

ORDINANCE 2014- 18

AN ORDINANCE AMENDING ORDINANCE 2006-24, AS AMENDED, TO REVISE THE CORVALLIS LAND DEVELOPMENT CODE and AMENDING THE OFFICIAL ZONING MAP TO REMOVE THE RS-9U and RS-12U ZONES AND INCORPORATE THE UNIVERSITY NEIGHBORHOODS OVERLAY.

Whereas, the Planning Commission, after holding a duly advertised public hearing on October 15, 2014, has forwarded its recommendation to the City Council concerning a request for a Text Amendment to the Land Development Code and a Legislative Zone Change to the Official Zoning Map;

Whereas, on October 15, 2014, the Planning Commission recommended that the City Council approve the request to amend Land Development Code Chapters 1.4 (Nonconforming Development), 1.6 (Definitions), 2.12 (Lot Development Option), 3.8 (High Density Residential (RS-20)), 3.9 (Mixed Use Residential (MUR) Zone), 4.9 (Additional Provisions), and 4.10 (Pedestrian Oriented Design Standards), affecting development on residentially-zoned properties, and consistent with the recommendations provided by the OSU Collaboration Neighborhood Planning Workgroup;

Whereas, the City Council held a duly-advertised public hearing concerning the proposed Text Amendment to the Land Development Code and a Legislative Zone Change to the Official Zoning Map on November 17, 2014, and interested persons and the general public were given an opportunity to be heard;

Whereas, the Council has reviewed the public testimony and the recommendations of the Planning Commission and City Staff;

Whereas, the Council deliberated on the matter, amended the proposed text provided in Land Development Code Chapter 3.34, and made a preliminary decision to approve the proposed Land Development Code text amendment, as amended by City Council, and to approve the Legislative Zone Change, all subject to adoption of formal findings of fact;

Whereas, findings of fact have been prepared and consist of the formal findings, entered into the record at the December 1, 2014, City Council meeting, and adopted by the City Council through a separate motion;

Whereas, the final version of this Land Development Code Text Amendment is attached hereto as Exhibit A;

Whereas, the final version of this Legislative Zone Change is attached hereto as Exhibit B;

Whereas, the City Council finds that the burden of proof has been met;

Whereas, the City Council finds that the public necessity, convenience, and general welfare require such Amendment; and

Whereas, the City Council finds that the proposal conforms with the Corvallis Comprehensive Plan and other applicable policies;

NOW THEREFORE, THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Chapters 1.4 (Nonconforming Development), 1.6 (Definitions), 2.12 (Lot Development Option), 3.8 (High Density Residential (RS-20)), 3.9 (Mixed Use Residential (MUR) Zone), 4.9 (Additional Provisions), and 4.10 (Pedestrian Oriented Design Standards) of the Land Development Code are amended as shown by the provisions contained in Exhibit A, and by this reference, the exhibit is incorporated within the ordinance as if it were fully set out.

Section 2. Chapters 3.5 (Medium Density – University (RS-9(U)) and 3.7 (Medium-High Density – University (RS-12(U)) are deleted from the Land Development Code, as shown by the provisions in Exhibit A, and by this reference, the exhibit is incorporated within the ordinance as if it were fully set out.

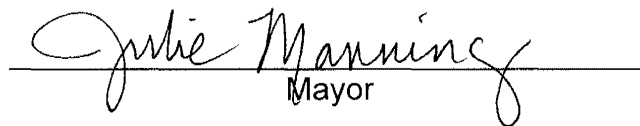
Section 3. Chapter 3.34 is added to the Land Development Code, as shown by the provisions in Exhibit A, and by this reference, the exhibit is incorporated within the ordinance as if it were fully set out.

Section 4. The Official Zoning Map is amended as shown in Exhibit B, and by this reference, the exhibit is incorporated within the ordinance as if it were fully set out.

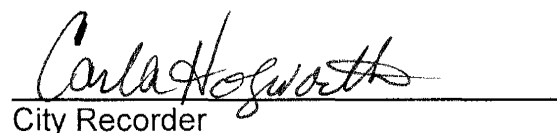
PASSED by the Council this 1st Day of December, 2014.

APPROVED by the Mayor this 1st Day of December, 2014.

Effective the 11th Day of December, 2014.


