



Construction within the City of Manzanita

The City of Manzanita is currently experiencing a major increase in construction, especially of new homes. Along with construction comes noise and sometimes the vibrations caused by the need for soil compaction prior to building. There have been concerns expressed by members of the public related to this noise and vibration, the hours that construction is allowed, and what can be or is being built.

When is construction noise allowed in Manzanita?

The City's noise ordinance is included in Ordinance 94-6 which protects the public peace. In Section 4 item 5, it allows for construction noise within the hours of 7:00 a.m. and 6:00 p.m.

Section 4. Unnecessary Noise. No person shall create, assist in creating, permit, continue, or permit the continuance of unreasonable noise in the city. The following enumerations of violations of this section are not exclusive but are illustrative of some unreasonable noises:

(5) The erection, including excavation, demolition, alteration, or repair of any building, other than between the hours of 7:00 a.m. and 6:00 p.m., except upon special permit granted by the City Council.

What can be built in Manzanita?

Land use in Manzanita and within its urban growth boundary is regulated by Manzanita's Zoning Ordinance No. 95-4. Every new home and alterations as required are reviewed for compliance with the Zoning Ordinance prior to permits being issued.

Why didn't I know this construction was going to happen?

Please be aware that the City is not required to notify neighboring homeowners of residential construction permits that have been issued for properties in their area.

What can I do if I am bothered by neighboring construction?

If you have a concern or are bothered by residential construction noise, we suggest that you speak to the property owner and/or the general contractor to see if there is a solution available.

Remember, noise was generated when your home was constructed, too.