

## CITY OF WHEELER, OREGON ZONING ORDINANCE

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### ARTICLE 6. R-2 ZONE - RESIDENTIAL TYPE 2

#### Section 6.010. Intent.

The residential type 2 area, designated R-2, is established for higher density residential development, including multi-family dwellings as an outright use.

#### Section 6.020. Permitted Principal Uses.

In a R-2 zone the following uses and their accessory uses are permitted outright:

1. Single family dwelling or single family modular housing.
2. Duplexes or two-family housing.
3. Home occupations.
4. Park, wayside, bicycle paths and public owned recreation areas.
5. Manufactured dwellings subject to the requirements of Article 11.
6. Multiple family dwellings.

#### Section 6.030. Conditional Uses Permitted.

In the R-2 zone, the following conditional uses are permitted subject to the provisions of Article 15:

1. Manufactured dwelling parks.
2. Church or community meeting hall.
3. Day care center or adult day care residence.
4. Forest management in accordance with Article 11.
5. Government structure, excluding a storage or repair facility.
6. Hospitals or other medical facilities.
7. Public or private schools.
8. Cottage industries.

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9. Bed and Breakfast.
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.
11. Plant nursery.
12. RV Parks or Campgrounds on tracts of 10 acres or more.

### Section 6.035. Prohibited Uses.

1. Short term rentals except as allowed under Section 6.030(12).

### Section 6.040. Development Standards.

In the R-2 zone, the following standards shall apply:

1. The minimum lot size shall be 5,000 square feet for single family or duplexes, 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 rear yard shall be 10 feet except on a corner lot it can be 5 feet.
5. The minimum front yard shall be 20 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. Non-residential developments shall be subject to design review in accordance with Section 11.050.
9. Parking shall be in accordance with Section 11.090.
10. Signs shall be in accordance with Section 11.100.