

COUNCIL ORDINANCE No. 2251

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, AMENDING THE MILWAUKIE MUNICIPAL CODE (MMC) TITLE 19 ZONING ORDINANCE FOR THE PURPOSE OF CORRECTING A PUBLISHING ERROR RELATED TO ATTACHED COTTAGES IN A COTTAGE CLUSTER.

WHEREAS, the proposed corrected code language was adopted by Council under Ordinance #2236; and

WHEREAS, the proposed code amendments were removed in error under Ordinance #2243; and

WHEREAS, the Milwaukie City Council finds that the proposed amendments are in the public interest of the City of Milwaukie.

Now, Therefore, the City of Milwaukie does ordain as follows:

Section 1. Findings. Findings of fact in support of the amendments were adopted by the City Council under Ordinance #2236.

Section 2. Amendments. The Milwaukie Municipal Code (MMC) is amended as described in Exhibit A (underline/strikeout version), and Exhibit B(clean version).

Section 3. Effective Date. The amendments shall become effective immediately on the date of adoption.

Read the first time on 5/6/25, and moved to second reading by 4:0 vote of the City Council.

Read the second time and adopted by the City Council on 5/6/25.


Signed by the Mayor on 5/6/25.



Lisa M. Batey, Mayor

ATTEST:

APPROVED AS TO FORM:



Scott S. Stauffer, City Recorder



Justin D. Gericke, City Attorney

Exhibit A**Underline/Strikeout Amendments****CHAPTER 19.500 SUPPLEMENTARY DEVELOPMENT REGULATIONS****19.505 BUILDING DESIGN STANDARDS****19.505.4 Cottage Cluster Housing****C. Development Standards**

The standards listed below in Table 19.505.4.C.1 are the applicable development and design standards for cottage cluster housing. Additional design standards are provided in Subsection 19.505.1.

Table 19.505.4.C.1 Cottage Cluster Development Standards		
Standards	R-MD	R-HD
A. Structure Types		
1. Building types allowed, minimum and maximum number per cluster	Detached and Attached cottages 3 minimum 12 maximum dwelling units <u>Maximum number of attached units = 3</u>	Detached and Attached cottages 3 minimum 12 maximum dwelling units <u>Maximum number of attached units = 4</u>
B. Dwelling Unit Size		
1. Max building footprint per dwelling unit	900 sf	
2. Max average floor area per dwelling unit	1,400 sf	
C. Height		
1. Max height	25 ft or 2 stories, whichever is greater	
2. Max structure height between 5 & 10 ft of rear lot line	15 ft	
3. Max height to eaves facing common green	1.618 times the narrowest average width between two closest buildings	
D. Setbacks, Separations, and Encroachments		
1. Separation between structures (minimum)	6 ft	
2. Side and rear site setbacks	5 ft	

3. Front site setback (minimum)	10 ft	
4. Front site setback (Maximum)	20 ft	
5. Separation between clusters (minimum)	10 ft	
E. Impervious Area, Vegetated Area		
1. Impervious area (maximum)	60%	65%
2. Vegetated site area (minimum)	35%	35%
F. Community and Common Space		
1. Community building footprint (maximum) ¹	1,000 sf	1,000 sf
2. Common Space	19.505.4.E.2	19.505.4.E.2
G. Parking (see also 19.505.4.E.4)		
1. Automobile parking spaces per dwelling unit (maximum)	See MMC Section 19.605	See MMC Section 19.605
2. Bicycle Parking spaces per dwelling unit (minimum)	See MMC Section 19.609	

1 Use of an existing home, per Subsection 19.505.4.E.4, as the community building is exempt from this standard. Community buildings are not required in a cottage cluster development.

Exhibit B
Clean Amendments

CHAPTER 19.500 SUPPLEMENTARY DEVELOPMENT REGULATIONS

19.505 BUILDING DESIGN STANDARDS

19.505.4 Cottage Cluster Housing

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