

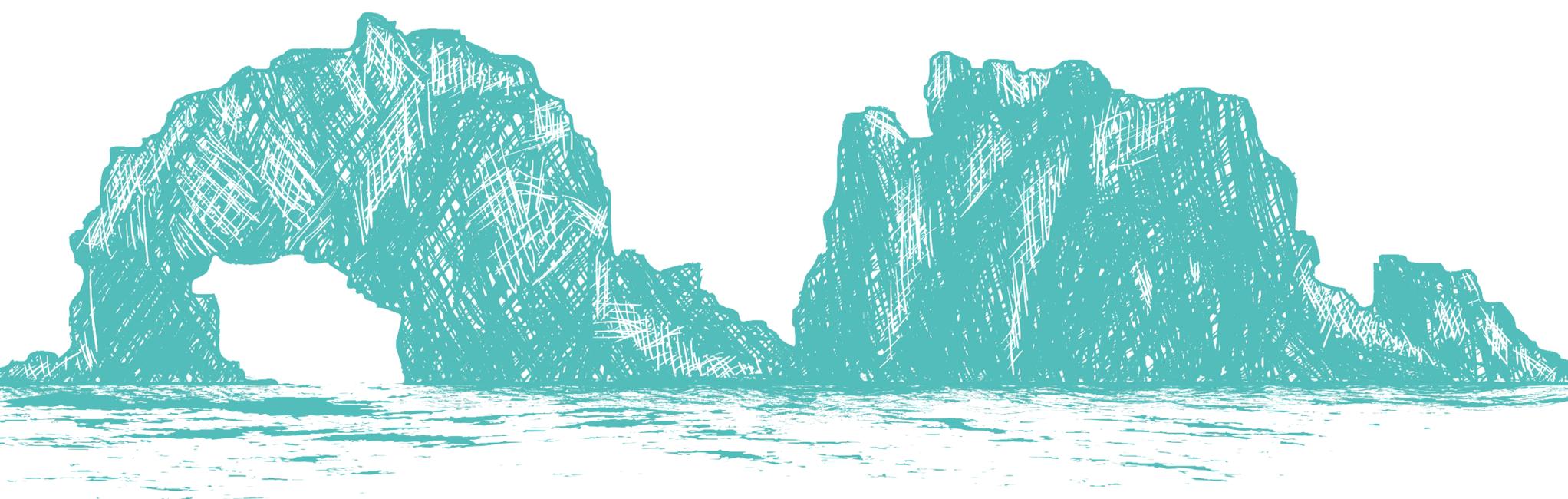
# WELCOME TO THE OPEN HOUSE

## TONIGHT, WE INVITE YOU TO....

- Learn about proposed changes to the Rockaway Beach Zoning Ordinance
- Talk to City staff - ask us questions, and give your feedback on proposed changes
- Learn about the upcoming Tsunami Resilience Land Use Strategies project and how you can stay involved
- Tell us about your vision for the future of Rockaway Beach

## HOW TO SHARE YOUR THOUGHTS:

- Come and talk to us!
- Write your comments on the comment cards provided at each poster station
- Participate in the live polling exercise to answer questions about the future of Rockaway Beach



# RECREATIONAL VEHICLE INHABITATION



## WHAT THE CODE SAYS NOW

There are currently no standards regulating inhabitation of recreational vehicles in the Residential Manufactured Dwelling (RMD) zone.

