



AGENDA

MILWAUKIE PLANNING COMMISSION Tuesday, October 28, 2014, 6:30 PM

MILWAUKIE CITY HALL
10722 SE MAIN STREET

- 1.0 **Call to Order - Procedural Matters**
- 2.0 **Planning Commission Minutes** – Motion Needed
- 3.0 **Information Items**
- 4.0 **Audience Participation** – This is an opportunity for the public to comment on any item not on the agenda
- 5.0 **Public Hearings** – Public hearings will follow the procedure listed on reverse
- 6.0 **Worksession Items**
 - 6.1 Summary: Moving Forward Milwaukie Downtown Plan and Code Amendments – Proposed Design Standards
Staff: Li Alligood and Denny Egner
- 7.0 **Planning Department Other Business/Updates**
- 8.0 **Planning Commission Discussion Items** – This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 **Forecast for Future Meetings:**
 - November 12, 2014
 - 1. Worksession: Moving Forward Milwaukie Downtown Plan and Code Amendments – Downtown Design Review
NOTE: Rescheduled from November 11th due to Veterans Day holiday.
 - November 25, 2014
 - 1. Public Hearing: CPA-14-02 Moving Forward Milwaukie Downtown Plan and Code Amendments – Development Standards
 - 2. Public Hearing: ZA-14-03 Commercial-Limited Zone Update
 - 3. Public Hearing: VR-14-02 9925 SE 37th Ave Variance

Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@ci.milwaukie.or.us. Thank You.
2. **PLANNING COMMISSION MINUTES.** Approved PC Minutes can be found on the City website at www.cityofmilwaukie.org
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.cityofmilwaukie.org
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
5. **TIME LIMIT POLICY.** The Commission intends to end each meeting by 10:00pm. The Planning Commission will pause discussion of agenda items at 9:45pm to discuss whether to continue the agenda item to a future date or finish the agenda item.

Public Hearing Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Commissioners.

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Commission was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. The Commission will then enter into deliberation. From this point in the hearing the Commission will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMISSION DISCUSSION AND ACTION.** It is the Commission's intention to make a decision this evening on each issue on the agenda. Planning Commission decisions may be appealed to the City Council. If you wish to appeal a decision, please contact the Planning Department for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** Prior to the close of the first public hearing, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Planning Commission will either continue the public hearing to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony. The Planning Commission may ask the applicant to consider granting an extension of the 120-day time period for making a decision if a delay in making a decision could impact the ability of the City to take final action on the application, including resolution of all local appeals.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

Milwaukie Planning Commission:

Sine Bone, Chair
Wilda Parks, Vice Chair
Shannah Anderson
Scott Barbur
Greg Hemer
Shaun Lowcock
Gabe Storm

Planning Department Staff:

Denny Egner, Planning Director
Li Alligood, Senior Planner
Brett Kelver, Associate Planner
Vera Kolias, Associate Planner
Alicia Martin, Administrative Specialist II



MILWAUKIE

Dogwood City of the West

To: Planning Commission

Through: Dennis Egner, Planning Director

From: Li Alligood, Senior Planner

Date: October 21, 2014, for October 28, 2014, Worksession

Subject: Moving Forward Milwaukie Briefing #9:
Draft Downtown Design Standards

ACTION REQUESTED

None. This is a briefing for discussion only. This is the ninth in a series of project briefings to the Planning Commission. Staff is seeking feedback about draft code amendments for downtown Milwaukie, specifically related to downtown design standards. A future briefing will address downtown design review for adaptive reuse, additions, and new construction. Staff is proposing a streamlined Type II process for projects that meet all of the downtown development and design standards, as revised.

BACKGROUND INFORMATION

The *Moving Forward Milwaukie: Enhancing our Commercial Districts* (MFM) project began in July 2013 and will continue into mid-2015. The project was preceded by the *Fresh Look Milwaukie: Downtown Road Map* project (January – June 2013). The goal of the MFM project is to achieve appropriate development and redevelopment in the city's commercial areas by removing barriers and creating incentives.

The MFM project is focused on bringing new activity to Milwaukie's commercial districts: downtown, central Milwaukie, and the neighborhood main streets of 32nd & 42nd Avenues.

A. History of Prior Actions and Discussions

- **October 14, 2014:** Staff provided an overview of proposed revisions to the development standards in downtown Milwaukie. The Commission discussed building height, off-street parking requirements, build-to lines, and ground floor window requirements.

- **September 23, 2014:** At a joint worksession with City Council, Matt Arnold of SERA Architects provided a presentation and led a discussion about downtown development and design standards and consideration for downtown Milwaukie.
- **September 9, 2014:** Staff provided an overview of potential draft code amendments for downtown Milwaukie, specifically related to downtown use standards, and led a walking tour of the North Main Village development.
- **August 26, 2014:** Staff provided an overview of key proposed downtown code amendments and draft Central Milwaukie concepts. The Commission discussed the proposed code amendments and provided suggestions for Central Milwaukie.

KEY DISCUSSION ITEMS

The Downtown and Riverfront Land Use Framework Plan ("Framework Plan"), which is the adopted vision for downtown, describes 3 "fundamental concepts":

1. Anchors and Attractors – businesses at either end of Main Street that draw substantial pedestrian traffic and provide additional customers for downtown businesses.
2. Main Street as a healthy retail street – establishing a "lively storefront retail character with a pedestrian emphasis and 24-hour use." Key land use components of this character include:
 - Retail on both sides of the street
 - Continuous retail facades with no interruptions
 - Anchor retail at both ends of Main Street
 - Retail on all four corners of intersections
3. Connecting downtown to the river – signalized pedestrian connections to the riverfront and development of Riverfront Park.

These fundamental concepts are implemented through a combination of use, development, and design standards. Staff provided a briefing on proposed revisions to use standards on September 9, and a briefing on proposed revisions to development standards on October 14. This briefing will focus on proposed revisions to the downtown design standards.

A. Project Goals

The goals of the Moving Forward Milwaukie project are to:

- *Remove barriers.* Provide enough flexibility to allow for market-driven development while ensuring that new development meets the community's expectation.
- *Create incentives.* Provide regulatory and/or financial incentives to encourage development that implements the community's vision for downtown – encourage developers to go "above and beyond" what the market might support.
- *Allow good things to happen.* Support new life for existing buildings and new development that provides the amenities and activity the community desires downtown.

The draft amendments seek to implement the project goals through the following objectives:

- *Provide more clarity and flexibility on allowed development.* Clearly communicating the community's expectations of the form new buildings will take through reorganization of

the downtown code section and establishment of clear and objective standards for building size and design.

- *Ensure development is attractive and pedestrian-friendly.* Make sure development and design standards support a pedestrian-friendly streetscape and walking experience.
- *Streamline the review process.* Provide a Type II Downtown Design Review process for developments that meet clear and objective standards. As proposed, this process would be available to projects that meet all of the development and design standards for downtown. The Type II process is more streamlined but still requires public notice and provides an opportunity for public comment. This approach will be presented in more detail at the November 12 meeting.

Staff has discussed the proposed amendments with the Planning Commission in August, September, and early October, and will continue discussions during October and November as outlined below.

Subject Area	8/26	9/9	10/14	10/28	11/12
Number of downtown zones	X				
Permitted uses (including Main St)		X			
Development standards			X		
Design standards				X	
Review process for new development					X

B. Downtown design standards

Design standards control the form, massing, and appearance of new development through façade requirements (to create a unified façade and break up vertical mass); articulation requirements (to provide visual interest); compatibility (how new buildings relate to existing buildings); ground floor standards (to ensure a comfortable and safe pedestrian environment); and open space standards (to provide outdoor gathering spaces).