Mayor

ATTEST:


City Recorder

LDT14-00001 – Package # 2 Land Development Code Text Amendments
Neighborhood Planning Workgroup Recommendations

Table of Contents

RESIDENTIAL ZONES

3.1	RS-3.5	Low Density Zone
3.2	RS-5	Low Density Zone
3.3	RS-6	Low Density Zone
3.4	RS-9	Medium Density Zone
3.5		Reserved
3.6	RS-12	Medium-high Density Zone
3.7		Reserved
3.8	RS-20	High Density Zone
3.9	(MUR)	Mixed Use Residential Zone
3.10	RS-1	Extra-low Density Residential Zone

OVERLAYS

3.30	(WRG)	Willamette River Greenway Overlay
3.31	(HPO)	Historic Preservation Overlay
3.32	(PD)	Nonresidential Planned Development Overlay
3.33	(PD)	Residential Planned Development Overlay
3.34	(UNO)	University Neighborhoods Overlay
3.35		Reserved

Article I

Chapter 1.4

1.4.50.03 - Office Uses in the RS-9, RS-12, and RS-20 Zones

Office Uses, defined in Chapter 1.6 - Definitions, in existence as of December 31, 2006, in the RS-9, RS-12, and RS-20 zones shall not be classified as Nonconforming Development.

1.4.50.10 – Maximum Floor Area Ratio in University Neighborhoods Overlay

Except as limited by Section 1.4.50.04.a, where residential development within the University Neighborhoods Overlay has a floor area ratio that exceeds the allowed maximum, reconstruction of structures in existence prior to [insert date of adoption of this section], is permitted up to the legal nonconforming FAR.

Chapter 1.6

Floor Area Ratio, Maximum (Max. FAR) - The gross floor area of all buildings on a lot or development site that, when divided by the net area of a lot or development site on which the buildings are located, does not exceed a specified decimal value. See Area, Net.

Article II

Chapter 2.12 – Lot Development Option

2.12.30.03 - Determination of Lot Development Option Type - The Director shall determine whether an application qualifies as a Minor or Major Lot Development Option, as described in "a," and "b," below.

h. Minor Lot Development Option Thresholds -Minor Lot Development Option requests shall involve clearly measurable, numerically quantifiable development standards that shall not exceed the thresholds listed below:

17. Increasing the gross floor area of a building to exceed the Maximum Floor Area Ratio (Max. FAR) specified in Section 3.34.50 by 10 percent, or 200 square feet, whichever is greater.
18. Adjusting up to 20 percent, other applicable clearly measurable development standards not addressed in "1" through "14," above, except that Floor Area Ratios (FARs) may not be varied because they are a required method of assuring that the land supply for commercial and industrial uses is not diluted in commercial and industrial zones where FAR restrictions are cited.

Article III

Chapter 3.5 – Medium Density – University (RS-9(U)) Zone

CHAPTER 3.5 (RS-9U) DELETED IN ITS ENTIRETY

Chapter 3.6 – Medium-High Density (RS-12) Zone

3.6.20.02 – Special Development

Conditional Development - Subject to review in accordance with Chapter 2.3 - Conditional Development and all other applicable provisions of this Code.

- m. Participant Sports and Recreation - Indoor and Outdoor
- n. Schools

Chapter 3.7 – Medium-High Density-University (RS-12(U)) Zone

CHAPTER 3.7 (RS-12U) DELETED IN ITS ENTIRETY

Chapter 3.8 – High Density (RS-20) Zone

Table 3.8-1

h.	1.	Maximum Structure Height	65 ft. above grade or 5 stories, whichever is less.
	2.	Maximum Structure Height adjacent to RS-3.5, RS-5, RS-6, and RS-9 Zones	See Section 3.8.30.02 below.

3.8.30.02 – Structure Height and Building Mass

- a. Primary structures in the RS-20 Zone shall not exceed a height of 65 ft. or five stories, whichever is less.

- b. Where a property in the RS-20 Zone abuts a property in the RS-9 Zone, the height of structures in the RS-20 Zone is limited to a maximum of 35 ft. within a distance of 20 ft. from the Medium Density Residential property. Where a street separates the land zoned RS-20 from the land zoned RS-9, this height restriction shall be in accordance with "d", below. See Figure 3.8-1 - Required Height Transition Area When a Development is Zoned RS-20 and is Next to Land Zoned RS-9.

