

ORDINANCE NUMBER 1447

AN ORDINANCE OF THE CITY OF MILWAUKIE AMENDING ORDINANCE NUMBER 1438 (MILWAUKIE ZONING ORDINANCE), BY INCORPORATING CHANGES WHICH ELIMINATE MINOR INCONSISTENCIES IN TEXT AND MAP.

WHEREAS, in its review of the proposed Milwaukie Zoning Ordinance, staff of the Portland Metropolitan Service District suggested certain changes, which have been recommended by consultants Wilsey and Ham, to correct minor inconsistencies in the ordinance text, which would be consistent with the policies of the Plan, therefore

THE CITY OF MILWAUKIE DOES ORDAIN AS FOLLOWS:

Section 1. Section 1.03, Definition of Mobile Home, is amended by adding: "It must meet requirements of the Uniform Building Code enforced by the City."

Section 2. Sections 3.01, 3.02, 3.03, 3.04, 3.05 Conditional Uses Permitted, are amended by adding: Mobile Home.

Section 3. Section 3.03 Outright Uses Permitted, is amended by adding: "Single family attached dwelling". and re-numbering Item d. to c.

Section 4. Section 3.03, Conditional Uses, is amended by deleting Item k.

Section 5. Section 3.04, Outright Uses, is amended by deleting Item f.

Section 6. Section 3.04, Conditional Uses, is amended by adding, after Item o, Item p. "Multi-family condominium or apartment dwelling." and by relettering the following items.

Section 7. Section 4.13 in Item 2 (previously "b"), is amended by omitting the second sentence and replacing it with: "A minimum distance equal to the required front yard of adjacent parcels will be established and maintained as open area."

Section 8. Section 6.02 is amended by adding a new Item 14.

Multi-family Condominium and Apartment Dwellings: In considering a conditional use application for multi-family condominium and apartment dwellings, the Planning Commission shall consider the following:

- a. Relationship to neighboring uses.
- b. Street access.
- c. Terrain of the site.

The project shall not cause traffic to move through adjoining lower density areas.

Renumber Item 14 to Item 15..

Section 9. Section 6.02 is amended by adding a new  
Item 16.

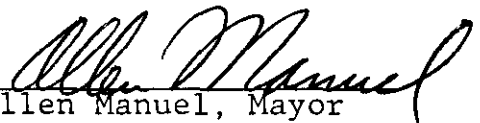
Mobile Homes: In considering a conditional use application for a mobile home in R-10, R-7, R-5, R-3 or R-2 zones, the following requirements shall apply:

- a. Requirements of the Uniform Building Code for single family detached structures must be met.
- b. Requirements of the Subdivision and Zoning Ordinances applicable to the appropriate zone must be met.
- c. The mobile home (manufactured housing) must be located on a permanent foundation or other structure having similar appearance to foundations found in immediate area.
- d. The exterior of the mobile home must be constructed of materials similar in appearance and quality to residential exteriors found in the immediate area.

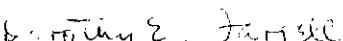
Read the first time this 4th day of February, 1980,  
and moved to second reading by unanimous vote of the Council.

Read the second time and adopted by the City Council this  
4th day of February, 1980.

Signed by the Mayor this 4th day of February, 1980.

  
Allen Manuel, Mayor

ATTEST:

  
Dorothy E. Farrell, Recorder

APPROVED AS TO FORM:

  
Greg Eades, City Attorney