



DATE POSTED FRIDAY,
JULY 20, 2012

NOTICE OF PUBLIC HEARING

Amendments to Residential Development Standards

The **Milwaukie City Council** will hold a public hearing on **Tuesday, August 21, 2012, at 6:30 p.m.**, at the Milwaukie City Hall, 10722 SE Main Street, to consider a proposal initiated by the City of Milwaukie for recommendation of a Zoning Text Amendments (File #ZA-11-03). The land use regulations being considered affect residential development and design standards.

SUMMARY OF PROPOSED CHANGES

- Proposed revisions to single-family standards include:
 - Establishing a maximum percentage of a house's façade that can be composed of a garage to make sure that garages do not dominate the front of the house.
 - Requiring additional design features on the street-facing walls of new houses to make sure that new houses contribute positively to the neighborhood and pedestrian environment.
 - Compatibility standards to make sure new houses respect existing houses.
 - Permitting detached accessory dwelling units in all residential zones. This would allow a property owner to have a smaller house in the rear of the lot, or an apartment above a detached garage.
- Proposed revisions to multifamily standards include:
 - Establishing design standards for multifamily residential development. This would require new multifamily development to meet site and building design standards.
 - Allow cottage cluster and rowhouse development in the zones where multifamily development is already allowed.
- Proposed revisions to accessory structure standards include:
 - Allowances for larger accessory structures with additional setbacks. Currently, accessory structures cannot exceed 500 square feet for a typical lot in the City.
 - A new section for sustainability-related accessory structures, such as rainwater cisterns and wind mills.

To learn more about a proposal: Call the staff contact listed below. The staff report on the proposal will also be available for public viewing after 8 a.m. on Wednesday, **August 15, 2012**, at the Planning Department, 6101 SE Johnson Creek Blvd; Ledding Library, 10660 SE 21st Ave; City Hall, 10722 SE Main St; and online at <http://www.ci.milwaukie.or.us/meetings>. Copies of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review at the locations listed above.

To comment on a proposal: You are invited to attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed below, or you may submit your comments in person at the hearing. If you want to present verbal testimony, either pro, con, or to raise questions, you will be invited to speak following the applicant's testimony.

Failure to raise an issue with sufficient specificity, and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue, will preclude any appeal on that issue to the Land Use Board of Appeals (LUBA).

If you have any questions, please contact Ryan Marquardt in the Planning Department at (503) 786-7658 or marquardtr@ci.milwaukie.or.us.

The City of Milwaukie is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.

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