## PROPOSED CHANGE

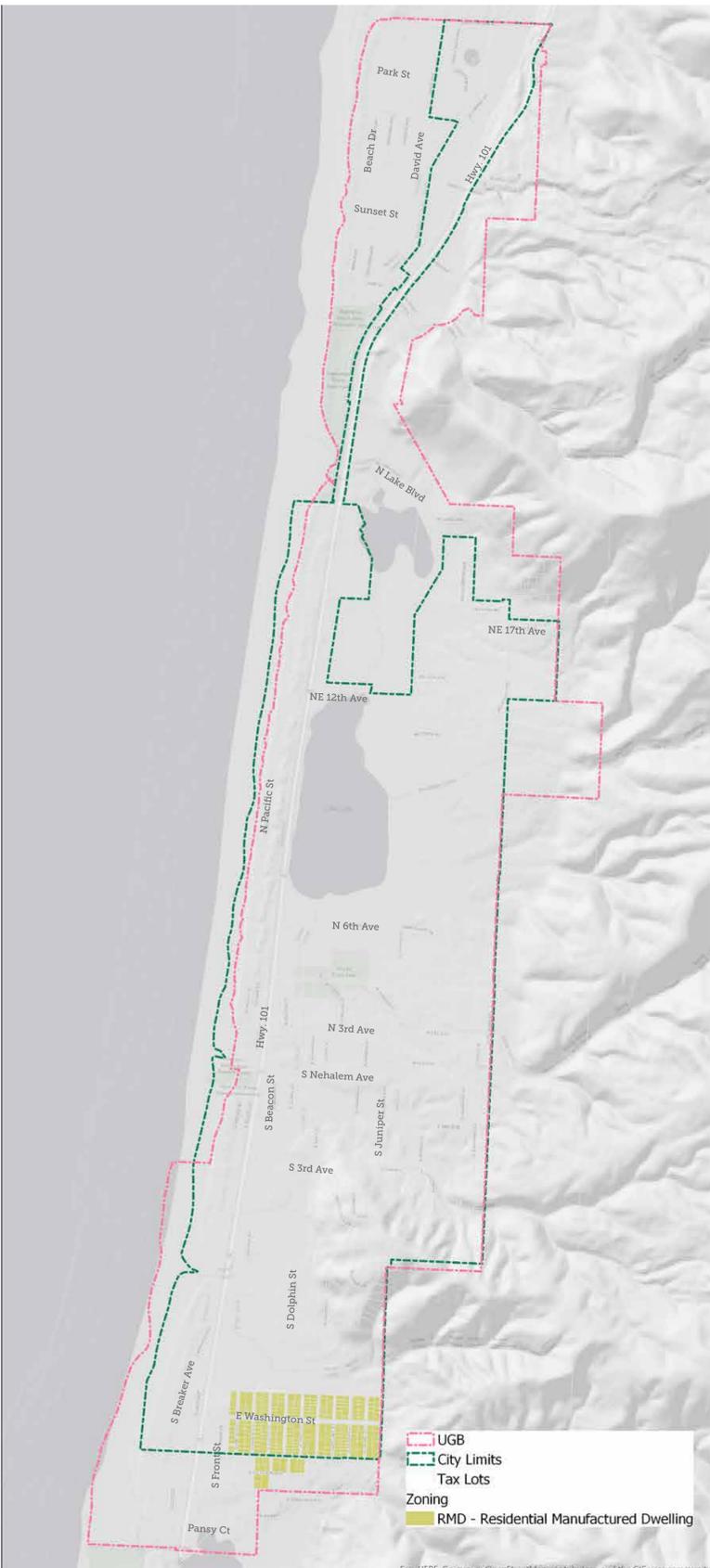
The proposed change would remove RV's as an outright permitted use. Instead, RV's can be inhabited by permit for up to six months during construction of a dwelling, with the possibility of one extension to be granted by Planning Commission if construction exceeds six months.

## WHY DO WE RECOMMEND THIS CHANGE?

The RMD zone is currently the only zone in Rockaway Beach that permits RV inhabitation outside of six months during construction of a dwelling. Changing this section would make the RMD zone consistent with the rest of the city.

## WHO IS AFFECTED BY THE CHANGE?

This change will affect properties within the RMD zone. New regulations will not affect those currently living in RV's, only those who wish to do so in the future.



# R-1 REAR SETBACK REDUCTION

## WHAT THE CODE SAYS NOW

The Single Family (R-1) zone currently requires a 20-foot rear yard setback. A setback is the required distance between a set boundary, such as a property line, and any built structures.

## PROPOSED CHANGE

The proposed change would reduce the required rear yard setback to 5 feet in the R-1 zone. Setback requirements for oceanfront structures will remain unchanged.

