



276 S. Highway 101, PO Box 5  
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## Rockaway Beach Planning Zoning Sheets

### R-1 – Single Family Zoning (Section 3.010)

**Uses Permitted Outright** - Single family dwellings, including modular housing and manufactured homes.

**Conditional Uses Permitted** – Duplexes

#### Standards -

Minimum lot size - 3,500 sq. ft. lots existing before 6/25/1985. Lots platted after 5,000 sq. ft.

Maximum building height\* - Oceanfront 20 ft., Elsewhere except east of Hwy 101 is 24 ft. East of Highway 101 is 29 ft.

Minimum of 30% of the lot maintained in natural vegetation or landscaping.

*\*Homes located in a Flood zone requires a Flood Elevation Certificate which denotes grade as the base flood elevation as determined by the flood insurance rate map for the City of Rockaway Beach*

#### Lots 5,000 sq ft. +

Minimum front yard 15 ft., side yard 5 ft., except street side corner lot 15 ft. Rear yard 20 ft., except corner 5 ft.

Minimum lot width 50 ft., minimum lot depth 70 ft.

#### Lots 3,500 sq ft. – 4,999 sq. ft.

Minimum front yard 15 ft., side yard 5 ft. except street side corner lot 15 ft, rear yard 10 ft., except on a corner 5 ft.

Minimum lot width is 35 ft. Minimum lot depth is 60 feet

#### Lots of 3,500 square feet in size or less

Minimum front & rear yard 10 feet, side yard 5 ft., except on corner lot rear yard 5 ft.

#### Ocean Front – additional requirements (Section 5.060)

- Front yard need not exceed average depth of nearest front yards of dwellings within 100 feet on both sides of the proposed dwelling on the same side of the street, setback be never less than 10 feet.
- Minimum ocean setback line determined by averaging the minimum distances from the Statutory Vegetation Line (ORS 390.770) to structures located 200 feet in either direction along the shoreline from the subject property boundaries and applying average setback to establish a line on the subject property parallel with the Statutory Vegetation Line.
- The distances used for this methodology must be done by a licensed professional surveyor.
- In measuring structures, the most oceanward point of a structure which is higher than 36 inches above the existing grade shall be used.
- The required width of a side yard may be reduced to 10 percent of the width of the lot, but not less than 3 feet, except for the street side of a corner lot which must maintain an adequate clear vision area. Uncovered access stairs and associated landings required to meet building code for safety may project up to ½ the distance into a required setback, but in no instance shall the setback be less than 3 feet from any property line.

## **R-2 - Residential Zoning (Section 3.020)**

**Uses Permitted Outright** - Single family dwellings, including modular housing and manufactured homes, Duplexes

**Conditional Uses Permitted** – Multifamily

### **Standards -**

Minimum lot size - 3,500 sq. ft. lots existing before 6/25/1985. Lots platted after 5,000 sq. ft.

Maximum building height\* - Oceanfront 20 ft., Elsewhere except east of Hwy 101 is 24 ft. East of Highway 101 is 29 ft.

Minimum of 30% of the lot maintained in natural vegetation or landscaping.

*\*Homes located in a Flood zone requires a Flood Elevation Certificate which denotes grade as the base flood elevation as determined by the flood insurance rate map for the City of Rockaway Beach*

### **Lots 5,000 sq ft. +**

Minimum front yard 15 ft., side yard 5 ft., except street side corner lot 15 ft. rear yard 5 ft.

Minimum lot width 50 ft. Minimum lot depth 70 ft.

### **Lots 3,500 sq ft. – 4,999 sq. ft.**

Minimum front yard 15 ft., side yard 5 ft., except street side corner lot 15 ft. rear yard 5 ft.

Minimum lot width is 35 ft. Minimum lot depth is 60 feet

### **Lots of 3,500 square feet in size or less**

Minimum front yard 10 ft., rear yard 5 feet, side yard 5 ft., except street side corner lot 15 ft.

**Ocean Front – additional requirements apply see under R-1**

## **R-3 – Lower Density Residential Zoning (Section 3.090)**

**Permitted Outright** - Single family dwellings, including modular housing & manufactured homes, Duplexes & Multifamily

### **Standards -**

Minimum lot size – 5,000 sq. ft. if City Sewer service is available, if NOT then 7,000 sq. ft.

Minimum lot width 50 ft., except for lots between 3,500 sq. ft. and 4,999 sq. ft. then 35 ft.

Minimum lot depth 70 ft., except for lots between 3,500 sq. ft. and 4,999 sq. ft. then 60 ft.

Setbacks – Front yard 10 ft, Rear and Side yards 5 ft.

Maximum building height - 29 ft.

Minimum of 30% of the lot maintained in natural vegetation or landscaping.

## **R-R – Residential/Resort Zoning (Section 3.090)**

**Permitted Outright** - Single family dwellings, including modular housing & manufactured homes, Duplexes & Multifamily

### **Standards -**

Minimum lot size - 3,500 sq. ft. lots existing before 6/25/1985. Lots platted after 5,000 sq. ft.

Maximum building height\* - Oceanfront 20 ft., Elsewhere except east of Hwy 101 is 24 ft. East of Highway 101 is 29 ft.

### **Lots 5,000 sq ft. +**

Minimum front yard 15 ft., side yard 5 ft., except street side corner lot 15 ft. Rear yard 20 ft., except corner 5 ft.

Minimum lot width 50 ft., minimum lot depth 70 ft.

**Lots 3,500 sq ft. – 4,999 sq. ft.**

Minimum front yard 15 ft., side yard 5 ft. except street side corner lot 15 ft., rear yard 10 ft., except on a corner 5 ft.  
Minimum lot width is 35 ft. Minimum lot depth is 60 feet

**Lots of 3,500 square feet in size or less**

Minimum front yard & rear yard 10 feet, side yard 5 ft. except street side corner lot 15 ft., except on corner lot rear yard 5 ft.

**Ocean Front – additional requirements apply see under R-1**

**RMD – Residential Manufactured Dwelling Zoning (Section 3.090)**

**Permitted Outright** - Single family dwellings, including modular housing & manufactured homes, Recreational Vehicles, Park Models, Duplexes

**Standards -**

Minimum lot size - 3,500 sq. ft. lots existing before 6/25/1985. Lots platted after 5,000 sq. ft.  
Maximum building height - 29 ft.

**Lots 5,000 sq ft. +**

Minimum front yard 15 ft., side yard 5 ft., except street side corner lot 15 ft. Rear yard 5 ft.  
Minimum lot width 50 ft., minimum lot depth 70 ft.

**Lots 3,500 sq ft. – 4,999 sq. ft.**

Minimum front yard 15 ft., side yard 5 ft., except street side corner lot 15 ft. Rear yard 5 ft.  
Minimum lot width is 35 ft. Minimum lot depth is 60 feet

**Lots of 3,500 square feet in size or less**

Minimum front yard & rear yard 10 feet, side yard 5 ft.

**C-1 – Commercial Zoning (Section 3.090)**

**Permitted Outright** – Commercial activities – see the list for specifics within the Zoning Ordinance

**Conditional Use** –Single family dwellings, including modular housing & manufactured homes, Duplex and Multifamily

**Standards -**

Building setbacks shall be governed by fire protection standards which is 3 ft.  
Maximum building height 45 ft., except oceanfront from North 3<sup>rd</sup> Avenue to North 6th Avenue is 20 ft.