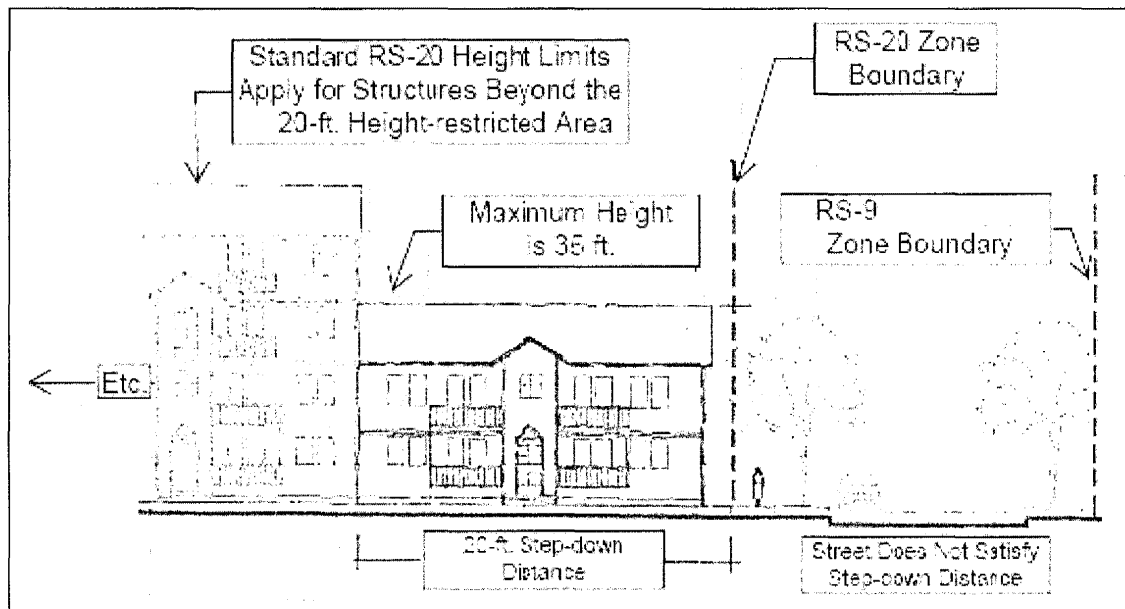


Figure 3.8-1 – Required Height Transition Area When a Development is Zoned RS-20 and is Next to Land Zoned RS-9

- d. Where the RS-20 Zone is separated from the Low or Medium Density Residential zone by an existing or planned street, the measurements outlined in "b," and "c," above, shall be taken from the RS-20 side of the street, and the street shall not be counted to satisfy the distance needed for the step-down in height. In cases where the RS-20 zoning boundary immediately abuts the Low or Medium Density Residential zoning boundary, and an existing or planned street is located within the RS-20 Zone and also abutting the Low or Medium Density Residential zoning boundary, the street shall not be counted to satisfy the distance needed for the step-down in height. See Figure 3.8-1 - Required Height Transition Area When a Development is Zoned RS-20 and is Next to Land Zoned RS-9 and Figure 3.8-2 - Required Height Transition Area When a Development is Zoned RS-20 and is Next to Land Zoned RS-3.5, RS-5, or RS-6.

Chapter 3.9 – Mixed Use Residential (MUR) Zone

3.9.40.04 - Structure Height and Building Mass

- a. Primary structures in the MUR Zone shall not exceed a height of 65 ft. or five stories, whichever is less.
- b. Where a property in the MUR Zone abuts a property in the RS-9 Zone, the height of structures in the MUR Zone is limited to a maximum of 35 ft. within a distance of 20 ft. from the Medium Density Residential property. Where a street separates the land zoned MUR from the land zoned RS-9, this height restriction shall be in accordance with “d,” below. See Figure 3.9-1 - Required Height Transition Area When a Development is Zoned MUR and is Next to Land Zoned RS-9.

