



MILWAUKIE PLANNING
 10501 SE Main St.
 Milwaukie OR 97222
 503-786-7630
 planning@milwaukieoregon.gov

Residential Building Permit Zoning Worksheet R-HD Zone

Building Permit # _____

Note to Applicants — See back of form for useful information

**This form must be submitted with your building permit application. The building permit will not be issued if the form is illegible, incomplete, or if inaccurate information is provided.
 Please contact the Planning Department at 503-786-7630 if you have any questions or comments.**

SITE INFORMATION:

Address:	Map & Tax Lot(s):
Applicant Name:	
Mailing address:	State/Zip:
Phone(s):	Email:

PROJECT INFORMATION:

Type:

- | | |
|---|---|
| <input type="checkbox"/> New Frame House or Middle Housing | <input type="checkbox"/> Deck or Patio |
| <input type="checkbox"/> New Manufactured House | <input type="checkbox"/> Accessory Structure (i.e., garage, shed) |
| <input type="checkbox"/> House Remodel or Addition/Alteration | <input type="checkbox"/> Accessory Dwelling Unit – use separate worksheet |
| <input type="checkbox"/> Other (describe): _____ | |

Special Zones (if applicable): Please check the Milwaukie Zoning Map or contact Planning at 786-7630.

- | | |
|--|--|
| <input type="checkbox"/> Water Quality Resource or Habitat Conservation Area | <input type="checkbox"/> Historic Preservation Overlay |
| <input type="checkbox"/> Willamette Greenway Overlay | <input type="checkbox"/> Flex Space Overlay |
| | <input type="checkbox"/> Floodplain |

Land Use Approval: Are there conditions of an approved subdivision, land partition, conditional use, variance, or other land use approval that apply?

- Yes If yes, Land Use File #(s): _____ No

Applicable Conditions (or attach Notice of Decision):

Lot Area: _____ **Source of lot area:** _____

Acceptable sources are Clackamas County Assessor Records or a survey prepared by a Registered Land Surveyor.

Property Line Location: Indicate how the property lines shown on the site plan submitted with the building permit application were determined.

- | | | |
|--|--|---|
| <input type="checkbox"/> By a registered land surveyor (submit survey) | <input type="checkbox"/> Pins or monuments at property corners | <input type="checkbox"/> Fence lines or other structure |
| <input type="checkbox"/> Other (describe): _____ | | |

DEVELOPMENT STANDARDS FOR NEW HOUSE CONSTRUCTION, ADDITIONS, & REMODELING

See [Milwaukie Municipal Code \(MMC\)](#) Table 19.302.4 for High Density Residential Development Standards

R-HD Zone	Allowed by Code	Existing	Proposed	Comments Staff Use Only
# of Units per lot ¹	single or multiple			
Setback from Front Property Line ²	Frontage lot = 20 ft minimum Flag lot/back lot = 30 ft minimum/20 ft for middle housing			
Setback from Side Property Lines	Frontage lot = 5 ft minimum Flag lot/back lot = 10 ft minimum Corner lot ³ = 15 ft			
Setback from Rear Property Line	15 ft minimum Flag lot/back lot = 30 ft minimum/20 ft for middle housing			
Building Height	45 ft			
Side Yard Height Plane Limit See page 4 of this handout	25 ft/45 degrees at side yard setback			
Maximum Lot Coverage ⁴	Not more than 50% of lot area, including all structures (lot size x .50)			
Minimum Vegetation Area ⁴	15% of lot area (lot size x .15)			
Front Yard Minimum Vegetation ⁵	40% of front yard area			

- Middle housing is permitted outright in this zone. If 5 or more dwellings in a single structure on the property are planned, contact the Planning Department for more information on multiunit development and design standards.
- A covered porch on a single- detached dwelling or middle housing dwelling may extend up to 6 ft into a required front yard if the following requirements are met:
 - The porch is not enclosed on any side other than what is enclosed by the exterior walls of the dwelling (does not include columns, retractable sunshades, netting, railings, or other projections that do not extend more than 3 ft above the surface of the porch).
 - The surface of the porch does not exceed 18 in high above the existing grade.
 - The porch is at least 5 ft from the front lot line.
- The setback for the yard facing the side street is 15 ft, or 20 ft if lot is 7,000 sq ft or greater. See MMC Section 19.201 Definitions for description of how yards are determined.
- On a separate sheet, show how area was calculated. (See "How to measure lot coverage and landscaped area" on page 3 of this handout.) In some cases, the maximum lot coverage can be increased or decreased. See MMC Subsection 19.302.5 for additional information.
- A property may provide less than the 40% of the front yard vegetation requirement if it is necessary to provide a turnaround area so that vehicles can enter a collector or arterial street in a forward motion.

