

CITY OF WHEELER, OREGON ZONING ORDINANCE

ARTICLE 2. WRC ZONE - WATER-RELATED COMMERCIAL

Section 2.010. Intent.

The water-related commercial zone, designated by the primary symbol WRC, is established along the water-front to provide land space for marine-oriented commercial uses.

Section 2.020. Permitted Principal Uses/Activities.

The following uses, their accessory uses and activities are permitted out-right:

1. Low-intensity marine research and/or education;
2. Navigational aids;
3. Marinas and/or shallow water port facilities and shipping activities;
4. Piers and wharves;
5. Low-intensity water-dependent recreation facilities and public access points, including parks, waysides and boat ramps;
6. Marine services;
7. Retail/wholesale fish and shellfish sales.
8. Boat, canoe, kayak sales and or rentals.

Section 2.030. Conditional Uses/Activities.

The following conditional uses, their accessory uses and activities are permitted in the WRC zone subject to the provisions of Article 15:

1. Fill and dredge material disposal.
2. Aquaculture or hatchery sites.
3. Permanent recreation facilities other than boat ramps, including public rest rooms, and other developed recreation facilities.
4. Shoreline stabilization.
5. Railroad development.

6. Medium- or high-intensity research and/or educational activities.
7. Bicycle paths.
8. Dry boat storage.
9. Hotels and motels.
10. Restaurants.
11. Educational facilities such as museums, interpretive centers, and aquariums.
12. Residential use in conjunction with a permitted or conditional use where the street level shall be maintained as a commercial use.
13. Bed and Breakfast when in conjunction with a permitted or conditional use where the street level is maintained as a commercial use.

Section 2.040. Development Standards.

In the WRC 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 in accordance with shoreland development standards, Section 11.110.
5. Landscaping standards in accordance with Section 11.050.
6. All commercial developments shall be subject to design review, Section 11.050.
7. Parking shall be in accordance with Section 11.090.
8. Signs shall be in accordance with Section 11.100.

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Section 2.050. Special Use Standards.

A conditional use allowed in the WRC zone shall meet #1 below and either #2 or #3 of the following criteria:

1. The use is not an Especially Suited to Water Dependent (ESWD) use which means that it can be carried out on land that is not adjacent to the water and the water location or access is not needed for:
 - a. Uses especially suited for water-dependent uses.
 - b. Uses especially suited for water-related uses.
 - c. Uses which retain flexibility of future use and do not inalterably commit shorelands for more intensive uses.
 - d. Uses which maintain the integrity of estuaries and coastal waters.
2. The use does not require filling or dredging of the estuary; or
3. The use is approved by the Planning Commission in accordance with Article 2, Section 2.040, Article 11, Section 11.050 and Section 11.110, and Article 15 of this Ordinance.