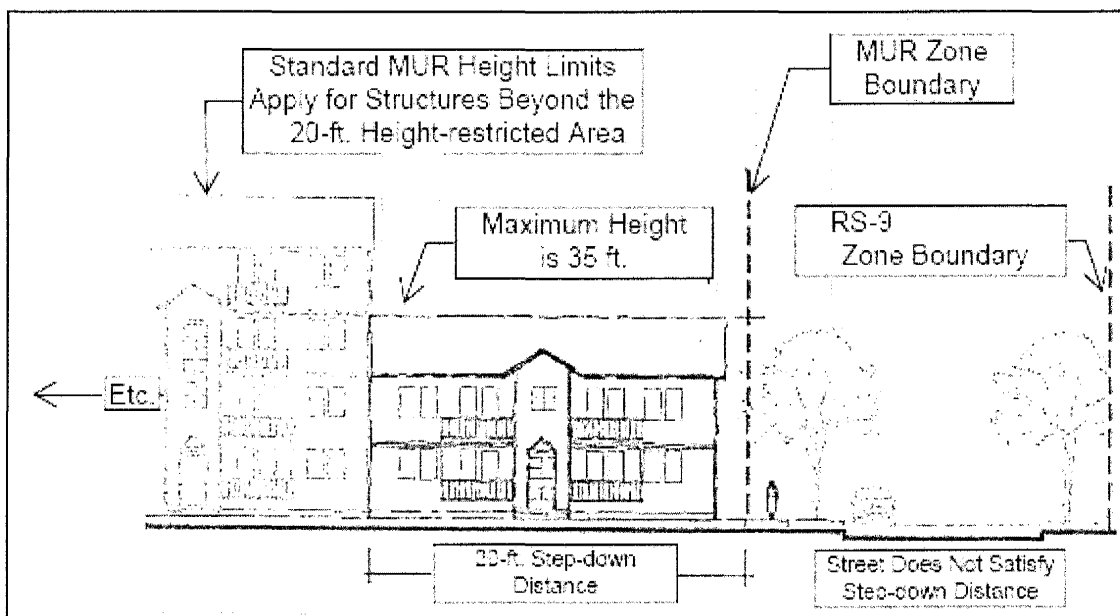


Figure 3.9-1 - Required Height Transition Area When a Development is Zoned MUR and is Next to Land Zoned RS-9

- d. Where the MUR Zone is separated from the Low or Medium Density Residential zone by an existing or planned street, the measurements outlined in “b,” and “c,” above, shall be taken from the MUR side of the street, and the street shall not be counted to satisfy the distance needed for the step-down in height. In cases

where the MUR zoning boundary immediately abuts the Low or Medium Density Residential zoning boundary, and an existing or planned street is located within the MUR Zone and also abutting the Low or Medium Density Residential zoning boundary, the street shall not be counted to satisfy the distance needed for the step-down in height. See Figure 3.9-1 - Required Height Transition Area When a Development is Zoned MUR and is Next to Land Zoned RS-9 and Figure 3.9-2 - Required Height Transition Area When a Development is Zoned MUR and is Next to Land Zoned RS-3.5, RS-5, or RS-6.

Chapter 3.34 – University Neighborhoods Overlay (UNO)

CHAPTER 3.34

UNIVERSITY NEIGHBORHOODS OVERLAY (UNO)

The University Neighborhoods Overlay (UNO) can be applied to one or more Lots or Parcels in conjunction with any other residential zone within its adopted boundary, as may be amended over time. The standards implemented by the UNO reflect patterns of development that are integral to those neighborhoods within proximity of the Oregon State University campus. As such, its use should be limited to those neighborhoods unless expansion is justified by additional documentation and analysis of residential development patterns that may exist beyond the current boundary.

Section 3.34.10 - PURPOSES

This Overlay is intended to:

- a.** Promote new development that is compatible with original patterns of neighborhood development, and that are appropriate to the site and area;
- b.** Encourage incremental change in density while remaining conscious of the mass, scale, and form of original development within the affected neighborhoods;
- c.** Supplement other development standards within this Code that are intended to facilitate housing diversity;

- d. Respond to adopted recommendations from the Collaboration Corvallis project regarding promotion of established neighborhood development patterns;
- e. Implement development standards that were created in response to the North Campus Area plan; and
- f. Implement policies of the City's Comprehensive Plan.

Section 3.34.20 - IMPLEMENTATION

Only those properties with an underlying residential zone and located within the adopted boundary (see Figure 3.34-1 below) of the University Neighborhoods Overlay are subject to the provisions in this Chapter.

A University Neighborhoods Overlay designation may be applied to residentially zoned properties in accordance with the procedures of Chapter 2.2 - Zone Changes.

