

1953 Corvallis Zoning Ordinance

Ordinance 53-11 with amendment notations

ORDINANCE NO. 53-11

Amended by

Amended by 59-31/61-60, Ord. # 58-21, 56-26, 56-21, 56-27, 56-28, 56-66, 58-17, 58-20

AN ORDINANCE to regulate and restrict the location and use of buildings, structures and land for residence, trade, industry or other purposes, the height, number of stories and size of buildings and other structures, the portion of lot that may be occupied, the size of yards and other open spaces and the density of people on the land.

BUILDING, HEIGHT OF—The verticle distance measured from the mean grade of the adjoining curb to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof, and to one-half the verticle distance between the eaves and ridge for a gable, hip or gambrel roof, provided, however, that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished yard grade along the front of the building.

THE CITY OF CORVALLIS, OREGON, ORDAINS AS FOLLOWS:

SECTION 1. PURPOSE. These regulations constitute a comprehensive plan designed to promote the health and general welfare; to provide adequate light and air; to secure safety from fire, panic and other dangers; to lessen congestion in the streets; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate adequate provision for transportation, public utilities, parks and other public requirements. These regulations provide for the preservation of property values and the most appropriate use of all land within the municipality.

CELLAR—A story having more than one-half of its height below the average level of the adjoining ground. A cellar shall not be counted as a story for the purposes of building height measurement.

COMMISSION— Shall mean "THE CITY PLANNING COMMISSION OF CORVALLIS".

COURT—An open unoccupied space other than a yard, on the same lot with a building and which is bounded on two (2) or more sides by such building.

COURT APARTMENT—Multiple dwellings arranged around two (2) or three (3) sides of a court opening upon a street or place approved by the City Planning Commission.

DWELLING—A building or portion thereof designed and used exclusively as the residence of one or more families but not including hotels.

DWELLING UNIT—Two or more rooms, bathroom and kitchen designed for and used as the living quarters of one family.

DWELLING, ONE-FAMILY—A detached building designed for and used exclusively as the residence of one family.

DWELLING, TWO-FAMILY—A building designed for and used exclusively as the residence of two families living independently of each other.

DWELLING, MULTIPLE FAMILY—A building or portion thereof designed for and used as the residence of three or more families living independently of each other.

DWELLING, GROUP—Three or more dwellings not exceeding two and one-half (2½) stories in height arranged upon a court opening on a street or place approved by the City Planning Commission.

DWELLING, ROW—A row of three or more attached one-family dwellings not exceeding two and one-half (2½) stories in height.

FAMILY—People living as a household in the same living quarters, as distinguished from a group occupying a boarding house, lodging house, hotel, fraternity or sorority house.

FRONTAGE—All property fronting on one side of a street and

measured along the street line, between intersecting or intercepting streets or between a street and a right-of-way, waterway, end of a dead-end street or city boundary.

GARAGE, PRIVATE—An accessory building, detached or a part of the main building, for the parking or temporary storage of automobiles belonging to the occupants of the premises.

GARAGE, PUBLIC—A building or portion thereof, other than a private garage, used principally for the repair, equipping and care of automobiles and where such vehicles may be parked or stored for remuneration, hire or sale.

HOME OCCUPATION—An occupation, avocation or profession, carried on within a dwelling by an occupant of such dwelling but as an incidental or minor use, there being no goods or stock-in-trade kept, displayed or sold on the premises and no other person employed.

SECTION 2. DEFINITIONS. For the purpose of this ordinance certain words and terms are defined as follows: Words used in the present tense include the future; words in the singular number include the plural and words in the plural number include the singular; the word "building" includes the word "structure"; the word "shall" is mandatory and not directory.

ACCESSORY BUILDING—A detached subordinate building or portion of the main building, the use of which is incidental to that of the main building or the premises.

ALLEY—A public way which affords only a secondary means of vehicular access to abutting property.

APARTMENT HOTEL—A building or portion thereof containing guest rooms and suites of rooms or dwelling units.

APARTMENT HOUSE—Same as "DWELLING, MULTIPLE".

APPRAISED VALUE—The value of land and improvements, or land and the improvements separately, as fixed by an Appraisal Board consisting of two competent and recognized appraisers approved by the Corvallis Board of Realtors and a layman who is a legal resident of the City of Corvallis.

AUTOMOBILE SERVICE STATION—A building or portion thereof and land used for dispensing automobile fuel, oil and accessories.

AUTOMOBILE AND TRAILER SALES AREA—An open, off-street area used for the display, sale or rental of new and used automobiles or trailers and where no repair work is done.

BASEMENT—A story partly underground. A basement shall be counted as a story in building height measurement when more than one-half of its height is above the average level of the adjoining ground.

BOARD—Shall mean the "BOARD OF ADJUSTMENT".

BOARDING HOUSE—A dwelling other than a hotel, where meals or meals and lodging are provided for more than five persons for compensation.

BUILDING—Any structure having a roof supported by columns or walls for the housing, shelter and enclosure of persons, animals or chattels; when separated by dividing walls without openings, each portion of such building so separated shall be deemed a separate building.

Amended by Ord # 54-17

Amended by Ord # 54-25

amended by Ord. # 66-30
Amended by #66-70

Section 2 amended by Ord. # 54-16
Part 1. repealed by Ord. # 66-36 & 66-85

affected area: amended by Ord. # 62-95

Amended by Ord # 56-21
Amended by 67-9

HOTEL—A building in which lodging or lodging and meals are provided for guests for compensation and in which there are more than twelve (12) guest rooms; there being no cooking facilities in such guest rooms.

LOADING SPACE—An off-street space, having a paved surface, within a building or on the same lot with a building, for the temporary parking of a commercial vehicle or truck while loading or unloading merchandise or materials and which has direct access to a street or alley.

LODGING HOUSE—A dwelling with not more than twelve (12) guest rooms where lodging is provided for compensation.

LOT—A parcel of land occupied or intended to be occupied by a main building, group of buildings and accessory buildings, together with yards and other open spaces required by this ordinance and having its principal frontage upon a street or officially approved way.

LOT, CORNER—A lot abutting upon two (2) or more streets at their intersection.

LOT, INTERIOR—A lot other than a corner lot.

LOT, OF RECORD—A lot which has been recorded as required by the laws of the State of Oregon, in the office of the Recorder of Benton County.

LOT, THROUGH—A lot having frontage on two (2) parallel or nearly parallel streets.

NON-CONFORMING USE—A use which lawfully occupied a building or land at the time this ordinance became effective and which does not conform with the use regulations of the district in which it is located.

PARKING AREA, PUBLIC—An open, off-street area used for the temporary parking of more than three (3) automobiles and available for public use, with or without charge or as an accommodation for clients or customers.

PARKING SPACE—A clear, off-street area for the temporary parking or storage of one (1) automobile, having an all-weather surface of a width not less than eight feet, a length of not less than twenty (20) feet and not less than seven and one-half (7½) feet in height when within a building or structure; such parking space shall not be less than one hundred and eighty (180) square feet in area and shall have easy access to a street or alley by a driveway having an all-weather surface.

Retirement Center added by Ord. # 63-56

STABLE, PRIVATE—A detached accessory building for the keeping of horses owned by occupants of the premises and which are not kept for remuneration or profit.

STABLE, PUBLIC—A stable other than a private stable.

STREET—A thoroughfare which provides the principal means of access to abutting property.

STORY—That part of a building between the surface of any floor and the surface of the floor next above it or if there be no floor above it then the space between the floor and the ceiling next above it.

STORY, HALF—A story which, by reason of a sloping roof, has not more than one-half of the habitable space of the floor next below it.

STRUCTURE—Anything built or constructed which requires location on the ground or which is attached to something having a location on the ground.

STRUCTURAL ALTERATIONS—Any change in the supporting members of a building such as bearing walls, columns, beams or girders.

TOURIST COURT, MOTEL—A group of attached or detached buildings providing separate living quarters for individual or family automobile travelers and having attached garages or adjacent parking spaces.

USE—The purpose that land, or a building or structure, now serves or for which it is occupied, maintained, arranged or designed.

YARD—An open space other than a court on the same lot with a building unoccupied or unobstructed from the ground upward except for usual building projections as permitted by this ordinance.

YARD, FRONT—A yard extending the full width of the lot, the depth of which is the minimum distance from the front lot line to the main building.

YARD, REAR—A yard extending the full width of the lot, the depth of which is the minimum distance from the rear lot line to the main building.

YARD, SIDE—A yard extending from front yard to the rear yard along the side of the main building, the width of such yard is the minimum distance from the side lot line to the main building.

SECTION 3. DISTRICTS
A. ESTABLISHMENT OF DISTRICTS

amended by Ord. # 65-44 & repealed by Ord. # 66-36 & # 66-85

For the purpose of this ordinance and to carry out these regulations the City of Corvallis is hereby divided into ten (10) Districts, known as:

- "R-1" One-Family District
- "R-2" One-Family District
- "R-3" Two-Family District
- "R-4" Multiple-Family District
- "R-5" Multiple-Family District
- "C-1" Commercial District
- "C-2" Commercial District
- "B" Business District

- "M-1" Light-Industrial District
- "M-2" Heavy-Industrial District

These Districts and their boundaries are shown on a map entitled "DISTRICT MAP" and said map is attached hereto and made a part of this ordinance. The DISTRICT MAP and all designation and information shown thereon are as much a part of this ordinance as if said map, designations and information were all fully described herein.

