

LAND USE

CHAPTER 12

The standards within this Chapter are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles which can result in creative solutions that will develop a satisfactory visual appearance within the community, preserve the taxable values and promote public health, safety and welfare.

USES PERMITTED BY ZONE

12.000 Uses with a "P" designation are permitted outright (subject to provisions of Chapters 10-14); those with a "C" designation are subject to the Conditional Use provisions of Sections 11.000 to 11.200. If the use, the zone or site standards have a footnote, additional restrictions apply to the use or site standards. Different standards than noted in Chapter 12 may apply in designated overlays, such as Downtown Business Zone, Adult Business Overlay Zone, Hazard Overlay Zone, Flood Hazard Zone or the Geothermal Overlay Zone. Different standards may also apply within approved Planned Unit Developments (PUDs). The zoning designation extends to the centerline of any adjacent street or right of way. One principal use or structure is permitted per lot. Zoning designations and their related uses are defined in Chapter 10 and are listed below:

SF	Single Family Residential	MU	Mixed Use
MD	Medium Density Residential	LI	Light
Industrial		I	Industrial
A	Apartment Residential	PF	Public Facility
NC	Neighborhood Commercial	SR	Special
GC	General Commercial		
Reserve			
DB	Downtown Business Zone		

USE	SF	MD	A	NC ¹	GC	DB ³	MU	LI	I	PF	SR ⁴
Residential											
Single Family Dwelling	P	P	P	P	p ⁶	p ⁶					C
Duplex	C ⁵	P	P	P	p ⁶	p ⁶	P				C
Tri Plex		C	P	P	p ⁶	p ⁶	P				C

Four Plex		C	P	P	P ⁶	P ⁶	P				C
Apartment			P	P	P ⁶	P ⁶	P				C
Above Ground Floor Apartment				P	P	P	P				C
Townhouse ⁷		P	P	P			C				C
Manufactured Home ⁸	P	P	P	P							C
Manufactured Home Park		C	C								C
Home Occupation ⁹	P	P	P	P			P				C
Residential Home	P	P	P	P		P ⁶	P				C

USE	SF	MD	A	NC	GC	DB ³	MU	LI	I	PF	SR ⁴
Accessory											
Accessory Dwelling Unit	C							C	C		
Boat Facilities ¹⁰	P	P	P	P	P		P			P	C
Day Care	C	C	C	P	C	P	P	C	C	C	C
Dwelling Unit (ADU) ¹²	C	C	C	C							
Fence ¹⁰	P	P	P	P	P	P	P	P	P	P	P
Garage, Carport ¹⁰	P ¹³	P ¹³	P ¹³	P	P		P ⁷	P	P	P	P
Greenhouse (not including retail or wholesale) ¹⁰	P	P	P	P			P				P
Innovative Alternative Energy System	C	C	C	C	C	C	C	C	C	C	C
Minor Antenna ¹⁴	P ¹⁰	P ¹⁰	P	P	P	C	P	P	P	P	P
Playhouse ¹⁰	P	P	P	P			P				P
Signs ¹⁵	P	P	P	P	P	P	P	P	P	P	C
Small Solar Energy System	P	P	P	P	P	P	P	P	P	P	P
Small Wind Energy System	P	P	P	P	P	P	P	P	P	P	P
Solar Energy Farm ¹⁶					P			P	P	P	
Storage Shed ¹⁰	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷		P ¹⁷	P	P	P ¹⁷	P ¹⁷
Swimming Pool ¹⁰	P	P	P	P	P		P			P	P
Tennis Court ¹⁰	P	P	P	P	P		P			P	P

USE	SF	MD	A	NC ¹	GC	DB ³	MU	LI	I	PF	SR ⁴
Commercial Trade											
Antique Store	C ¹⁸	C ¹⁸	C ¹⁸	P	P	P	P				
Printers/Publishers				P	P	C	C	P	P		
Retail Indoor	C ¹⁸	C ¹⁸	C ¹⁸	P	P	P	P	P ¹⁹			C
Retail Outdoor					P ²⁰	P ²⁰	P				C
Resale/Thrift Store				P	P	C	P				
Vehicle Sales, Service and Rental (automobile, boat, motorcycle, rv)					P	C	C	P	P ¹⁹		
Wholesale				P	P	CP	P	P	P		C

USE	SF	MD	A	NC ¹	GC	DB ³	MU	LI	I	PF	SR ⁴
Commercial Services											
Adult Business ^{21 25}				P	P	P	P	C			C
Adult Day Care			C	P	C	P	P			C	C
Athletic Club				P	P	P	P	P	P ²²		C
Auto Repair/Maintenance				P	P	C	C	P			C
Auto Service Station				P	P	C	P	P	P ²²		C
Bed & Breakfast ²³	C	C	C	P	P	P	P				C
Business/Professional Office			C	P	P	P	P	P	P ¹⁹		C
Child Care Facility	C	C	C	C	C	P	P				C
Child Treatment Center	C	C	C	C	C	C ⁶	C				C
Gun Firing Range- Indoor					C			C	C		
Hotel/Motel				P	P	P	P	P	P		C
Indoor Recreation				P	P	P	C	C	C	C	C
Parking Lot				P	P	C	C	P	P	P	C
Personal Services				P	P	P	P				C
Residential Facility	C	C	C	P	P	P ^{6 7}	P				C
Restaurant	C ¹⁸	C ¹⁸	C ¹⁸	P	P	P	P	C ²²	C ²²		C

