

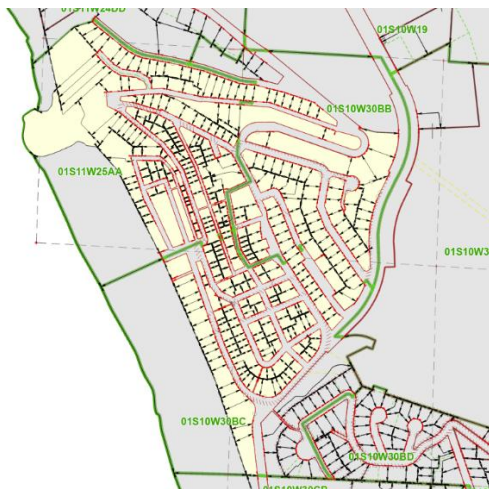
INTRODUCTION TO SURVEY

This survey is being conducted by the Tillamook County Department of Community Development to better understand how property owners who own property within the “village area” of the Oceanside community feel about the proposed residential and commercial zoning code concepts the Department has developed at the direction of the Tillamook County Board of Commissioners to help address livability concerns related to development of properties in Oceanside, with focus on the area of Oceanside commonly known as “the village”.

OCEANSIDE VILLAGE OVERLAY ZONE

Context: The Oceanside community has one residential zoning district for all residentially zoned properties within the community- the Residential Oceanside (ROS) zone. The ROS zone determines what uses are allowed or may be allowed on a property and includes development standards for development of individual properties (i.e. setbacks, building height, lot coverage). For the greater Oceanside community, it has been determined these development standards function relatively well and perform their intended purpose. Based upon community feedback of residents and property owners who own property within the “village area” of the community, these development standards do not function well and have resulted in over-development of residential properties.

Proposed Solution: Creation of the Oceanside Village Overlay (OVO) Zone for properties located within the “village area” of the Oceanside community. The OVO would apply to all residential, commercial and park zoned properties within this geographic area of Oceanside. *The allowable uses and development requirements of the Residential Oceanside (ROS), Commercial Oceanside (COS) and Park Oceanside (POS) base zones will continue to apply.*



The Oceanside Village Overlay (OVO) Zone would apply to all properties highlighted in yellow.

Purpose of the Oceanside Village Overlay (OVO) Zone: An overlay zone contains a specialized set of development standards in addition to the standards contained in the base zone (ROS Zone) to address unique characteristics and needs of a specific area- in this case, the “village area” of the Oceanside community. The underlying uses and development standards of the ROS zone do not go away. Additional development standards apply to areas within an overlay to respond to community concerns related to over-development of residential properties within this area of Oceanside.

Additional development standards that would apply to residential development of properties within the Oceanside Village Overlay (OVO) Zone include establishing a maximum size for residential structures and public hearings for land use applications (Conditional Uses, Variances and Non-Conforming Reviews). These specific concepts are considered later in this survey.

OVO Potential Advantages:

- Addresses community concerns related to over-development of residentially zoned properties through application of additional development standards for future development of residential properties.
- Aligns future residential development patterns with historic residential development patterns to preserve a “look” or “feel” of neighborhood character within this area of the Oceanside community.

OVO Potential Disadvantages:

- Additional development standards imposed for residential development.
- Additional development standards may limit development potential of vacant residentially zoned properties within the “village area” of the Oceanside community.

BUILDING MASS & PROPORTIONALITY

Context: Oceanside’s residential zoning code includes development standards for setbacks and lot coverage. These standards help determine where on a property a structure can be located and the maximum size of a building footprint. The purpose of these standards is to help maintain open space, privacy and distance between buildings located on neighboring properties.

Concern: These standards do not specifically address the volume and size of a structure, commonly referred to as *building mass*, meaning the maximum size of a building that can be developed on a lot. Indirectly, building mass (volume and size) is presumed by the following factors:

- Setbacks
- Lot Coverage
- Maximum Building Height

Example of Application of Existing Residential Development Standards:

Property size = **5,000** square feet.

