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Land Use Applications

Uses or development that are regulated by Titles 14, 17, and 19 of the Milwaukie Municipal Code (MMC) shall submit and obtain approval for all required land use applications prior to establishment or construction.

MMC Table 19.901 below contains a complete list of the City's land use applications and the location of the provisions that govern their submittal, review, and approval.

It also identifies the review type(s) associated with each application type. The review type determines who is given notice about land use and development proposals, when the City has to make a decision on a land use application, and who makes the final decision.

Descriptions of the different review types and the procedures associated with them are located in MMC Chapter 19.1000. Decision makers for each review type are listed in MMC Table 19.1001.5.

Table 19.901 Land Use Applications		
Application Type	Municipal Code Location	Review Types
Amendments to Maps and Ordinances: Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment Zoning Text Amendment Zoning Map Amendment	Section 19.902 Subsection 19.902.3 Subsection 19.902.4 Subsection 19.902.5 Subsection 19.902.6	V IV, V ¹ V III, V ²
Annexations and Boundary Changes: Boundary Change Expedited Annexation Nonexpedited Annexation	Chapter 19.1100 Section 19.1103 Section 19.1104 Section 19.1102	NA NA IV
Appeal	Section 19.1010	Varies
Code Interpretation	Section 19.903	I
Community Service Use	Section 19.904	I, III
Compensation for Reduction in Property Value (Measure 37)	Chapter 1.20	NA
Conditional Use	Section 19.905	I, III
Development Review	Section 19.906	I, II
Director Determination	Section 19.903	I
Downtown Design Review	Section 19.907	I, II, III
Extension to Expiring Approval	Section 19.908	I, II
Historic Resource: Alteration Demolition Status Designation Status Deletion	Section 19.403 Subsection 19.403.5 Subsection 19.403.7 Subsection 19.403.4 Subsection 19.403.4	I, III III IV IV

¹ Level of review determined by City Attorney per Section 19.902.4.A.

² Level of review determined by City Attorney per Section 19.902.6.A.1.

Table 19.901 CONTINUED Land Use Applications		
Application Type	Municipal Code Location	Review Types
Land Divisions: Final Plat Lot Consolidation Partition Property Line Adjustment Replat Subdivision	Title 17 (for all Land Divisions)	I I II I, II I, II, III III
Miscellaneous: Barbed Wire Fencing	Chapter 19.500 Subsection 19.502.2.B.1.b-c	II
Modification to Existing Approval	Section 19.909	I, II, III
Natural Resource Review	Section 19.402	I, II, III, IV
Nonconforming Use Alteration	Chapter 19.804	III
Parking: Quantity Determination Quantity Modification Shared Parking Structured Parking	Chapter 19.600 Subsection 19.605.2 Subsection 19.605.2 Subsection 19.605.4 Section 19.611	II II I II, III
Planned Development	Section 19.311	IV
Site Design Standards: Preliminary Circulation Plan	Section 19.504 Subsection 504.11	II
Residential Dwellings: Accessory Dwelling Unit Duplex Manufactured Dwelling Park Temporary Dwelling Unit	Section 19.910 Subsection 19.910.1 Subsection 19.910.2 Subsection 19.910.3 Subsection 19.910.4	I, II II III I, III
Sign Review	Title 14	Varies
Transportation Facilities Review	Chapter 19.700	II
Variances: Building Height Fence Height Use Exception Variance	Section 19.911 Subsection 19.911.6 Subsection 19.911.3 Subsection 19.911.5 Subsection 19.911.1-4	II II III II, III
Willamette Greenway Review	Section 19.401	III