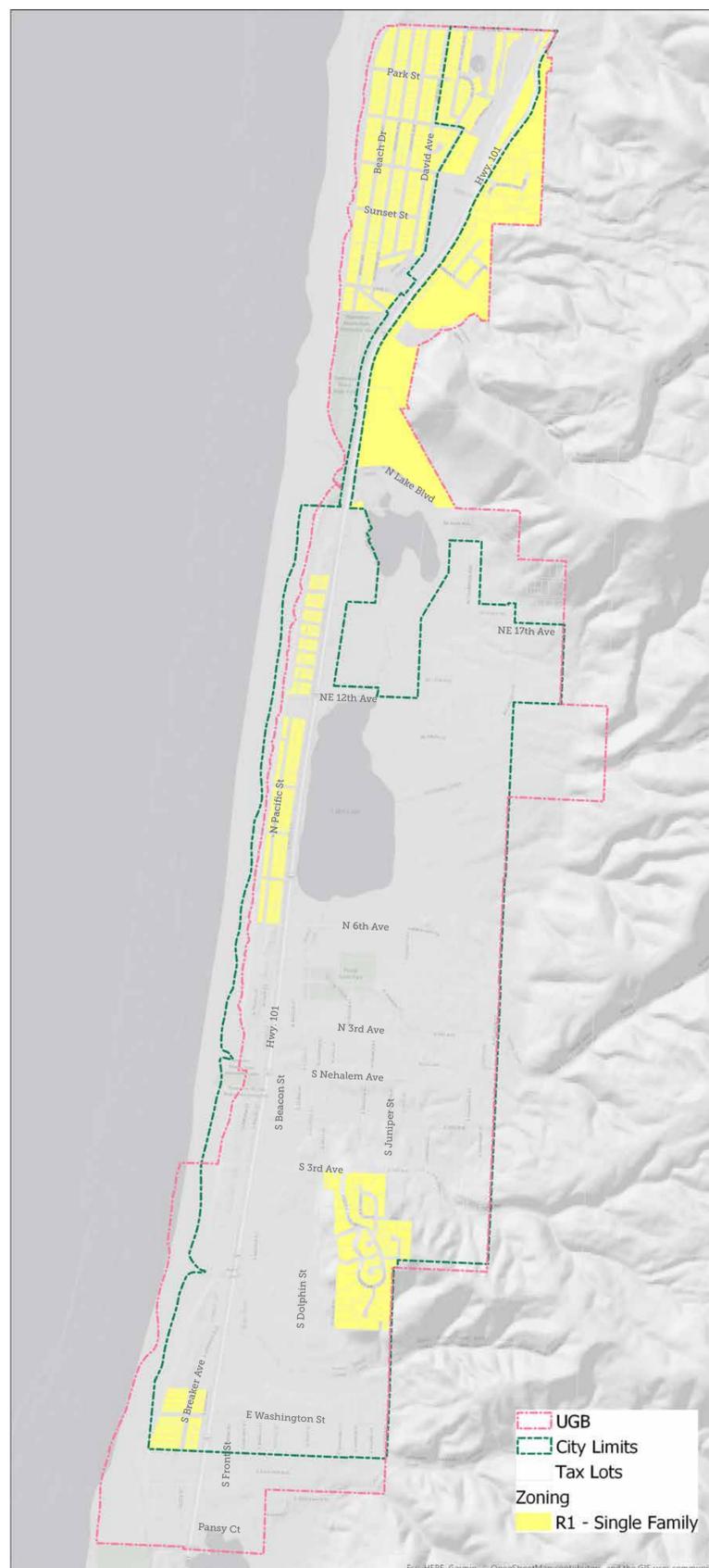
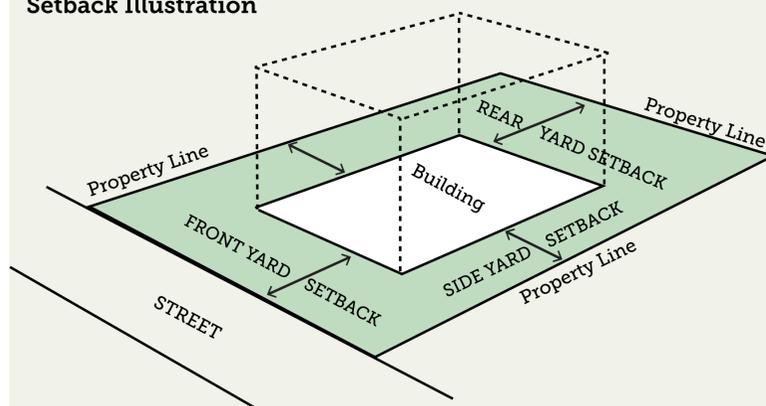
## WHY DO WE RECOMMEND THIS CHANGE?