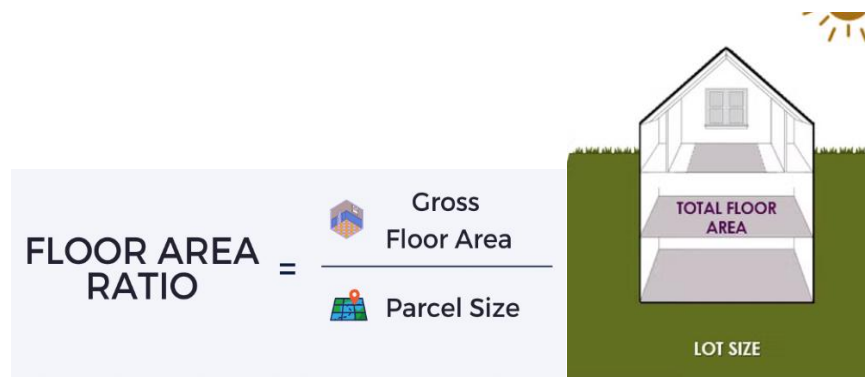
Lot coverage (50% Maximum) = **2,500** square feet for a building footprint (5,000 x 50%)

Maximum building height = 35-feet (**3-story structure**)

Building mass potential: **2,500 x 3 = 7,500** square feet of floor area, meaning a property 5,000 square feet in size can be developed with a structure approximately 7,500 square feet in size.

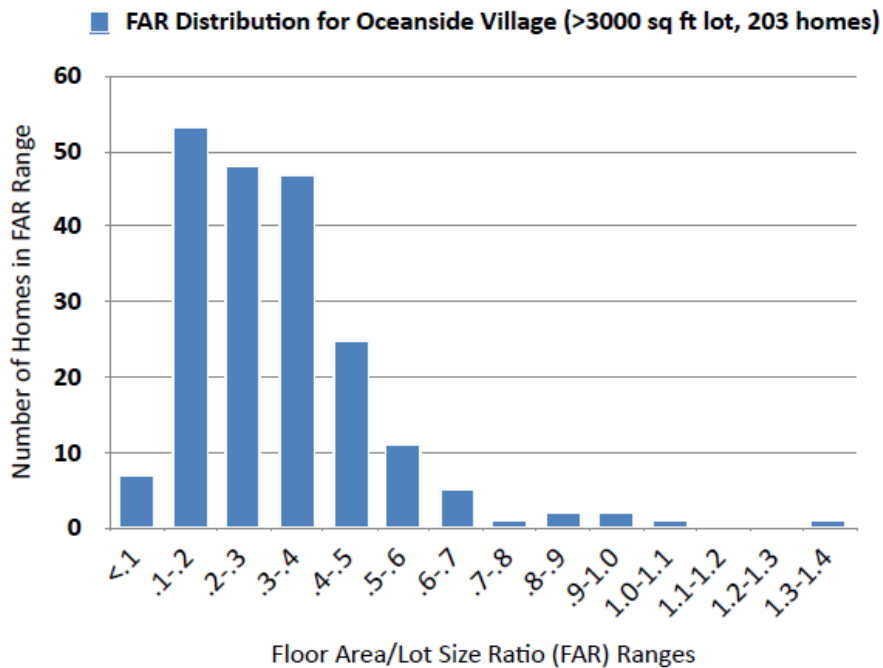
Proposed Solution: Implementation of a Floor Area Ratio (FAR) to establish a maximum allowable size of a structure (building mass) to achieve a certain level of development proportionality based on the size of a residential property.

What is Floor Area Ratio: Floor area ratio is the measurement of a building's total floor area divided by the total lot area and is a tool to measure allowance of development intensity- the massing, volume or bulk of structures.



The FAR for the 5,000 square foot property developed with a 7,500 square foot structure is 1.5:1 meaning the size of the structure can be 150% larger than the size (area) of the property.

County property records indicate over half of the developed properties in the village area of Oceanside that are 3,000 square feet and larger (approximately 200 properties) are improved with structures less than 2,000 square feet in size. County records also indicate all but 18 of these properties are improved with structures less than 3,000 square feet in size. The graph below represents the FAR for developed properties within the village area of Oceanside:



Potential Advantages:

- Floor Area Ratio promotes development proportionality on an individual property basis, meaning that the size of the structure is determined by the size of the property.
- Maintains existing pattern of development of properties and ensures future construction is of similar size to structures built in the area.
- Floor Area Ratios help preserve open space, light (solar access) and privacy.

