

OFFICIAL ZONING

CORVALLIS, OREGON

NOTE:
Dunawi Creek,
and the
associated
riparian corridor
may be relocated
through wetland
(WC-SQU-W-13)
to original alignment.

NOTE:

Map refinements to the Natural Hazard and Natural Resource Overlays appearing on this map can occur as provided in Chapters 4.5, 4.13 and 4.14 of the Corvallis Land Development Code. Significant Natural Resource and Natural Hazard areas information is based upon December 31, 2004 mapping and the Notices of Disposition for the Land Development Code Update signed by Mayor Berg on December 16, 2004. This information is amended from time to time based on the map refinement process noted above.

Underlying Zones reflect the Land Development Code Zoning designations effective October 16, 2006, and as amended by the Notice of Disposition (Order 2006-144) to adopt this map signed by the Mayor on October 17, 2006.

Amendments to this Official Zoning Map are adopted from time to time, as noted in the effective dates of revision below. Zoning information as shown on this map is subject to change. For the most up-to-date information contact the Corvallis Community Development Department.

Original Effective Date: 12/31/2006 (Ordinance 2006-24)

Effective Dates of Revision: 5/5/2008 (Ordinance 2008-10), 6/2/2011 (Ordinance 2011-01), 5/31/2012 (Ordinance 2012-06), 6/18/2012 (Ordinance 2012-07), 12/3/2012 (Ordinance 2012-21), 12/12/2013 (Ordinance 2013-15), 5/1/2014 (Ordinance 2014-03), 12/11/2014 (Ordinance 2014-18), 8/10/2016 (Ordinance 2016-13), 9/16/2016 (Ordinance 2016-14), 12/1/2016 (Ordinance 2016-19), 1/1/2017 (Ordinance 2016-24), 3/30/2017 (Ordinance 2017-05), 6/15/2017 (Ordinance 2017-12), 9/15/2017 (Ordinance 2017-16), 12/14/2017 (Ordinance 2017-22), 1/26/2018 (Ordinance 2018-02), 4/12/2018 (Ordinances 2018-05, 2018-06, and 2018-07), 4/26/2018 (Ordinance 2018-10), 9/14/2018 (Ordinance 2018-22), 11/15/2018 (Ordinance 2018-28), 5/17/2019 (Ordinance 2019-11), 5/30/19 (Ordinance 2019-13), 6/13/19 (Ordinance 2019-15), 7/25/19 (Ordinance 2019-17), 8/29/19 (Ordinances 2019-23 & 2019-24), 10/31/19 (Ordinances 2019-27 & 2019-28), 4/26/20 (Ordinance 2020-07), and 8/14/2020 (Ordinance 2020-11).



Community Development Department

0 0.1 0.2 0.4 0.6 0.8 Miles

1 Inch = 1000 Feet

Corvallis Municipal Airport

LEGEND

- Corvallis City Limits
 - Urban Growth Boundary
 - Streams
- Residential Zones**
- RS-3.5 - Low Density Residential
 - RS-5 - Low Density Residential
 - RS-6 - Low Density Residential
 - RS-9 - Medium Density Residential
 - RS-12 - Medium-High Density Residential
 - RS-20 - High Density Residential
 - MUR - Mixed Use Residential
- Office/Commercial Zones**
- P-AD - Professional and Administrative Office
 - NC-Major - Major Neighborhood Center
 - NC-Minor - Minor Neighborhood Center
 - MUCS - Mixed Use Community Shopping
 - MUGC - Mixed Use General Commercial
 - CB - Central Business
 - CBF - Central Business Fringe
 - RF - Riverfront
 - MUC - Mixed Use Commercial *
- Industrial Zones**
- LI - Limited Industrial
 - LI-O - Limited Industrial - Office
 - MUE - Mixed Use Employment
 - GI - General Industrial
 - II - Intensive Industrial
 - RTC - Research Technology Center
 - MUT - Mixed Use Transitional
- Other Zones**
- OSU - Oregon State University
 - AG-OS - Agriculture - Open Space
 - C-OS - Conservation - Open Space
- Overlay Zones**
- Willamette River Greenway Overlay
 - Planned Development Overlay
 - University Neighborhoods Overlay
- Additional Regulatory Considerations**
- Minimum Assured Development Area
 - Historic District
 - Historic Resource
 - Solar Access Permit
 - Natural Resources (refer to Significant Riparian Area and Riparian Corridor & Wetlands map)
 - Natural Hazards (refer to Natural Hazard map)
 - No municipal water service area

* The Mixed Use Commercial Zone (MUC) and the development standards for the MUC effective October 16, 2004, shall apply to properties designated as such until a new zone is determined for these properties through a District Change Approval.