

Oceanside Community Plan

"Oceanside's ideal is to safeguard our natural resources and preserve those elements of our community that enrich the spirit and quality of life for those living and visiting here."

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Oceanside Planning Overview

The Oceanside Community Plan represents a vital guide to our future. This plan evolved out of a planning process which included active participation of local residents and property owners over a three-year period.

The purpose of the Oceanside Community Plan is to provide guidance to, and predictability in, the development of the community as it transitions to the Oceanside described in the Oceanside Community Vision Statement. While change is inevitable there are many different futures that can be achieved. The residents and property owners of Oceanside believe that by working together, communicating effectively and preparing properly it will be possible to obtain the future they desire.

The Oceanside Community Plan is primarily, a result of the work of residents and property owners who served on committees, members of the Oceanside Neighborhood Association, and citizens who attended meetings and expressed their views. The process began at a Community Club meeting held in December of 1993 which was attended by more than 70 individuals. The Department of Community Development offered an opportunity, to area residents and property owners to participate in a planning process to guide development in the Oceanside area over the next decade, to designate a planning advisory committee to represent the community concerns to the County and to begin a community planning effort within the community to prepare a comprehensive planning study of the community to bring the community zoning into compliance with a recently adopted Rural Community Rule. Issues were raised, prioritized, and committees formed by those in attendance, and this energy remarkably continued throughout the process.

The community organization and process have evolved over time. The Oceanside Neighborhood Association elects officers elected its members which consists of all property owners and residents of the community. Special committees were formed and continue to serve the community wide interests beyond the limited scope of this planning process.

The planning process has evolved by inclusion as a Periodic Review Work Task in August of 1994. The work task description includes demonstrating compliance with the Division 22 Administrative Rules for Unincorporated Communities, which were not completed at that time. These rules were adopted in October of 1994, and added substantial legal requirements to the process.

Oceanside was initially zoned in 1969 by Tillamook County. In 1982 the zoning was updated as a result of a county-wide rezoning which took place to bring the county land use regulations into compliance with the State mandated LCDC Goals & Guidelines. During that time a Community Growth Boundary was established around the communities of Netarts and Oceanside and urban zones were applied within that boundary.

Subcommittees were formed to carry out the task of working with the department to develop the Oceanside Community Plan:

- Community Vision
- Small Lots
- Community Rights
- Roads/Circulation
- Environment
- Short Term Rentals
- Planning & Zoning
- Vegetation/Trees
- Commercial Zoning

In July of 1994 the Steering Committee mailed a questionnaire to each of the 600- property owners in Oceanside.

Of the 600- questionnaires that were mailed to Oceanside property owners 277 were returned. With these results the Steering Committee and other subcommittees started to develop the Oceanside Community Plan.

After thoroughly reviewing the questionnaire results, several subcommittee and Steering Committee meetings, as well as, two well-attended Town Hall meetings, the community of Oceanside agreed by consensus, to their vision for the community.

Due to the difficulty in obtaining septic approval and the failure and difficulties in maintenance of existing approved septic systems on property located to the north of the existing community growth boundary (CGB) the citizens decided to include this area, up to and including Radar Road, within the CGB.

In February of 1995 Tillamook County contracted with McKeever/Morris, Inc. to work with the communities of Netarts and Oceanside to come to a consensus regarding where the division line should be located between the two communities; to define what areas were of mutual interest to each other, and, to provide a mechanism for each community to have input from the other community, on land use actions occurring within the mutual interest area.

Members from each community were selected to form a Task Force to work with McKeever/Morris to resolve the issues. After several meetings of the Task- Force an agreement was reached. This agreement was subsequently approved by each community and it established the delineation between both communities, the mutual interest area and the process to be utilized for land use requests within the mutual interest area.

In July of 1995 the Oceanside Neighborhood Association was established. A substantial part of the purpose of the Association is to function as an organized advisory body for effective citizen involvement in the planning and development of matters affecting the quality of life and livability of the community.

Tillamook County has launched corresponding community planning efforts in Neahkahnie, Netarts, Pacific City, and Neskowin since adoption of the Unincorporated Communities Rule in October 1994. This work is nearing completion. These unincorporated communities share with Oceanside a concern about the impact of increased growth in coastal communities. Tillamook County's response is to give citizens an opportunity to plan for the future of their communities. Citizen participation in each community has been exceptional, which helps assure that the product represents community interests.