The R-1 zone is the only residential zone to have 20-foot rear yard setbacks. Changing to 5-foot setbacks would bring R-1 to the same standards as other zones.

## WHO IS AFFECTED BY THE CHANGE?

This change will affect properties within the R-1 zone.

Setback Illustration



# FOOD CARTS



## WHAT THE CODE SAYS NOW

Food carts are not currently mentioned in the Rockaway Beach zoning code.

## PROPOSED CHANGE

The proposed change would regulate food carts, permitting them outright in the Commercial (C-1) zone, and as a conditional use in the Residential/Resort (R-R) zone. Additional standards will be included for groups of two or more food carts (food cart pods).

The following definition for "Food Cart (Mobile Food Unit)" would be included in the code:

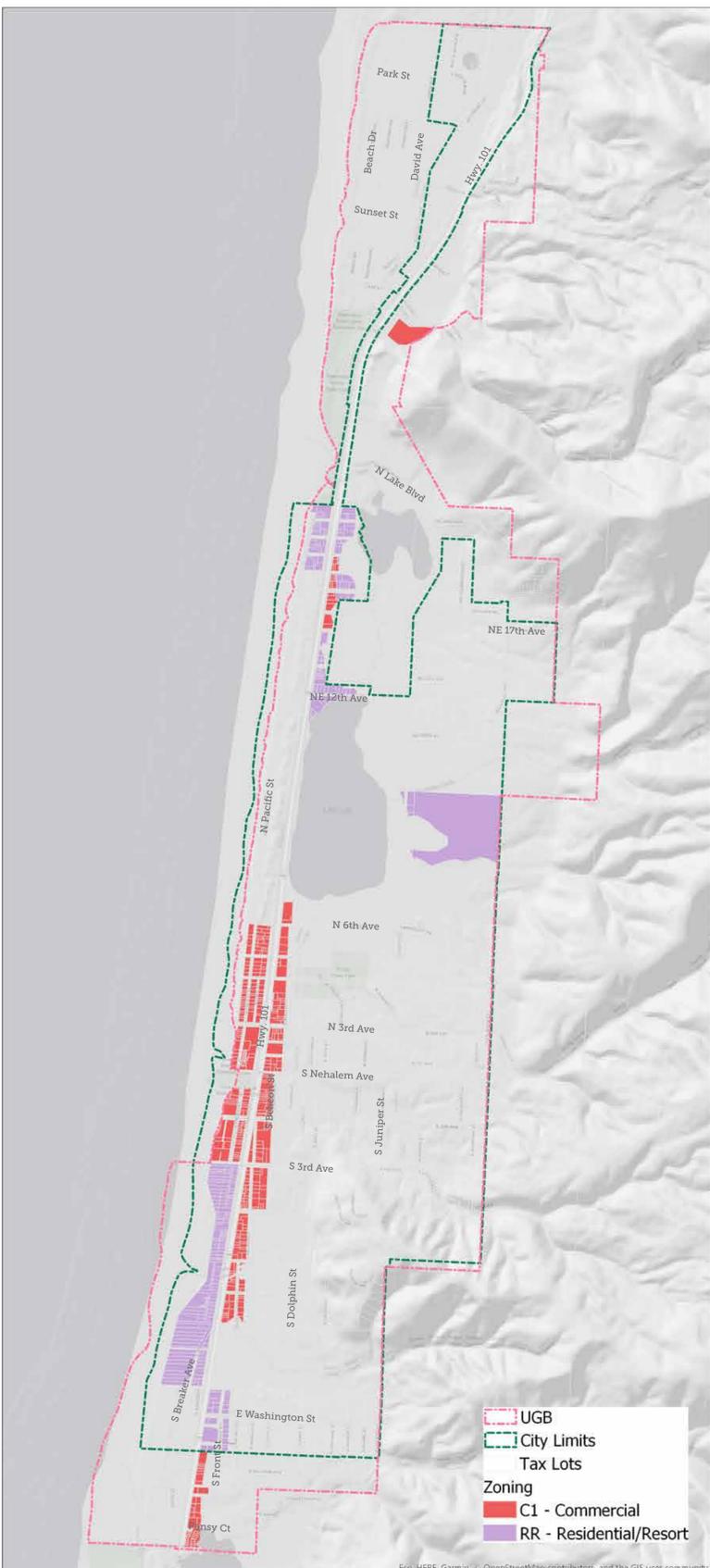
"Any vehicle that is self-propelled, or which can be pushed or pulled down a sidewalk, street, or highway, on which food is prepared, processed, or converted, or which is used in selling and dispensing food to the ultimate consumer. All Mobile Food Units must have access to a restroom by written agreement. Restroom must contain handwashing facilities and paper towels to permit double hand washing for food handlers. All Mobile Food Units must be licensed by Tillamook County Department of Environmental Health."