B. BOUNDARIES OF DISTRICTS

Where uncertainty exists with respect to any of the boundaries of the districts as shown on the District Map, the following rules shall apply:

1. Where the boundaries of the districts designated on the District Map are approximately streets and alleys, the center lines of such streets and alleys shall be construed to be the boundaries of such districts.
2. Where the boundaries of the districts designated on the District Map are approximately lot lines such lot lines shall be construed to be the boundaries of such districts.
3. In unsub-divided property, the district boundary lines on the District map shall be determined by use of the scale contained on such map.

amended by Ord. # 66-36

SECTION 4. GENERAL PROVISIONS

A. Except as hereinafter provided:

1. No building or structure shall be erected, structurally altered, enlarged or moved nor shall any building, structure or land be used or designed to be used for any use other than is permitted in the district in which such building, structure or land is located, and then only after applying for and securing all permits and licenses required by law and City Ordinances.

See 70-43 Recreation areas

2. No building or structure shall be erected, enlarged or structurally altered to exceed the height limit established for the district in which such building or structure is located.

3. No building or structure shall be erected, enlarged or moved on a lot unless such building or structure and also the lot conforms to the area regulations of the district in which such building or structure is located.

Section 4 added by Ord. # 63-62

(a) No parcel of land of record at the time of the passage of this ordinance shall hereafter be reduced in any manner below the minimum lot area, size or dimensions required by this ordinance.

lease, rental or sale of a building or premises upon which it is located. One bulletin board not exceeding twelve (12) square feet in area for each church, neighborhood or community center. No other sign is permitted. Lighted signs shall not be of a flashing or animated character.

(b) No lot area shall be so reduced or diminished that the yards, open spaces or total lot area be made smaller than required by this ordinance, nor shall the lot area per family be reduced in any manner except in conformity to the regulations of this ordinance.

(c) No yard or other open space now provided for any building or structure or hereafter provided in compliance with the regulations of this ordinance shall be considered as any part of a yard or open space for any other building or structure, nor shall any yard or open space of abutting property be considered as providing a yard or open space for a building or structure on the lot it abuts.

(d) No yard shall include any premises dedicated, reserved or set aside for street purposes except as provided in this ordinance.

B. A building and an accessory building shall be construed to mean the main building and its subordinate building on the same lot.

C. All territory which may hereafter be annexed to the City of Corvallis shall automatically become an "R-1" ONE-FAMILY DISTRICT until the City Planning Commission shall make a thorough study of the new city area and report its recommendation for the final district classification to the City Council. This study and report shall be made within ninety (90) days after such annexation.

SECTION 5. "R-1" ONE-FAMILY DISTRICT

The following are the regulations of the "R-1" One-Family District:

A. USE

Permitted Uses:

1. One-Family dwellings.
2. Publicly-owned parks, playgrounds, playfields and community or neighborhood centers.
3. Public schools, public libraries and churches in locations and on sites approved by the City Planning Commission and with side yards as required in Section 16.
4. Necessary public utilities and public service uses or structures on sites and in locations approved by the City Planning Commission.
5. Commercial or truck gardening and horticultural nurseries as a land use on a lot not less than twenty thousand (20,000) square feet in area, commercial buildings not permitted.
6. Golf courses, except midget golf courses, driving ranges or similar commercial enterprises.
7. Office of a recognized profession, such as a physician or minister but only as a home occupation.
8. Accessory uses and buildings customarily incidental to the above uses including one (1) private garage, provided, however, that no garage or parking space shall be allowed for more than three (3) automobiles on the lot. Accessory buildings shall be located not less than eight (8) feet from the rear lot line where no alley exists.
9. Name plates and Signs. One non-illuminated name plate not exceeding one and one-half (1½) square feet in area, flat against the building, for each dwelling containing the office of a recognized profession, such as a physician or minister as a home occupation. House numbers not exceeding four (4) inches in height that may be illuminated. One non-illuminated temporary sign not exceeding eight (8) square feet in area appertaining to the

B. HEIGHT
A building, structure or portion hereof, hereafter erected shall not exceed a height of two and one-half (2½) stories or thirty-five (35) feet.

C. AREA

1. Front Yard. There shall be a front yard having a depth of not less than twenty-five (25) feet; provided, however, that where lots comprising forty (40) per cent of the frontage are developed with buildings having front yards with a variation of not more than six (6) feet in depth, the average of such depths shall establish the front yard depth for the entire frontage. A front yard need not exceed thirty-five (35) feet.

2. Side Yard. On interior lots there shall be a side yard on each side of the main building and each side yard shall have a width of not less than ten (10) per cent of the width of the lot but need not exceed fifteen (15) feet. Each side yard shall not be less than eight (8) feet in width.

On corner lots the side yard regulations shall be the same as for interior lots, except where the rear lot line of a corner lot abuts the side lot line of the lot in the rear. In this case, there shall be a side yard on the street side of such corner lot of not less than fifteen (15) feet; however, where the established front yard depth of the lots in the rear is less than fifteen (15) feet the width of such side yard may be the same as such established front yard depth. In no case, however, shall the side yard on the street side of a corner lot be less than eight (8) feet in width. No accessory building on such corner lot shall project beyond the required front yard line of the lot in the rear, nor be located less than eight (8) feet from the side lot line of the lot in the rear. The interior side yard shall be the same as required for interior lots.

3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet.

4. Lot Area. Every lot shall have a minimum average width of sixty-five (65) feet and an area of not less than eight thousand (8000) square feet. A lot having a width of less than sixty-five (65) feet or an area of less than eight thousand (8000) square feet of record at the time of the passage of this ordinance may be occupied by a one-family dwelling, provided all yard requirements are complied with.

D. AUTOMOBILE PARKING SPACE

Parking space for dwellings and buildings other than dwellings as required in Section 15.

SECTION 6. "R-2" ONE-FAMILY DISTRICT

The following are the regulations of the "R-2" One-Family District:

A. USE

Permitted Uses:

1. Any use permitted in the "R-1" One-Family District.
2. Home occupations.
3. Colleges and universities (not carried on as a business) in locations and on sites approved by the City Planning Commission and with side yards as required in Section 16.
4. Accessory uses and buildings as permitted in the "R-1" One-Family District.
5. Name plates and signs: Same as permitted in the "R-1" One-Family District.

B. HEIGHT

A building, structure or portion thereof hereafter erected shall not exceed a height of two and one-half (2½) stories or thirty-five (35) feet.

C. AREA

1. Front Yard. There shall be a front yard having a depth of not less than twenty (20) feet; provided, however, that where lots comprising forty (40) per cent of the frontage are developed with

→ Amended by Ord. 54-16
sect. 4

→ Amended by Ord. 54-16
sect. 5

See subsection 4A added by Ord. # 62-1 amendment

amended by Ord. # 66-36

amended by Ord. # 66-36

Amended by Ord. # 54-16
sect. 2

Amended by Ord. # 54-16
sect. 3

→ amended by Ord. # 66-36

→ Amended by Ord. 54-16
sect. 6

→ Amended by Ord. 54-16
sect. 7

buildings having front yards with a variation of not more than six (6) feet in depth, the average of such depths shall establish the front yard depth for the entire frontage. A front yard need not exceed thirty (30) feet.

2. Side Yard. On interior lots there shall be a side yard on each side of the main building and each side yard shall have a width of not less than ten (10) per cent of the width of the lot but need not exceed ten (10) feet. Each side yard shall not be less than five (5) feet in width.

On an interior lot of eighty (80) feet or less in width, where a garage is not a part of the dwelling and where such lot does not abut an alley or public way other than the street upon which it fronts; then in such case at least one side yard shall have a width of not less than eight (8) feet.

On corner lots the side yard regulations shall be the same as for interior lots, except where the rear lot line of a corner lot abuts the side lot line of the lot in the rear. In such case there shall be a side yard on the street side of such corner lot of not less than fifteen (15) feet; however, where the established front yard depth of the lots in the rear is less than fifteen (15) feet the width of such side yard may be the same as such established front yard depth. In no case, however, shall the side yard on the street side of a corner lot be less than five (5) feet in width. No accessory buildings on the corner lot shall project beyond the required front yard line of the lot in the rear, nor be located less than five (5) feet from the side lot line of the lot in the rear. The interior side yard shall be the same as required for interior lots.

3. Rear Yard. There shall be a rear yard of not less than twenty-five (25) feet.

4. Lot Area. Every lot shall

have a minimum average width of fifty (50) feet and an area of not less than five thousand (5000) square feet.

A lot having a width of less than fifty (50) feet and an area of less than five thousand (5000) square feet, of record at the time of the passage of this ordinance, may be occupied by a one-family dwelling, provided all yard requirements are complied with.

D. AUTOMOBILE PARKING SPACE

Parking space for dwellings and buildings other than dwellings as required in Section 15.

SECTION 7: "R-3" TWO-FAMILY DISTRICT

The following are the regulations of the "R-3" Two-Family district.

A. USE

- Permitted Uses:
1. Any use permitted in the "R-2" One-Family District.
2. Two-family dwellings.
3. Churches.
4. Accessory uses and buildings as permitted in the "R-1" One-Family District.
5. Name plates and signs: Same as permitted in the "R-1" One-Family District.

B. HEIGHT

A building, structure or portion thereof, hereafter erected shall not exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.

C. AREA

- 1. Front Yard. Same as required in the "R-2" One-family District.
2. Side Yard. Same as required in the "R-2" One-family District.
3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet.
4. Lot Area. Every lot shall have a minimum average width of fifty (50) feet and an area of not less than five thousand (5000)

square feet. A lot having a width of less than fifty (50) feet and an area of less than five thousand (5000) square feet, of record at the time of the passage of this ordinance may be occupied by a one-family dwelling, provided all yard requirements are complied with.

D. AUTOMOBILE PARKING SPACE.

Parking space for dwellings and buildings other than dwellings as required in Section 15.