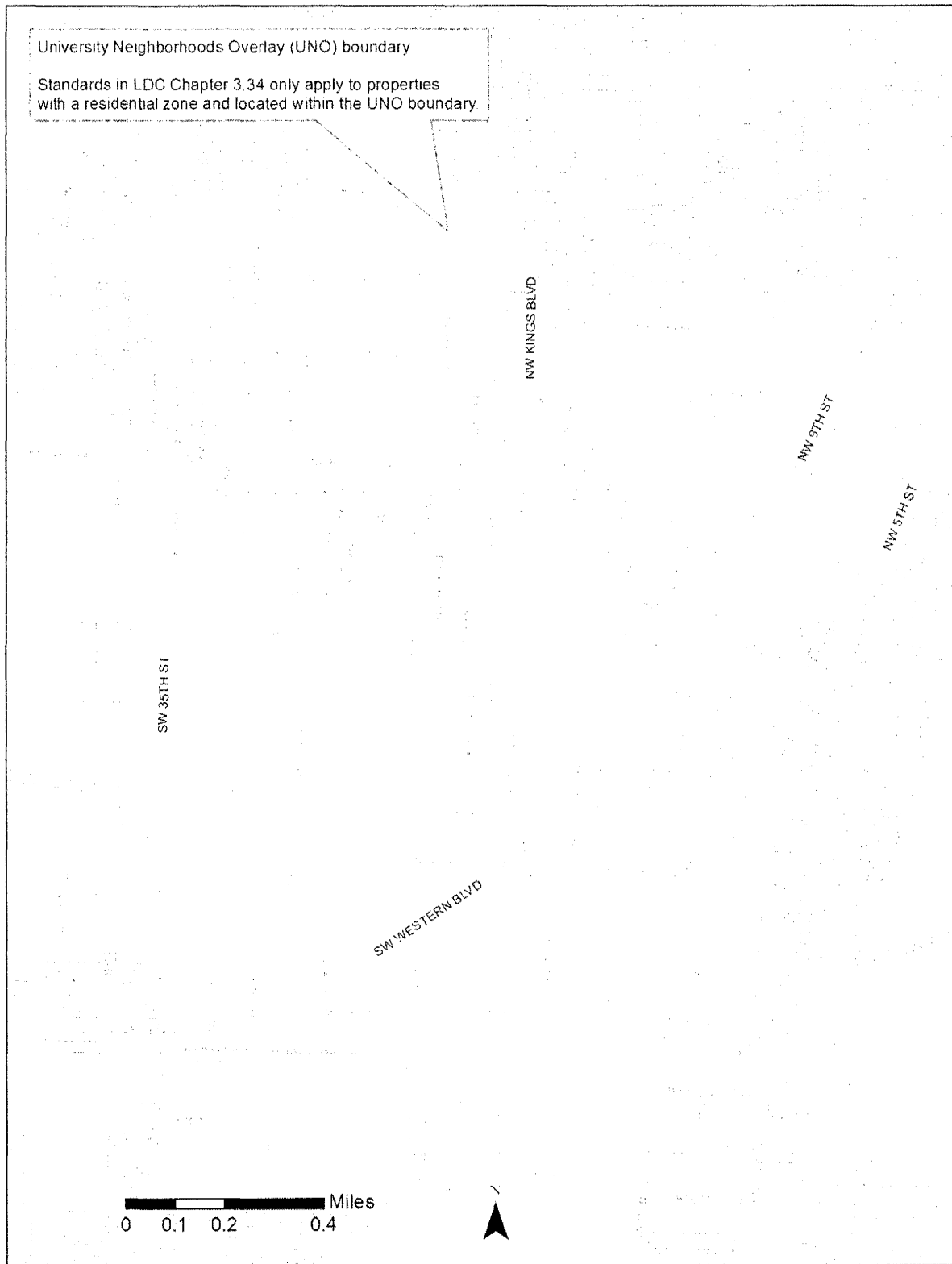


Figure 3.34-1: University Neighborhoods Overlay (UNO)

Section 3.34.30 - REMOVAL

A University Neighborhoods Overlay designation may be removed in accordance with the procedures of Chapter 2.2 - Zone Changes.

Section 3.34.40 - PERMITTED USES

Permitted uses consist of any uses listed in the underlying residential zone.

Section 3.34.50 – MAXIMUM FLOOR AREA RATIO

- a. Maximum FAR per Zone – Unless provided otherwise, new or cumulative residential development shall comply with the following:

Zone	Standard
1. RS-5	1,200 square feet of living space per unit or a Maximum Floor Area Ratio (Max. FAR) of 0.30, whichever is greater.
2. RS-6	1,200 square feet of living space per unit or a Maximum Floor Area Ratio (Max. FAR) of 0.30, whichever is greater.
3. RS-9	1,200 square feet of living space per unit or a Maximum Floor Area Ratio (Max. FAR) of 0.50, whichever is greater.
4. RS-12	1,200 square feet of living space per unit or a Maximum Floor Area Ratio (Max. FAR) of 0.70, whichever is greater.

- b. The following shall not count against a Max. FAR:

1. Accessory structures not used for vehicle parking.
2. Accessory Dwelling units (see Chapter 4.9).
3. Basements, underground vehicle parking and circulation areas, and living space, provided the ceiling of which is four ft. or less above the lowest point on the public sidewalk abutting the respective property line of a structure's street-facing elevation; or
4. Unenclosed porches, patios, decks, balconies, and roof-top open space.

- c. Exemptions for Garages

1. Attached Garage/Carport – An attached garage or carport, up to 240 square feet in area, may be excluded from the gross floor area of a building when determining compliance with a Max. FAR.
2. Detached Garage/Carport – A detached garage or carport, up to 480 square feet in area, the face of which is placed a minimum of 20 ft. behind the longest segment of the front wall of a primary structure's street-facing elevation(s), may be excluded from the gross floor area when determining compliance with a Max. FAR.