Design Standards for 1 – 4 units

The City of Milwaukie has design standards for new dwellings of one to four units. See the [One to four dwellings Design Standards](#) worksheet and MMC Subsections 19.505.1 and 19.505.2. This worksheet should be submitted with building permits for dwellings with one to four units. In addition, certain expansions must meet design standards (see MMC Subsection 19.505.1.B.2).

The following section provides some useful information to help you with the building permit process. This section may not cover all the information you need, so be sure to check with the Planning Department before starting your project.

Definitions

Terms used in zoning, such as *setback* and *building height*, have very specific meanings which may differ from everyday usage. Zoning definitions are available from the Planning Department or MMC Section 19.201 Definitions.

Inspections

Most new construction or additions requires inspections before the building can be legally occupied. Zoning inspections are conducted to ensure the building is constructed as shown on approved plans. *It is very important to make sure that all construction is done according to the approved plans!*

How to locate your property lines

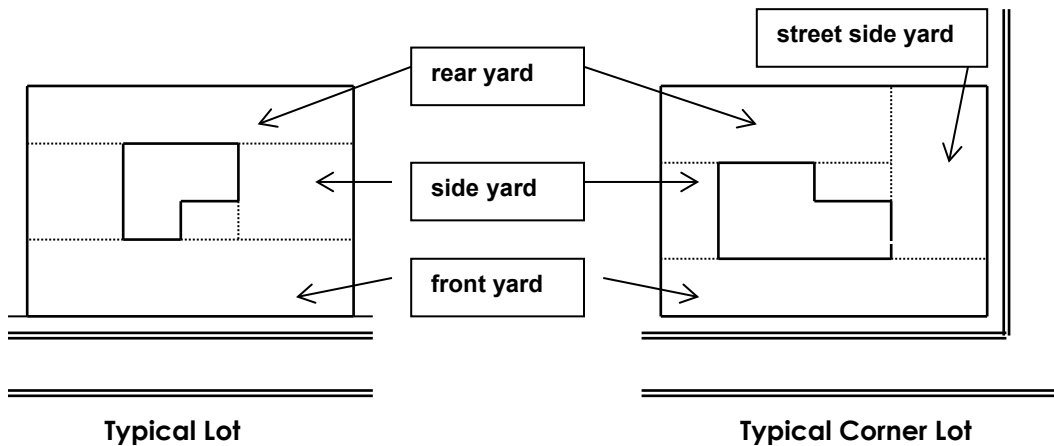
One of the most important steps in getting a building permit is determining the location of your lot lines. Knowing the proper location helps ensure that buildings are not constructed in zoning setbacks. This avoids the need for costly corrections. All applications for new homes, additions, garages, and sheds must show the setback to lot lines.

Lot lines can be located by:

- a Registered Land Surveyor;
- use of a survey showing lot lines and building locations;
- iron rods may be in the ground at corners of the lot; or
- the City Public Works Department may have maps that can be used to help locate lot lines.