SECTION 8: "R-4" MULTIPLE-FAMILY DISTRICT

The following are the regulations of the "R-4" Multiple-Family District.

A. USE

- Permitted Uses:
1. Any use permitted in the "R-3" Two-Family District.
2. Multiple-family dwellings.
3. Boarding and lodging houses.
4. Private schools.
5. Fraternities and sororities, with side yards as required in Section 16.
6. Private clubs and lodges (except those carried on as a business) with side yards as required in Section 16.
7. Hospitals, sanitoriums and nursing homes, (except those for contagious, mental, liquor or drug addict cases and animal clinics and hospitals) with side yards as required in Section 16.
8. Clinics, medical and dental, including prescription service for the patients of such clinics exclusively.
9. Educational and philanthropic institutions (except those for correctional purposes or for mental cases) with side yards as required in Section 16.
10. Accessory uses and buildings as permitted in the "R-1" One-family District, except that automobile parking space shall be provided for multiple family dwelling units as required in Section 15.

11. Name plates and signs: One-non-illuminated name plate not exceeding one and one-half (1 1/2) square feet in area, placed flat against the building, for each dwelling unit containing a home occupation. House numbers not exceeding four (4) inches in height that may be illuminated. One non-illuminated temporary sign not exceeding eight (8) square feet in area appertaining to the lease, rental or sale of the building or premises on which it is located. One non-illuminated sign not exceeding six (6) square feet in area placed flat against the building, for each multiple-family dwelling or building other than a dwelling. One lighted sign not exceeding sixteen (16) square feet in area for each hospital or sanitarium. One bulletin board, not exceeding sixteen (16) square feet in area for each church, neighborhood or community center or educational institution. Lighted signs shall not be of a flashing or animated character.

B. HEIGHT

A building, structure or portion thereof, hereafter erected shall not exceed a height of three and one-half (3 1/2) stories or forty-five (45) feet.

C. AREA

- 1. Front Yard. Same as required in the "R-2" One-Family District.
2. Side Yard. Same as required in the "R-2" One-Family District, except that for buildings three (3) or more stories in height each side yard shall be not less than eight (8) feet in width.
3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet.
4. Lot Area. Every lot shall have a minimum average width of fifty (50) feet and an area of not less than five thousand (5000) square feet. The lot area for a multiple-family dwelling shall

Amended by Ord. 54-16 Sect. 8

repealed by Ord. # 62-89 & relation subsection E as 'D' Section 7 A added by Ord. # 63-50

amend. by Ord. # 66-36

amended by Ord. # 66-36

amended by Ord. # 62-95 # 66-70 # 66-36

Amended by Ord. 54-16 Sect. 9

Amended by Ord. 54-16 Sect. 10

Amended by Ord. 54-16 Sect. 11

Amended by Ord. 54-16 Sect. 12

Amended by Ord. 54-16 Sect. 13

Amended by Ord. 56-21

buildings having front yards with a variation of not more than six (6) feet in depth, the average of such depths shall establish the front yard depth for the entire frontage. A front yard need not exceed thirty (30) feet.

Amended by Ord. 54-16
sect. 8

2. Side Yard. On interior lots there shall be a side yard on each side of the main building and each side yard shall have a width of not less than ten (10) per cent of the width of the lot but need not exceed ten (10) feet. Each side yard shall not be less than five (5) feet in width.

On an interior lot of eighty (80) feet or less in width, where a garage is not a part of the dwelling and where such lot does not abut an alley or public way other than the street upon which it fronts; then in such case at least one side yard shall have a width of not less than eight (8) feet.

On corner lots the side yard regulations shall be the same as for interior lots, except where the rear lot line of a corner lot abuts the side lot line of the lot in the rear. In such case there shall be a side yard on the street side of such corner lot of not less than fifteen (15) feet; however, where the established front yard depth of the lots in the rear is less than fifteen (15) feet the width of such side yard may be the same as such established front yard depth. In no case, however, shall the side yard on the street side of a corner lot be less than five (5) feet in width. No accessory buildings on the corner lot shall project beyond the required front yard line of the lot in the rear, nor be located less than five (5) feet from the side lot line of the lot in the rear. The interior side yard shall be the same as required for interior lots.

3. Rear Yard. There shall be a rear yard of not less than twenty-five (25) feet.

4. Lot Area. Every lot shall

have a minimum average width of fifty (50) feet and an area of not less than five thousand (5000) square feet.

A lot having a width of less than fifty (50) feet and an area of less than five thousand (5000) square feet, of record at the time of the passage of this ordinance may be occupied by a one-family dwelling, provided all yard requirements are complied with.

D. AUTOMOBILE PARKING SPACE

Parking space for dwellings and buildings other than dwellings as required in Section 15.

SECTION 7: "R-3" TWO-FAMILY DISTRICT

The following are the regulations of the "R-3" Two-Family district.

A. USE

Permitted Uses:
1. Any use permitted in the "R-2" One-Family District.
2. Two-family dwellings.
3. Churches.

4. Accessory uses and buildings as permitted in the "R-1" One-Family District.

5. Name plates and signs: Same as permitted in the "R-1" One-Family District.

B. HEIGHT

A building, structure or portion thereof, hereafter erected shall not exceed a height of two and one-half (2½) stories or thirty-five (35) feet.

C. AREA

1. Front Yard. Same as required in the "R-2" One-family District.

2. Side Yard. Same as required in the "R-2" One-family District.

3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet.

4. Lot Area. Every lot shall have a minimum average width of fifty (50) feet and an area of not less than five thousand (5000)

square feet. A lot having a width of less than fifty (50) feet and an area of less than five thousand (5000) square feet, of record at the time of the passage of this ordinance may be occupied by a one-family dwelling, provided all yard requirements are complied with.

D. AUTOMOBILE PARKING SPACE.

Parking space for dwellings and buildings other than dwellings as required in Section 15.

SECTION 8: "R-4" MULTIPLE-FAMILY DISTRICT

The following are the regulations of the "R-4" Multiple-Family District.

A. USE

Permitted Uses:

1. Any use permitted in the "R-3" Two-Family District.

2. Multiple-family dwellings.

3. Boarding and lodging houses.

4. Private schools.

5. Fraternities and sororities, with side yards as required in Section 16.

6. Private clubs and lodges (except those carried on as a business) with side yards as required in Section 16.

7. Hospitals, sanitoriums and nursing homes, (except those for contagious, mental, liquor or drug addict cases and animal clinics and hospitals) with side yards as required in Section 16.

8. Clinics, medical and dental, including prescription service for the patients of such clinics exclusively.

9. Educational and philanthropic institutions (except those for correctional purposes or for mental cases) with side yards as required in Section 16.

10. Accessory uses and buildings as permitted in the "R-1" One-family District, except that automobile parking space shall be provided for multiple family dwelling units as required in Section 15.

11. Name plates and signs: Non-illuminated name plate not exceeding one and one-half (1½) square feet in area, placed flat against the building, for each dwelling unit containing a home occupation. House numbers not exceeding four (4) inches in height that may be illuminated. One non-illuminated temporary sign not exceeding eight (8) square feet in area appertaining to the lease, rental or sale of the building or premises on which it is located. One non-illuminated sign not exceeding six (6) square feet in area placed flat against the building, for each multiple-family dwelling or building other than a dwelling. One lighted sign not exceeding sixteen (16) square feet in area for each hospital or sanitarium. One bulletin board not exceeding sixteen (16) square feet in area for each church, neighborhood or community center or educational institution. Lighted signs shall not be of a flashing or animated character.

B. HEIGHT

A building, structure or portion thereof, hereafter erected shall not exceed a height of three and one-half (3½) stories or forty-five (45) feet.

C. AREA

1. Front Yard. Same as required in the "R-2" One-Family District.

2. Side Yard. Same as required in the "R-2" One-Family District, except that for buildings three (3) or more stories in height each side yard shall be not less than eight (8) feet in width.

3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet.

4. Lot Area. Every lot shall have a minimum average width of fifty (50) feet and an area of not less than five thousand (5000) square feet. The lot area for a multiple-family dwelling shall

repealed by Ord. # 62-89 + reletters subsection E as 'D' Section 7 A added by Ord. # 63-50

amend. by Ord. # 66-36

amended by Ord. # 66-36

amended by Ord. # 62-95

66-70 # 66-36

Amended by Ord. 54-16 Sect. 11

Amended by Ord. 54-16 Sect. 12

Amended by Ord. 54-16 Sect. 13

Amended by Ord. 54-16 Sect. 9

Amended by Ord. 54-16 Sect. 10

Amended by Ord. 56-21

R-4 multiple family Residential District added by Ord. # 64-100

Amended by Ord. # 66-36

amended by Ord. # 66-36

Amended by Ord. 54-16 Sect. 15

Amended by Ord. 54-16 Sect. 15

not be less than fifteen hundred (1500) square feet for each dwelling unit. A lot having a width of less than fifty (50) feet and an area of less than five thousand (5000) square feet of record at the time of the passage of this ordinance may be occupied by a one-family dwelling, provided all yard requirements are complied with.

D. AUTOMOBILE PARKING SPACE.

Parking space for dwellings and buildings other than dwellings as required in Section 15.

SECTION 9. "R-5" MULTIPLE-FAMILY DISTRICT

The following are the regulations of the "R-5" Multiple-Family District.

A. USE Permitted Uses:

- 1. Any use permitted in the "R-4" Multiple-family District.
2. Hotels and apartment hotels, within which may be permitted minor, incidental business providing for the needs of the people living, within the building, there being no signs for such business displayed outside of such buildings.
3. Accessory uses and buildings as permitted in the "R-1" Single-family District; except that automobile parking space shall be provided as required in Section 15.
4. Name plates and signs as permitted in the "R-4" Multiple-family District.

