

Residential Property Development Info – Manzanita - 2021

Please see the following links for Residential Property Development info.

for properties outside city limits in the UGB (Urban Growth Boundary) – see for additional info.

1. Manzanita Zoning Map – to determine which zone your property is in – Click Zoning Map at top of the Manzanita website Home [page](#). All projects must be approved by Manzanita and require a Planning Review. Contact planning@manzanita.or.us See bldg./planning dept website for [fees](#). * in UGB, projects also require a Planning Review by Manzanita, but projects will be permitted/inspected by Tillamook County. See item 13 below for Tillamook Community Development website.
2. Manzanita Ordinance [95-4](#) Zoning – Index – while all of the Ordinance applies, below are the more relevant Sections pertaining to common questions involving residential development:
3. Definitions – Section 1.030 (pg 1)
4. Zones – once the zone of your property is determined from the Zoning Map check pages 12-28 for information regarding use, lot size and coverage, setbacks, building ht., etc.
5. Flood Zone Info Section 3.061 (pg 30-46)
6. Beaches and Dunes Zone Info Section 3.080 (pg 47-48), Section 4.050 (pg. 59). See Zoning Map for gray areas that represent dune overlay zones. These areas require a geo-tech report to determine the level of engineering for development.
7. Wetlands – The City of Manzanita does not manage a Wetland Notification Overlay Zone- Section 3.092. Development of properties with wetlands require a current Wetlands Delineation Study by a wetlands or environmental specialist. Sometimes the seller will have this done, though more often prospective developers will. Per Section 3.092(4) you will want to contact the State’s Division of State Lands -see their [website](#). The wetlands or environmental specialist can help guide through the process. The Army Corps and DSL have a joint [application](#).
8. Trees: See Section 4.142 (pg 79)
9. Supplemental Provisions (siting structures, barriers, parking, trees, fill, etc.)– Article 4 pg 58-86
10. Exceptions (guest house, accessory structures, STR, decks, structure projections, height, lot size, setback exceptions, etc.) – Article 6 (pg 96-98)
11. Nonconforming Uses (existing/revisions) – Article 7 (pg 100-101)
12. Short-term Rental (STR) - Manzanita Ordinance [10-02](#) STR Zoning Amendment. Manzanita Ordinance [10-03](#) (as Amended by Ord. 21-04) STR Rules & Regulations Amendment. STR Department [page](#) – lots of good info here. Check out list of STR INFORMATION & FORMS on left near bottom of page. * in UGB: Contact Tillamook [County](#)

13. County Property Database – click here for the Tillamook Community Development [website](#):
Under Govt, select ‘Assessment & Taxation’ under Depts, then select ‘Account Web Query’ at left index – then ‘Continue’ at bottom. Select one of the Search options at left in *blue* and proceed with entering information then click ‘Search’ box for information on the property you are interested in.
14. Boundary Survey – The City of Manzanita requires a recent boundary survey from a licensed surveyor as part of the Planning Review. Property dimensions from the county tax map cannot be utilized for zoning approval and detailed site planning purposes.
15. Questions regarding building codes – see 2021 Oregon Residential Specialty [Code](#) – Effective starting Oct 1, 2021 – See [here](#).

Thank you!

Manzanita Planning Dept.

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