In combination with development standards, design standards are intended to implement Fundamental Concept #2 by establishing standards that result in continuous building facades and create a comfortable and visually cohesive pedestrian environment. This can be done through a combination of build-to lines and frontage requirements, as discussed on October 14, and ground floor transparency and articulation requirements.

The draft code amendments propose some key revisions to the downtown design standards in order to better implement this concept. The most obvious revision is the addition of a number of new standards that serve two purposes:

- Provide clarity to potential developers about the community's expectations for new development in downtown Milwaukie; and
- Provide the opportunity for a more streamlined land use review process for projects that meet all of the standards.

The draft design standards are intended to complement and quantify the recommendations of the City's existing [Downtown Design Guidelines](#).

The existing standards are included as Attachment 1, and proposed revisions are described below. Each description includes:

- Intent
What this standard trying to accomplish.
- Related Guideline(s)
How this standard implements the Downtown Design Guideline. The relevant Guideline and pdf page number is referenced for each.
- Current standard
What the current requirements are, if any.
- Proposal
Proposed approaches and how they differ from current standards. Where the specific numerical standard has not been determined, a range is enclosed in [parentheses].
- Discussion questions
Areas where staff is seeking Planning Commission guidance.

1. **Building Façade Details**

Intent

These standards are intended to provide cohesive and visually interesting building façades (i.e. faces) in the downtown, particularly along the ground floor. A "tri-partite" façade creates a 3-part façade and breaks up vertical mass.

Related Guideline(s)

Architecture Guidelines – Wall Structure (p. 42):

Use scale-defining devices to break up the longitudinal dimensions of buildings, creating a comfortable sense of enclosure by establishing an uninterrupted street edge.

Relevant recommendations: tri-partite façade; vertical articulation of windows, columns, and bays.

Current standard

Minimum "base" (ground floor) windows/doors and "top" (roof) treatment requirements.

Proposal

- New standards that require all buildings of two or more stories to provide a "tri-partite" façade consisting of a defined base, middle, and top.
 - The base shall consist of distinct architectural bays that are not more than 30 ft on center, as well as weather protection and ground floor windows and doors (described later). See Figure 1 item F.
 - The middle shall consist of windows *and* a change in materials or detailing and color, or balconies, decks, or a minimum building step back on the upper floors. See Figures 2 and 3.

- The top shall consist of a cornice, parapet, or eaves, depending on the type of roof used. See Figure 3. Proposed roof standards are described in Section B.9 of this staff report.
- New articulation requirements for upper levels of new buildings.
- New buildings longer than 150 ft (which would occupy more than 75% of a typical Main St block of 200 ft) would be required to provide a significant break along the building façade to reduce the visual mass of the building. See Figure 4.

Figure 1. Tri-partite facade requirement



Source: City of Tigard

Figure 2. Change in materials and color between base and middle.



Source: City of Gresham

Figure 3. Balconies create change between base and middle. The top consists of a cornice.



Source: Matt Arnold, SERA Architects

Figure 4. Significant break in building façade. This break is a physical separation



Source: Mark Gamba Photography

2. Residential buildings

Intent

Clarify which standards apply to stand-alone residential buildings and the residential portion of mixed-use buildings.

Related Guideline(s)

None.

Current standards

Standards related to minimum dimensions of porches, courtyards, and balconies, if provided; however, there is no requirement that they be provided. Front entries must face a public street or landscaped courtyard.

Design standards for walls, windows, and roofs are also applicable and described below.

Proposal

Clarify which standards apply to standalone residential buildings. State regulations require that a clear and objective review option be available for standalone residential buildings. The City adopted multifamily design standards in 2012, which include requirements for private and public open space and standards related to articulation, safety, etc. As proposed, new standalone multifamily development in the downtown zones would be subject to the multifamily design standards of [MMC 19.505](#) (see Attachment 2) and new rowhouse development would be subject to the standards of MMC 19.505.5 (see Attachment 3).

Discussion Questions

Do we need additional standards for standalone buildings downtown?

3. Corners

Intent

Corner entries reinforce intersections as important places for pedestrian interaction and activity.

Related Guideline(s)

Architectural Guidelines: Corner Doors (p. 38)

Locate entry doors on corners of commercial and retail buildings wherever possible.

Relevant recommendations: Building entrance should be at corners; combined doors with roof or facade architectural elements such as bays or towers.

Current standards

There are currently no standards related to corner entries.

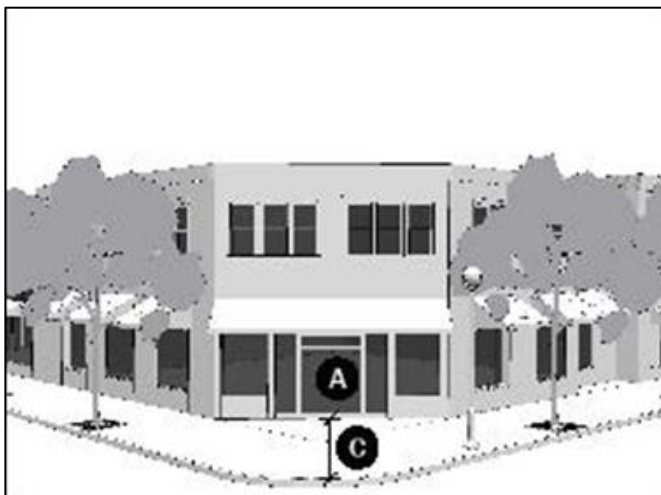
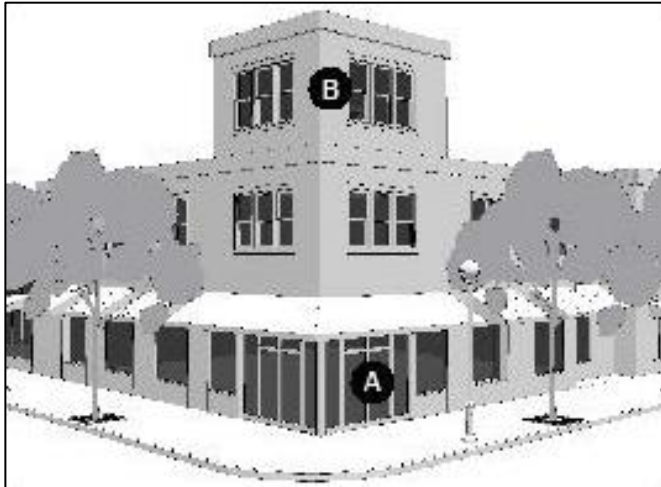
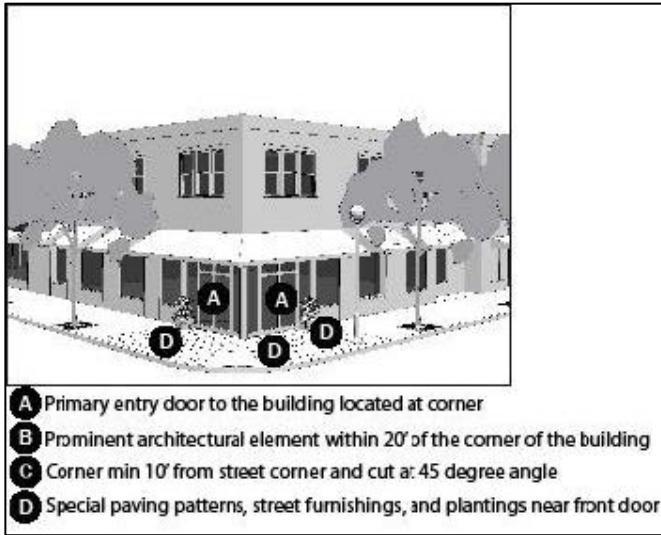
Proposal

New standards requiring nonresidential or mixed-use buildings located at the corner of two public streets or a street and a public area, park, or plaza to incorporate 2 of 4 features reinforcing the corner:

- Locate the primary building entrance at the corner
- Include a prominent architectural element at the corner or within 20 ft
- Cut the corner at a 45 degree angle
- Include a combination of special paving materials, street furnishings, and plantings in addition to the front door.