B. HEIGHT

A building, structure or portion thereof, hereafter erected shall not exceed a height of six (6) stories or seventy-five (75) feet.

C. AREA

1. Front Yard. Same as required in the "R-2" Single-family District.

2. Side Yard. On interior lots there shall be a side yard on each side of the main building and each side yard shall have a width of not less than ten (10) per cent of the width of the lot but need not exceed ten (10) feet. For a building two and one-half (2 1/2) stories in height each side yard shall be not less than five (5) feet in width and for a building three (3) stories in height each side yard shall be not less than six (6) feet in width. For a building exceeding three stories in height two (2) feet shall be added to the minimum required side yard width, for each story such building exceeds three (3) stories in height.

On corner lots the side yard regulations shall be the same as for interior lots, except where the rear lot line of a corner lot abuts the side lot line of the lot in the rear. In this case there shall be a side yard on the street side of such corner lot of not less than fifteen (15) feet; however, where the established front yard depth of the lots in the rear is less than fifteen (15) feet the width of such side yard may be the same as such established front yard depth. In no case, however, shall the side yard on the street side of the corner lot be less than five (5) feet in width. No accessory building on such corner lot shall project beyond the required front yard line of the lot in the rear, nor be located less than five (5) feet from the side lot line of the lot in the rear. The interior side yard shall be the same as required for interior lots.

3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet.

4. Lot Area. Every lot shall have a minimum average width of fifty (50) feet and an area of not less than five thousand (5000) square feet. The lot area for a multiple-family dwelling shall not be less than one thousand

(1000) square feet for each dwelling unit. A lot having a width of less than forty (40) feet and an area of less than four thousand (4000) square feet of record at the time of the passage of this ordinance may be occupied by a one-family dwelling, provided all yard requirements are complied with.

D. AUTOMOBILE PARKING SPACE

Parking space for dwellings and buildings other than dwellings as required in Section 15.

SECTION 10. "C-1" COMMERCIAL DISTRICT

The following are the regulations of the "C-1" Commercial District.

A. USE Permitted Uses:

- 1. Any use permitted in the "R-5" Multiple-family District.
2. Automobile service station.
3. Bakery, retail only and the products of which are sold only on the premises.
4. Bank.
5. Barber shop or beauty parlor.
6. Bicycle shop.
7. Book or stationery store.
8. Clothes cleaning agency or pressing shop (excluding cleaning and dyeing on the premises).
9. Clothing store or tailor shop.
10. Confectionery shop.
11. Delicatessen.
12. Drug store.
13. Dry goods store, millinery or dress shop.
14. Florist shop.
15. Frozen food locker establishment, renting lockers for only individual and family use.
16. Gift shop.
17. Grocery, fruit or vegetable store.
18. Hardware or electrical appliance store.
19. Jewelry store.
20. Laundry agency (excluding laundry).
21. Meat market.
22. Music and record shop.
23. Notions and variety store.
24. Offices (business and professional)
25. Photographer's shop.
26. Public parking area, subject to the regulations of Section 15.
27. Restaurant, tea room or cafeteria (excluding dancing, entertainment and drive-in restaurant).
28. Self-service laundry as a retail business.
29. Shoe store or shoe repair shop.
30. Accessory uses and buildings customarily incident to the above retail stores, shops and businesses and permitting only such incidental processing, assembling or treatment of products as is necessary to prepare retail goods sold only on the premises.
31. Accessory uses and build-

ings for dwellings, same as required in the "R-1" One-family District, with parking space as required in Section 15.

32. Signs: Signs and name plates as permitted in the "R-4" Multiple-Family District and also commercial signs pertaining only to goods sold on the premises as follows: Only one sign, not exceeding thirty (30) square feet in area may be placed on any building wall facing a street or public parking area. No sign shall project above or out from the building nor beyond the lot. One detached sign, not exceeding sixteen (16) feet in area nor eighteen (18) feet in overall height may be erected on the lot.

B. HEIGHT

A building, structure or portion thereof, hereafter erected shall not exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.

R-5 multiple family Residential added by Ord. # 64-100

amended by Ord. # 66-36 amended by Ord. # 66-36

Amended by Ord. 54-16 Sect. 16

70-46 illuminated signs

Amended by Ord. Sect. 17 54-16

Amended by Ord. Sect. 18 54-16

Amended by Ord. 54-16 Sect. 19 241

C. AREA

1. **Front Yard.** Same as required in the "R-2" One-family District.

2. **Side Yard.** Where the side of a lot in a "C" Commercial District abuts the side of a lot in any "R" district there shall be a side yard of not less than five (5) feet.

Where the rear lot line of a corner lot abuts the side lot line of a lot in any "R" District, the side yard on the street side of such corner lot shall not be less than one-half of the front yard required on the lots in the rear of such corner lot but such side yard need not exceed ten (10) feet in width. In such case, however, the side yard on the street side of a corner lot shall not be less than five (5) feet in width. No accessory building on such corner lot shall project beyond the required front yard line of the lot in the rear, nor be located less than five (5) feet from the side lot line of the lot in the rear.

In other cases a side yard for a commercial building shall not be required, but if provided it shall not be less than five (5) feet in width.

The side yard regulations for buildings hereafter built or used entirely for dwelling purposes shall be the same as required in the "R-2" One-family District.

3. **Rear Yard.** There shall be a rear yard having a depth of not less than twenty-five (25) feet.

4. **Lot Area.** The lot area regulations for buildings hereafter built or used wholly or partly for dwelling purposes shall be the same as required in the "R-4" Multiple-family District.

D. AUTOMOBILE PARKING & TRUCK LOADING SPACE

Parking space for dwellings and buildings other than dwellings as required in Section 15. Loading space as required in Section 15.

SECTION 11. "C-2" COMMERCIAL DISTRICT

The following are the regulations of the "C-2" Commercial District.

A. USE

1. Any use permitted in the "C-1" Commercial District.

2. Blue printing and photostating.

3. Department Store.

4. Garden supplies store or florist shop, including green house as a retail business.

5. Private club, lodge or fraternal organization.

6. Printing, lithographing and publishing.

7. Public garage, including usual automobile repairs and servicing when enclosed within the building. When a public garage is within fifty (50) feet of an "R" District there shall be no opening in the building walls facing the boundaries of the "R" District other than stationary windows, except where the building walls abut streets or alleys.

8. Theater, enclosed within a building.

9. Signs as permitted by ordinances and codes of the City of Corvallis.

10. Accessory uses and buildings as permitted in the "C-1" Commercial District.

B. HEIGHT

A building, structure or portion thereof hereafter erected shall not exceed a height of two and one-half (2½) stories or thirty-five (35) feet.

C. AREA

1. **Front Yard.** Where all the frontage is located in the "C-2" Commercial District no front yard is required. Where the frontage is partly in the "C-2" Commercial District and partly in an "R" District the front yard requirements of the "R" District shall apply to the "C-2" Commercial District.

2. **Side Yard.** Where the side of a lot in the "C-2" Commercial District abuts the side of a lot in any "R" District there shall be a side yard of not less than five (5) feet.

Where the rear lot line of a corner lot abuts the side lot line of a lot in any "R" District, the side yard on the street side of such corner lot shall not be less than one-half of the front yard required on the lots in the rear of such corner lot but such side yard need not exceed ten (10) feet in width. In such case, however, the side yard on the street side of a corner lot shall not be less than five (5) feet in width. No accessory building on such corner lot shall project beyond the required front yard line of the lot in the rear nor be located less than five (5) feet from the side lot line of the lot in the rear.

In other cases a side yard for a commercial building shall not be required but if provided it shall not be less than five (5) feet in width.

The side yard regulations for buildings hereafter built or used entirely for dwelling purposes shall be the same as required in the "R-5" Multiple-Family District.

3. **Rear Yard.** For commercial buildings there shall be a rear yard having a depth of not less than twenty (20) feet. For buildings hereafter built or used entirely for dwelling purposes there shall be a rear yard having a depth of not less than twenty-five (25) feet.

4. **Lot Area.** The lot area regulations for buildings hereafter built or used wholly or partly for dwelling purposes shall be the same as required in the "R-5" Multiple-Family District.

lutions for buildings hereafter built or used wholly or partly for dwelling purposes shall be the same as required in the "R-5" Multiple-Family District.

D. AUTOMOBILE PARKING AND TRUCK LOADING SPACE

Parking space for dwellings and buildings other than dwellings as required in Section 15. Loading space as required in Section 15.

SECTION 12. "B" BUSINESS DISTRICT

The following are the regulations of the "B" Business District.

A. USE

Permitted Uses:
1. Any use permitted in the "C-1" and "C-2" Commercial Districts.

2. Amusement establishment including billiard hall, dance hall and bowling alley when enclosed within a building but, excluding skating rink, shooting gallery, penny arcade, roller coaster or similar noisy amusements.