Oceanside Community Findings

1. The Oceanside Community Growth Boundary is defined by the Pacific Ocean to the west, The Capes PD southern boundary to the south, Highway 131 (Netarts-Oceanside Highway) and Forest zoning, to the east, and north of Radar Road to the north.
2. Oceanside was originally zoned “Medium and High Density Residential” and “Community Commercial” in 1969, with minimum lot size requirements ranging from 5,000 square feet to 6,000 square feet. The community growth boundary was established in 1982, however, the underlying zone was not changed. The new residential zone establishes new larger minimum lot sizes starting at 7,500 square feet where the slope averages less than 19 percent. Where the slope averages between from 19 to 29 percent, the minimum lot size shall be 10,000 square feet, and where the slope averages greater than 29 percent, the minimum lot size shall be 20,000 square feet, except that in both of these sloped areas and in unsewered or geologic hazard areas, a larger minimum may be required. These lot size minimums are more appropriate for the Oceanside Community than the previous lot size requirements considering the steep topography and soil type of the area.
3. Oceanside is predominantly a second home and retirement community.
4. Oceanside contained approximately 372 acres, 882 parcels, and 471 residences.
5. Oceanside is primarily a one-family residential community, with a sufficient number of commercial uses and public facilities to qualify as an “urban unincorporated community” with respect to the requirements of the Unincorporated Communities Rule. There currently exists a post office, fire station, community meeting building, sewer and water district building and facilities, a state park wayside and beach access, several motels, an espresso shop, a tavern and a restaurant.
6. Oceanside has averaged 15 new dwellings per year over the last three years (95-97), an annual growth rate of about 3%. This growth rate is on par with other coastal communities and is about twice Tillamook County’s average annual growth rate over the same period.
7. A majority of the area within the Oceanside CGB is serviced by public water and sewer facilities. The water and sewer districts have assured the county that they both have the ability to serve the entire CGB area with water and sewer service in accordance with the requirements of OAR 660-22-030 (8) (13). Affirmation of this will be provided once they have completed the respective master plans. The master plans are being prepared by Westech Engineering. A finished product for each of the district is anticipated to be available within two years.
8. Due to the difficulty in obtaining septic approval and the failure and maintenance of existing approved septic systems on property located to the north of the existing community growth boundary, the citizens decided to include the portion of land north of the existing CGB up to and including Radar Road. According to County records of the 55 parcels proposed for inclusion within the CGB that are currently unsewered, 31 parcels have had a history of sewer system failure or on-site subsurface sewage disposal system denial.
9. The Oceanside community planning effort that began in December of 1993 provided a very clear sense of the uses and densities that are preferred by a substantial majority of the community citizens. These opinions were obtained by a representative group of individuals that attended the committee and subcommittee meetings, the community survey that was

mailed to every property owner, the numerous Town Hall meetings that were held in the community, and the County public hearings held.

10. The primary objectives that emerged from this planning effort are to:
 - a. Limit permitted uses to those that are most suited for a coastal community that wishes to maintain a primarily single-family residential character. This was accomplished by the creation of the ROS zone that is specific to Oceanside. This zone contains the preferences expressed in the survey. This zone is essentially a more restrictive version of the previous zoning.
 - b. Provide for minimum lot sizes that bring permitted densities and ultimate build out in line with what is actually physically possible for an area with steep and varying topography and ecologically hazardous areas if not developed properly.

These outcomes will greatly assist future planning for the Oceanside community, including a more precise projection of demand for such services as sewer, water, road improvements and other infrastructure.

Oceanside Community Policies

Over time, Oceanside has evolved and grown without losing its “coastal village charm”. In order to protect this ambiance while allowing growth and development to occur within Tillamook County regulations, specific policies are being introduced.

The community growth boundary is expanded to include an area to the north which has had a long history of septic denials and failures. Inclusion in the growth boundary and the resultant access to public sewers will eliminate potential environmental hazards. Density within Oceanside’s core area will continue to be higher as currently platted, while new lots surrounding the core will be platted with a lower density urban residential lot size. Emphasis will be placed on improvement of public facilities and expansion of the community growth boundary only where absolutely necessary.