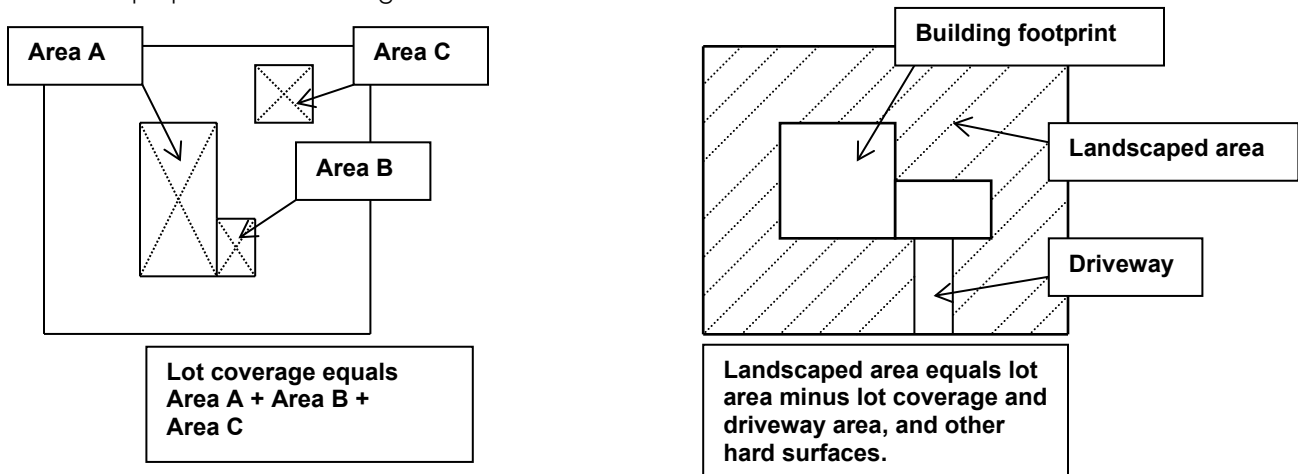
How to measure yard setbacks

The zoning regulations require that buildings be set back from lot lines. Setbacks are required for front, side, and rear yards. Side yard setbacks for corner lots are different than those for lots not on a street corner.



How to measure lot coverage and landscaped area

The zoning regulations limit the amount of a lot that is covered by a building. Similarly, they also require that a minimum amount of green space is provided. Plans such as the ones below should be submitted with your building permit application to show that the proposal meets zoning code.

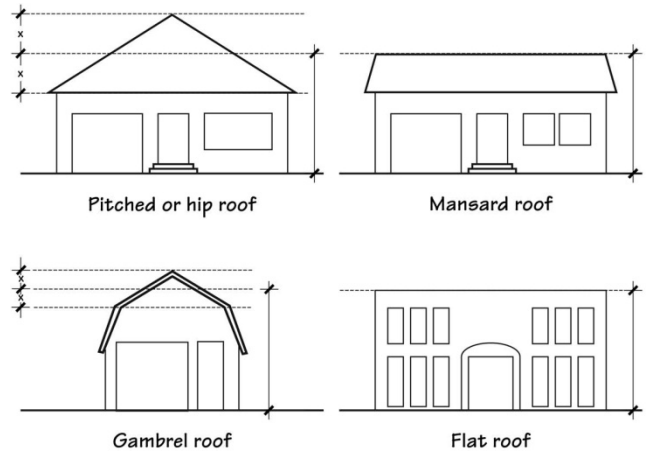


How to measure building height

The top of building shall be determined based on the specific roof types listed below.

- a. Flat roof: Measure to the top of the parapet or, if there is no parapet, to the highest point of the roof. If a roof includes multiple flat roofs at different elevations, measure to the top of the highest parapet or highest point of the highest roof.
- b. Mansard roof: Measure to the deck line.
- c. Pitched, hipped, or gambrel roof where roof pitch is 12/12 or less: Measure to the average height of the highest gable.
- d. Pitched or hipped roof with a pitch steeper than 12/12: Measure to the highest point.
- e. Gambrel roof where both pitches are steeper than 12/12: Measure to the highest point.

- f. Other roof shape, such as domed, vaulted, or pyramidal: Measure to the highest point.
- g. Stepped or terraced building: Measure to the highest point of any segment of the building.



How to measure side yard height plane

Side yard height plane means a plane that limits the building height alongside lot lines. Structures on the site must remain underneath the height plane. The height plane applies alongside lot lines only, not front, rear, or street side lot lines. The starting point of the side yard height plane is horizontally offset from the side lot line by the required side yard depth and set at specified vertical distance above the grade at the depth of required side yard. From the starting point, the side yard height plane slopes up at a specified angle until it reaches the maximum allowed building height or intersects with the side yard height plane from an opposite side of the lot.