3. Auditoriums.

4. Automobile, truck and trailer sales establishment.

5. Baseball or football stadium.

6. Baths, public.

7. Battery charging and repairing.

8. Business College.

9. Cabinet shop, as a retail business only and enclosed within a building.

10. Cleaning and pressing establishment.

11. Express office.

12. Fish market, retail.

13. Feed and seed retail store, enclosed within the building.

14. Furniture store.

15. Harness shop or leather goods or luggage store.

16. Ice storage building, not more than five (5) tons in capacity.

17. Pawnshop.

18. Pet shop.

19. Plumbing or sheet metal shop, enclosed within the building.

20. Public utility and public service uses.

21. Restaurant, tea room, cafeteria, including drive-in restaurant.

22. Retail stores and shops.

23. Second hand store or antique shop, enclosed within the building.

24. Sign, painting shop, enclosed within the building.

Amended by Ord. # 66-36 & repealed by Ord. # 66-85

Section 10 E 2 amended by Ord. # 62-71 & amended by Ord. # 66-36

- 25. Storage building for household goods.
- 26. Studio, music, art, voice and the like (but excluding moving picture studio.)
- 27. Tire shop, enclosed within the building.
- 28. Tourist court, or motel.
- 29. Undertaking establishment.
- 30. Upholstering shop or interior decorating store.
- 31. Welfare organizations, including missions.
- 32. Accessory uses and buildings customarily incident to the above retail stores, shops and businesses permitting only such incidental processing, manufacturing, assembling or treatment of products as is necessary to prepare retail goods sold only on the premises.
- 33. Accessory uses and buildings for dwellings same as required in the "R-5" Multiple-dwelling District.

B. HEIGHT

A building, structure or portion thereof, hereafter erected shall not exceed a height of eight (8) stories or one hundred (100) feet.

C. AREA

1. **Front Yard.** Where all the frontage is located in the "B" Business District no front yard is required. Where the frontage is partly in the "B" Business District and partly in an "R" District the front yard requirements of the "R" District shall apply in the "B" Business District.

2. **Side Yard.** Where the rear lot line of a corner lot in the "B" Business District abuts the side lot line of a lot in any "R" District, the side yard on the street side of such corner lot shall not be less than one-half of the front yard required on the lots in the rear of such corner lot but such side yard need not exceed ten (10) feet in width. In such case, however, the side yard on the street side of a corner lot shall not be less than five (5) feet in width. No accessory building on such corner lot shall project beyond the required front yard line of the lot in the rear, nor be located less than five (5) feet from the side lot line of the lot in the rear.

In other cases a side yard for a commercial building shall not be required but if provided it shall not be less than five (5) feet in width.

The side yard regulations for buildings hereafter built or used entirely for dwelling purposes shall be the same as required in the "R-5" Multiple-family District.

For the purpose of applying these side yard regulations, all lots in the "B" Business District shall be construed as facing only those streets designated by numbers, such as — Third Street, Fourth Street, etc.

3. **Rear Yard.** For commercial buildings there shall be a rear yard having a depth of not less than twenty (20) feet for interior lots and ten (10) feet for corner lots.

For buildings hereafter built or used entirely for dwelling purposes there shall be a rear yard having a depth of not less than twenty-five (25) feet.

4. **Lot Area.** The lot area regulations for buildings hereafter built or used wholly or partly for dwelling purposes shall be the same as required in the "R-5" Multiple-family District.

D. AUTOMOBILE PARKING & TRUCK LOADING SPACE

Parking space for dwellings and buildings other than dwellings, as required in Section 15. Loading space as required in Section 15.

SECTION 13. "M-1" LIGHT INDUSTRIAL DISTRICT

The following are the regulations of the "M-1" Light Industrial District.

A. USE

Permitted Uses:

1. Any use permitted in the "B" Business District.

The following uses shall be enclosed within a building:

- 2. Art glass work and ceramics manufacture using only electric kilns and excluding the grinding or preparation of clay.
- 3. Assembling, rebuilding, repair and maintenance of automobiles, motorcycles, trucks and farm vehicles including painting and upholstery.
- 4. Battery assembling, charging and repair.
- 5. Blacksmith shop, machine shop, plumbing shop, sheet metal works and the assembling of light machinery, toys and mechanical equipment including painting but excluding the use of heavy and automatic machines such as large drop and power hammers, punch presses and screw machines that are offensive by reason of noise.
- 6. Bottling work and manufacture of soft drinks.
- 7. Canning, packaging, processing, manufacture and distribution of food products, bakery goods, candy and confections but excluding meat, fish, vinegar, sauerkraut, yeast and the rendering or preparation of oils and fats.
- 8. Carpenter shop and manufacture of articles made of wood but excluding planing mill, lumber mill and plywood plant.
- 9. Cigar, cigarette and tobacco manufacture but excluding the manufacture of chewing tobacco and snuff.
- 10. Circus, transient and other amusements.
- 11. Cleaning, dyeing and processing of clothing and rugs including laundries.
- 12. Cosmetics, drugs, pharmaceutical products, perfume and toiletries manufacture.
- 13. Electric appliances and equipment assembling, repair and maintenance including the manufacture of small parts and electric signs.
- 14. Jewelry, precision instruments and optical goods manufacturing using only electric power and electric furnace.
- 15. Photo-engraving.
- 16. Poultry and rabbit killing incidental to a retail business conducted on the premises.
- 17. Laboratories, experimental and research but excluding materials and processes that are dangerous or explosive.
- 18. Livery stable and auto laundry.
- 19. Manufacture of objects made by the assembling of the following materials that have been prepared elsewhere; bone, cloth, cork, cellophane, feathers, felt, fibre, fur, glass, hair, horn, leather, metal, paper, plastic, straw, stone and rubber.
- 20. Mirror works.
- 21. Transportation or freight terminal.
- 22. Veterinary or pet hospital, kennel or hatchery.
- 23. Warehouse, cold storage, frozen food storage, wholesale business, transfer company, grain elevator or commissary business but excluding the storage of volatile substances and explosives.
- 24. Uses customarily incident to any of the above uses and accessory buildings when located on the same lot.

The following uses may occupy a building or yard space other than required front and side yards and such occupied yard space shall be enclosed by a wall or fence of sturdy construction and uniform color or an evergreen hedge not less than six (6) feet in height; further provided that such wall or fence shall not be used for advertising purposes:

- (a) Retail lumber yard and building materials yard excluding concrete mixing.
- (b) Retail feed and fuel yard.
- (c) Draying, trucking and automobile freighting yard.

*Amended by Ord. 54-16
Act. 20*

Section 12 A-(C) (Dist.) added by Ord. # 65-684 amended by Ord. # 65-954 amended by Ord. # 66-36

City of Dallas

(d) Contractors equipment yard.
(e) Small boat yard for the building or repair of boats not exceeding sixty-five (65) feet in length.

B. HEIGHT

A building, structure or portion thereof, hereafter erected shall not exceed a height of six (6) stories or seventy-five (75) feet.

C. AREA

1. **Front Yard.** Where all the frontage is located in the "M-1" Light Industrial District no front yard is required. Where the frontage is partly in the "M-1" Light Industrial District and partly in an "R" District the front yard requirements of the "R" District shall apply in the "M-1" Light Industrial District.

2. **Side Yard.** Where the side of a lot in the "M-1" Light Industrial District abuts the side of a lot in an "R" District there shall be a side yard of not less than five (5) feet in width. In other cases, a side yard for a commercial or light industrial building shall not be required but if provided it shall be not less than five (5) feet in width.

The side yard regulations for buildings hereafter built or used entirely for dwelling purposes shall be the same as required in the "R-5" Multiple-family District.

3. **Rear Yard.** Where a lot in the "M-1" Light Industrial District abuts upon an "R" District there shall be a rear yard having a depth of not less than twenty (20) feet for interior lots and fifteen (15) feet for corner lots. In other cases a rear yard is not required for a commercial or light industrial building.

For buildings hereafter built or used entirely for dwelling purposes there shall be a rear yard having a depth of not less than twenty-five (25) feet.

4. **Lot Area.** The lot area regulations for buildings hereafter built or used wholly or partially for dwelling purposes shall be the same as required in the "R-5" Multiple-family District.

D. AUTOMOBILE PARKING & TRUCK LOADING SPACE

Parking space for dwellings and buildings other than dwellings as required in Section 15. Loading space as required in Section 15.

SECTION 14. "M-2" HEAVY INDUSTRIAL DISTRICT

The following are the regulations of the "M-2" Heavy Industrial District.

A. USE

Permitted Uses:

1. Any use permitted in the

"M-1" Light Industrial District either within or outside a building, provided that all residential uses are prohibited in the "M-2" Heavy Industrial District except necessary quarters for caretakers and watchmen.

2. Alcohol manufacture, brewery and liquor distillery.

3. Asbestos products manufacture.

4. Bag cleaning.

5. Brick, tile, terracotta and pottery manufacture.

6. Carbonaceous and abrasives manufacture.

7. Carpet, cloth, cord, rope, rugs and thread manufacture.

8. Chemical manufacture but excluding acid manufacture.

9. Concrete and concrete products manufacture.

10. Coke ovens.

11. Felt manufacture.

12. Fish curing, smoking and canning.

13. Flour, feed and cereal manufacture.

14. Gutta percha, tar and rubber goods manufacture.

15. Iron, steel, brass, copper and other metals, foundry and fabrication but excluding smelter and blast furnace.

16. Lampblack, paint, varnish, oil and turpentine manufacture.

17. Linoleum and oil cloth manufacture.

18. Meat and food manufacture and processing but excluding the slaughter of animals and rendering of fat.

19. Mining, rock quarry and rock, sand and gravel cleaning, crushing and processing.

20. Railroad repair and classification yard.

21. Rolling mill.

22. Saw and planing mill.

23. Petroleum and petroleum products storage.

24. Plastics manufacture.

25. Salt works.

26. Soap manufacture.

27. Ship yard.

28. Tobacco products manufacture.

29. Wool pulling and scouring.

30. Uses customarily incident to any of the above uses and, accessory buildings when located on the same lot.

B. HEIGHT REGULATIONS

A building, structure or portion thereof hereafter erected shall not exceed a height of six (6) stories or seventy-five (75) feet.

C. AREA

1. **Front Yard.** Where all the frontage is located in the "M-2" Heavy Industrial District no front yard is required. Where the frontage is partly in the "M-2" Heavy Industrial District and partly in an "R" District the front yard requirements of the "R" District shall apply in the "M-2" Heavy Industrial District.