The following Oceanside Community Policies are incorporated into the Tillamook County Comprehensive Plan to guide development within the Oceanside CGB in order to achieve the Oceanside Community Vision.

Policy 1. Community Form

- 1.1 Oceanside shall be designated as an Urban Unincorporated Community.
- 1.2 Every effort shall be made to preserve the "rustic coastal village atmosphere" the natural resources and the beauty of Oceanside for the benefit of residents, visitors and future generations.

Policy 2. Transportation

- 2.1 Where feasible, roadways in the core area will be improved to allow for more adequate public and emergency vehicle access.
- 2.2 Encourage the maximization and utilization of required off-street parking areas to enable residents and guests of Oceanside the ability to adequately access roadways and to assure that roadways remain uncluttered and accessible to emergency vehicles.
- 2.3 Development of walkways and bike paths throughout the community and between Oceanside, Netarts and Cape Meares and non-automobile dependent (transit, bicycle and pedestrian) travel will be encouraged.
- 2.4 The County will work with the community and the Oregon State Department of Transportation to develop an access management and on-street parking plan.

Policy 3. Housing

- 3.1 Building design and landscape that enhance the aesthetic quality of the community are encouraged. Examples include:
- minimizing structural intrusions into open space on home sites;
 - minimizing clutter on home sites;
 - providing for home storage that enhances the beauty of the home site;
 - minimizing large, blank walls;
 - fitting the dwelling into the contour of the hillside so that structures work with the topography rather than against it;
 - minimizing impervious surfaces and providing for adequate drainage;
 - maximizing and using off-street parking so roadways remain uncluttered;
 - maintaining outdoor lighting design and placement so that it does not cast direct light onto adjacent properties and adversely affect the neighbors; and
 - encouraging native plant species to be utilized for landscaping.
- 3.3 Encourage programs that focus on cleaning up existing poor condition homes and structures located within the community.
- 3.4 Small existing lots of less than 7,500 square feet will be allowed to be built upon consistent with all applicable regulations. Small lot coverage standards consistent with the resolution of the “small lots” issue reflected in the Tillamook County Land Use Ordinance. Section 5.100, shall be met.
- 3.5 Future development and lot partitioning shall occur only after the minimum zone standards, topography, geologic hazards, and public facility availability factors are taken into consideration to assure that adequate lot sizes are created which will not require future variances and which will not pose potential health hazards to life and/or property.

Policy 4. Community Character

The residents place high value on many qualities of the Oceanside community, such as

- Scenic ocean and bay vistas
- abundant vegetation and wildlife
- serenity and privacy
- natural lighting (moon & stars)
- natural noise (ocean & wildlife)

They encourage visitors, future property owners and residents to understand, respect and embrace these values through adherence to the following policies:

- 4.1 Every means should be taken to assure that development along the ocean and Highway 131 be compatible with maintaining the existing natural character of the area by maintaining or creating a vegetative buffer between development and the ocean and highway.
- 4.2 When developing, design considerations shall be given for retention of existing vegetation, the existence of wildlife, valued property rights, and the desire for solitude of surrounding property owners and residents.
- 4.3 A program to support and possibly create a regional land trust shall be encouraged.
- 4.4 Construction of man-made structures which consider environmental effects and consequences shall be-encouraged.
- 4.5 Encourage creation of programs that would promote a safe community environment with regard to fire, traffic, crime, personal property and health.
- 4.6 Preserve and enhance the use of open spaces to avoid a crowded feel in the community, including the preservation and enhancement of trees and natural vegetation. Native plant species are encouraged in all landscaping by distribution of a recommended landscaping materials guidebook.
- 4.7 Reduction of intrusion such as noise, harsh lighting, view obstructions, clutter, drainage runoff by completing new construction within a reasonable period of time and in a timely fashion; utilizing off-street parking areas for resident and guest parking so that roadways may remain uncluttered and accessible to emergency vehicles; maintain outdoor lighting design and placement so that it does not cast direct light onto adjacent properties and adversely affect neighbors.
- 4.8 Preserve neighborhood attractiveness by encouraging placing power distribution lines for new buildings underground and limiting satellite dish size to as small as possible. Utility lines will be placed underground for new subdivisions and planned developments. When existing areas redevelop underground utilities shall be installed unless placement will jeopardize the stability of adjacent properties.
- 4.9 Commercial developments, when possible, should be designed with natural siding, weathered wood, durable and rustic sign material to preserve the natural appearance of the community.
- 4.10 Maintain the low density urban residential zoning classification.
- 4.11 Retain the existing county building height regulations.
- 4.12 Limit commercial development to the existing commercial core area and allow no additional commercial zoning. Limit the size of commercial structures other than motels to 8000 square feet to blend in with the existing nature of the Oceanside commercial area.

