



Zoning and Development Standards

What difference would it make to establish “Oceanside Village” as an independent municipality?

How is growth currently managed under Tillamook County’s governance?

Tillamook County created Oceanside’s zoning rules when it recognized us as an “unincorporated *urbanized* community” in the 1990s. The county Community Development Department enforces these rules under the County Commissioners’ supervision. County staff apply these rules when processing building permits and other land use applications for Oceanside construction projects. Any appeals of the Department decisions are ultimately decided by the County Commissioners.

If Oceanside wishes to revise its zoning rules, it must first secure approval from members of the Oceanside Neighborhood Association, which represents both the Village and South Oceanside. If approved by the ONA, proponents must submit the proposed changes to Community Development. County staff then screen the proposals and present them for approval after public hearings by the county Planning Commission and County Commissioners.

What are the issues of concern under this system?

1. **Overextended county resources.** Oceanside is one of 13 unincorporated communities that look to county Community Development for land use management and support. This forces county staff to address each community’s planning requests on a rotating basis as time and resources permit – averaging once every 4-5 years. For example, it recently took the county until 2025 to act on zoning proposals that the ONA membership submitted in 2021.
2. **Deadlocked community priorities.** The century-old [Village area](#) of Oceanside is a densely built area mainly characterized by houses on small lots with scenic views and short-term rental potential. Homes are sited in close proximity to each other and to our commercial zone on Pacific Avenue.

As a result, Villagers have historically been open to regulations that manage growth, regulate outsized construction and emphasize parking/traffic issues when reviewing commercial developments, such as new hotels. In contrast, [South Oceanside](#) (Terrasea/The Capes/Camelot/Avalon/Trillium) was developed decades later, with larger lots, less competition for open air or views, sparse short-term rentals, no commercial development and areas with privately enforced building standards (HOAs and CCRs). In recent years, property owners based in South Oceanside have led efforts to oppose Village-oriented proposals to manage development, viewing them as unwelcome constraints on their own building options.

This difference in neighborhood perspectives between the “two Oceansides” has consistently stymied growth planning initiatives in our community for decades, whether it was consideration of the Tillamook County Highway 131 development plan in 2006, the Oceanside incorporation effort in 2022 or, most recently, the move to update Oceanside’s development standards in 2025.

3. **Remote decision-making.** Tillamook County sets land use policy for all of the county’s unincorporated communities on a centralized basis. Rarely do the Commissioners or their department staff have the time or resources to explore, let alone appreciate, the special circumstances or local priorities of individual communities like Oceanside. Contacting Commissioners or staff to convey such considerations too often involves emails or telephone calls with delayed responses, if any. When county officials do consider such local factors, they are often constrained by broader political considerations or the need to avoid setting precedent that might work for Oceanside, but be problematic on a countywide basis.

[How would Oceanside Village be different?](#)

If Villagers vote to create “Oceanside Village,” our elected Village council would be empowered to formulate our own “comprehensive land use plan” and zoning rules with guidance and financial support that the State of Oregon provides to independent cities (but not to unincorporated communities). The Council could also establish the Village’s own Planning Commission consisting of neighbors and friends with roots in the community and an appreciation for local priorities. Importantly, like other cities, Oceanside Village would still contract with the county for day-to-day building permit

processes and inspections. The rules and policies they enforce, however, would be ones that our local Village Council sets after obtaining public input from the residents and property owners of Oceanside Village. If such decisions are appealed, they will be decided by the Oceanside Village's locally elected council and not by the County Commissioners.

Resources:

[Intro_Guide_LandUsePlanning_SmallCitiesCounties_2007.pdf](#)

[Tillamook_County_Highway_131_Transportation_Refinement_Plan.pdf](#)