See Figure 5.

Figure 5. Proposed corner door requirements



Source for all: City of Tigard

4. Weather protection

Intent

Awnings and canopies along the ground floor of buildings protect pedestrians from rain during inclement weather and provide shade in the summer. Overhead protection encourages window shopping and lingering, and creates visual interest on the ground floor of a building.

Related Guideline(s)

Pedestrian Emphasis: Protect the Pedestrian from the Elements (p. 32)

Protect pedestrians from wind, sun and rain.

Relevant recommendations: Canvas fixed or retractable awnings; horizontal metal canopies, especially if transom or clerestory windows are above storefront glazing.

Current standards

There are currently no standards related to weather protection.

Proposal

Require weather protection in the form of awnings, canopies, recesses, or similar protection above building entrances and along at least 50% of the ground floor elevation of buildings that front a sidewalk, civic space, or pedestrian accessway. Second-floor balconies can be used to meet this requirement.

Ground floor dwellings with covered entrances would be exempt from this requirement. See Figures 6-7.

Figure 6. Canvas awning.



Figure 7. Canopy with balcony incorporated.



Source: Matt Arnold, SERA Architects

5. Exterior building materials

Intent

Quality wall materials can provide a sense of permanence in a building, and bring life and warmth to downtown. In addition, contrast in building materials can provide articulation and visual interest to larger buildings.

Related Guideline(s)

Architecture Guidelines: Walls (p. 41)

Use materials that create a sense of permanence.

Relevant recommendations: Natural or subdued building colors; limited use of bright accent trim colors; varied yet compatible cladding materials.

Current standards

Certain materials are prohibited only on the ground floor of buildings, including EIFS or other synthetic stucco panels and split face masonry block.

Other materials are prohibited on all levels of downtown buildings, including: plywood paneling (such as T-111); brick with dimensions larger than 4 by 8 by 2 in; spandrel glazing/curtain wall; vinyl or metal cladding; composite wood fiberboard or composite cement-based siding (such as Hardi-Plank); and metal panels.

Proposal

Revise standards to establish a selection of primary, secondary, and accent materials for use on building facades facing streets, courtyards, and/or public squared in downtown. The materials would be more varied and their use would be controlled through their designation as primary, secondary, accent, and prohibited. Primary materials would need to be used for at least 65% of the building façade; secondary materials could be used for up to 35% of the building façade; and accent materials could be used for up to 5% of the building façade.

Key changes:

- Permitted materials would be explicitly stated and would include brick, stone/masonry, stucco, and glass.
- Spandrel glass would change from a prohibited material to a primary material
- Composite wood fiberboard or composite cement-based siding and finished metal panels would change from prohibited materials to secondary materials.
- Some material distinctions would be made between nonresidential and mixed-use buildings and standalone residential buildings.
- Significant façade renovations would require the removal of any paint, paneling, or other materials covering the original surfaces.

6. Windows and doors

Intent

Long expanses of blank walls facing the street or other public area have negative impacts on the streetscape and the pedestrian environment. To minimize these effects, these requirements are intended to enhance street safety and provide a

comfortable walking environment by providing ground-level features of interest to pedestrians.

Related Guideline(s)

Pedestrian Emphasis: Define the Pedestrian Environment (p. 31)

Provide human scale to the pedestrian environment, with variety and visual richness that enhance the public realm.

Relevant recommendations: Windows - transparent or displays at street level.

Current standards

At least 50% of the ground floor of new buildings along specific sections of Main St must consist of windows or glazed doors (e.g. doors with glass).

Proposal

- Increase the requirement for Main St from 50% to 60%
- New standard of 30% for McLoughlin Blvd
- New standard of 40% for the remainder of downtown
- New standard of 30% for upper stories
- New requirement that at least 60% of upper floor windows be vertically oriented

See Figure 8 items I and J and Figure 9.

Figure 8. Minimum window and door requirements



Source: Matt Arnold, SERA Architects

Figure 9. At least 60% of upper windows must be vertically-oriented

Source: City of Milwaukie

7. Residential doors

Intent

Where a door faces a very active street, it is appropriate to separate the door from the street by a comfortable change of grade, perhaps 2 or 3 ft above street level. For less active areas, transition areas may include porches.

Related Guideline(s)

Architecture Guideline: Residential Doors (p. 40)

Residential front doors should define a friendly transition between the public and private realm.

Relevant recommendations: Doors accessed from porches, terraces, stoops or canopy-covered entries.

Current standards

Standards related to minimum dimensions of porches, courtyards, and balconies, if provided; however, there is no requirement that they be provided. Front entries must face a public street or landscaped courtyard. There are no distinctions between rowhouse and other types of residential development.

Proposal

New "transition area" standard between the public street and ground floor rowhouse units in the areas where they are permitted. This standard could be met through the provision of a porch, stoop, or patio of at least 3 ft deep by 5 ft wide and/or a grade separation of at least 2 but not more than 3 ft. See Figure 10.

Figure 10. Transition area provided by a grade separation and patio (left) and a grad separation (right).



Source: *Milwaukie Downtown and Design Guidelines*

9. Roofs and rooftop equipment

Intent

Building rooflines enliven the pedestrian experience and are of visual interest through details that create a skyline composed of interesting forms and shadows. Mechanical equipment and other penthouse functions must be integrated into the overall building design.

Related Guideline(s)

Architecture Guideline: Silhouette and Roofline (p. 45)

Create interest and detail in silhouette and roofline.

Relevant recommendations: Dormer windows; varied roofline heights; if cornices are used they should be well-detailed.

Architecture Guidelines: Rooftops (p. 46)

Integrate rooftop elements into building design.

Relevant recommendations: Screened mechanical units.

Current standards

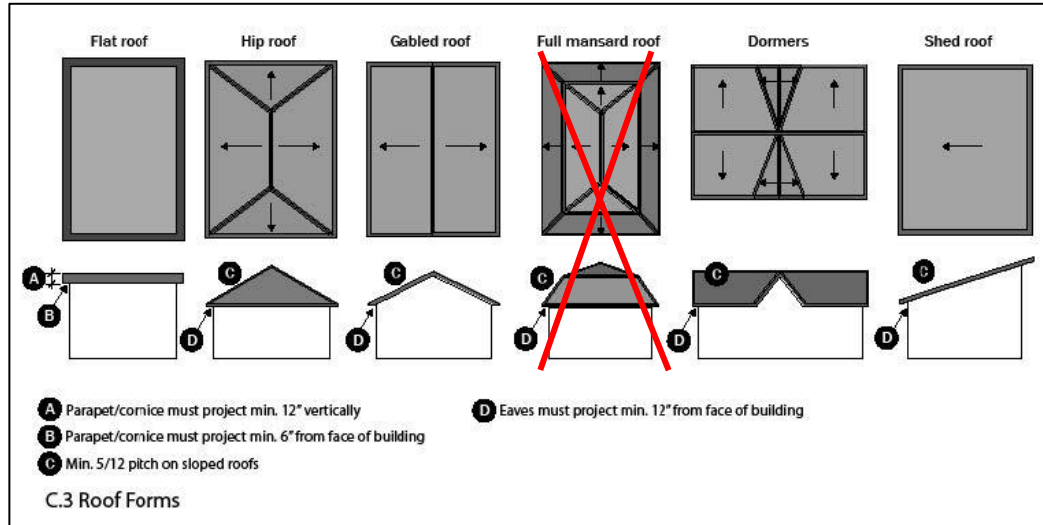
Flat roofs are required to provide a cornice of no less than 12 inches in height and 6 inches in depth; decorative roofs on buildings with more than three stories is prohibited. It is unclear what a "decorative roof" is.

