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www.corb.us

Rockaway Beach Planning, Zoning and Public Works F.A.Q.

How does the permit process work? Our office issues zoning permits that are required for building purposes in Rockaway Beach and its Urban Growth Boundaries (UGB). Once the applicable permits are approved, the applicant will then go to Tillamook County Community Development to start the Building Permit application process. Any questions we answer is regarding Land Use, Zoning, Ordinances and Public Works questions (Water, Sewer, Road Improvements etc.).

We highly suggest downloading and reviewing our Planning Ordinance to search for key words, for any more specific questions. Corb.us>Government>Codes & Ordinances>Planning & Zoning Ordinances>Zoning Ordinance
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Zoning Size, Setback and Height Standards – To find out what zoning is for a specific property reference “Rockaway Beach Interactive Land- Use Map” at the bottom of our City home page. For vacant land information requests, you can call or send an email to us at Cityplanner@corb.us. Please ensure to supply the Map and Tax Lot (2N1032 DC 2001 – Example) or some way to identify the specific lot. We do not click on external links for questions.

What is a setback? The distance which a building or other structures (deck, stairs etc.) are set back from property lines, including the street right of way, or from a stream, a shoreline vegetation line, wetland boundary, or flood plain, or any other place which is deemed to need protection. Setbacks are measured perpendicular to the line or boundary. Setbacks must be included on all site plans.

Planning and General F.A.Q.'s

Are there any restrictions for Short Term Rentals? No there are currently no restrictions, if you have more questions, please review our application and F.A.Q. sheet on our website under Community > Vacation Rental Owner.

Do I need to provide off street parking? Yes, each residential dwelling must provide 2 off street parking spaces. Each parking space needs to be a minimum of 9 x 18. See ALL ZONING Off Street parking requirements under **Section 4.060. Off-Street Parking and Off-Street Loading Requirements.**

Are Manufactured and Modular Homes allowed? Yes, In Zones R1, R-2, R-3, R-R and RMD, with a minimum of 1,000 sq. ft. and multi-sectional. They are a Conditional Use in C-1 Zone. All structures must conform to the Oregon Uniform Building Code. Manufactured homes shall be subject to the standards of our Ordinance under Section 4.095. A storage space having an area of at least 96 square feet shall be provided in an accessory building in our RMD Zone. No manufactured dwelling shall be sited which is more than 5 years old.

Do you allow ADU's? Accessory Dwelling Units are allowed within R-1, R-2, R-3, R-R, and RMD zones. They cannot be used as a short-term rental. See additional requirements under our Ordinance **Section 4.170 Accessory Dwelling Units**

Do I need a zoning permit for a demolition or removal? Yes, you need a permit to remove or demolish any dwelling structures including a manufactured home from your property. If the structure is older than 2013, you are required to submit an asbestos report and IF asbestos is noted, you will also need to do an asbestos abatement for zoning/building approval.

Can I build a shop/garage (Accessory Structure) on vacant land? Any Accessory Structure must be on a residential or commercially improved lot. We do not allow outright use of an Accessory Structure on vacant land.

Can I park my recreational travel trailer on my vacant land? We only allow RV's and Park Models to be seated in the RMD Zone after the appropriate zoning permit process. See Section 4.096. Recreational Vehicle Siting Criteria for additional requirements of that Zone. RV's may be used during the construction of a permitted use for which a building permit has been issued, but not to exceed 6 months duration.

Do you allow Tiny Homes? All structures must conform to Oregon Uniform Building Code of a Single-Family Dwelling. Most Tiny homes are considered park models (see below).

Do you allow Park Models? Only in the RMD zone see Section 4.096. Recreational Vehicle Siting Criteria for additional requirements of that Zone.

Is my lot located in a Flood Zone? Check the FEMA link on our homepage at the bottom to verify, if it is, you will be required to do a Flood Elevation Certification from an engineer or surveyor, and it must be built to FEMA Flood Building Codes. Contact us for more information or questions.

