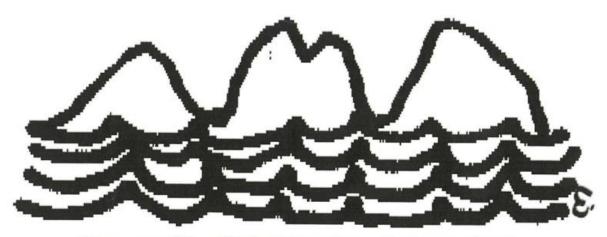
### LEGISLATIVE TEXT AMENDMENTS OCEANSIDE UNINCORPORATED COMMUNITY

#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.