



**Effective July 16, 2009**

The City of Milwaukie has adopted new regulations relating to street improvements when development occurs.

What does this mean to you?

### **Residential** **(One and Two-Family Dwellings)**

Any development that results in a new dwelling unit will likely require half-street improvements along the frontage of the property. This applies even if you are replacing an existing house. It also applies to a conversion from single-family to duplex or addition of an accessory dwelling unit (ADU). Half-street improvements may include any or all of the following: Right of Way dedication, curbs, gutters, sidewalks, driveway approach, storm drainage improvements and paving.

📌 **Residential additions 1500 sf or larger. \*\***

The above requirements apply.

📌 **For residential additions 200 to 1499 sf. \*\***

You may be required to dedicate Right of Way to the city if the street fronting the property does not meet current standards.

**Please Note: Your building permit can not be issued until the street dedication is recorded. Plan ahead. Call the (503) 786-7609 to find out if this requirement applies to your project.**

📌 **For residential additions 200 sf or smaller. \*\***

None of the above requirements apply.

**\*\* Exclusive of garages and non-habitable accessory structures.**

📌 If your projects **only** involves adding or expanding a garage or carport on your property, you will likely be required to have a paved driveway and driveway approach that meet current standards (may include changing the width of the driveway or adjusting your current driveway approach). None of the other requirements above will apply.

**Please Note: If you are considering a residential addition and do not currently have off-street covered parking (garage or carport) please contact the Planning Department at (503) 786-7630. Depending on the extent of your addition, you may be required to provide one covered parking space on your property. If you wish to convert your garage or carport to habitable space you will be required to replace the covered parking space on your property.**

### **Commercial Projects** **(Includes Apartments and Condominiums)**

📌 Generally, new construction and projects that add square footage to, or change the use of, an existing commercial facility will be required to provide street improvements based on the proportional impacts of the project, as determined by the Engineering Director. Call the number below to see how this may affect your project.

*No handout can address every situation that may arise. Call (503) 786-7609 for any additional questions, or to see how the new regulations apply to your project.*