" wide (visible portion once installed) & made of wood, vinyl or fiber-</i></p>
			
<p>I. Siding at street <i>Minimum 40% of building elevation visible from the street</i></p>	<p>J. Roof design <i>Gable, hip, or gambrel roof design</i></p>	<p>K. Window trim <i>Minimum 3" wide and 5/8" deep at all windows</i></p>	<p>L. Window recesses <i>Minimum 3" from face of façade (all windows)</i></p>
			
<p>M. Balcony <i>Minimum 3' deep x 5' wide, accessible from an interior room</i></p>	<p>N. Roof pitch to south <i>Minimum 500 sq ft area, 30° to true north/south</i></p>	<p>O. Bay window <i>Minimum 2' deep and 5' long</i></p>	<p>P. Attached garage 40% or less of front façade <i>40% or less measured from inside garage door frame</i></p>

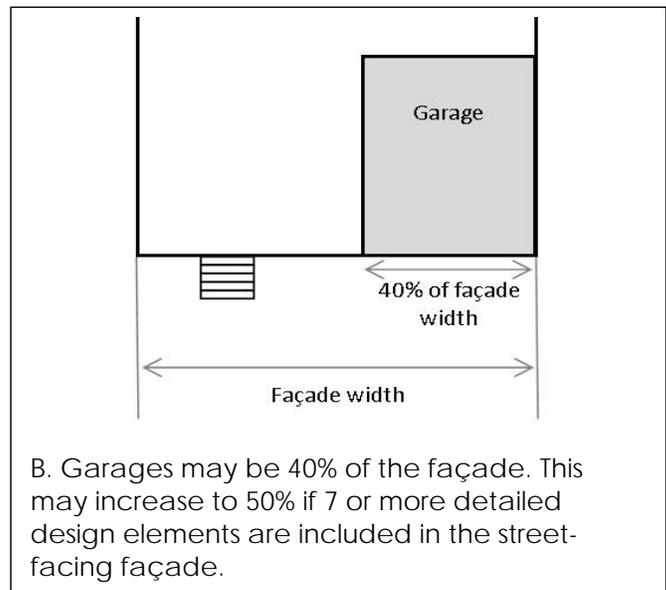
Part 3: Attached Garage and Carport Standards

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.



A. Garages that are part of 2-story façades with windows, or houses with covered porches, can extend 5 ft beyond the house, but no further than the front porch.



B. Garages may be 40% of the façade. This may increase to 50% if 7 or more detailed design elements are included in the street-facing façade.

Part 4: Additional Design Standards for Duplexes

In addition to the standards listed above, duplexes must also comply with the following:

- Exterior finish must be the same for both units.
- Eaves must be uniform for entire structure.
- Windows and door trim must be the same in type, size, and location for the entire structure.
- Windows must match in proportion and orientation for the entire structure.
- For corner lots, each entrance is required to face a separate street frontage. Where an existing house is being converted, 1 main entrance with internal access to both units is allowed.
- For duplexes facing 1 frontage:
 - Only 1 entrance is required to face the frontage.
 - Where more than 1 entrance to the structure faces the street, each separate entrance is required to meet the main entrance standards described in Part 1.
 - A second entrance from a side or rear yard is not allowed within 10 ft of the side or rear property line.