Potential Disadvantages:

- Size of structures is currently determined by indirect application of lot coverage and setbacks. A FAR can reduce square foot allowances for construction of new residential structures, decreasing the potential to maximize the square footage of a structure as currently allowed.
- A FAR could have relatively greater impact on the size of structures on smaller lots less than 4,000 square feet, meaning the overall size of the structure may be smaller than what is currently allowed.
- A FAR that limits the allowed square footage of a structure may result in having to prioritize a horizontal footprint over vertical footprint. This could result in taller, narrower structures to obtain ocean views, or shorter, wider structures.
- For larger sized properties, a FAR alone could still allow for larger structures that may not be consistent with village character.

CITIZEN ENGAGEMENT IN LAND USE REVIEW PROCESSES

Context: Review of Conditional Use, Non-Conforming Review and Variance requests generally follow the Type 2 review procedures outlined in Article 10 of the Tillamook County Land Use Ordinance, meaning that a decision to approve or deny a request is completed administratively (Planning Director decision). Public notice is required for all property owners within 250-feet of the subject property that includes a 14-day time frame to submit public comments to the Planning Director on the proposed request.

Concern: The administrative decision-making process of these types of land use applications limits public involvement to a 14-day public comment period where written comments are considered by the Planning Director prior to making a decision. Conditional Use and Variance requests are of interest to the community as these requests may include proposals to increase building heights or decrease setbacks, and decisions may have a direct or indirect impact on adjacent properties.

Proposed Solution: Conditional Uses, Non-Conforming Review and Variances be reviewed by Tillamook County under the Type 3 procedures outlined in Article 10 of the Tillamook County Land Use Ordinance, meaning that a public hearing before the Tillamook County Planning Commission is required, and the Planning Commission is the decision-maker in approving or denying the request.

Potential Advantages:

- A decision is made by the Tillamook County Planning Commission at a public hearing.
- Increased citizen engagement- citizens can participate by submitting written comments and/or providing oral testimony at the public hearing.

Potential Disadvantages:

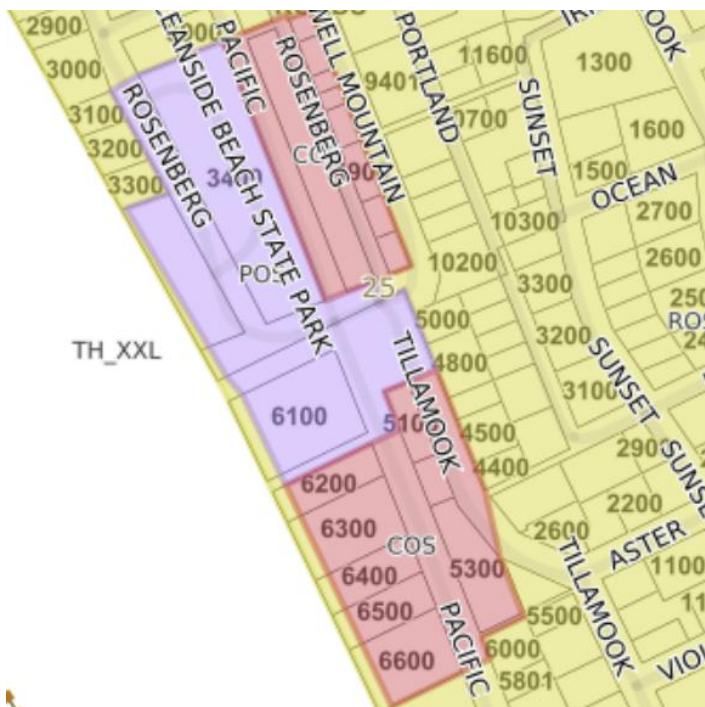
- Increased Application Fees: Applicants pay a higher fee for this type of a review process.
- Existing Appeal Process: A decision made by the Planning Director can be appealed to the Tillamook County Planning Commission.

COMMERCIAL ZONING CODE CONCEPTS

The Commercial Oceanside (COS) Zone allows for a moderate level of commercial activities intended to provide a variety of businesses and services that benefit the community and surrounding area. Buildings up to 4,000 square feet in size are allowed in the COS zone to support small scale low impact commercial uses.

