



If you own property in the city of Manzanita you will have received a notice in the mail from the City regarding proposed changes to the city's Zoning Ordinance and Subdivision and Land Partion Ordinance that will result in changes to land use regulations related specifically to **middle housing**. This notice also included information about a Public Hearing that will be held via Zoom on June 9th, 2025, before the Planning Commission. The notice also contains information on how to participate in the Zoom hearing, and how to submit written testimony to the Planning Commission in advance of the hearing. You can also find more information by going to the main page of the city's website here: <https://ci.manzanita.or.us/>

What is Middle Housing? In Oregon, "middle housing" refers to residential structures that fall between single-family homes and large apartment complexes in terms of scale and density. These include duplexes, triplexes, fourplexes, townhouses, and cottage clusters.

Why is the city making these changes now? Because we are required by state law. The Oregon Legislature passed SB 406 during the 2024 legislative session which required every city and urbanized community within Tillamook County to comply with House Bill 2001 – Oregon's Middle Housing Rules.

The City had two options once the bill was enacted - to adopt the state's model code or to develop rules specific to Manzanita that implement the state requirements. The City has been working on developing regulations specific to Manzanita with a middle housing expert.

What is required by the law? The state mandated middle housing rules provide for expansion of the types of housing that are allowed on residential properties. The new housing rules require the city to allow duplexes, triplexes, quadplexes, cottage clusters, townhomes, and accessory dwelling units. **These are referred to as the "have to do's."**

What else is included in the proposal? The proposal also includes standards that are permissive beyond state requirements for cottage clusters that better reflect existing development in Manzanita, allowing smaller homes on smaller lots, parking reductions and the potential for 3-story woody walk up apartments. **These are referred to as the "want to do's."**

How were the proposed regulations developed? The City conducted significant community outreach, including a community summit specifically related to housing. Individual interviews, and an online housing preference survey were also conducted. Next an audit of existing zoning was completed to determine where the city's current regulations conflicted with state law. Using the outreach and audit a set of "code concepts" were developed to summarize the proposed changes. The Planning Commission then reviewed and provided feedback on the concepts and proposals over the last several months to develop and fine tune the proposed changes in the form of Ordinance Amendments that will be considered by the Planning Commission at the Public Hearing on June 9th.



What is being amended exactly? Two key ordinances will be amended to implement these new rules and include the Manzanita Zoning Ordinance 95-4 (MZO) and the Subdivision and Land Partition Ordinance 95-5 (SDO.) The MZO defines how a property can be developed, including the size and shape, location, landscaping and required parking, for example. For residential properties specifically, the zoning ordinance also dictates how many housing units can be constructed on a property, and minimum lot sizes. The Subdivision and Land Partition Ordinance (SDO) defines how properties can be divided or split up.

When does this need to be completed? State law requires that the middle housing rules are adopted by June 30, 2025. The City of Manzanita will not reach that deadline, and until the new rules are adopted, Oregon's Middle Housing Model code will apply starting July 1, 2025.

What does this mean for me? If you own property in Manzanita, this will mean that there will be changes to the zoning that allow for middle housing types, and may also change the way land can be divided in the city.

Where can I learn more about this? The City's website includes general information about SB 406 and Middle Housing. You can read more about it here: <https://envision-manzanita.squarespace.com/housingordinanceupdate>

Both the Planning Commission and the City Council have participated in several updates, and work sessions around this topic. The meeting materials and recordings of those meetings can be accessed via the city's website and scrolling down to the meeting.

Planning Commission: <https://ci.manzanita.or.us/planning-commission/> (Meeting Dates - September 9, 2024, October 14, 2024, March 10, 2025, April 21, 2025, May 12, 2025 and an upcoming work session on June 2, 2025. The public hearing is scheduled for June 9, 2025, at 4:00pm)

City Council: <https://ci.manzanita.or.us/city-council/> (City Council held a work session on the proposed amendments on May14, 2025.)

When will the final amendments be ready? The Planning Commission will be holding another work session on June 2, 2025. Immediately after any additional amendments will be made and posted to the meeting page. A staff report will be posted one week before the hearing on June 2.