

CITY OF WHEELER, OREGON ZONING ORDINANCE

ARTICLE 5. R-1 ZONE - RESIDENTIAL TYPE 1

Section 5.010. Intent.

The residential type 1 area, designated by the primary symbol R-1, is established to provide for orderly residential development of mainly conventional structures, in areas that have already been subdivided and/or where physical limitations do exist.

Section 5.020. Permitted Principal Uses.

In an R-1 zone the following uses and their accessory uses are permitted outright

1. Single family dwelling.
2. Duplexes.
3. Manufactured dwellings subject to the requirements of Article 11.
4. Home Occupations subject to the requirements of Article 11.
5. Public parks and recreation areas.
6. Accessory uses.
7. Family day care center or adult day care residence.
8. Residential home, or residential facility.
9. Utility lines and substations necessary for public service in the immediate area.
10. A manufactured dwelling or recreational vehicle not exceeding three hundred square feet in area, used temporarily during the construction period of a permitted use for which a building permit has been issued, but not to exceed one year.

Section 5.030. Conditional Uses.

In the R-1 zone, the following Conditional Uses are permitted subject to the provisions of Article 15:

1. Multiple family dwellings.
2. Church or community meeting halls.
3. Public utility buildings or municipal structure.

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4. Day care center.
5. Hospital or other medical facilities.
6. Public or private schools.
7. Cottage industry.
8. Forest management in accordance with Article 11.
9. Bed and Breakfast.

Section 5.035. Prohibited Uses.

1. Short term rentals.

Section 5.040. Development Standards.

In the R-1 zone, the following development standards shall apply:

1. The minimum lot size shall be 5,000 square feet, plus 2,500 square feet for each additional unit.
2. The minimum lot width shall be 40 feet, except on a corner lot it shall be 50 feet.
3. The minimum lot depth shall be 85 feet.
4. The minimum front yard shall be 20 feet.
5. The minimum rear yard shall be 10 feet, except on a corner it can be 5 feet.
6. The minimum side yard shall be 5 feet, except on the street side of a corner lot it shall be 15 feet.
7. The maximum building height shall be 24 feet (except accessory structures shall not exceed 15 feet).
8. Parking shall be in accordance with Section 11.090.
9. Signs shall be in accordance with Section 11.100.