2. **Side Yard.** Where the side of a lot in the "M-2" Heavy Industrial District abuts the side of a lot in an "R" District there shall be a side yard of not less than five (5) feet in width. In other cases a side yard for a commercial or industrial building shall not be required but if provided shall not be less than five (5) feet in width.

3. **Rear Yard.** Where a lot in the "M-2" Heavy Industrial District abuts upon an "R" District there shall be a rear yard having a depth of not less than twenty (20) feet for interior lots and fifteen (15) feet for corner lots. In other cases a rear yard is not required.

D. AUTOMOBILE PARKING & TRUCK LOADING SPACE

Parking space for dwellings and buildings other than dwellings as required in Section 15. Loading space as required in Section 15.

SECTION 15. AUTOMOBILE SPACE REGULATIONS

A. AUTOMOBILE PARKING SPACE

Buildings or structures hereafter built, enlarged or increased in capacity shall provide off-street parking as follows; except that these regulations in this "A" portion of this Section 15 shall not apply to the "B" Business District and that portion of the "M-1" Light Industrial District east of the "B" Business District and between "A" Street and a line parallel to and one hundred and fifty (150) feet north of Van Buren Street:

1. **Dwelling.** For dwellings, one (1) parking space shall be provided on the lot with the main building for each dwelling unit in a new dwelling and one (1) parking space for each dwelling unit hereafter added to an existing dwelling.

2. **Auditoriums and Stadiums.** For each auditorium of a church, high school or other public auditorium or for a baseball park, stadium or for a theater or any similar place of assembly one (1) parking space shall be provided for each fifteen (15) seats in a new structure or for each fifteen (15) seats hereafter added to an existing such structure.

3. **Hospitals, Sanitariums and Welfare Institutions.** For hospitals, sanitariums and welfare institutions one (1) parking space shall be provided for each one,

amended by Ord. # 66-36/4 Subsection 17

amended by Ord. # 64-100 & #66-36 as section 18 & Subsections

amended by adding Section 1, Ord. 63-50

thousand (1000) square feet of gross floor area in such new building or for each one thousand (1000) square feet of gross floor area hereafter added to an existing such building.

4. Commercial and Office Buildings. For commercial and office buildings hereafter erected and having a gross floor area of more than five-thousand square feet one (1) parking space shall be provided for each seven hundred and fifty (750) square feet that such gross floor area exceeds five thousand (5000) square feet in a new building. For an addition to an existing such building one (1) parking space shall be provided for each seven hundred and fifty (750) square feet such addition exceeds a gross floor area of five thousand (5000) square feet in such existing building.

5. Dance or Assembly Halls. For dance halls or assembly halls, without fixed seats, one (1) parking space shall be provided for each one hundred (100) square feet of such hall space in a new building or for each one hundred (100) square feet of such hall space hereafter added to an existing building.

6. Hotels and Apartment Hotels. For hotels and apartment hotels one (1) parking space shall be provided for each three (3)

guest rooms or suites in a new building or for each three (3) guest rooms or suites hereafter added to an existing such building.

7. Fraternities, Sororities and Residential Clubs. For fraternities, sororities and residential clubs one (1) parking space shall be provided for each five hundred (500) square feet of gross floor area in a new building or for each five hundred (500) square feet of gross area hereafter added to an existing such building.

8. Industrial Buildings. For industrial building one (1) parking space shall be provided for each one thousand (1000) square feet of gross floor area in a new building or for each one thousand (1000) square feet of gross floor area hereafter added to an existing such building.

9. Tourist Court or Motel. For tourist courts or motels one (1) parking space shall be provided on the lot for each sleeping or living unit of a new building or for each sleeping or living unit hereafter added to an existing building or court.

Parking space required for uses other than dwellings or tourist courts may be located on the lot or within the main building or structure or within four hundred (400) feet from such building or structure on property in the same ownership as the main building or structure and in a district in which these uses are permitted by the regulations of this ordinance.

B. Public Parking Areas
Every parcel of land hereafter used as a public automobile parking area or an automobile or trailer sales area shall be developed as follows:

1. Such areas shall be surfaced with a permanent paving; they shall have bumper rails or curbs and be enclosed by a sturdy wall, fence or evergreen hedge not less than thirty (30) inches in height nor more than six (6) feet in height. Any required front or side yard on the street side of a corner lot in an "R-2" or an "R-3" Residential District shall be planted and maintained as a grass lawn.

2. Where a public parking area or automobile and trailer sales area is illuminated the lights shall be fixed to reflect light away from adjoining premises in dwelling districts.

C. Loading Space

A commercial or industrial building hereafter erected or enlarged on a lot which abuts upon an alley or has frontage on two (2) streets and which building has a floor area of three thousand (3000) or more square feet shall provide a permanent off-street loading space not less than twenty-four (24) feet long, twelve (12) feet wide and twelve (12) feet high on or accessible to such streets or alley; if such building has a floor area of more than six thousand (6000) square feet, two such loading spaces shall be provided. No more than two (2) such loading spaces shall be required until a building exceeds forty thousand (40,000) square feet in floor space. For each twenty thousand (20,000) square feet a building exceeds forty thousand (40,000) square feet an additional loading space shall be required. Where a rear yard is provided such rear yard may be used for a required, uncovered, loading space when such rear yard is adequate in size.

SECTION 16. EXCEPTIONS

A. Height Exceptions

1. **Dwelling, Three Stories.** In districts limiting the heights of buildings to two and one-half (2½) stories or thirty-five (35) feet, dwellings may be erected to a height of three (3) stories or forty-five (45) feet provided each side yard is increased one (1) foot in width for each one (1) foot such dwelling exceeds two and one-half (2½) stories or thirty-five (35) feet.

2. **Schools, Libraries, Churches, Colleges—Three Stories.** In districts limiting the height of buildings to two and one-half (2½) stories or thirty-five (35) feet, public schools, public libraries, churches, colleges and universities, when permitted in such districts, may be erected to a height of three (3) stories or forty-five (45) feet provided the side yards required by paragraph B-1 of this Section 16 are provided. The front yards for these buildings shall not be used as automobile parking space.

3. **Schools, Colleges, Institutions—Six Stories.** In districts limiting the height of buildings to three (3) stories or forty-five (45) feet public schools, colleges, universities, hospitals, sanitariums, educational and philanthropic institutions, when permitted in such districts, may be erected to a height of six (6) stories or seventy-five (75) feet when six (6) inches is added to the side yards, required in paragraph B-1 of this Section 16, for each one (1) foot such building exceeds three (3) stories or forty-five (45) feet. The front yards for these buildings shall not be used as automobile parking space.

4. **Structures, Above Height Limits.** Necessary roof structures housing elevators, stairways, tanks, fans and ventilators and towers, steeples, flagpoles, smokestacks, silos, grain elevators, water tanks and skylights and fire or parapet walls may be erected above the required height limits of the district in which they are located provided no usable floor space is provided in such structures above the required height limits.

5. **Accessory Buildings.** Accessory buildings in Dwelling Districts shall not exceed one (1) story or fourteen (14) feet in height and shall not be used for dwelling purposes.

6. **Through Lots.** (a) On through lots one hundred and fifty (150) feet or less in depth, the height of a building may be that permitted on either street.

(b) On through lots more than one hundred and fifty (150) feet in depth the height regulations for the street permitting the greater height shall not extend more than one hundred and fifty (150) feet from that street.

Amended by Ord. 94-16 Sect. 2

amended by Ord. # 66-36 as Section 204 subsections amended by Ord. # 66-82

es, Colleges, universities, fraternities, sororities, private clubs, lodges, hospitals, sanitariums, nursing homes, educational and philanthropic institutions hereafter built in an "R" District or in a "C-1" or "C-2" Commercial District shall provide a side yard on each side of the main building of not less than twenty (20) feet in width.

2. Side Yard Regulations. For the purpose of side yard regulations the following dwellings with common party walls shall be considered as one (1) building occupying one (1) lot: semi-detached two-family dwellings, four-family dwelling and row house.

3. Yards for Group Buildings.
(a) In the case of group buildings on one site, including institutions and dwellings, the yards on the boundary of the site or lot shall not be less than required for one building on one (1) lot in the district in which the property is located.

(b) The distance between group buildings on one site, including institutions and dwellings, shall be twice the width of the required side, front or rear yards or the sum of a combination of any two such yards, depending on the arrangement or location of one building in relation to another.

(c) In the case of group dwellings or court apartments rearing on side yards, in those districts where multiple-family dwellings are permitted the required side yards shall be increased two (2) feet in width for each dwelling unit rearing thereon; but such side yard need not exceed twenty-five (25) feet.

(d) No group-dwelling court shall be less than twenty-five (25) feet in width.

(e) In the case of row houses or dwellings rearing on one side yard and fronting upon another, in districts where multiple-family dwellings are permitted, the side yard on which dwellings rear shall be increased two (2) feet for each dwelling unit rearing on such side yard and the side yard on which dwellings front shall not be less than twenty (20) feet in width.

4. Rear Yard Includes One-Half of Alley. In computing the depth of a rear yard, where such yard abuts an alley, one-half (1/2) of the width of such alley may be assumed to be a portion of such rear yard.

5. Through Lots. Through lots having a frontage on two (2) streets shall provide the required front yard on each street.

6. Dwelling Units Above Stores. Front and side yards for dwellings above stores or business shall be waived when front and side yards are not required for such commercial use.

7. Lot Area Requirements For Tourist Court. Each sleeping or living unit of a tourist court shall be considered a dwelling under the lot-area-per-family requirements of the district in which such tourist court is located.

