

**Ordinance No. 330-01**

Over 120 sq ft  
needs zoning

**WALLOWA ZONING ORDINANCE**

The City of Wallowa, Wallowa County, Oregon, ordains as follows:

**Article 1  
Introductory Provisions**

SECTION 1.1 - TITLE. This ordinance shall be known as the City of Wallowa Zoning Ordinance.

SECTION 1.2 - PURPOSE.

- (1) To implement the Wallowa Comprehensive Plan as adopted by the Wallowa City Council.
- (2) To comply with ORS Chapter 227 and 197.
- (3) To promote the public health, safety and welfare of the citizens of the City of Wallowa.
- (4) To replace the Ordinance providing for the establishment of zoning regulations, entitled "Repealing All Prior Zoning Ordinances for the City of Wallowa, Oregon, dated March 22, 1984."

SECTION 1.3 - DEFINITIONS. As used in this ordinance, the singular includes the plural and the masculine includes the feminine and neuter; the word "may" is discretionary, the word "shall" is mandatory. The following words and phrases shall mean:

- (1) ACCESS. The way or means by which pedestrians and vehicles shall have safe, adequate and usable ingress and egress to a property.
- (2) ACCESS CONNECTION. Any driveway, street, turnout other means of providing for the movement of vehicles to or from the public roadway system.
- (3) ACCESS CLASSIFICATION. A ranking system for roadways used to determine the appropriate degree of access management. Factors considered include functional classification, the appropriate local government's adopted plan for the roadway, subdivision of abutting properties, and existing level of access control.
- (4) ACCESS MANAGEMENT. Measures regulating access to streets, roads and

highways from public roads and private driveways.

- (5) ACCESSORY USE OR ACCESSORY STRUCTURE. A use or structure incidental and subordinate to the main use of the property and located on the same lot as the main use that is not for a residential use.
- (6) ACCESSWAY. A walkway that provides pedestrian and bicycle passage either between streets or from a street to a building or other designation. Accessways generally include a walkway and additional land on either side of the walkway, often in the form of an easement or right-of-way, to provide clearance and separation between the walkway and adjacent uses. Accessways through parking lots are generally physically separated from adjacent vehicle parking or parallel vehicle traffic by curbs or similar devices and include landscaping, trees, and lighting. Where accessways cross driveways, they are generally raised, paved or marked in a manner that provides convenient access for pedestrians.
- (7) ALLEY. A narrow street through a block which affords only a secondary means of access to the property.
- (9) APARTMENT. A building (or portion thereof) consisting of separate living units designed for occupancy by three or more families living independently of each other.
- (10) AUTOMOBILE WRECKING YARD. Premises used for the commercial storage or sale of used automobile or truck parts or for the storage, dismantling or abandonment of junk, obsolete automobiles, trailers, trucks, machinery or parts thereof, unless said activity takes place solely within an enclosed structure.
- (11) BED AND BREAKFAST. An establishment in a residential district that contains up to five (5) guest bedrooms, is owner or manager occupied, provides a morning meal, and limits the length of stay to fifteen (15) days.
- (12) BICYCLE. A vehicle designed to operate on the ground on wheels, propelled solely by human power, upon which any person or persons may ride, and with two tandem wheels at least 14 inches in diameter. An adult tricycle is considered a bicycle.
- (13) BICYCLE FACILITIES. A general term denoting improvements and provisions made to accommodate or encourage bicycling, including parking facilities and all bikeways.
- (14) BIKEWAY. Any road, path, or way that is some manner specifically open to bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are shared with other transportation modes. The five types of bikeways are:

- A. Multi-use path. A paved 10 to 12-foot wide way this is physically separated from motorized vehicular traffic, typically shared with pedestrians, skaters, and other non-motorized users.
- B. Bike lane. A 4 to 6-foot wide portion of the roadway that has been designated by permanent striping and pavement markings for the exclusive use of bicycles.
- C. Shoulder bikeway. The paved shoulder of a roadway that is 4 feet or wider, typically shared with pedestrians in rural areas.
- D. Shared roadway. A travel lane that is shared by bicyclists and motor vehicles.
- E. Trail. An unpaved path that accommodates all-terrain bicycles, typically shared with pedestrians.
- (15) BOARDING HOUSE, LODGING, OR ROOMING HOUSE. A building where lodging with or without meals is provided for compensation, for over four (4) guests to a maximum of twelve (12) guests.
- (16) BUILDING. A structure or mobile home unit built for the support, shelter, or enclosure of persons, animals, chattels or property of any kind.
- (17) CHURCH. A building or edifice used primarily for religious worship.
- (18) CITY. City of Wallowa.
- (19) CITY COUNCIL. Wallowa City Council
- (20) CONTIGUOUS LAND. Two or more parcels or units of land, including water, under a single ownership which are not separated by an intervening parcel of land under a separate ownership (including limited access rights-of-way) which would deny access between the two parcels under single ownership.
- (21) CORNER CLEARANCE. The distance from an intersection of a public or private road to the nearest access connection, measured from the closest edge of the pavement of the intersecting road to the closest edge of the pavement of the connection along the traveled way.
- (22) CROSS ACCESS. A service drive providing vehicular access between two or more contiguous sites so the driver need not enter the public street system.
- (23) DUPLEX. A building containing two dwelling units designed for occupancy by two families.