What if my lot is in a Wetland? If the lot has been identified as a possible wetland area within Rockway in our Oregon State Local Wetlands Inventory or if there is known wetlands on the lot it will require a delineation report to be done by an approved state consultant and approved by the Department of Oregon State Lands. This will be required before we will accept a Zoning Application.

Link to a list of authorized Wetland Consultants from the Oregon Dept. of State Lands website.

[2020_10_27_PNW_Consultant_List.pdf \(azureedge.net\)](#)

We are unable to advise on reports or consultants, see the state website link below for further questions on wetlands.

[Department of State Lands : Wetland Planning and Conservation : Waterways & Wetlands : State of Oregon](#)

What is a Geological Hazard Report? A Geological Hazard report (Geo Hazard) is required if any portion of the property is in a Hazard Overlay. This is for lots that are over 25% sloped or in the Pacific View Estates Subdivision. Geologic hazards reports are created by an engineering geologist and provides recommendations and designs to mitigate for geologic hazards.

How do I determine 'Height'? On the oceanfront, building height means the vertical distance from the grade to the highest point of the roof, excluding chimneys, aerials and similar extensions. For all other uses, building height means the vertical distance measured from the average elevation of the grade to the highest point of the roof surface of a flat roof, to the top of a mansard roof, and the ridge of a pitched roof, excluding chimneys, aerials, and similar extensions.

**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. This calculation needs to be shown on the building plans.*

How does the zoning permit process work? Contact the planning department, we will send a check list of items needed to start the process based on the specific property.

How much are permits? Our standard new home fee is \$412.50, Right of way \$200.00 and New Transportation SDC \$900.00 – **Total of \$1,512.50** You can reference all fee's on our website. [City Fee Schedule – City of Rockaway Beach \(corb.us\)](#)

We ask that you have the Address or Map/Tax lot for any additional questions you may have. We can be reached by email Cityplanner@corb.us or via phone 503-374-1752.

Public Works General Info and F.A.Q.'s

How much does it cost to get utility service to my building site?

Water & Sewer SDCs (System Development Charges) and hookup costs:

Paved road: \$15,415.00 Unpaved (gravel) road: \$13,860.00 As part of a larger subdivision: \$11,120.00

For **Water only** (property is outside City Limits, or outside service area at South [Twin Rocks Sanitary District]):

Paved road: \$8,762.00 Unpaved (gravel) road: \$8,127.00 As part of a larger subdivision: \$6,777.00

New Dwelling permits are required to pay Transportation SDC of \$900.00

Can separate dwelling units on the same property share utility services?

For water, **No**. Each dwelling unit must be provided a separate service and water meter.

For sewer, as long as the dwelling units are in the same building, we allow up to two individual units on a common 4" sewer service, and up to five units on a 6" service. Each separate building must have its own separate sewer service.

Are septic systems allowed in City Limits?

No. All dwelling units within City Limits must be connected to a common public sewer system.

What road improvements will be required to develop my site?

To provide legal access to a new development, the City requires that the public road be paved (full-width, compliant with City Design Standards) up to the furthest point along the subject property's frontage for which access is desired. A fire turnaround or other emergency vehicle access accommodations may be required as determined by the Fire Department to meet Fire Code.

When is a Right-of-Way Permit Application required?

Any time work is being performed in the public right-of-way (off private property), a Right-of-Way Permit must be approved for the work done. This includes utility work, a driveway approach, installation of a drainage culvert, or any other work performed along the frontage of a property. See the ROW Permit for all required information.

The Right-of-Way Permit Application fee is \$200.00 for structural improvements (i.e. roadwork, utility work, driveway approach, culvert installation/replacement), and \$20 for non-structural improvements (such as landscaping, tree removal, parking delineation, traffic control).

What governs the City's Public Works Street & Utility development requirements?

The City requires new development meet our City Design Standards and Specifications and conform with City Code of Ordinances. The Design Standards and Technical Specifications documents can be found on the Public Works webpage

[DesignStandardsOrd.pdf \(corb.us\)](#)