Proposal

Clarify which roof forms are permitted in downtown and how they must be treated (e.g. minimum slope, eaves, and cornice/parapets). See Figure 10 for an overview of proposed roof types. Mansard roofs are not currently included in the list of permitted roof forms.

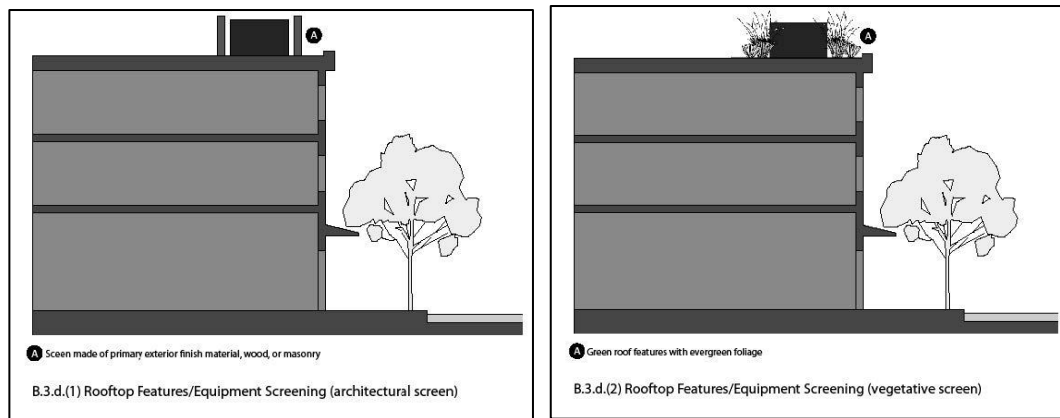
The proposed amendments would also establish screening requirements for rooftop mechanical equipment. See Figure 11.

Figure 11. Proposed allowed roof types.



Source: City of Tigard

Figure 12. Rooftop equipment screening options – physical and vegetative screening



Source: City of Tigard

10. Open Space/Plazas

Intent

Open space requirements are established to provide amenities for downtown residents, promote livability, and help soften the effects of built and paved areas.

These standards are intended to assure adequate public and private outdoor space downtown, as well as to make sure the outdoor spaces are activated and safe.

Related Guideline(s)

Pedestrian Emphasis: Provide Places for Stopping and Viewing (p. 33)

Provide safe, comfortable places where people can stop to sit and rest, meet and visit with each other, and otherwise enjoy the downtown surroundings.

Relevant recommendations: Formal or informal seating areas near active retail establishments; places for stopping and viewing adjacent to parks and plazas.

Pedestrian Emphasis: Create Successful Outdoor Spaces (p. 34)

Spaces should be designed for a variety of activities during all hours and seasons.

Relevant recommendations: Courtyards, squares, forecourts, and plazas with active adjacent ground-floor uses.

Current standards

No requirements that new nonresidential development provide open space.

Proposal

- New standard requiring projects larger than 20,000 sq ft to provide at least one public open space with a minimum size of 400 sq ft. See Figure 13.
 - The space must be abutted on at least two sides by primary entrances of adjacent uses in order to activate the space and provide visibility.
 - Required public spaces must be accessible at grade rather than below or above grade.
- New standards for mixed use buildings with residential units and residential-only buildings requiring a minimum square footage of private outdoor space per unit in a development, as well as the provision of shared outdoor space for building with more than 4 residential units.

Figure 13. Outdoor space abutted by active uses.



Source: Matt Arnold, SERA Architects

C. Discussion

Staff is seeking Planning Commission feedback about the proposed list of revisions to the design standards in the downtown. Although expanded, and in some cases new, standards are being proposed, they are intended to provide a higher degree of certainty and confidence both for the community and for developers about what is expected. The goal is to provide enough guidance to prevent "bad" design while allowing a variety of styles and built-in flexibility.

Next Steps

The first hearing for the draft downtown plan and code amendments is tentatively scheduled for Tuesday, November 25. Due to the complexity of the issues being considered, staff anticipates at least 3 Planning Commission hearings on the amendment package.

Staff requests Planning Commission feedback about whether a November 25 hearing is reasonable, or if additional worksessions on the draft amendments are desired.

ATTACHMENTS

Attachments are provided as indicated by the checked boxes. All material is available for viewing upon request.

	PC Packet	Public Copies	E- Packet
1. MMC Section 19.304 Downtown Zones	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. MMC Section 19.505.3 Multifamily Design Standards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. MMC Section 19.505.5 Rowhouse Design Standards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

PC Packet = paper materials provided to Planning Commission 7 days prior to the meeting.

Public Copies = paper copies of the packet available for review at City facilities and at the Planning Commission meeting.

E-Packet = packet materials available online at <http://www.milwaukieoregon.gov/planning/planning-commission-114>.

19.304

19.304.4 Development Standards

A. Purpose

The development standards address several issues of particular importance to maintaining the appropriate character for the downtown zones. Table 19.304.4 summarizes the development standards that apply in the downtown zones.

Table 19.304.4 Downtown Zones—Development Standards					
Standard	Downtown Storefront	Downtown Commercial	Downtown Office	Downtown Residential	Downtown Open Space
1. Minimum lot size	750 sq ft	10,000 sq ft	5,000 sq ft	750/5,000 sq ft ¹	None
2. Minimum street frontage	15'	30'	30'	15'/30' ¹	None
3. Floor area ratio Minimum Maximum	1:1 4:1	0.3:1 2:1	0.5:1 3:1	NA NA	NA NA
4. Building height (see Figure 19.304-3) Minimum Maximum	35' 45'-55'	25' 55'	25' 65'	None 45'-65'	None None
5. Residential density Minimum Maximum	None None	None None	None None	10-30 U/Acre None	None None
6. Street setback (see Figure 19.304-4) Minimum Maximum	0' 10'	0' 50'	0' 10'	0' None	0' None
7. Other setbacks (side and rear)	None	None	None	15' ²	None
8. Ground-floor retail with limited personal/business services (see Figure 19.304-2)	Yes	Yes	Yes	No	No
9. Ground-floor windows/doors (see Figure 19.304-5)	Yes	Yes	Yes	No	No
10. Drive-through facilities	No	No	No	No	No
11. Off-street parking required	No	Yes	No/Yes ³	Yes	Yes
12. Landscaping	None	10%	None	15%	20%

¹ Townhouse lots may be as small as 750 sq ft, with a minimum street frontage of 15 ft. All other lots created in the DR Zone shall be a minimum of 5,000 sq ft, with a minimum street frontage of 30 ft.

² Setbacks are required only where the DR Zone abuts a lower-density residential zone.

³ Off-street parking is not required in the DO Zone to the north of Washington Street and east of McLoughlin Boulevard. Off-street parking is required in the DO Zone located outside of this boundary.