8. Accessory Buildings. Accessory buildings shall not occupy more than thirty-five (35) per cent of a required rear yard. Accessory buildings when located sixty (60) or more feet from the front lot line may be built to within one (1) foot of the side lot lines when on an interior lot or to within one (1) foot of the interior side lot line when on a corner lot.

9. Projections Into Yards. Every part of a required yard shall be open from the ground to the sky unobstructed, except for the following:

(a) Accessory building in the rear yard.

(b) Ordinary building projections such as cornices, eaves, belt courses, sills or similar architectural features may project into side yards not more than twelve (12) inches or into front and rear yards not more than twenty-four (24) inches.

(c) Chimneys, may project into any yard not more than twelve (12) inches.

(d) Uncovered balconies or fire escapes may project into any yard not more than one (1) foot.

(e) Uncovered terraces or platforms may project or extend into a front yard not more than five (5) feet or into a side yard not more than one (1) foot or into a court not more than six (6) feet. The regulations contained in this paragraph shall not apply to paved areas at the ground level.

10. Front Yard Fences And Sight Clearance. No fence, hedge or obstruction of any kind shall exceed three (3) feet in height in a required front yard. In any "R" District or in a "C" Commercial District no fence or structure shall exceed three (3) feet in height in the corner of a lot at a street intersection measured twenty (20) feet in each direction from the intersection of the lot lines of the street intersection.

11. Present Commercial Properties. The Front Yard and Rear Yard regulations of the "C-1" and "C-2" Commercial Districts and the "B" Business District shall not apply to those properties that were in Class 3 Local Business District and in Class 4 Central Business District of Zoning Ordinance No. 50-33.

SECTION 17. NON-CONFORMING USES.

1. Non-conforming Use of Land. The use of land only which does not conform to the provisions of this ordinance shall be discontinued one (1) year from the date of the passage of this ordinance. The use of land which becomes non-conforming by reason of a subsequent change in this ordinance shall also be discontinued one (1) year from the date of such change.

2. Advertising Signs. Advertising signs, billboards and bulletin boards which do not conform to the provision of this ordinance shall be removed within two (2) years from the date of the passage of this ordinance.

3. Non-conforming Use Continued. The use of a building existing at the time of the passage of this ordinance may be continued although such use does not conform to its provisions. If no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of the same or of a more restricted classification.

4. Non-conforming Use By Reason Of Change In The Ordinance. Whenever the use of a building becomes non-conforming by reason of a subsequent change in the zoning ordinance, such use may be continued and if no structural alterations are made, it may be changed to another non-conforming use of the same or of a more restricted classification.

5. Alterations Or Change Of Non-conforming Building. An existing building occupied by a non-conforming use, shall not be enlarged, extended or structurally altered unless its use and such enlargement, extension or altered portion is made to conform to the regulations of the district in which such building is located.

Amended by Ord. 54-16 Sect. 24

Amended by Ord. 54-16 Sect. 125

Amended by Ord. 54-16 Sect. 23

amended by Ord. # 66-36 as Section 21 & subsections & repealed by Ord. # 66-36 & # 66-85

Amended by Ord. 54-16 Sect. 23 & amended Ord. 62-95

6. Reconstruction Of Damaged Building. When a building, the use of which does not conform to the provisions of this ordinance, is damaged by fire, flood, explosion, or other calamity or act of God or the public enemy to the extent of not more than sixty (60) percent of its appraised value, at the time of such damage, it may be restored and its use, at the time of such damage, resumed. Such reconstruction, however, must be started within one (1) year following such damage; after such time has elapsed the building can be repaired or reconstructed only if its use and the damaged portions conform to the regulations of the district in which the building is located. Should such damage to a building exceed sixty (60) per cent of its appraised value, at the time of such damage, then the building may be repaired or reconstructed only if it conforms to all the regulations of the district in which it is located.

7. Additional Uses By Permit Of City Council. The City Council of the City of Corvallis, after public hearing may permit the following uses in districts from which they are prohibited by the regulations of this ordinance or in certain districts as herein provided, where such uses are deemed necessary to the public convenience, health or welfare and are in accord with the comprehensive city plan:

- (a) Airports and airfields.
- (b) Cemeteries, crematories, or mausoleums.
- (c) Educational institutions.
- (d) Fraternity, sorority or private club.
- (e) Governmental buildings (Federal, State, County or City).
- (f) Hospitals and Sanitariums.
- (g) Nursing homes.
- (h) Parks, playgrounds, recreation or community centers operated for the public welfare.
- (i) Nursery schools in the "R-2" or "R-3" Dwelling Districts.
- (j) Philanthropic or correctional institutions.
- (k) Radio or television stations.
- (l) Extraction of sand, gravel, ores or other natural resources.
- (m) Game or fur farms.
- (n) Circus or transient amusements.
- (o) Public parking area in an "R-2", "R-3", "R-4" or an "R-5" District abutting and within two hundred (200) feet of a Commercial or Light Industrial District. Such parking area, however, shall be subject to the following conditions and limitations:

1. The regulations of Section 15-B, with the exception that an all-weather surface will be permitted in lieu of a paved surface.

2. The parking area shall be solely for the temporary parking of passenger automobiles and shall not be used for the sale, repair or servicing of automobiles.

3. No illuminated signs shall be permitted on such parking areas and no sign shall exceed a size of ten (10) square feet in area.

4. Such other and further conditions as the City Council of the City of Corvallis may deem desirable to reduce the adverse effect of such parking area upon the preservation of the residential character and development of the residential district in which said parking area is located.

Written application for any of the above uses shall be made to the City Council and referred to the City Planning Commission for review. The City Planning Commission shall make a written report of its findings and determination to the City Council within thirty (30) days of the receipt of the written application. Should the City Planning Commission fail to make its report within thirty (30) days, the

absence of such report shall be deemed the approval of that body. No action shall be taken by the City Council on the application until after the report of or the time allowed for the report of the City Planning Commission. In approving any of the uses listed in this paragraph No. 8 the City Council may impose such conditions as it deems proper to protect the surrounding property and the purposes of the Comprehensive City Plan.

SECTION 18. RESIDENTIAL NEIGHBORHOOD UNIT PLAN

A plan for a residential neighborhood unit of more than ten (10) acres may be submitted to the City Council by the owner or owners of the tract for which such development is planned. Such plan shall be referred to the City Planning Commission for study, for public hearing and report. Such plan shall not be approved by the City Planning Commission unless it meets the following requirements.

- 1. The property abutting and adjacent to the tract will not be adversely affected by the development of such plan.
- 2. That the height regulations of the district in which the property is located shall be observed.
- 3. That the lot area, per family unit, exclusive of the area in streets, of the district in which the property is located shall be observed.
- 4. That the distance between buildings shall be twice the width of the side, front or rear yards or the sum of any two such yards as required in the district in which the property is located.
- 5. That adequate utilities, neighborhood and community facilities, recreational areas and open spaces are provided in such plan.
- 6. That the plan conforms to the intent and purpose of this ordinance to promote the public health, safety, morals and general welfare.

Should such plan include any use of property not permitted in the district in which the tract, for which the plan is submitted, is located, then the City Planning Commission shall request the proper amendment to this ordinance covering such required change in use, if in its report to the City Council such change is approved.

SECTION 19. BOARD OF ADJUSTMENT

A Board of Adjustment is hereby established. The word "Board" when used in this Section shall be construed to mean the Board of Adjustment. The Board shall consist of five (5) members who shall be freeholders appointed by the Mayor and approved and confirmed by the City Council. The term of office of the members of the Board shall be for three (3) years, except that the members of the first Board shall be appointed one for one (1) year, two for two (2) years and two for three (3) years. Thereafter each member shall be appointed for a term of three (3) years. Vacancies shall be filled for the unexpired term only. Member shall be removed for cause by the Mayor or the City Council upon written charges and after public hearing.

Procedure. The Board shall elect its own chairman and vice-chairman, each for a term of one year. In the absence of the chairman, the vice-chairman shall have all the powers of the chairman.

The Board shall adopt such rules it deems necessary to carry out the provisions of this ordinance.

The meetings of the Board shall be held at the call of the chairman and at such other times as the Board may determine. Such chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The

*amended by
Ord. # 65-65 &
66-70 # 6636
as Section 22 with
subsections*

*Amended by Ord. 54-16
Sec. 26*

*Amended by Ord. 54-16
Sec. 27
& addition by
Ord. 54-16,
Sec 28
Ord. # 66-36 as Section 23
with subsections
amended by
Ord. # 65-59
Ord. # 66-47
Ord. # 66-77*

Board shall keep minutes of its proceedings, showing the vote of each member upon each question or if absent or failing to vote, indicating such fact and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record.

Appeal. Appeals to the Board may be taken by any person aggrieved or by any officer, department, board or bureau of the City of Corvallis affected by any decision or ruling of the Building Official made under this ordinance. Such appeal shall be taken within 15 days after the decision or ruling of the Building Official by filing a notice of appeal in the office of the Building Official and in the office of the Board. Such notice shall specify the grounds upon which the appeal is based. The Building Official shall forthwith transmit to the Board all papers, entries, maps, plans and other matters, if any, constituting the record upon which the action appealed from is taken. The Board shall consider the appeal upon the record so transmitted, supplemented by any additional competent evidence which either party may desire to submit either in the form of affidavit or by oral testimony.

An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Building Official certifies to the Board after the notice of appeal shall have been filed with him that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the Board or by a court of record on application on notice to the Building Official for causes deemed by the Board or Court sufficient.

