

CITY OF WHEELER, OREGON ZONING ORDINANCE

ARTICLE 4. GC ZONE - GENERAL COMMERCIAL

Section 4.010. Intent.

The town commercial area, designated by the primary symbol GC, is established to provide for commercial uses.

Section 4.020. Permitted Principal Uses.

In a GC zone the following uses and their accessory uses are permitted outright:

1. Retail trade establishments such as grocery stores, drug stores, gift shops, variety stores, appliance stores.
2. Repair and maintenance service of the type of goods to be found in the above permitted trade establishments.
3. Arts and crafts galleries and studios.
4. Eating and drinking establishment.
5. Theater.
6. Wholesale business in conjunction with a retail business on the same premises.
7. Residential use in conjunction with a permitted or conditional use where the street level shall be maintained as a commercial use.
8. Publicly owned park and recreation area.
9. Family day care center, day care center, or adult day care residence.
10. Business, personal and professional service establishments.
11. Financial institutions.
12. Mobile food vendor by special permit.
13. Mobile merchandise vendor by special permit.

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Section 4.030. Conditional Uses Permitted.

In the GC zone, the following conditional uses are permitted subject to the provisions of Article 15:

1. Automobile service stations.
2. Government offices or facilities.
3. Hotel, motel, time-share condominium, or Bed and Breakfast.
4. Churches, lodges or meeting halls.
5. RV Parks on 4.5 acres or more.

Section 4.035. Prohibited Uses.

1. Video arcades.
2. Amusements activities, including uses such as shooting galleries, bumper cars, or similar facilities.
3. Auto wrecking and scrap metal.

Section 4.040. Development Standards.

In the GC 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. All development shall be subject to design review, Section 11.050.
5. Parking shall be in accordance with Section 11.090.
6. Signs shall be in accordance with Section 11.100.
7. For a motel, hotel or time share condominium, the minimum lot size shall be 5,000 square feet. The density of the development shall be determined as follows: 1 unit for the first 5,000 square feet and 1 unit for each additional 1,000 square feet.
8. All developments shall meet the landscaping requirements of Section 11.050.