

LEGISLATIVE TEXT AMENDMENTS OCEANSIDE UNINCORPORATED COMMUNITY

#851-25-000262-PLNG

#851-25-000268-PLNG

#851-25-000269-PLNG

#851-25-000270-PLNG

#851-25-000261-PLNG

PUBLIC COMMENT PERIOD

CONTINUATION OF AUGUST 14, 2025
TILLAMOOK COUNTY PLANNING COMMISSION MEETING



Oceanside Neighborhood Association

PROPOSALS FOR PLANNING ACTION:
REVISIONS TO OCEANSIDE LAND USE ZONES BY
OCEANSIDE NEIGHBORHOOD ASSOCIATION
CITIZEN ADVISORY COMMITTEE

PROPOSALS BY THE OCEANSIDE NEIGHBORHOOD ASSOCIATION (ONA)

RESIDENTIAL OCEANSIDE ZONE

- ▶ REDUCE BUILDING HEIGHT FROM 35-FEET TO 30-FEET FOR NON-OCEANFRONT LOTS
- ▶ BUILDING HEIGHT CALCULATION METHODOLOGY
- ▶ EXTERIOR LIGHTING STANDARDS
- ▶ NON-CONFORMING EXEMPTION LANGUAGE
- ▶ ADDITIONAL VARIANCE CRITERIA

COMMERCIAL OCEANSIDE ZONE

- ▶ REDUCE BUILDING HEIGHT FROM 35-FEET TO 30-FEET FOR NON-OCEANFRONT LOTS
- ▶ NON-CONFORMING EXEMPTION LANGUAGE
- ▶ ADDITIONAL VARIANCE CRITERIA

COUNSEL REVIEW: RESIDENTIAL OCEANSIDE (ROS) ZONE

POLICY

- ▶ REDUCE BUILDING HEIGHT
- ▶ LIGHTING STANDARDS
- ▶ BUILDING HEIGHT
CALCULATION
METHODOLOGY

PROBLEMATIC

- ▶ NON-CONFORMING
EXEMPTION LANGUAGE
- ▶ ADDITIONAL VARIANCE
CRITERIA

COUNSEL REVIEW: COMMERICAL OCEANSIDE (COS) ZONE

POLICY

- ▶ REDUCE BUILDING HEIGHT
- ▶ BUILDING HEIGHT
CALCULATION
METHODOLOGY

PROBLEMATIC

- ▶ NON-CONFORMING
EXEMPTION LANGUAGE
- ▶ ADDITIONAL VARIANCE
CRITERIA

ARTICLE 9: TEXT AMENDMENT CRITERIA (TCLUO) SECTION 9.030

- (a) If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules;**
- (b) The proposal must be consistent with the Comprehensive Plan. (The Comprehensive Plan may be amended concurrently with proposed changes in zoning);**
- (c) The Board must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or ordinance; and**
- (d) The amendment must conform to Section 9.040 Transportations Planning Rule Compliance.**