Section 3.34.60 - GARAGE, CARPORT AND OFF-STREET PARKING ACCESS FOR LOTS AND PARCELS WITH IMPROVED ALLEY ACCESS

Orienting garages, carports, and off-street parking facilities toward a street within the University Neighborhoods Overlay may be inconsistent with original patterns of neighborhood development. Front-loaded, attached garages and carports have the greatest potential for conflicting with those patterns.

The minimum standards for driveway width and side yard setback contained in the Corvallis Off-street Parking and Access Standards are intended to facilitate narrow driveways and detached garages as part of redevelopment within the University Neighborhoods Overlay. For Lots or parcels without improved alley access, detached garages placed a minimum of 20 ft. behind the longest segment of the front wall of a primary structure's street-facing elevation(s) are strongly encouraged.

The following standards apply to Lots and Parcels with improved alley access.

- a. Alley Access Required – Vehicular access to a garage, carport or other off-street parking facilities shall be limited to an alley for a Lot or Parcel with access along an alley that is either improved consistent with Section 4.0.60.j or otherwise paved for its full length.
- b. Garage and Carport Orientation – Garages and carports shall be placed and oriented consistent with Section 4.0.60.j.2.

Section 3.34.70 - COMPLIANCE WITH CHAPTER 4.10 - PEDESTRIAN ORIENTED DESIGN STANDARDS

Compliance with Chapter 4.10 - Pedestrian Oriented Design Standards shall apply to the following types of development in the University Neighborhoods Overlay:

- a. All new buildings or structures for which a valid permit application has been submitted after December 31, 2006;
- b. Developments subject to Conditional Development and/or Planned Development approval, as required by a Condition(s) of Approval(s); and
- c. Independent or cumulative expansion of a nonresidential structure in existence and in compliance with the Code on December 31, 2006, or constructed after December 31, 2006 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2006, shall comply with the pedestrian requirements of Chapter 4.10 - Pedestrian Oriented Design Standards as outlined in Section 4.10.70.01.

Section 3.34.80 - VARIATIONS

Variations from development and design standards in this Chapter may be allowed through the processes outlined in Chapter 2.5 - Planned Development and Chapter 2.12 - Lot Development Option.

Article IV

Chapter 4.9 – Additional Provisions

Section 4.9.40 - ACCESSORY DWELLING UNITS IN THE RS-1, RS-3.5, RS-5, RS-6, AND RS-9 ZONES

4.9.40.01 - Ministerial Development Option -

- I. In the RS-6, RS-9, RS-12, and RS-20 Zones, the minimum lot area to establish an ADU shall be 3,500 sq. ft. for a detached unit and 2,500 sq. ft. for an attached unit;

4.9.40.02 - General Development Option -

- c. **Review Criteria** - In addition to complying with the specific requirements of the zone, ADUs are subject to the following provisions:

11. In the RS-9, RS-12, and RS-20 zones, the minimum lot area to establish an ADU shall be 5,000 sq. ft.;

Section 4.9.80 -HOUSING TYPE VARIATION REQUIREMENTS PER RESIDENTIAL ZONE

A variety of Housing Types shall be provided for residential developments, in accordance with the provisions this Section, including the provisions in Table 4.9-1 - Options A and B for Developments Five - 10 Acres, Table 4.9-2 - Options A and B for Developments Greater than 10 acres, and Table 4.9-3 - Allowed Housing Types by Zone.

- a. **RS-1, RS-3.5, RS-5, RS-6, and RS-9 Zones** - The darker shading in the columns for these zones in Table 4.9-3 - Allowed Housing Types by Zone indicates permitted Housing and Building Types.

1. Developments Less Than Five Acres - No Housing or Building Type variation is required, although Housing Type variations are encouraged.
2. Developments Five - 10 Acres - At least two Housing or Building Types are required. Each required Housing or Building Type shall be at least 20 percent of the total units.
3. Developments Greater Than 10 Acres - At least three Housing or Building Types are required. Each required Housing or Building Type shall be at least 20 percent of the total units.

- b. **RS-12, RS-20, and MUR Zones** - The lighter shading in the columns for these zones in Table 4.9-3 - Allowed Housing Types by Zone indicates permitted Housing and Building Types. The darker shading in the columns for these zones indicates "Option B" discussed in "2," and "3," below.

