

UPDATED: April 13, 2007



New Land Development Code Provisions are now in effect for placement of outdoor mechanical equipment (ex.: heat pumps, air conditioners, etc)

New provisions were developed during the 1998–2000 Phase I Land Development Code Update Project in response to feedback from Corvallis citizens. This code became effective December 31, 2006. The specific provision that impacts the location of outdoor mechanical equipment is summarized below:

The new provision specifies:

- ▶ New mechanical equipment cannot be placed within any required setback area;
- ▶ If equipment is proposed to be located outside a setback area, and within 10 feet of a property line, screening must be provided in a manner that allows mechanical clearances to be maintained. In addition, this screening must be placed on all sides and constructed of a solid fence or wall at least one foot higher than the equipment;
- ▶ No screening is required if the equipment is located outside a setback area, and greater than 10 feet from a property line.

Code implementation summary:

**NO SITE PLAN IS REQUIRED:**

- For replacement of existing installations and existing rough-in installations for new homes (approved by Development Services prior to April 1, 2007), are grand fathered and can be installed as previously roughed in, or can be replaced like-for-like (in terms of size and configuration), in the same location.

**A SITE PLAN IS REQUIRED:**

- For new installations after April 1, 2007, for new or existing homes, not previously roughed in. These installations must be located in accordance with the setback and screening criteria noted above. These projects will be required to include site plans for review that designate proposed equipment locations.
- Every effort will be made by staff to review site plans in a timely manner. Please submit a permit application and site plan to Development Services for review. An example site plan worksheet is available for download at [www.CorvallisPermits.com](http://www.CorvallisPermits.com).

For questions or verification of setbacks, please do not hesitate to contact Associate Planners Jason Yaich ([jason.yaich@ci.corvallis.or.us](mailto:jason.yaich@ci.corvallis.or.us)) or Chris Westfall ([chris.westfall@ci.corvallis.or.us](mailto:chris.westfall@ci.corvallis.or.us).) Jason or Chris can also be reached at (541)766-6929. Please complete the applicant section of the worksheet prior to requesting setback verification.

Thank you for your patience during this time of transition.