# Corvallis Land Development Code Districts

CORVALLIS
ENHANCING COMMUNITY LIVABILITY

URBAN GROWTH BOUNDARY
CITY LIMIT
Crescent Valley High School
Hoover Elementary School
Jefferson Elementary School
Highland View Intermediate School
Garfield Elementary School
Wilson Elementary School
Cheldelin Intermediate School
Fairplay Elementary School
Franklin Elementary School
Corvallis High School
Harding Elementary School
LBCC Benton Center
Oregon State University
Western View Intermediate School
Adams Elementary School
Lincoln Elementary School
Corvallis Municipal Airport
Willamette River
Marys River
Mill Creek
Oak Creek
Dixon Creek
Jackson Creek
Crescent Valley Creek
Bruce Creek
Beaver Creek
Woods Creek
Brooklane Drive
Conifer Boulevard
Circle Boulevard
Walnut Boulevard
Kings Boulevard
Witham Hill Drive
Country Club Drive
Elmwood Drive
Western Boulevard
Harrison Boulevard
Van Buren Avenue
Philomath Boulevard
Highway 20
Highway 34
Highway 99
Highway 99W
Conifer Avenue
Hilton Avenue
Conrad Avenue
Airport Avenue
Research Avenue
Witham Oaks Avenue
Kiger Island Drive
Goodnight Avenue
Crystal Lake Drive
Circle Drive
Kent Street
Polk Street
Tyler Street
Buchanan Avenue
Madison Avenue
Monroe Avenue
Jackson Avenue
Jefferson Avenue
Van Buren Avenue
Harrison Boulevard
Western Boulevard
Kings Boulevard
Walnut Boulevard
Circle Boulevard
Conifer Boulevard
Brooklane Drive
Country Club Drive
Elmwood Drive
Witham Hill Drive
Crescent Valley Drive
Jackson Creek Road
Research Avenue
Witham Oaks Avenue
Goodnight Avenue
Crystal Lake Drive
Kiger Island Drive
Conrad Avenue
Hilton Avenue
Conifer Avenue
Airport Avenue
Highway 20
Highway 34
Highway 99
Highway 99W

## City of Corvallis
## Community Development Department
## Planning Division

Revised: December 1999

- Historic Preservation Overlay
- Willamette River Greenway Boundary
- City Limit
- Urban Growth Boundary
- Public School
- Solar Access Overlay

**RESIDENTIAL**

| | |
|---|---|
| RS-3.5 | Low Density Family |
| RS-5 | Low Density Family |
| RS-6 | |
| RS-9 | Medium Density |
| RS-12 | |
| RS-12U | |
| RS-20 | High Density |

(The designation represents the approximate number of dwelling units per acre typically achievable given district standards. Please refer to Section II of the Land Development Code.)

**COMMERCIAL AND OFFICE**

| | |
|---|---|
| SA | Shopping Area |
| SAU | Shopping Area University |
| SSD | Special Shopping District |
| CB | Central Business |
| CBF | Central Business Fringe |
| LC | Linear Commercial |
| CS | Community Shopping |
| P-AO | Professional & Administrative Offices |
| MUC | Mixed Use Commercial |

**INDUSTRIAL**

| | |
|---|---|
| MUE | Mixed Use Employment |
| RTC | Research Technology Center |
| LI | Limited |
| GI | General |
| II | Intensive |

**OTHERS**

| | |
|---|---|
| AG-OS | Agriculture - Open Space |
| OSU | Oregon State University |
| PD( ) | Planned Development Overlay |

All efforts have been made to provide accurate information. However, errors may exist. If you feel there is a discrepancy, please consult the Official Development District Map on file with the City of Corvallis Community Development Department office.

1000 0 1000 2000 Feet

Scale: 1 inch = 1000 feet

This map is periodically revised. Please contact the City of Corvallis Planning Division at 1-541-766-6908 for the current version. Planning related information can also be obtained from the city's website (http://www.ci.corvallis.or.us).

Parcel boundaries shown outside of city limits have been provided by Benton and Linn Counties.

NORTH