- 4.13 Tillamook County will assist the Oceanside Neighborhood Association and the local property owners in developing a plan for the commercial area to establish guidelines for future commercial development which will retain the unique characteristics of the community.
- 4.14 The Oceanside Neighborhood Association, with the support of the Department of Community Development, will prepare a community education program about the value of maintaining trees and vegetation within the community.
- 4.15 New uses authorized within the community growth boundary shall not adversely affect farm or forest management practices conducted in accordance with federal and state laws. Authorization to create a parcel or dwelling adjacent to land zoned for farm or forest use shall require a notarized declaratory statement signed by all current property owners who appear on the property deed or contract. This statement shall serve as a covenant that runs with the land binding heirs, assigns, lessees and successors. This covenant shall affirm that residents of the parcel may be subject to farm or forest management practices conducted in accordance with federal and state laws which ordinarily and necessarily produce noise, dust, smoke and other impacts. Those signing the statement acknowledge that they “do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a dwelling in this area, and acknowledge the need to avoid activities that conflict with nearby farm or forest uses.” The signed and notarized covenant must be approved by the County Planning Director and recorded with the Tillamook County Clerk.
- 4.16 Water shed protection is the critical element in maintaining and rehabilitating the water quality in the Oceanside watershed area. The ONA will work with the County and other appropriate authorities and landowners on implementation of the Oregon Forest Practices Act and other applicable regulations to achieve this goal.
- 4.17 Off-site advertising signs shall be prohibited inside the community growth boundary
- 4.18 Other signs shall be adequately regulated to retain a village appearance.

Policy 5. Public Involvement

- 5.1 The County will refer all proposed projects, formal application requests and applications affecting the community to the Oceanside Neighborhood Association for review and input.
- 5.2 The ONA will identify common goals with the neighboring communities so that they can work together to achieve these goals.
- 5.3 The ONA will serve as an advocate for the community and fulfill the statewide goal of encouraging “grassroots” citizen involvement in the public and decision making processes.
- 5.4 The ONA will formulate policy to insure that responsible long term use of the community’s resources are consistent with community goals.

- 5.5 The Association will develop a System of mediation for the resolution of problems and disputes within the community as they pertain to land use planning.
- 5.6 Tillamook County and the Oceanside Neighborhood Association will continue to find ways to effectively involve residents and property owners in the planning decision making process.

SECTION 3.310 RESIDENTIAL OCEANSIDE (ROS) ZONE

- (1) **PURPOSE:** The purpose of the ROS zone is to designate areas for low-density one and two-family residential development and other, compatible, uses. Suitability of land for low-density uses is determined by the availability of public sewer services, and limitations to density such as geologic and flood hazards, shoreline erosion, and the aesthetic or resource values of nearby natural features. Where any provision of the ROS zone imposes a restriction on the use of land greater than is provided by other ordinance provisions, then the ROS zone shall prevail.

- (2) **USES PERMITTED OUTRIGHT:** In the ROS zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.
 - (a) Single-family dwelling.
 - (b) Home occupation according to the provisions of Section 4.140 (b) of this ordinance.
 - (c) Public park with associated uses.
 - (d) On-site manufactured home or recreational vehicle used during the construction of a primary permitted use for which a building permit has been issued. Limited to I year.
 - (e) Unlighted signs, four square feet or less in area, and securely attached to the ground or structure.

- (3) **USES PERMITTED CONDITIONALLY:** In the ROS zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance.
 - (a) Two-family dwelling
 - (b) Church or school.
 - (c) Non-profit community meeting building and associated facilities.
 - (d) Fire and ambulance station with appropriate communications towers.
 - (e) Screened Utility substation and power transmission lines.
 - (f) Swimming, tennis, racquetball and similar facilities.
 - (g) On-site temporary real estate sales office in subdivision.