The Board of Adjustment shall fix a reasonable time for the hearing of the appeal and shall give notice thereof by serving a copy of such notice upon the appellant personally or by registered mail, and by publishing copy of same in a newspaper of general circulation in the City of Corvallis. Such service and publication shall be made not less than 14 days prior to the date fixed for the hearing of such appeal. A copy of such notice shall likewise be served upon the Building Official and all other parties in interest and upon such parties having requested such notice, within the time hereinabove designated. Upon the hearing, any party may appear in person or by agent or attorney.

A fee of five dollars (\$5.00) shall be paid to the Building Official at the time the notice of appeal is filed, to cover the costs of notices and investigation.

POWERS OF THE BOARD OF ADJUSTMENT

The board shall have power to hear and decide appeals from any decision or ruling of the Building Official made under this ordinance and in so doing

1. May correct any error in any order, requirement, decision or determination made by the Building Official in the enforcement of this ordinance.
2. May permit the extension of a district where the boundary line of a district divides a lot held in single ownership at the time of the passage of this ordinance.
3. May interpret the provisions of this ordinance in such a way as to carry out the intent and purpose of the plan as shown upon the map fixing the several districts accompanying and made a part of this ordinance where the street layout actually on the ground varies from the street layout as shown on the map aforesaid.

4. May grant a variation in the regulations of this ordinance when a property owner can show that his property was acquired in good faith and where by reason of the irregular shape of a lot of record at the time of the passage of this ordinance or by reason of existing topographic conditions or other peculiar and exceptional conditions, that the strict application of such regulations would result in real and unnecessary hardship and the Board through investigation and from the evidence before it is satisfied that the granting of the variance will alleviate a hardship that approaches confiscation of the property and will not be detrimental to adjacent property; provided, that in granting a variance the spirit and purpose of this ordinance will be observed

and substantial justice done.

In exercising the above-mentioned powers the board may, in conformity with the provisions of the law, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and make such order, requirement, decision or determination as ought to be made and to that end shall have all of the powers of the officer from whom the appeal is taken.

The concurring vote of four (4) members of the Board of Adjustment shall be necessary to reverse any order, requirement, decision or determination of the Building Official or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance or to effect any variation in this ordinance.

The decision of the Board shall be in writing and a copy thereof shall be filed with the Building Official.

No decision of the Board under this section shall become effective until after an elapsed period of ten (10) days from the date the written determination is made, during which time the applicant or any other person aggrieved, may appeal therefrom to the City Council.

AUTHORITY OF THE COUNCIL

Upon hearing the appeal, the City Council shall consider the record and such additional evidence as may be offered and may affirm, reverse or modify, in whole or in part, the order, requirement, decision, determination, interpretation or ruling appealed from, or make and substitute such other or additional decision or determination as it may find warranted under the provisions of this ordinance. The standards herein established to govern the discretion of the Board shall apply with equal force to actions of the City Council.

DECISION BY RESOLUTION

The decision of the City Council upon the appeal shall be expressed by resolution in writing concurred favorable by vote of at least five (5) of the members of the City Council and the Council shall forthwith transmit a copy thereof to the applicant, the Board of Adjustment and the Building Official. If the decision be adverse to that of the Board on any action concerning the administration or enforcement of the provisions of this ordinance, the Council shall include in its decision a finding of fact showing wherein the application did meet or fail to meet the variance requirements as set forth by the Board.

Amended by Ord. 54-16 and adding items 5+6 set 128

Amended by Ord. 54-96

Repealed by
Ord. # 66-36
& # 66-85

SECTION 20. CERTIFICATE OF OCCUPANCY Buildings
 The certificate of occupancy shall be issued within five (5) days after written request for the same shall have been made to the Building Official, after the construction or alteration of the building or portion thereof is completed and such building or alteration is approved as the result of the final inspection by the Building Official. Pending the issuance of a regular certificate a temporary certificate of occupancy may be issued for a period not exceeding six (6) months for a building or portion thereof whose construction or alteration is nearing completion and which building has been inspected by the Building Official and declared safe for occupancy. Such temporary certificate shall not be construed as in any way altering the requirements of the regulations of this ordinance or other city regulation of building occupancy.

Land
 No certificate of occupancy is necessary for the use of land for agricultural purposes. A certificate of occupancy shall be applied for before the use or occupancy of vacant land or before a change in the use of land and a certificate of occupancy shall be issued within five (5) days after such application is made to the Building Official, provided, such use is in conformity with the regulations of this ordinance and the district in which such land is located.

The Certificate
 The certificate of occupancy shall state that the new building or portion thereof or the altered existing building or the proposed use of a building or land complies with the requirements of this ordinance. A record of all certificates shall be kept on file in the office of the Building Official and copies furnished, on request, to any person having a proprietary or tenancy interest in the building or land affected. No fee shall be charged for the original certificate applied for at the time of application for a building permit but a charge of one dollar (\$1.00) shall be made for copies of any original certificate.

SECTION 21. PLAT OR PLAN
 Each application for a building permit shall be accompanied by a drawing, plat or plan, in duplicate, drawn to scale and showing accurately the location of the lot, all lot dimensions, building size and locations, yard dimensions and such other information as will give site data necessary to satisfy the requirements of this ordinance. This plat or plan shall have been prepared from a survey made by a registered engineer or land surveyor. A good record of the original copy of each such application and plan shall be kept in the office of the Building Official and a duplicate copy shall be kept at the building at all times during construction.

SECTION 22. PARKING MAINTENANCE
 The owner or occupant of every property in the City of Corvallis shall maintain the city parking adjacent to such property in a manner and condition conforming to the character of maintenance of the parking common to the street on which the same is located.

SECTION 23. INTERPRETATION - PURPOSE AND CONFLICT
 In interpreting and applying the provisions of this ordinance, they shall be held to be the minimum requirements for the promotion of the public safety, health, morals or general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any easements, covenants or other agreements between parties. Where this ordinance imposes a

greater restriction upon the use of buildings or premises or upon the heights of buildings or requires larger yards and open spaces than are required in other ordinances, codes, regulations, easements, covenants or agreements, the provisions of this ordinance shall govern.

SECTION 24. CHANGES AND AMENDMENTS
General
 Whenever public necessity and the general welfare require, the City Council of the City of Corvallis may on its own motion or on petition or on recommendation of the City Planning Commission, after public notice and public hearing amend, supplement or change the regulations or the districts of this ordinance herein established.

Initiation of Amendment
 An amendment, supplement or change in this ordinance may be initiated by:
 1. A resolution of request by the City Council.
 2. An official proposal by the City Planning Commission.
 3. A petition to the City Council presented on forms and accompanied by information prescribed by the City Planning Commission, signed by the owners of not less than sixty (60) per cent of the property within the area of the desired change and within three hundred (300) feet of such area.

All requests for amendment, supplement or change in this ordinance shall first be referred to the City Planning Commission.

Public Hearing by the City Planning Commission
 Upon receipt of a request or petition for an amendment, supplement or change in this ordinance the City Planning Commission shall set a day for a public hearing and give public notice of the time and place of such hearing in a newspaper of general circulation in the City of Corvallis at least ten (10) days before the time of such hearing. The findings and determination of the City Planning Commission resulting from this public hearing shall be made in writing and a copy transmitted to the applicant or petitioner within fifteen (15) days after such public hearing.

Amendment by the City Council
 If the City Planning Commission approves such request or petition for an amendment, supplement or change it shall forward its findings and recommendation to the City Council for the action thereon by that body.

Protest on Proposed Amendment
 Should a written protest against a proposed amendment, supplement or change in this ordinance be filed with the City Recorder by the owners of twenty (20) per cent of the property in the area of the proposed change and within three hundred (300) feet of such area then such proposed amendment, supplement or change shall not become effective except by the favorable vote of at least six (6) of the members of the City Council.

Filing of Petitions
 Petitions for amendment, supplement or change in this ordinance shall be filed with the City Recorder. At the time of filing such petition the petitioner shall pay to the City Recorder the sum of ten dollars (\$10.00) as a fee to cover expenses incident to the investigation of such petition and the cost of publishing notice of public hearing.

amended by Ord. # 66-36 as Section 24 with subsections

amended by Ord. # 66-36 as Section 25 with subsections

Subsection B-3 amended by Ord. # 62-96 & repealed by Ord. # 66-36 & # 66-85

Subsection K repealed Ord. 62-96 amended by Ord. # 66-36 as Section 26 with subsections

SECTION 25. ENFORCEMENT

It shall be the duty of the Building Official of the City of Corvallis to enforce this ordinance.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance, shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine in any sum not exceeding One Hundred Dollars (\$100.00) or by imprisonment in the city jail for a term not exceeding thirty (30) days or both such fine and imprisonment. Each day that such violation is permitted to exist shall constitute a separate offense.

→ amended by Ordinance # 66-36 as Section 27 with subsections

SECTION 26. VALIDITY

Should any section, clause or provision of this ordinance be declared by the court to be invalid, the same shall not effect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

→ Repealed by Ord. #66-36 & # 66-85

SECTION 27.

That Ordinance No. 50-33 (Zoning Ordinance), and all amendments thereto, and Ordinance No. 1799 (Off-Street Parking Ordinance), be and hereby are repealed, provided however that when any violation of any said Ordinances, or amendments thereto, has occurred prior to the effective date of this Ordinance, said Ordinance, or any amendment thereto shall continue in effect for the purpose of filing an action for such violation in the Municipal Court of the City of Corvallis, Oregon, and continuing the same to final judgment, including final judgment on appeal.

← amended by Ord. 54-16 sect. 29

PASSED by the Council of the City of Corvallis, March 16, 1953.

APPROVED by the Mayor March 18, 1953.

Dean Dorsey
Mayor

ATTEST:

George Simville
City Recorder