

**ORDINANCE 2020-10**

**AN ORDINANCE RELATING TO CIVIC USES IN THE MIXED USE EMPLOYEMNT (MUE) ZONE, AMENDING LAND DEVELOPMENT CODE ARTICLE III, “DEVELOPMENT ZONES,” SECTIONS 3.27.30 AND 3.27.40.**

**THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:**

Section 1. Legislative Findings. The Council finds:

- a) The Council held a duly advertised public hearing on July 20, 2020, to consider the proposed Land Development Code (LDC) text amendment, in accordance with LDC § 1.2.80.03;
- b) The public necessity, convenience, and general welfare require the proposed LDC text amendment, in accordance with LDC § 1.2.80.01, because the amendment will reduce the restrictions placed on the development of Civic Use Types already permitted outright in the MUE Zone.
- c) The proposed LDC text amendment conforms with Article 3.2 “General Land Use”; Article 8.2 “Employment and Economic Development”; Article 8.5 “Government Services”; Article 8.9 “Industrial Land Development and Land Use”; Article 10.2 “General Public Utilities and Facilities”; and Article 40.3 “Industrial Use Designations” of the Corvallis Comprehensive Plan, and complies with the Oregon Statewide Planning Goals, in accordance with LDC § 1.2.80.01.

Section 2. Land Development Code Section 3.27.30 is amended as set out in Exhibit A to this Ordinance.

Section 3. Land Development Code Section 3.27.40 is amended as set out in Exhibit A to this Ordinance.

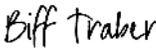
Section 4. Exhibit A to this Ordinance is attached and incorporated as part of this ordinance.

Section 5. No other provision in the Land Development Code is amended by this ordinance.

PASSED by the City Council this 20th day of July, 2020

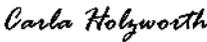
APPROVED by the Mayor this this 20th day of July, 2020

EFFECTIVE this this 30th day of July, 2020

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Mayor

ATTEST:

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City Recorder

**ORDINANCE 2020-10**

**EXHIBIT A**

*Headings in this exhibit, corresponding to Sections 2 through 3 of this ordinance, are provided for reference, but will not be included in the text of the Land Development Code.*

**Section 2.**

**Section 3.27.30 - PERMITTED USES**

**3.27.30.01 - Ministerial Development**

**a. Primary Uses Permitted Outright**

3. Civic Use Types -

- a) Administrative Services
- b) Social Service Facilities
- c) Cultural Exhibits and Library Services
- d) Lodges, Fraternal and Civic Assembly
- e) Parking Services
- f) Postal Services
- g) Public Safety Services
- h) Religious Assembly
- i) Transit Facilities
- j) Freestanding Wireless Telecommunication Facilities up to 60 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions.

*[Section 3.27.30 amended by Ordinances 2012-16, 2012-18, and 2012-19, effective December 13, 2012; amended by Ordinance 2020-10, effective July 30, 2020]*

***Section 3.***

**Section 3.27.40 - DEVELOPMENT STANDARDS**

The following provisions identify development standards within the MUE Zone.

**3.27.40.01 - Preservation of Industrial Land Supply**

- a.** A minimum floor area ratio (FAR) of 0.25 of Industrial structure/Use is required for all properties with a Comprehensive Plan Map designation of industrial. This requirement is to ensure that industrial land is preserved for primarily industrial purposes. This provision does not apply when a Commercial Use in an industrially designated property is applied to an existing residential building that existed prior to the adoption of this MUE Zone. This provision also does not apply when a Residential Use is applied to an existing commercial building within an industrial zone that existed prior to the adoption of this MUE Zone. This provision also does not apply to existing or new civic uses in the MUE Zone. The Industrial Uses on an MUE site are required to be developed prior to or concurrently with Residential and Commercial Uses, with the exception of Residential and/or Commercial Uses in existence as of the adoption of this MUE Zone.

*[Section 3.27.40 amended by Ordinance 2020-10, effective July 30, 2020]*