Table 19.304.4 is supplemented by the explanation of the development standards provided in Subsection 19.304.4.B below, and the following figures:

Figure 19.304-2—Required Retail Ground-Floor Use Areas

Figure 19.304-3—Maximum Building Heights

Figure 19.304-4—Build-to Lines

Figure 19.304-5—Required Ground-Floor Windows and Openings

Multifamily Housing Design Standards (19.505.3)

(Current as of November 2012 supplement, which goes through Ord. 2051) No changes with May 2013 supplement.

19.505 BUILDING DESIGN STANDARDS**19.505.3 Design Standards for Multifamily Housing****A. Purpose**

The purpose of these design standards is to facilitate the development of attractive multifamily housing that encourages multimodal transportation. They encourage good site and building design, which contributes to livability, safety, and sustainability; helps create a stronger community; and fosters a quality environment for residents and neighbors.

The guidelines and standards are intended to achieve the following principles that the City encourages for multifamily development:

1. Livability

Development should contribute to a livable neighborhood by incorporating visually pleasing design, minimizing the impact of vehicles, emphasizing pedestrian and bicycle connections, and providing public and private open spaces for outdoor use.

2. Compatibility

Development should have a scale that is appropriate for the surrounding neighborhood and maintains the overall residential character of Milwaukie.

3. Safety and Functionality

Development should be safe and functional, by providing visibility into and within a multifamily development and by creating a circulation system that prioritizes bicycle and pedestrian safety.

4. Sustainability

Development should incorporate sustainable design and building practices, such as energy conservation, preservation of trees and open space, quality building materials, and alternative transportation modes.

B. Applicability

The design elements in Table 19.505.3.D in this subsection apply, as described below, to all multifamily and congregate housing developments with 3 or more dwelling units on a single lot, except within the downtown zones of Section 19.304. Cottage cluster housing and rowhouses on their own lots are subject to separate standards and are therefore exempt from Subsection 19.505.3. Housing development that is on a single lot and emulates the style of cottage cluster housing or rowhouses is subject to the standards of this subsection.

1. All new multifamily or congregate housing development is subject to the design elements in this subsection.
2. The following design elements are applicable for work that would construct a new building or increase the floor area on the site by more than 1,000 sq ft. Elements that are applicable only to additions do not apply to the site's existing development.
 - a. Subsection 19.505.3.D.1 Private Open Space, for the entire site.
 - b. Subsection 19.505.3.D.2 Public Open Space, for the entire site.
 - c. Subsection 19.505.3.D.5 Building Orientation and Entrances, only for additions or new buildings.

- d. Subsection 19.505.3.D.6 Building Façade Design, only for additions or new buildings.
 - e. Subsection 19.505.3.D.7 Building Materials, only or additions or new buildings.
 - f. Subsection 19.505.3.D.8 Landscaping, for the entire site.
 - g. Subsection 19.505.3.D.9 Screening, only for additions or new buildings.
 - h. Subsection 19.505.3.D.11 Sustainability, only for new buildings.
 - i. Subsection 19.505.3.D.12 Privacy Considerations, only for additions or new buildings.
 - j. Subsection 19.505.3.D.13 Safety, only for additions or new buildings.
3. Table 19.505.3.D.7 Building Materials is applicable for work that would replace more than 50% of the façade materials on a building within a 12-month period. The element applies only to the building on which the new façade materials are installed.
 4. Any activity not described in Subsections 19.505.3.D.2.a-c is exempt from the design elements in this subsection.

C. Review Process

Two possible review processes are available for review of multifamily or congregate housing development: objective and discretionary. An applicant may choose which process to use. The objective process uses clear objective standards that do not require the use of discretionary decision-making. The discretionary process uses design guidelines that are more discretionary in nature and are intended to provide the applicant with more design flexibility. Regardless of the review process, the applicant must demonstrate how the applicable standards or guidelines are being met.

1. Projects reviewed through the objective process will be evaluated through a Type I development review, pursuant to Chapter 19.906.
2. Projects reviewed through the discretionary process will be evaluated through a Type II development review, pursuant to Chapter 19.906.
3. A project can be reviewed using only one of the two review processes. For example, a project may not use some of the objective standards and some of the discretionary guidelines in one application.

D. Design Guidelines and Standards

Applicable guidelines and standards for multifamily and congregate housing are located in Table 19.505.3.D. These standards should not be interpreted as requiring a specific architectural style.

Table 19.505.3.D Multifamily Design Guidelines and Standards		
Design Element	Design Guideline (Discretionary Process)	Design Standard (Objective Process)
1. Private Open Space	<p>The development should provide private open space for each dwelling unit. Private open space should have direct access from the dwelling unit and should be visually and/or physically separate from common areas.</p> <p>The development may provide common open space in lieu of private open space if the common open space is well designed, adequately sized, and functionally similar to private open space.</p>	<p>Private open space (patios or balconies) shall be provided as follows:</p> <ol style="list-style-type: none"> a. For each dwelling unit located on the ground floor, or within 5 ft of finished grade, a minimum of 96 sq ft of private open space, with a minimum dimension of 5 ft. b. For each dwelling unit located more than 5 ft above finished grade, a minimum of 48 sq ft of private open space. c. For each dwelling unit with private open space, the private open space shall be directly accessible from the interior of the dwelling unit. d. Private open space shall be separated from common open space and adjacent dwelling units through the use of landscaping, fencing, or a wall.
2. Public Open Space	<p>The development should provide sufficient open space for the purpose of outdoor recreation, scenic amenity, or shared outdoor space for people to gather.</p>	<p>Common open space shall be provided as follows:</p> <ol style="list-style-type: none"> a. For buildings with more than 5 dwelling units, a minimum of 10% of the gross site area, or 750 sq ft, whichever is greater, shall be designated as common open space. b. The minimum dimension for any common open space shall be 20 ft. c. Projects with 20 units or less shall provide at least 2 of the following common open space features. Projects with more than 20 units shall provide at least 4 of the features: recreation area, play fields, children's play area, sport courts, gardens, permanent picnic tables, swimming pools, walking trails, pedestrian amenities, or similar items. d. If a development includes a children's play area, the play area shall be located such that it is visible from at least 50% of the abutting units. Play areas shall not be located within required yards. e. User amenities—such as tables, benches, trees, shrubs, planter boxes, garden plots, drinking fountains, spas, or pool—may be placed in the outdoor area.
3. Pedestrian Circulation	<p>Site design should promote safe, direct, and usable pedestrian facilities and connections throughout the development. Ground-floor units should provide a clear transition from the public realm to the private dwellings.</p>	<p>The on-site pedestrian circulation system shall include the following:</p> <ol style="list-style-type: none"> a. Continuous connections between the primary buildings, streets abutting the site, ground level entrances, common buildings, common open space, and vehicle and bicycle parking areas. b. At least 1 pedestrian connection to an abutting street frontage for each 200 linear ft of street frontage. c. Pedestrian walkways shall be separated from vehicle parking and maneuvering areas by physical barriers such as planter strips, raised curbs, or bollards. d. Walkways shall be constructed with a hard surface material, shall be permeable for stormwater, and shall be no less than 5 ft wide. If adjacent to a parking area where vehicles will overhang the walkway, a 7-ft-wide walkway shall be provided. The walkways shall be separated from parking areas and internal driveways using curbing, landscaping, or distinctive paving materials.