## WHY DO WE RECOMMEND THIS CHANGE?

Food carts are a growing trend in many Oregon cities, as they offer a way to encourage local entrepreneurship at a low cost of entry. There are a handful of existing food cart businesses already established in Rockaway Beach. Adding regulations regarding food carts in the zoning code will provide greater clarity to city staff, property owners, and business owners.

## WHO IS AFFECTED BY THE CHANGE?

Properties in the C-1 and R-R zones.



# RESIDENTIAL USE IN COMMERCIAL ZONES

## WHAT THE CODE SAYS NOW

The code currently allows residential dwellings as an outright permitted use in the Commercial (C-1) zone.

## PROPOSED CHANGE

This change would only allow residential in the C-1 zone if it is included with a non-residential use – nonresidential uses must consist of at least 50% of the ground floor area. Residential uses are permitted on the second story or above in mixed-use developments.

## PARKING

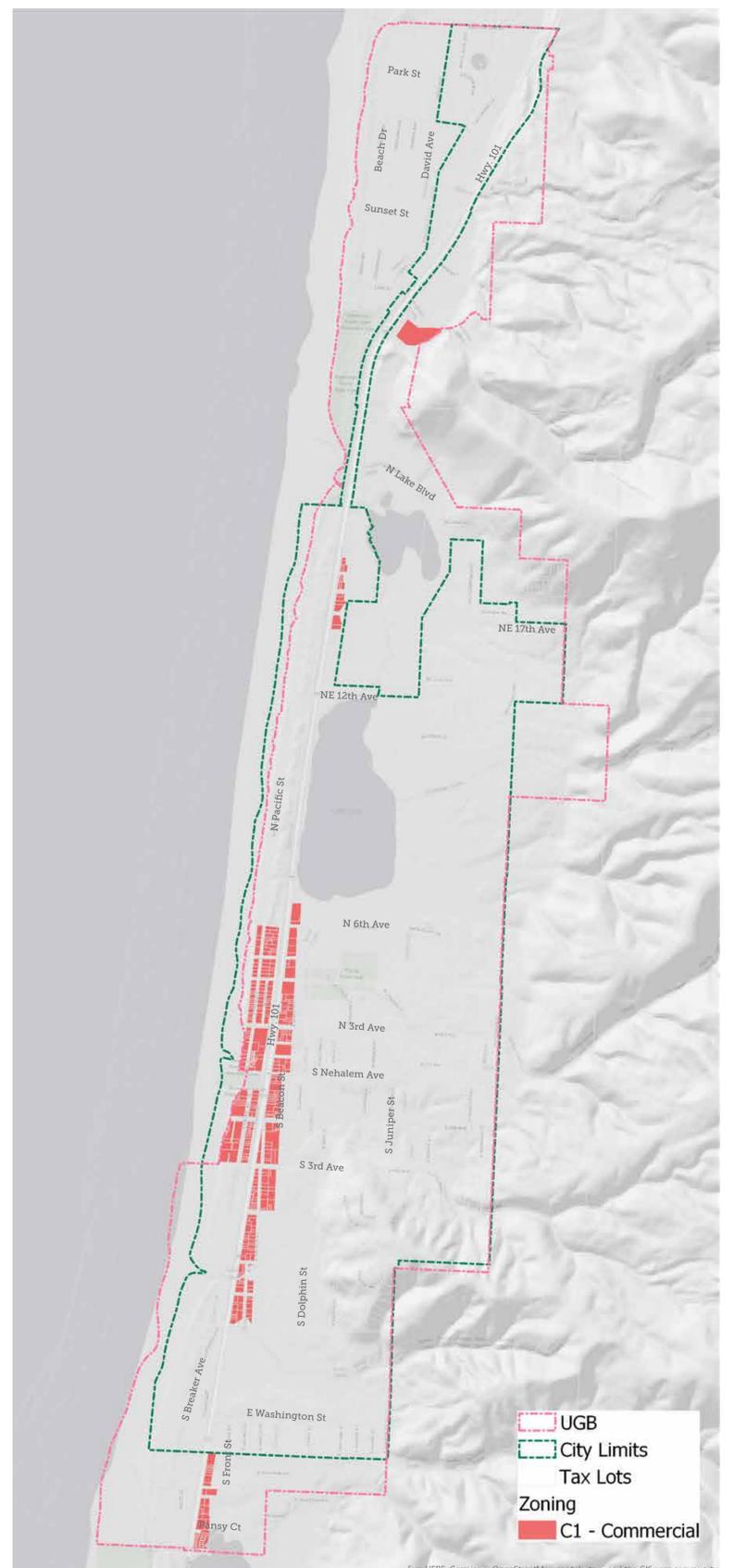
The current number of parking spaces required for residential uses (2 per unit) may make smaller mixed-use projects infeasible, due to the large amount of space that must be dedicated to parking spaces on a site. We recommend lowering this requirement to 1 space per unit for residential uses in the C-1 zone when part of a mixed-use development. Parking requirements for the commercial portion of the building would remain unchanged.