Input regarding the types of commercial uses and activities valued most by the community help determine community need and can help promote certain types of commercial development within the COS zone. Uses permitted outright in the COS zone anticipate current and future community needs by allowing for small general retail trade establishments, personal and business services, eating and drinking establishments and dwelling units accessory to an active commercial use located above the first story.

Oceanside's commercial district is relatively small and opportunities for commercial development is limited to COS zoned properties. Oceanside's commercially zoned properties are highlighted in **red** below. These properties are located on the east and west sides of Pacific Avenue, Rosenberg Loop and are east of the Oceanside Beach State Park.



Development of new commercial uses within Oceanside's commercial zoning district can be met with varying challenges, including the ability to meet requirements for off-street parking.

Proposal: Waive off-street parking requirements for small-scale commercial uses permitted in the Commercial Oceanside (COS) zone, including general retail trade establishments, personal and business services, and eating and drinking establishments. Eating and drinking establishments include those establishments with a walk-up food service window and food trucks. *Off-street parking requirements apply to other commercial and residential uses such as hotels and motels and dwelling units.*

The complete list of uses permitted outright in the Commercial Oceanside Zone can be found here: https://www.tillamookcounty.gov/sites/default/files/fileattachments/community_development/page/104106/section_3.312_cos_commercial_oceanside.pdf. The proposal to waive off-street parking requirements applies to those commercial uses permitted outright in Subsection 2 (mentioned above) and would move a walk-up eating establishment to a use permitted outright in Subsection (3)(a) of this section. While temporary mobile kitchen units (food trucks) would remain as a use permitted conditionally, off-street parking requirements would also be waived for this use.

Potential Advantages:

- Due to the size of many commercially zoned properties in Oceanside, off-street parking requirements can be a barrier to new commercial development, future replacement of commercial structures or expansion of existing commercial development in the community.
- Waiving off-street parking requirements for the commercial uses stated above can help ensure future commercial development for the benefit of those who live in and visit Oceanside.
- The number of required off-street parking spaces is determined by the type of commercial use. Waiving off-street parking requirements for the commercial uses stated above may promote a diversity of commercial uses and allow for greater flexibility of commercial development of properties. The maximum size of buildings and other development requirements outlined in the Oceanside Commercial (COS) Zone continue to apply.

Potential Disadvantages:

- Oceanside has limited area for on-street parking. Waiving off-street parking requirements may result in increased parking congestion and competition for use of the limited number of parking spaces available in Oceanside's commercial core.
- Waiving off-street parking requirements could result in increased parking and traffic congestion in adjacent residential areas of the community.
- Community has expressed concerns of increased parking congestion resulting from day use fee now required to park in state parking lots.

Oceanside's commercial district allows for construction of a motel/hotel containing not more than 35 units as a use permitted conditionally, subject to the provisions of TCLUO Article 6 and the applicable supplemental standards contained in the ordinance. One (1) off-street parking space is required per hotel/motel unit. If accessory uses such as an eating and drinking establishment, spa or other amenities are open to the public, these uses are also subject to off-street parking requirements.

Proposal: Reduce the maximum building height to 30-feet for development of properties located within the Commercial Oceanside (COS) Zone.

Potential Advantages:

- Helps preserve longtime established views of adjacent properties within the vicinity.
- Helps to address concerns related to the height of commercial structures being “too tall” and not consistent with the community character of Oceanside’s commercial core.
- Future development of commercial structures better aligns with existing building heights of most commercial and residential structures in the immediate vicinity.

Potential Disadvantages:

- May limit development potential of commercially zoned properties, specifically view opportunities with the 5-foot reduction to the current maximum building height allowance.
- 30-foot height limit would also apply to structures containing only residential uses (i.e. single-family dwelling and other middle housing types) and could also limit future opportunities for mixed-use residential commercial development.

SURVEY

Please visit the Tillamook County Department of Community Development:

<https://www.tillamookcounty.gov/commdev>

REQUEST ASSISTANCE

If assistance is needed to access the community survey, please contact the Department of Community Development at 503-842-3408.

INFORMATION LIBRARY

To access zoning code concept materials, Oceanside working group meeting materials and recorded meetings, and the recorded March community open house and listening sessions, please visit: <https://www.oceansidefriends.org/community-plan-and-survey-results/>