- (h) Water supply or treatment facilities or sewage treatment plants.
 - (i) Accessory structure or use without on-site primary structure.
 - (i) Temporary placement of mobile home or recreation vehicle to be used because of health hardship subject to Section 6.050.
 - (k) Owner occupied Bed & Breakfast enterprise provided that no more than two bedrooms for guests are provided. The Conditional Use is subject to periodic review.
 - (l) Foster family home accommodating six or more children or adults.
 - (m) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as "Adult Foster Homes" or "Foster Family Homes".
- (4) **STANDARDS:** Land divisions and development in the ROS zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) The minimum lot size for permitted uses shall be 7,500 square feet where the slope averages less than 19 percent. Where the slope averages from 19 to 29 percent the minimum lot size shall be 10,000 square feet, and where the slope averages greater than 29 percent, the minimum lot size shall be 20,000 square feet, except that in both of these sloped areas and in unsewered or geologic hazard areas, a larger minimum may be required. **[Refer to Article V Exceptions for existing legally platted lots and parcels]**
 - (b) The minimum lot width shall be 60 feet.
 - (c) The minimum lot depth shall be 75 feet.
 - (d) The minimum front yard setback shall be 20 feet.
 - (e) The minimum side yard setback shall be 5 feet, on the street side of a corner lot, it shall be 15 feet.
 - (f) The minimum rear yard setback shall be 20 feet; on a corner lot, it shall be 5 feet.
 - (g) All setback standards may be subject to the exceptions in Tillamook County Land Use Ordinance Section 5.110.
 - (h) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article VIII.

- (i) Structures shall not occupy more than 50% of the lot area.
- (j) A property survey of the lot shall be performed including elevations, and all corners shall be monumented by a registered surveyor prior to land division and/or submittal of a permit for construction/location on lots containing less than 7,500 square feet. A copy of the survey shall be submitted with the application and other required material.
- (k) Off-street parking shall conform to Section 4.030.
- (l) New uses authorized within the community growth boundary shall not adversely affect farm or forest management practices conducted in accordance with federal and state laws. Authorization to create a parcel or construct a dwelling adjacent to land zoned for farm or forest use shall require a notarized declaratory statement signed by all current property owners who appear on the property deed or contract. This statement shall serve as a covenant that runs with the land binding heirs, assigns, lessees and successors. This covenant shall affirm that residents of the parcel may be subject to farm or forest management practices conducted in accordance with federal and state laws which ordinarily and necessarily produce noise, dust, smoke and other impacts. Those signing the statement acknowledge that they “do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a dwelling in this area, and acknowledge the need to avoid activities that conflict with nearby farm or forest uses.” The signed and notarized covenant must be approved by the County Planning Director and recorded with the Tillamook County Clerk.

PRIOR TO PREPARING PLANS FOR DEVELOPMENT WITHIN THIS CGB YOU ARE ADVISED TO CHECK THE TILLAMOOK COUNTY LAND USE ORDINANCE FOR ADDITIONAL REGULATIONS THAT MAY APPLY.

SECTION 3.312 COMMERCIAL OCEANSIDE (COS) ZONE

- (1) **PURPOSE:** The purpose of the COS zone is to permit a moderate level of commercial activities in the community. Commercial use in the COS zone typically provide goods and services that would be required by most households in the area, and they have relatively few impacts on neighboring areas. Land is suitable for the COS zone because it: (a) is needed; (b) is physically capable of being developed; (c) can obtain access to a public road without causing traffic hazards or congestion; and (d) will not cause significant conflicts with nearby residential uses.

The COS zone classification is intended to provide a variety of commercial uses which enhance a rural communities viability and livability. It is also intended to provide development that results in rural employment opportunities. Commercial activities in this zone generally consist of small scale low impact uses which serve the community and surrounding rural area.

- (2) **USES PERMITTED OUTRIGHT:** In the COS zone, the following small scale low impact commercial uses and their accessory buildings and uses are permitted in a building or buildings not exceeding 4,000 square feet of floor space and are subject to the general provisions and exceptions set forth in the Land Use Ordinance.
- (a) Oceanside community service buildings
 - (b) General retail trade establishment such as a grocery store, drug store, or a hardware store, provided that such establishments do not require over 5 parking spaces.
 - (c) Personal and business services such as barber, tailor, beauty and shoe repair shop.
 - (d) Business, government, professional, and medical offices, financial institutions, library, and fire station.
 - (e) Eating and drinking establishment, excluding walk-up and/or drive-in services.
 - (f) Single-family residential structure for the owner of an active business on the same lot.
 - (g) On-site manufactured home or recreational vehicle used during the construction of a primary permitted use for which a building or placement permit has been issued. Limited to one (1) year.
 - (h) Signs, subject to Subsection 5 of this section.
 - (i) Dwelling unit or units accessory to an active commercial use, located above the first story.