## WHY DO WE RECOMMEND THIS CHANGE?

There is a small amount of commercially zoned land available in Rockaway Beach, and very few vacant parcels within those areas. Single family homes and duplexes should not be competing with commercial uses in the C-1 zone, where a high density of development is permitted.

## WHO IS AFFECTED BY THE CHANGE?

Properties in the C-1 zone. Existing residential uses in the C-1 zone will not be affected by this change.



# ACCESSORY DWELLING UNITS



## WHAT THE CODE SAYS NOW

Accessory Dwelling Units (ADU's) are not currently addressed by the Rockaway Beach zoning code.

## PROPOSED CHANGE

This change would add a section detailing regulations for accessory dwelling units. These regulations include:

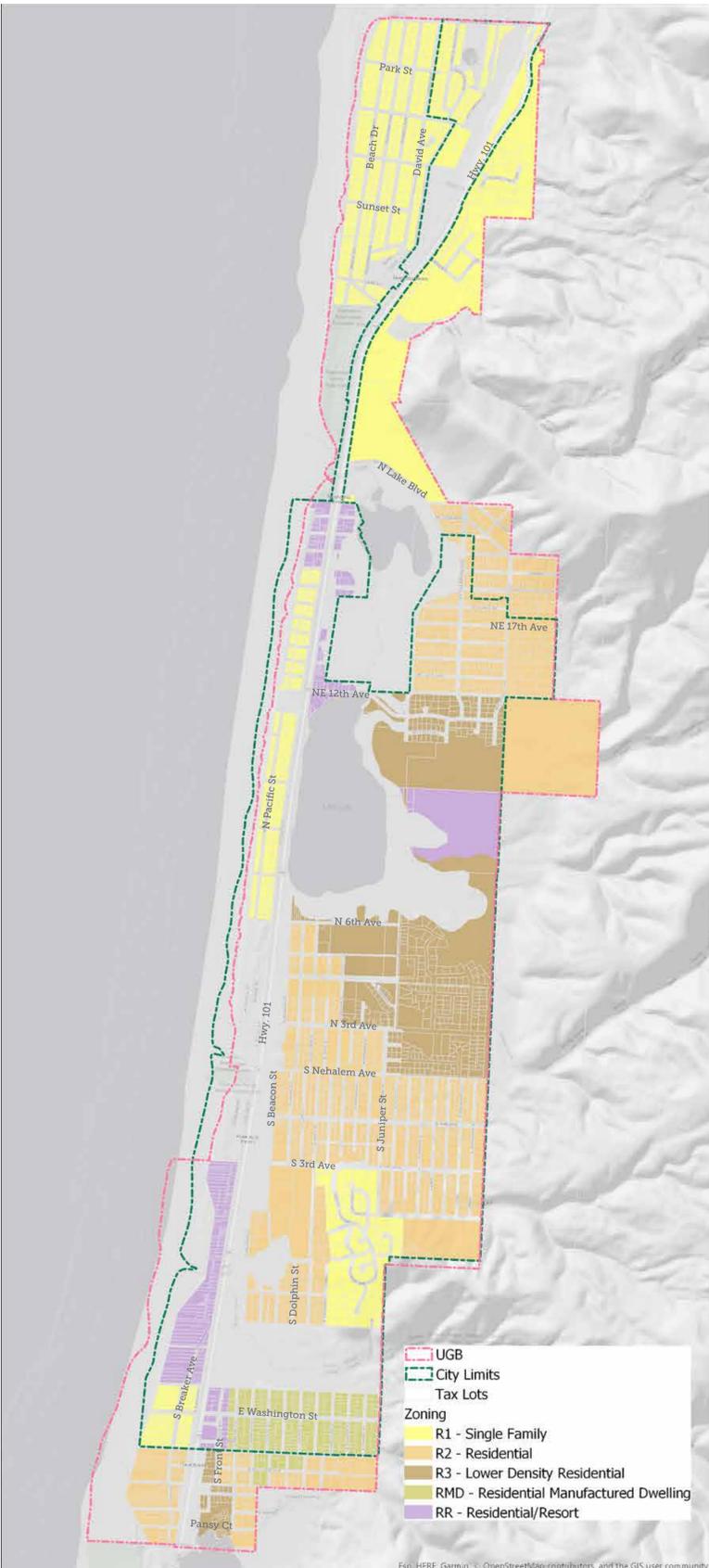
- ADU's are not allowed to be used for short-term or vacation rentals, with a minimum 30-day lease required, in order to preserve these dwellings for permanent residents.
- The size of the ADU may be no more than 75% of the living area of the existing primary dwelling unit, or 800 square feet, whichever is less.
- Detached ADU's must either be set back 40 feet from the front lot line or located behind the rear wall of the existing primary dwelling unit.
- Maximum height of 20 feet if detached; height limit to be the same as base zone if attached to existing structure.
- No additional required parking, though existing required parking for the main dwelling unit must be maintained.
- Detached ADU's must meet the development standards for the base zone in which they are located.
- ADU's are not included in the minimum or maximum density calculations for a site. The construction of an ADU may allow the maximum lot coverage of a site to be exceeded.

## WHY DO WE RECOMMEND THIS CHANGE?

ADU's have become very popular recently, with many cities adding them as permitted uses within their zoning codes. ADU's help provide additional housing in neighborhoods where more intensive development may be intrusive. They can produce additional income for homeowners who choose to construct ADU's. They create a more affordable housing option for permanent residents. They provide a means for residents, particularly older adults, single parents, and families with grown children to remain in their homes and neighborhoods, while obtaining extra income, security, companionship, and services.

## WHO IS AFFECTED BY THE CHANGE?

ADU's will be permitted as additions to houses or attached houses in R-1, R-2, R-3, R-R, and RMD zones.