Table 19.505.3.D CONTINUED		
Multifamily Design Guidelines and Standards		
Design Element	Design Guideline (Discretionary Process)	Design Standard (Objective Process)
		e. On-site walkways shall be lighted to an average 5/10-footcandle level. Stairs or ramps shall be provided where necessary to provide a direct route.
4. Vehicle and Bicycle Parking	Vehicle parking should be integrated into the site in a manner that does not detract from the design of the building, the street frontage, or the site. Bicycle parking should be secure, sheltered, and conveniently located.	<p>Parking for the development shall comply with the following:</p> <p>a. On-site surface parking areas, garages, and vehicle maneuvering areas shall not be located directly between the façade of a primary building(s) and an abutting street right-of-way.</p> <p>b. Parking located to the side of a dwelling structure shall be limited to 50% of the linear frontage of that side. Drive aisles without adjacent parking spaces do not count as parking areas for purposes of this standard.</p> <p>c. All garages that are part of the same structure that contains dwelling units shall be located at least 4 ft behind the front building façade.</p> <p>d. For developments with more than 20 units, the covered bicycle parking required by Subsection 19.609.2.B shall meet the following standards. These standards apply instead of, and not in addition to, the standards in Subsections 19.609.3 and 4.</p> <p>(1) The parking area shall be inside a building or sheltered to provide complete, year-round protection from precipitation.</p> <p>(2) Entrance to the parking area shall be secured by lock so that only residents have access to the area.</p> <p>(3) The area shall have permanently mounted bicycle racks or hangers that allow the bicycle frame to be locked to the rack or hanger.</p> <p>(4) Spaces and aisles within the parking area shall allow for storage and movement of a bicycle width of 2.5 ft and length of 6.5 ft.</p> <p>(5) The parking area shall have an average illumination of at least 1.0 foot candle.</p> <p>(6) Parking areas not located within a dwelling structure or structured parking shall be located no further than 30 ft from the main entrance of a dwelling structure.</p>
5. Building Orientation & Entrances	Buildings should be located with the principal façade oriented to the street or a street-facing open space such as a courtyard. Building entrances should be well-defined and protect people from the elements.	<p>a. The primary building entry, or entries, for ground-floor units shall face the street right-of-way or a central common open space. Secondary entries may face parking lots or other interior site areas.</p> <p>b. Building entrances shall be emphasized through the use of features or elements such as recesses, projections, corner entries, or landscape treatments.</p> <p>c. For sites not on an arterial street, at least 50% of a site's street frontage, excluding driveways, shall be occupied by buildings that are located no further than 10 ft from the required setback line.</p> <p>d. For sites on an arterial street, at least 50% of a site's street frontage, excluding driveways, shall be occupied by buildings that are located no further than 20 ft from the required setback line.</p>

Table 19.505.3.D CONTINUED
Multifamily Design Guidelines and Standards

Design Element	Design Guideline (Discretionary Process)	Design Standard (Objective Process)
<p>6. Building Façade Design</p>	<p>Changes in wall planes, layering, horizontal datums, vertical datums, building materials, color, and/or fenestration shall be incorporated to create simple and visually interesting buildings.</p> <p>Windows and doors should be designed to create depth and shadows and to emphasize wall thickness and give expression to residential buildings.</p> <p>Windows should be used to provide articulation to the façade and visibility into the street.</p> <p>Building facades shall be compatible with adjacent building façades.</p> <p>Garage doors shall be integrated into the design of the larger façade in terms of color, scale, materials, and building style.</p>	<p>a. Street-facing building facades shall be divided into wall planes. The wall plane on the exterior of each dwelling unit shall be articulated by doing one or more of the following:</p> <ol style="list-style-type: none"> (1) Incorporating elements such as porches or decks into the wall plane. (2) Recessing the building a minimum of 2 ft deep x 6 ft long. (3) Extending an architectural bay at least 2 ft from the primary street-facing façade. <p>b. Windows shall occupy a minimum of 25% of the total street-facing façade.</p> <p>c. Buildings shall have a distinct base and top. The base of the building (ground-floor level) shall be considered from grade to 12 ft above grade. The base shall be visually distinguished from the top of the building by any of the following physical transitions: a change in brick pattern, a change in surface or siding materials, a change in color, or a change in the size or orientation of window types.</p> <p>d. To avoid long, monotonous, uninterrupted walls, buildings shall incorporate exterior wall off-sets, projections and/or recesses. At least 1 ft of horizontal variation shall be used at intervals of 40 ft or less along the building's primary façade on the ground-floor level.</p> <p>e. Blank, windowless walls in excess of 750 sq ft are prohibited when facing a public street, unless required by the Building Code. In instances where a blank wall exceeds 750 sq ft, it shall be articulated or intensive landscaping shall be provided.</p> <p>f. Garage doors shall be painted to match the color or color palette used on the rest of the buildings.</p>
<p>7. Building Materials</p>	<p>Buildings should be constructed with architectural materials that provide a sense of permanence and high quality.</p> <p>Street-facing façades shall consist predominantly of a simple palette of long-lasting materials such as brick, stone, stucco, wood siding, and wood shingles.</p> <p>A hierarchy of building materials shall be incorporated. The materials shall be durable and reflect a sense of permanence and quality of development.</p> <p>Split-faced block and gypsum reinforced fiber concrete (for trim elements) shall only be used in limited quantities.</p> <p>Fencing shall be durable, maintainable, and attractive.</p>	<p>a. The following building materials are prohibited on street-facing building facades and shall not collectively be used on more than 35% of any other building façade:</p> <ol style="list-style-type: none"> (1) Vinyl PVC siding (2) T-111 Plywood (3) Exterior insulation finishing (EIFS) (4) Corrugated metal (5) Plain concrete or concrete block (6) Spandrel glass (7) Sheet pressboard <p>b. The following fence materials are prohibited.</p> <ol style="list-style-type: none"> (1) Plastic or vinyl (2) Chain link

Table 19.505.3.D CONTINUED		
Multifamily Design Guidelines and Standards		
Design Element	Design Guideline (Discretionary Process)	Design Standard (Objective Process)
8. Landscaping	Landscaping of multifamily developments should be used to provide a canopy for open spaces and courtyards, and to buffer the development from adjacent properties. Existing, healthy trees should be preserved whenever possible. Landscape strategies that conserve water shall be included. Hardscapes shall be shaded where possible, as a means of reducing energy costs (heat island effect) and improving stormwater management.	<p>a. For every 2,000 sq ft of site area, 1 tree shall be planted or 1 existing tree shall be preserved.</p> <p>(1) New trees must be listed as native trees in the Milwaukie Native Plant List.</p> <p>(2) Preserved tree(s) must be at least 6 in diameter at breast height (DBH) and cannot be listed as a nuisance species in the Milwaukie Native Plant List.</p> <p>b. Trees shall be planted to provide, within 5 years, canopy coverage for at least 1/3 of any common open space or courtyard. Compliance with this standard is based on the expected growth of the selected trees.</p> <p>c. On sites with a side or rear lot line that abuts an R-10, R-7, or R-5 Zone, landscaping, or a combination of fencing and landscaping, shall be used to provide a sight-obscuring screen 6 ft high along the abutting property line. Landscaping used for screening must attain the 6 ft height within 24 months of planting.</p> <p>d. For projects with more than 20 units:</p> <p>(1) Any irrigation system shall minimize water use by incorporating a rain sensor, rotor irrigation heads, or a drip irrigation system.</p> <p>(2) To reduce the "heat island" effect, highly reflective paving materials with a solar reflective index of at least 29 shall be used on at least 25% of hardscape surfaces.</p>
9. Screening	Mechanical equipment, garbage collection areas, and other site equipment and utilities should be screened so they are not visible from the street and public or private open spaces. Screening should be visually compatible with other architectural elements in the development.	<p>Mechanical and communication equipment and outdoor garbage and recycling areas shall be screened so they are not visible from streets and other ground-level private open space and common open spaces.</p> <p>a. Appropriate screening for rooftop equipment includes parapet walls or architecturally compatible fabricated enclosures such as panels and walls.</p> <p>(1) The Planning Director may require a review of rooftop equipment screening by requesting sight line studies.</p> <p>(2) Solar energy systems are exempt from this requirement.</p> <p>b. Utilities such as transformers, heating and cooling, electric meters, and other utility equipment shall be not be located within 5 ft of a front entrance and shall be screened with sight-obscuring materials.</p>
10. Recycling Areas	Recycling areas should be appropriately sized to accommodate the amount of recyclable materials generated by residents. Areas should be located such that they provide convenient access for residents and for waste and recycling haulers. Recycling areas located outdoors should be appropriately screened or located so that they are not prominent features viewed from the street.	<p>A recycling area or recycling areas within a multifamily development shall meet the following standards.</p> <p>a. The recycling collection area must provide containers to accept the following recyclable materials: glass, newspaper, corrugated cardboard, tin, and aluminum.</p> <p>b. The recycling collection area must be located at least as close to the dwelling units as the closest garbage collection/container area.</p> <p>c. Recycling containers must be covered by either a roof or weatherproof lids.</p> <p>d. The recycling collection area must have a collection capacity of at least 100 cu ft in size for every 10 dwelling units or portion thereof.</p>

