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## **Oceanside Neighborhood Association Election Results from May 18, 2025**

Thank you for your patience as the credentialing committee finalized their work on the vote count from our May 18 meeting. Votes took place on the following items, with results in red following the question

### **VOTING ITEM NO. 1**

**FOR SINGLE-FAMILY HOMES, DUPLEXES and TRIPLEXES, should the minimum lot size for new structures be reduced from 7500 square-feet and at least 60 feet wide (the current rule) to 5000 square feet and at least 50 feet wide?**

**Yes: 78**

**No: 83**

**Final vote: No**

### **VOTING ITEM NO. 2**

**FOR QUADPLEXES and COTTAGE CLUSTERS, should the minimum lot size be established as 7000 square-feet?**

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**Yes: 95**

**No: 66**

**Final vote: Yes**

VOTING ITEM NO. 3

**Should the current setback requirement on all CORNER LOTS be reduced from 15 feet to 10 feet?**

**Yes: 76**

**No: 84**

**Final vote: No**

VOTING ITEM NO. 4

**Should all new TOWNHOME lots meet these requirements: (a) minimum lot width of 15 feet (b) minimum lot size of 1500 square-feet, and (c) minimum average lot size of 1750 square-feet (higher for steep lots)?**

**Yes: 67**

**No: 90**

**Final vote: No**

VOTING ITEM NO. 5

LIMITED DESIGN STANDARDS for TRIPLEXES, QUADPLEXES and COTTAGE CLUSTERS. (These are shaded GREEN in the Draft ROS Code Language document accompanying the ONA Meeting Notice.)

**Should these types of residences generally be required to locate front entries near streets and include a minimum number of windows on street frontage?**

**Yes: 72**

**No: 82**

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**Final vote: No**

VOTING ITEM NO. 6a.

BROADER DESIGN STANDARDS for ALL RESIDENCES. (These are shaded BLUE in the Draft ROS Code Language document.)

**Should all new residences meet broader design standards that generally include: (1) architectural detail and articulations; (2) roof slopes with a minimum 4/12 pitch, and (3) minimum open space and landscaping requirements?**

For this question, assume the county WILL ALLOW the ZAPR Committee's request to EXEMPT existing homes from being declared "nonconforming uses." (See Section 9 of the Draft ROS Code in the voting materials.)

**Yes: 53**

**No: 107**

**Final vote: No**

VOTING ITEM NO. 6b

BROADER DESIGN STANDARDS for ALL RESIDENCES. (These are shaded BLUE in the Draft ROS Code Language document.)

**Should all new residences meet broader design standards that generally include: (1) architectural detail and articulations; (2) roof slopes with a minimum 4/12 pitch, and (3) minimum open space and landscaping requirements?**

For this question, assume the county WILL NOT ALLOW the ZAPR Committee's request to exempt existing homes from being declared "nonconforming uses."

**Yes: 43**

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**No: 111**

**Final vote: No**

VOTING ITEM NO. 7a.

BUILDING SIZE LIMITATION - FLAT LIMIT

**If the county permits it, should all new residential structures be limited to 5000 square feet in total area (6000 square feet for townhomes)?**

For this question, assume the county WILL ALLOW the ZAPR Committee's request to EXEMPT existing homes from being declared "nonconforming uses."

**Yes: 72**

**No: 84**

**Final vote: No**

VOTING ITEM NO. 7b

ALTERNATIVE BUILDING SIZE LIMITATION - "FAR" method.

**If the county disallows the flat square foot limit in Item No. 7a, should new buildings comply with an alternative "floor area ratio" limit of ".08 (or 80%) and .9 (or 90%) for new townhomes?**

For example, a new residence on a 5000 square-foot lot would be limited to 4000 square feet (80% of 5000) - excluding basements and certain other areas. (The FAR would be .9 (or 90%) for new townhomes.)

For this question, assume the county WILL ALLOW the ZAPR Committee's request to EXEMPT existing homes from being declared "nonconforming uses."

**Yes: 70**

**No: 86**

**Final vote: No**

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VOTING ITEM NO. 7c

BUILDING SIZE LIMITATIONS ASSUMING NO "NONCONFORMING USE" EXEMPTION.

**Regardless of how you voted on Voting Item No. 7a or 7b, should new residences comply with one or the other of these size limitations, EVEN IF the county does NOT ALLOW the ZAPR Committee's request to exempt existing homes from being declared "nonconforming uses"?**

**Yes: 59**

**No: 95**

**Final vote: No**

VOTING ITEM NO. 8a

"VISITABILITY" STANDARDS (assuming a county-approved "nonconforming use" exemption).

**For TRIPLEXES, QUADPLEXES, TOWNHOMES and COTTAGE CLUSTERS, should at least one unit generally be required to meet "visitability standards" that render them more accessible and livable for seniors or other differently abled persons?**

These generally include features such as wider entry doors, ground floor bathrooms and larger living areas.

For this question, assume the county WILL ALLOW the ZAPR Committee's request to EXEMPT existing homes from being declared "nonconforming uses." (See Section 9).

**Yes: 70**

**No: 86**

**Final vote: No**

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VOTING ITEM NO. 8b

"VISITABILITY" STANDARDS (assuming NO county-approved "nonconforming use" exemption).

**For TRIPLEXES, QUADPLEXES, TOWNHOMES and COTTAGE CLUSTERS, should at least one unit generally be required to meet "visitability standards" that render them more accessible and livable for seniors or other differently abled persons?**

These generally include features such as wider entry doors, ground floor bathrooms and larger living areas. For this question, assume the county WILL NOT ALLOW the ZAPR Committee's request to EXEMPT existing homes from being declared "nonconforming uses." (See Section 9).

**Yes: 54**

**No: 99**

**Final vote: No**

VOTING ITEM NO. 9

COTTAGE CLUSTERS - MINIMUM UNIT RULE

**Should new cottage clusters be required to include at least 3 units?**

This is less than the state "model" code minimum of 4 units. ZAPR recommended this item to encourage the construction of cottage clusters, and also to conform with the rule being proposed in other Tillamook County communities.

**Yes: 94**

**No: 62**

**Final vote: Yes**

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My thanks go out to Jerzy Rub, Melissa Farlow and Leslie Kay who served on the credentialing committee. Also many thanks to Paul Brey, ONA Secretary, who registered many people to vote and took such care with voting tabulation. My sincere thanks to Tom Kemper, ZAPR committee chair for a year's work as well as all members of the ZAPR committee. The Oceanside community has spoken.

Terri Warren, ONA President, 2024-2025

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