- (j) Owner occupied Bed & Breakfast enterprise provided that no more than two bedrooms for guests are provided.
 - (k) Public park and recreation uses.
- (3) **USES PERMITTED CONDITIONALLY:** In the COS zone, the following uses and their accessory uses are permitted subject to the provisions in Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance:
- (a) Walk-up eating establishment.
 - (b) Mini-storage.
 - (c) Small retail shoppe complex.
 - (d) Lodge, club or meeting facility.
 - (e) Motel or hotel containing not more than 35 units.
 - (f) Temporary mobile kitchen unit.
 - (g) One- or two-family dwelling, including townhouses, row houses and condominiums.
 - (h) Church or school.
- (4) **STANDARDS:** Land divisions and development in the COS zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) The minimum lot dimensions, yard setbacks, and building height restrictions for structures containing only residential uses shall be the same as in the ROS zone. In the COS zone, motels and hotels shall be considered a commercial use.
 - (b) Minimum yards for any structure on a lot or parcel adjacent to a the ROS zone shall be 5 feet on the side adjacent to the ROS zone, and 10 feet in the front. No rear yard is required.
 - (c) For commercial or combined commercial-residential structures, structures shall be either constructed on the property line or set back 3 feet or as required in Section (4) (b) of this section.
 - (d) All structures shall meet the requirements for clear vision areas specified in Section 4.010.
 - (e) All uses shall meet off-street parking requirements as provided in Section 4.030.

- (f) All structures will have storm drainage facilities that are channeled into the public storm drainage system or a natural drainage system approved by the County Engineer.
 - (g) A property survey of the lot shall be performed and all comers shall be monumented by a registered surveyor prior to land division and/or prior to submittal of a permit for construction/location and a copy of the survey shall be submitted with the application and other required material.
 - (h) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
 - (i) The maximum building height for commercial structures shall be 35 feet except of ocean front lots where it shall be 24 feet.
- (5) SIGNS: A total of 100 square feet or less in area per business frontage. No sign shall be larger than 32 square feet in size. Temporary banner for grand opening, business change, etc. if allowed for a maximum of two weeks. The following types of signs shall be prohibited:
- (a) Off-premise sign.
 - (b) Flashing sign.
 - (c) Billboard.
 - (d) Signs/signs extending in setback area.
 - (e) Beach-side signs on beach front property.

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SECTION 3.314 PARK OCEANSIDE (POS) ZONE

- (1) **PURPOSE:** The purpose of the POS zone is to permit open space recreation activities in the community. Park use in the POS zone typically provides for visual and outdoor recreation aesthetic qualities in the area, and they have relatively few impacts on neighboring areas. Land is suitable for the POS zone because it: (a) is needed; (b) is physically capable of being retained as outdoor low-intense recreation use and/or needed off-street parking for the community; and (c) will not cause significant conflicts with nearby residential uses and commercial uses. Land should be kept as much as possible in it's pristine state with regard to vegetation and terrain.
- (2) **USES PERMITTED OUTRIGHT:** In the POS zone, the following uses are permitted outright, subject to all applicable supplementary regulations contained in the ordinance:
 - (a) Oceanside community service buildings and fire station.
 - (b) Public open-space park or recreation area.
- (2) **USES PERMITTED CONDITIONALLY:** In the POS zone, the following uses are permitted subject to the provisions in Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance.
 - (a) Retaining walls, barriers, fences other screening or stabilization structures.
 - (b) Accessory structures.
 - (c) On-premise signs.
- (4) **STANDARDS:** No land divisions within the POS zone shall occur.

PRIOR TO PREPARING PLANS FOR DEVELOPMENT WITHIN THIS CGB YOU ARE ADVISED TO CHECK THE TILLAMOOK COUNTY LAND USE ORDINANCE FOR ADDITIONAL REGULATIONS THAT MAY APPLY!