Table 19.505.3.D CONTINUED		
Multifamily Design Guidelines and Standards		
Design Element	Design Guideline (Discretionary Process)	Design Standard (Objective Process)
		<ul style="list-style-type: none"> e. The recycling collection area must be accessible to collection service personnel between the hours of 6:00 a.m. and 6:00 p.m. f. The recycling collection area and containers must be labeled, to indicate the type and location of materials accepted, and properly maintained to ensure continued use by tenants. g. Fire Department approval will be required for the recycling collection area. h. Review and comment for the recycling collection area will be required from the appropriate franchise collection service.
11. Sustain-ability	<p>Multifamily development should optimize energy efficiency by designing for building orientation for passive heat gain, shading, day-lighting, and natural ventilation. Sustainable materials, particularly those with recycled content, should be used whenever possible. Sustainable architectural elements shall be incorporated to increase occupant health and maximize a building's positive impact on the environment.</p> <p>When appropriate to the context, buildings should be placed on the site giving consideration to optimum solar orientation. Methods for providing summer shading for south-facing walls, and the implementation of photovoltaic systems on the south-facing area of the roof, are to be considered.</p>	<p>In order to promote more sustainable development, multifamily developments shall incorporate the following elements.</p> <ul style="list-style-type: none"> a. Building orientation that does not preclude utilization of solar panels, or an ecoroof on at least 20% of the total roof surfaces. b. Windows that are operable by building occupants. c. Window orientation, natural shading, and/or sunshades to limit summer sun and to allow for winter sun penetration. d. Projects with more than 20 units shall incorporate at least 2 of the following elements: <ul style="list-style-type: none"> (1) A vegetated ecoroof for a minimum of 30% of the total roof surface. (2) For a minimum of 75% of the total roof surface, a white roof with a Solar Reflectance Index (SRI) of 78 or higher if the roof has a 3/12 roof pitch or less, or SRI of 29 or higher if the roof has a roof pitch greater than 3/12. (3) A system that collects rainwater for reuse on-site (e.g., site irrigation) for a minimum of 50% of the total roof surface. (4) An integrated solar panel system for a minimum of 30% of the total roof or building surface. (5) Orientation of the long axis of the building within 30 degrees of the true east-west axis, with unobstructed solar access to the south wall and roof. (6) Windows located to take advantage of passive solar collection and include architectural shading devices (such as window overhangs) that reduce summer heat gain while encouraging passive solar heating in the winter.

Table 19.505.3.D CONTINUED		
Multifamily Design Guidelines and Standards		
Design Element	Design Guideline (Discretionary Process)	Design Standard (Objective Process)
12. Privacy Considerations	Multifamily development should consider the privacy of, and sight lines to, adjacent residential properties, and be oriented and/or screened to maximize the privacy of surrounding residences.	<p>In order to protect the privacy of adjacent properties, multifamily developments shall incorporate the following elements:</p> <ol style="list-style-type: none"> The placement of balconies above the first story shall not create a direct line of sight into the living spaces or backyards of adjacent residential properties. Where windows on a multifamily development are within 30 ft of windows on adjacent residences, windows on the multifamily development shall be offset so the panes do not overlap windows on adjacent residences, when measured at right angles. Windows are allowed to overlap if they are opaque, such as frosted windows, or placed at the top third of the wall, measured from floor to ceiling height in the multifamily unit.
13. Safety	<p>Multifamily development should be designed to maximize visual surveillance, create defensible spaces, and define access to and from the site. Lighting should be provided that is adequate for safety and surveillance, while not imposing lighting impacts to nearby properties. The site should be generally consistent with the principles of Crime Prevention Through Environmental Design:</p> <ul style="list-style-type: none"> Natural Surveillance: Areas where people and their activities can be readily observed. Natural Access Control: Guide how people come to and from a space through careful placement of entrances, landscaping, fences, and lighting. Territorial Reinforcement: Increased definition of space improves proprietary concern and reinforces social control. 	<ol style="list-style-type: none"> At least 70% of the street or common open space frontage shall be visible from the following areas on 1 or more dwelling units: a front door; a ground-floor window (except a garage window); or a second-story window placed no higher than 3.5 ft from the floor to the bottom of the windowsill. All outdoor common open spaces and streets shall be visible from 50% of the units that face it. A unit meets this criterion when at least 1 window of a frequently used room—such as a kitchen, living room and dining room, but not bedroom or bathroom—faces a common open space or street. Uses on the site shall be illuminated as follows: <ol style="list-style-type: none"> Parking and loading areas: 0.5 footcandle minimum. Walkways: 0.5 footcandle minimum and average of 1.5 footcandles. Building entrances: 1 footcandle minimum with an average of 3.5 footcandles, except that secondary entrances may have an average of 2.0 footcandles. Maximum illumination at the property line shall not exceed 0.5 footcandles. However, where a site abuts a nonresidential district, maximum illumination at the property line shall not exceed 1 footcandle. Developments shall use full cut-off lighting fixtures to avoid off-site lighting, night sky pollution, and shining lights into residential units.

Rowhouse Standards (19.505.5)

(Current as of November 2012 supplement, which goes through Ord. 2051) No changes with May 2013 supplement.

19.505 BUILDING DESIGN STANDARDS**19.505.5 Standards for Rowhouses****A. Purpose**

Rowhouses provide a type of housing that includes the benefits of a single-family detached dwelling, such as fee simple ownership and private yard area, while also being an affordable housing type for new homeowners and households that do not require as much living space. The purpose of these standards is to allow rowhouses in medium to high density residential zones. Rowhouses are allowed at the same density as single-family detached and multifamily dwellings, and the general design requirements are very similar to the design requirements for single-family detached dwellings. Two important aspects of these standards are to include a private-to-public transition space between the dwelling and the street and to prevent garage and off-street parking areas from being prominent features on the front of rowhouses.

