

# ORDINANCE 2025-02, 2025-03 AND 2025-04

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ZONING ORDINANCE, SUBDIVISION  
ORDINANCE, AND COMPREHENSIVE PLAN  
CHANGES

MAKING ROOM FOR MIDDLE HOUSING IN  
ROCKAWAY BEACH





# BACKGROUND

In 2019, HB 2001 garnered national attention as it made Oregon the first state to eliminate most exclusive single-family zoning statewide. The law required cities to allow duplexes, triplexes, quadplexes, townhomes and cottage clusters in areas zoned only for single-family housing.

Additionally, law tasked state agencies with producing a regional housing needs analysis outlining how the state could address housing shortages regionally.

HB 2001 only applied to Oregon cities with populations over 10K.



***HB 2001  
(2019)***



# OREGON'S HOUSING CRISIS

In 2022, researchers published the Oregon Housing Needs Analysis, which stated Oregon needed to build 555,000 more housing units to meet demand over the next 20 years.

In response to the report, Gov. Tina Kotek, just after taking office, issued three states of emergency related to housing. One called on the state to build 36,000 homes a year — an 80% increase from current production.





# HEEDING THE CALL

In 2023, the Oregon legislature passed SB 406, which required certain cities in Tillamook County, including Rockaway Beach, to meet the requirements of HB 2001.

SB 406 requires Rockaway Beach to make changes to its zoning code to allow for middle housing on residentially zoned lands, to adopt housing production strategies and to accommodate estimated housing needs upon lands inventoried as buildable lands.

Rockaway Beach must make the required code changes by July 2025.

Rockaway Beach partnered with consultants, Cascadia Partners, to engage the community throughout this process and to assist with the necessary code and Comprehensive Plan updates.





# TOWN HALL

In February, the City of Rockaway Beach hosted a public Town Hall. At the Town Hall, Cascadia Partners informed the public of the requirements of SB 406, outlined the scope of work, and provided a timeline for the project.

# PLANNING COMMISSION

As the body for public engagement, the Planning Commission served as the forum to workshop ideas, evaluated proposals, received public feedback, and made recommendations on the project.

Presentations were made to the Planning Commission during the course of this project. The Planning Commission has reviewed the proposed code updates and Comprehensive Plan changes, recommending them for approval.

# CITY COUNCIL

This evening, the City Council will consider the proposed code and Comprehensive Plan changes at a Public Hearing.





# MIDDLE HOUSING

Oregon's Middle Housing Rules define five specific middle housing types:

1. Duplex
2. Triples
3. Quadplex
4. Townhomes
5. Cottage Cluster





# LIMITS OF LOCAL CONTROL

## No Local Control

- Duplex standards
- Locations where middle housing types must be allowed
- Off-street parking requirements
- Building height (minimum 25')

## Local Control

- Design and dimensional standards that apply to middle housing:
  - Attached vs detached plexes
  - Design standards, including garages and driveways.

June 11, 2025

# Rockaway Beach City Council Workshop





# Business Façade Grants

Rank	Applicant	Request
1	Troxel's Rock Garden (Victor T.)	\$24,500
2	Green Coast Market (Julie M.)	\$17,910
3	Joes Snacks & Beer (Debra R)	\$19,250
4	Sand Dollar Restaurant (Emma H.)	\$30,000
5	Old Oregon Smokehouse (Harold B.)	\$30,000
6	126 LLC (Guy Markus S.)	\$22,214
7	Sequest Treasures, LLC (Pattie S.)	\$28,689
7	Wortman Properties (Ed W.)	\$30,000
9	Pete Anderson Realty (Cynthia L.)	\$6,500
10	Troxel's Store (Victor T.)	\$22,286
11	Sea Breeze (Corrinne R.)	\$30,000
12	Tillamara (James C.)	\$30,000
13	Pho Real (Tammy V.)	\$30,000
	Total	\$321,349