

CHAPTER 1.0 INTRODUCTION

Section 1.0.10 - ADOPTION

This document shall be known as the Land Development Code or this Code. This Code is adopted pursuant to the authority found in the Oregon Constitution, Article XI, Section 4; Corvallis Charter Section 4; and Oregon Revised Statutes 227.215 *et seq.*

Section 1.0.20 - STATEMENT OF PURPOSES

- a. The land development regulations contained in this Code are in accordance with the Comprehensive Plan and are intended to ensure that development is of the proper type, design, and location; serviced by a proper range of public facilities and services; and in all other respects consistent with the goals and policies of the Corvallis Comprehensive Plan; and
- b. The development approval process shall not result in the exclusion of needed housing at densities permitted by the underlying zoning designations or result in unreasonable cost or delay.

Section 1.0.30 ORGANIZATION OF THIS CODE

This Code is organized as a reference document. Tables and graphics are used to summarize and illustrate information.

- a. This Code is divided into four articles:
 1. Article I - General Provisions;
 2. Article II - Administrative Procedures;
 3. Article III - Development Zones; and
 4. Article IV - Development Standards.
- b. **Article I** describes the responsibilities of the City Council, Planning Commission, Land Development Hearings Board, Historic Resources Commission, and Community Development Director. It also provides basic information on the legal framework of this Code, definitions of uncommon words, definitions of words that have specific meaning to this Code, and enforcement provisions.
- c. **Article II** contains administrative procedures and review criteria for land use actions that require some discretion in approval.
- d. **Article III** presents use type classifications and zones. Use types are divided into six general headings: Residential, Civic, Commercial, Industrial, Agricultural and Extractive. Development zones authorize specific use types and approval processes and contain zoning specifications for lot sizes, building setbacks, and building heights. All zones have been grouped into the following categories:

1. Residential
 2. Commercial/Office
 3. Industrial
 4. Overlays
 5. Other Zones
- e. **Article IV** addresses provisions for new development or intensification of existing development, including standards for Improvements, Parking, Landscaping, Accessory Development, Land Divisions, Natural Hazard and Hillside Development, Minimum Assured Development Area (MADA), Significant Vegetation, Riparian Corridors and Locally Protected Wetlands, Solar Access, Signs, and special requirements for certain use types.