**Table 4.9-3
ALLOWED HOUSING TYPES BY ZONE**

BUILDING TYPES, PER CHAPTER 1.6 - DEFINITIONS	ALLOWED HOUSING TYPES BY ZONE							HOUSING TYPE CHOICES TO SATISFY HOUSING VARIATION REQUIREMENTS
	RS- 1 & RS- 3.5	RS- 5	RS- 6	RS- 9	RS- 12	RS- 20	MUR	
Detached Single-family								1. Detached Single-family ≤ 1,200 sq. ft.
								2. Detached Single-family > 1,200 sq. ft.
Detached Single-family (Zero Lot Line)								3. Detached Single-family 1,200 sq. ft.
								4. Detached Single-family 1,200 sq. ft.
Accessory Dwelling Unit								5. Accessory Dwelling
Attached Single-family (Zero Lot Line, two units)								6. Attached Single-family (two units) (each unit on an individual lot)
Duplex								7. Duplex units
Attached (more than two units)								8. Dwellings with three-five units (each unit on an individual lot or each unit individually owned within a multi-unit structure)*. Includes Townhouses, Rowhouses, Flats, Condominiums.
								* RS-5 Zone limited to a maximum of three attached units per structure.
Multi-dwelling								9. Dwellings with > five units (each unit on an individual lot or each unit with an individual ownership within a multi-unit structure). Includes Townhouses, Rowhouses, Flats, Condominiums.
								10. Triplexes and fourplexes (each unit not individually owned)*
Multi-dwelling, continued								* RS-5 Zone limited to triplexes
								11. Apartment buildings with four units (each unit not individually owned)
OPTION B for RS-12 and RS-20 Zones								Minimum of three types of apartment buildings in terms of number of units per building (must vary by at least two units). Each type shall comprise at least 10 percent of the buildings (e.g., may have a combination of buildings with 8, 10, and 12 units/building, etc.)
								Minimum of two types of units in terms of number of bedrooms and each type shall comprise at least 25

Table 4.9-3 ALLOWED HOUSING TYPES BY ZONE								
BUILDING TYPES, PER CHAPTER 1.6 - DEFINITIONS	ALLOWED HOUSING TYPES BY ZONE							HOUSING TYPE CHOICES TO SATISFY HOUSING VARIATION REQUIREMENTS
	RS- 1 & RS- 3.5	RS- 5	RS- 6	RS- 9	RS- 12	RS- 20	MUR	
								percent of the total number of units: Dwelling units with ≤ one bedroom Dwelling units with two bedrooms Dwelling units with ≥ three bedrooms

Chapter 4.10 – Pedestrian Oriented Design Standards

4.10.50.03 - Menus for Pedestrian Features and Design Variety

- b. Building and Roof Articulation** - Exterior building elevations shall incorporate design features to preclude large expanses of uninterrupted building surfaces. Along the vertical face(s) of a structure oriented toward a public or private street, such features shall occur on each floor at least every 30 ft in the horizontal dimension. This requirement shall be satisfied by two-unit attached single family dwellings when their combined length, as measured horizontally along a street-facing façade, is 30 ft. or more. At least two of the following three choices shall be incorporated into the development:

1. Off-sets or breaks in roof elevation of three ft. or more in height, or cornices two ft. or more in height.
2. Recesses, such as decks, patios, courtyards, entrances, etc., with a minimum depth of two ft. and minimum length of four ft. if combined with a change in exterior siding using one or more of the materials listed below in Section 4.10.50.03.c.3, or with a minimum depth of four ft. and minimum length of eight ft. if not combined with a change in exterior siding materials.
3. Extensions/projections, such as enclosed floor area, porches, bay windows, decks, entrances, etc., that have a minimum depth of two ft. and minimum length of four ft. if combined with a change in exterior siding using one or more of the materials listed below in

Section 4.10.50.03.c.3, or with a minimum depth of four ft. and minimum length of eight ft. if not combined with a change in exterior siding materials.

- c. **Design Variety Menu** - Each home shall incorporate a minimum of four of the following seven building design features. The applicant shall indicate proposed options on plans submitted for building permits. While not all of the design features are required, the inclusion of as many as possible is strongly encouraged.

4.10.60.04 - Menus for Pedestrian Features and Design Variety

- b. **Building and Roof Articulation** - Exterior building elevations shall incorporate design features such as off-sets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces. Along the vertical face(s) of a structure oriented toward a public or private street, such features shall occur on each floor at least every 30 ft. in the horizontal dimension. This requirement shall be satisfied by attached single family dwellings when their combined length, as measured horizontally along a street-facing façade, is 30 ft. or more. At least two of the following three choices shall be incorporated into the development:
 - 1. Off-sets or breaks in roof elevation of three ft. or more in height, or cornices two ft. or more in height.
 - 2. Recesses, such as decks, patios, courtyards, entrances, etc., with a minimum depth of two ft. and minimum length of four ft. if combined with a change in exterior siding using one or more of the materials listed below in Section 4.10.60.04.c.2, or with a minimum depth of four ft. and minimum length of eight ft. if not combined with a change in exterior siding materials.
 - 3. Extensions/projections, such as enclosed floor area, porches, bay windows, decks, entrances, etc., that have a minimum depth of two ft. and minimum length of four ft. if combined with a change in exterior siding using one or more of the materials listed below in Section 4.10.60.04.c.2, or with a minimum depth of four ft. and

minimum length of eight ft. if not combined with a change in exterior siding materials.