B. Applicability

1. The standards of Subsection 19.505.5 apply to single-family dwellings on their own lot, where the dwelling shares a common wall across a side lot line with at least 1 other dwelling, and where the lots meet the standards for a rowhouse lot in both Section 19.302 and Subsection 19.505.5.E. Rowhouse development may take place on existing lots that meet the lot standards for rowhouse lots or on land that has been divided to create new rowhouse lots.
2. Development standards for rowhouses are in Subsection 19.302.4.
3. Design standards for single-family detached dwellings in Subsections 19.505.1-2 are also applicable to rowhouses.
4. Dwelling units that share a common side wall and are not on separate lots are subject to the standards for either duplexes or multifamily housing.

C. Rowhouse Design Standards

1. Rowhouses are subject to the design standards for single-family housing in Subsection 19.505.1.
2. Rowhouses shall include an area of transition between the public realm of the right-of-way and the entry to the private dwelling. The entry may be either vertical or horizontal, as described below.
 - a. A vertical transition shall be an uncovered flight of stairs that leads to the front door or front porch of the dwelling. The stairs must rise at least 3 ft, and not more than 8 ft, from grade. The flight of stairs may encroach into the required front yard, and the bottom step must be at least 5 ft from the front lot line.
 - b. A horizontal transition shall be a covered porch with a depth of at least 6 ft. The porch may encroach into the required front yard, but it shall be at least 7 ft from the front lot line.

D. Number of Rowhouses Allowed

No more than 4 consecutive rowhouses that share a common wall(s) are allowed. A set of 4 rowhouses with common walls is allowed to be adjacent to a separate set of 4 rowhouses with common walls.

E. Rowhouse Lot Standards

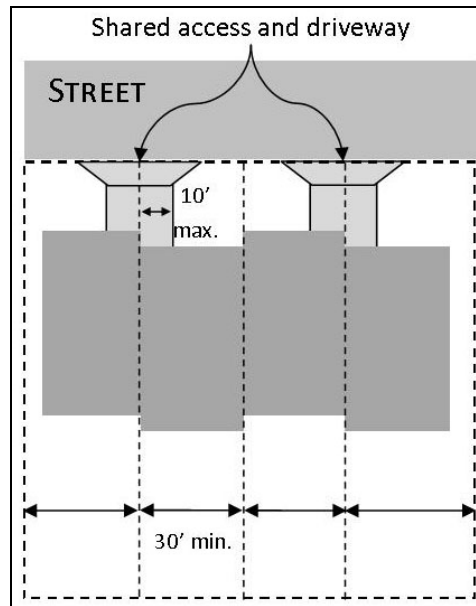
1. Rowhouse development is not allowed on lots with a lot width of more than 35 ft.
2. Rowhouse development is allowed only where there are at least 2 abutting lots on the same street frontage whose street frontage, lot width, lot depth, and lot area meet or exceed the base zone requirements listed in Table 19.302.2.
3. Rowhouse development in the R-3 and R-2.5 Zones must meet the minimum lot size standards in Subsection 19.302.4.A.1.
4. Rowhouse development in the R-2, R-1 and R-1-B Zones must meet the minimum lot size standards in Subsection 19.302.4.A.1. In addition, the rowhouse development must meet the minimum site size requirements in Table 19.505.5.E.4.

Table 19.505.5.E.4 Minimum Site Size for Rowhouse Development in the R-2, R-1, and R-1-B Zones		
Number of Rowhouses	R-2 Zone	R-1 and R-1-B Zone
2	7,500 sq ft	6,400 sq ft
3	10,000 sq ft	7,800 sq ft
4	12,500 sq ft	9,200 sq ft

F. Driveway Access and Parking

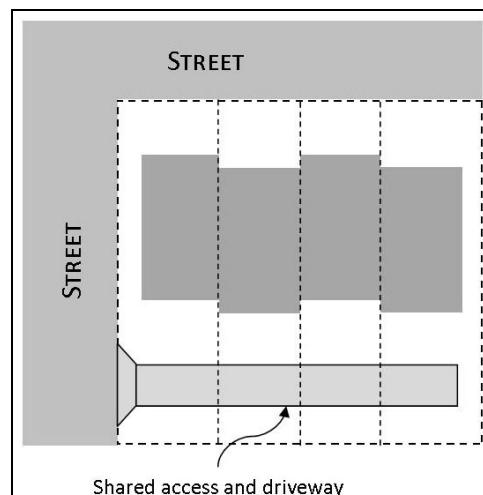
1. Garages on the front façade of a rowhouse, off-street parking areas in the front yard, and driveway accesses in front of a rowhouse are prohibited unless the following standards are met. See Figure 19.505.5.F.1.
 - a. Each rowhouse lot has a street frontage of at least 30 ft on a street identified as a Neighborhood Route or Local Street in the Transportation System Plan Figure 8-3b.
 - b. Development of 2 or 3 rowhouses has at least 1 shared access between the lots, and development of 4 rowhouses has 2 shared accesses.
 - c. Outdoor on-site parking and maneuvering areas do not exceed 10 ft wide on any lot.
 - d. The garage width does not exceed 10 ft, as measured from the inside of the garage door frame.

Figure 19.505.5.F.1
Rowhouse Development with Front Yard Parking



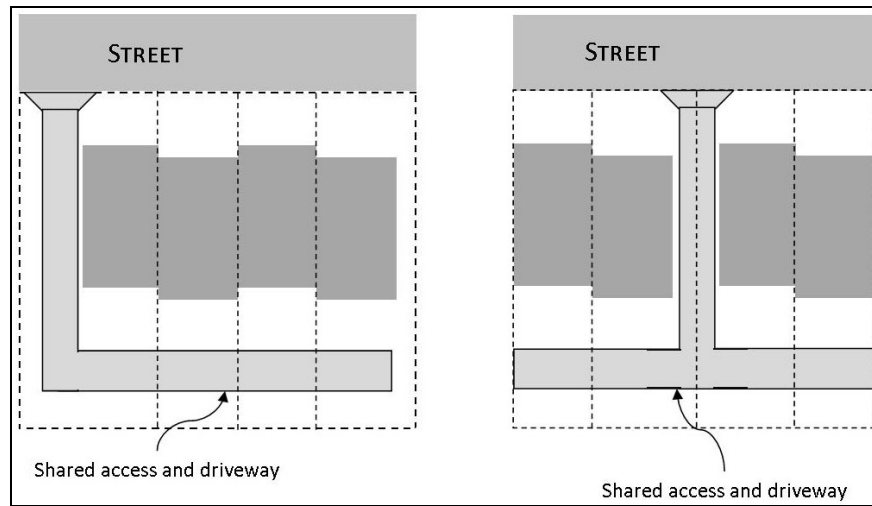
2. The following rules apply to driveways and parking areas for rowhouse developments that do not meet all of the standards in Subsection 19.505.5.F.1.
 - a. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a rowhouse.
 - b. Rowhouse development that includes a corner lot shall take access from a single driveway on the side of the corner lot. The Engineering Director may alter this requirement based on street classifications, access spacing, or other provisions of Chapter 12.16 Access Management. See Figure 19.505.5.F.2.b.

Figure 19.505.5.F.2.b
Rowhouse Development with Corner Lot Access



- c. Rowhouse development that does not include a corner lot shall consolidate access for all lots into a single driveway. The access and driveway are not allowed in the area directly between the front façade and front lot line of any of the rowhouses. See Figure 19.505.5.F.2.c.

Figure 19.505.5.F.2.c
Rowhouse Development with Consolidated Access



- d. A rowhouse development that includes consolidated access or shared driveways shall grant appropriate access easements to allow normal vehicular access and emergency access.

G. Accessory Structure Setbacks

On rowhouse lots with a lot width of 25 ft or less, there is no required side yard between an accessory structure and a side lot line abutting a rowhouse lot. All other accessory structure regulations in Subsection 19.502.2.A apply.