

CITY OF WHEELER, OREGON ZONING ORDINANCE

ARTICLE 3. IND ZONE - WATER-RELATED INDUSTRIAL

Section 3.010. Intent.

The water- related industrial area, designated by the primary symbol IND, is established to encourage development of marine-oriented industrial and commercial uses which are compatible with the community setting and natural values in the Wheeler area.

Section 3.020. Permitted Principal Uses/Activities.

In an IND zone the following uses and their accessory uses and activities are permitted outright:

1. Shallow-water port facilities.
2. Marinas, piers and wharves.
3. Navigation improvements.
4. Boat ramps.
5. Hatchery site and aquaculture uses.
6. Boat building.
7. Seafood processing.
8. Other water-related industry.
9. Marine services.
10. Dry boat storage.
11. Log storage and processing.

Section 3.030. Conditional Uses/Activities.

The following uses, their accessory uses and activities are permitted in an IND zone subject to provisions of Article 15:

1. Non-water-related industry.
2. Retail/wholesale fish and shellfish sales.

CITY OF WHEELER, OREGON ZONING ORDINANCE

3. Other water-related commercial uses.
4. Park, wayside or bicycle paths.
5. Fill and dredge material disposal.
6. Railroad development.
7. Non-premise signs.
8. Residential use in conjunction with and incidental and subordinate to a permitted or conditional use where the street level shall be maintained as a water-dependent industrial use and the residential use square footage ratio does not exceed one to three, non-water-dependent to water-dependent.
9. Shoreline stabilization.

Section 3.040. Development Standards.

In the IND Zone, the following standards shall apply:

1. The maximum building height shall be 24 feet.
2. Outdoor storage areas shall be enclosed by suitable vegetation, fencing, or walls.
3. Exterior lighting shall not adversely affect the livability of property in nearby residential zones.
4. When a use abuts a lot in a non-industrial zone, there will be an attractively designed and maintained buffer which can be in the form of vegetation, fencing, or walls.
5. All development shall be in accordance with shoreland development standards, Section 11.110.
6. The minimum lot size and shape for residential uses shall be the same as in a R-1 zone.
7. All commercial developments shall be subject to design review, Section 11.050.
8. Parking shall be in accordance with Section 11.090.
9. Signs shall be in accordance with Section 11.100.