- c. **Design Variety Menu** - Each structure shall incorporate a minimum of five of the following eight building design features. The applicant shall indicate proposed options on plans submitted for building permits. While not all of the design features are required, the inclusion of as many as possible is strongly encouraged.

1. Trim - A minimum of 2.25-in. trim or recess around windows and doors that face the street. Although not required, wider trim is strongly encouraged.
2. Building Materials - Buildings shall have a minimum of two different types of building materials on facades facing streets, including but not limited to stucco and wood, brick and stone, etc. Alternatively, they shall have a minimum of two different patterns of the same building material, such as scalloped wood and lap siding, etc. on facades facing streets. These requirements are exclusive of foundations and roofs, and pertain only to the walls of a structure.
3. Increased Eaves Width - Eaves with a minimum 18-in. overhang.
4. Increased Windows - A minimum area of 20 percent windows and/or dwelling doors on facades facing streets, sidewalks, and multi-use paths. This provision includes garage facades. Gabled areas need not be included in the base wall calculation when determining this minimum 20 percent calculation.
5. Roof Pitch - A minimum 6:12 roof pitch with at least a six-in. overhang.
6. Architectural Features - At least one architectural feature included on dwelling facades that face the street. Architectural features are defined as bay windows, oriels, covered porches greater than 60 sq. ft. in size, balconies above the first floor, dormers related to living space, or habitable cupolas. If a dwelling is oriented such that its front facade, which includes the front door, is oriented to a

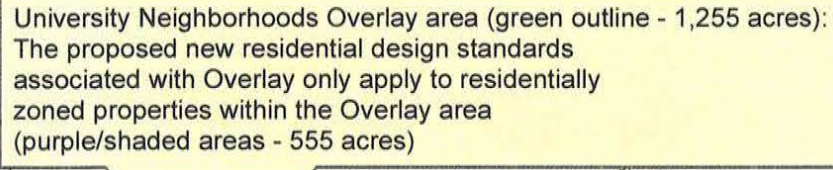
sidewalk and no facades of the dwelling face a street, then the architectural feature may be counted if it is located on the front facade.

7. Architectural Details - Architectural details used consistently on dwelling facades that face streets. Architectural details are defined as exposed rafter or beam ends, eave brackets, windows with grids or true divided lights, or pergolas integrated into building facades. If a dwelling is oriented such that its front facade, which includes the front door, is oriented to a sidewalk and no facades of the dwelling face a street, then the architectural feature may be counted if it is located on the front facade.

d. **Additional Building Articulation and Massing Requirements**

1. **Enhanced Building Articulation** – Street-facing building elevations more than 60ft. in length shall incorporate off-sets, extensions, recesses, or changes in exterior wall height, with a minimum dimension of 10ft., at least every 60ft. as measured in the horizontal dimension. Along the vertical face of a structure, such features shall occur on each floor. Compliance with this standard and Section 4.10.60.04.b is required for street-facing building elevations more than 60ft. in length.
2. **Street Frontage Massing** – On sites with 100ft. or more of public or private street frontage, no individual building or series of attached buildings occupied solely by residential uses shall occupy more than 50 percent of any individual street frontage, unless the building design complies with Section 4.10.60.01.a.2.

Areas of proposed Zone map amendments




Existing RS-9U and RS-12U Zones (77 acres):
cross-hatch indicates existing RS-9U Zones
that are proposed to be converted to RS-9;
or RS-12U Zones that are proposed to be
converted to RS-12

* Additional changes are proposed to residential Pedestrian Oriented Design Standards and minimum lot area standards. Please contact the Planning Division for more information.


Planning@corvallisoregon.gov


Legend


 Proposed University Neighborhoods Overlay area


RS-9U and RS-12U Zone Changes


ZONE


 RS-9U (proposed conversion to RS-9)

 PD(RS-9U) (proposed conversion to PD(RS-9))

 RS-12U (proposed conversion to RS-12)

 PD(RS-12U) (proposed conversion to PD(RS-12))

 Residential Zones affected by Proposed University Neighborhoods Overlay parcel

 All Existing Residential (RS) Zones