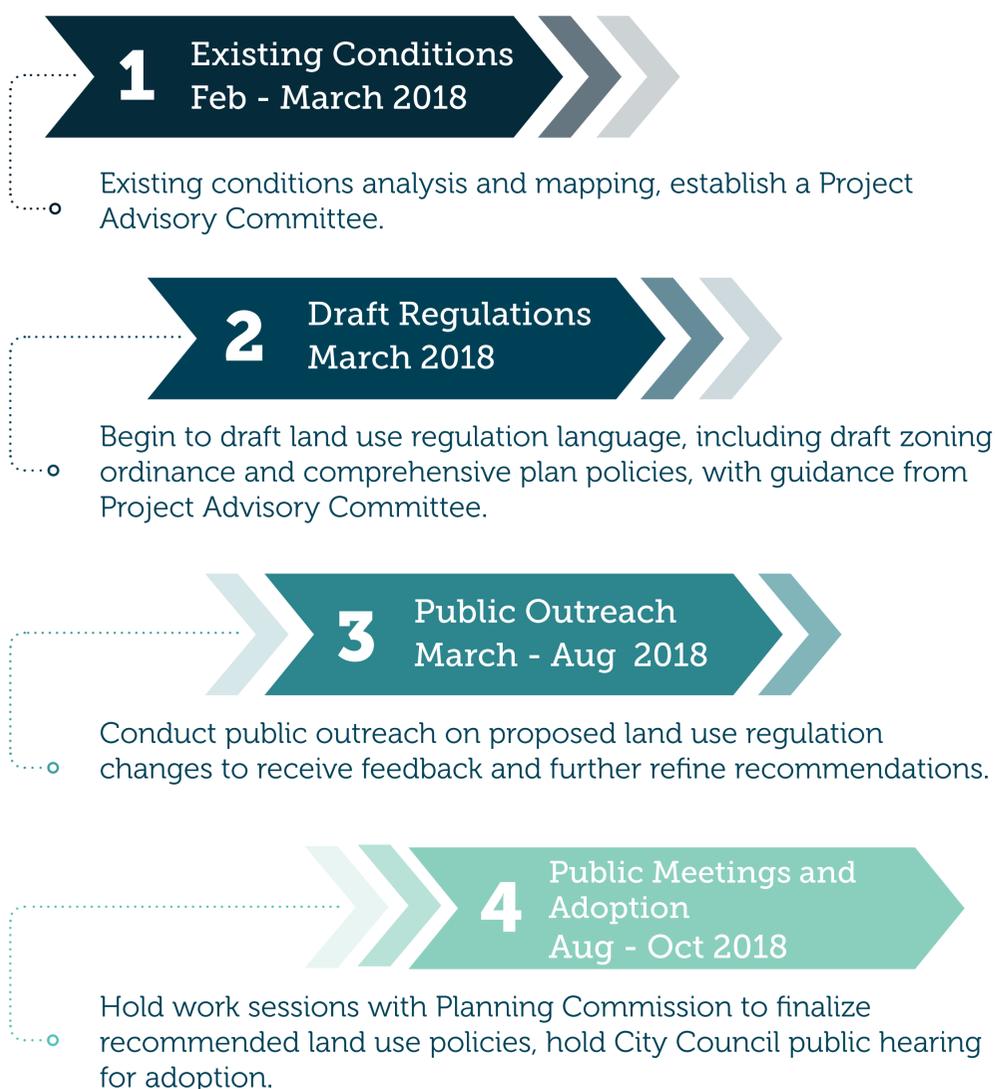
# TSUNAMI RESILIENCE LAND USE STRATEGIES

## ABOUT THE PROJECT

The City of Rockaway Beach will work with the community to develop land use resilience measures to help reduce the community's risk to a Cascadia Subduction Zone tsunami hazard. This work will likely result in updates to both the Rockaway Beach Comprehensive Plan and the Rockaway Beach Zoning Ordinance. It may also include measures such as developing a Tsunami Evacuation Facilities Improvement Plan or a Tsunami Hazard Overlay Zone.

The ultimate goal of the project is to create a tsunami resilient community in Rockaway Beach.

## PROJECT TIMELINE



## HOW CAN YOU STAY INVOLVED?

- Attend a future open house where City staff will discuss proposed changes to the zoning code and comprehensive plan, as well as other findings and recommendations from the planning process.
- Sign up to stay informed of the planning process and to hear about upcoming events.

# ANYTHING ELSE?

**IS THERE SOMETHING WE MISSED? WE  
WANT TO HEAR YOUR THOUGHTS ON:**

- Your experience with the Rockaway Beach zoning ordinance and the permitting process
- Your ideas for changes you didn't hear about tonight
- Your ideas for the future of Rockaway Beach
- Anything else you would like to share with City planning staff!

**PLEASE SHARE YOUR IDEAS WITH US  
ON A COMMENT CARD!**