RV Park					C					C	
Telecomm. Facility ¹⁴			C	C	C	C	C	C	C	C	C
Telecomm. Facility Collocation ¹⁴			P	P	P	P	P	P	P	P	P
Veterinary Clinic				P	P	P	P	P	P	P	C

USE	SF	MD	A	NC ¹	GC	DB ³	MU	LI	I	PF	SR ⁴
Public											
Cemetery	C	C	C	C	C			C		P	C
Church	C	C	C	C	C	C ⁶	C	C	C	P	C
Crematory ²⁴								C	C	P	C
Government Office	C	C	C	C	C	C	C	C	C	P	C
Hospital	C	C	C	C	C		C	C		P	C
Fraternal Lodge	C	C	C	C	C	C	C	C	C	P	C
Mortuary ²⁵				C	C			C	C	P	C
Parks and Recreation Facilities	P	P	P	P	P	P	P			P	C
Public Utilities	C	C	C	C	C	C	C	C	P	P	C
School	C	C	C	C	C	C ⁶	C	C		C	C
Social Service			C		C			C	C	C	

USE Industrial	SF	MD	A	NC ¹	GC	DB ³	MU	LI	I	PF	SR ⁴
Industrial											
Cleanroom Manufacturing					C		C	P	P		C
Call Center					C	C ⁶	C	P	P		C
Industrial Disassembly							C	P	P		C
Repair/Maintenance							C	P	P		C
Storage/Warehousing							C	P	P		C
Manufacturing/Assembly							C	P	P		C
Light Industrial							C	P	P		C

SITE STANDARDS BY ZONE
12.005

DESIGN FEATURE	SF	MD	A	NC ²⁶	GC	DB	MU	LI	I	PF	SR
Setbacks (in feet)											
Front Yard General	15 ²⁸	15 ²⁸	10 ²⁸	10 ²⁸	0	0	0	0	0	0	20
Front Yard Garage	20 ²⁸	20 ²⁸	10 ²⁸	10 ²⁸	0	0	0	0	0	0	
Rear Yard	5	5	5	5	0	0	0	0	0	10	20
Front Yard Unenclosed Porch	10	10	10	10	0	0	0	0	0	0	20
Interior Side Yard	5	5	5	0	0	0	0	0	0	10	20
Exterior Side Yard	10	10	10	0	0	0	0	0	0	10	10
Yard Abuts Res. Zone ³⁰	n/a	n/a	n/a	15 ³¹	15 ³¹	n/a	15 ³¹	25	25	15 ³¹	n/a
Yard Abuts Arterial St.	n/a	n/a	n/a	10	0	0	0	30	30	0	n/a
Max. Building Height³²	28	35	45	45	55	55	55	70	70	70	30
Vision Clearance (feet)³³											
Street Leg	15	15	15	15	15	0	0	15	15	15	15
Alley Leg	10	10	10	10	10	0	0	10	10	10	10
Lot Coverage (%)³⁵	40	50	60	75	100 ³⁴	100 ³⁴	100 ³⁴	100 ³⁴	100 ³⁴	100 ³⁴	20
Non-structure Impervious Lot Coverage (%)³⁵	25	35	50	75	90	90	90	90	90	90	20
Minimum Lot Size³⁶ (thousand square feet)	7	5	5 ³⁷	5	5	5	5	5	5	5	20
Fence Height³⁸ (feet)											
Front Yard	4	4	4	4	4	4	4	7	7	4 ³⁹	4
Rear Yard	7	7	7	7	7	4 ⁴⁰	4 ⁴⁰	7	7	7	7
Interior Side Yard	7	7	7	7	7	4 ⁴⁰	4 ⁴⁰	7	7	7	7
Exterior Side Yard ⁴¹	4	4	4	4	4	4	4	7	7	4	4

¹ A business in the Neighborhood Commercial Zone shall occupy 3,000 square feet or less, and in no case shall the total floor area within one structure or group of related structures, treated as a common whole, exceed 18,000 square feet. All nonresidential service, repair, storage or merchandise display performed in conjunction with any use in any Neighborhood Commercial Zone, shall be conducted wholly within an enclosed building, except for the following: off-street parking or loading, drive up windows and fuel sales and related minor service for motor vehicles.

² intentionally omitted

³ Downtown Business Zone is subject to the provisions of Sections 12.750 to 12.796, Downtown Business Zone Design Review Standards.

⁴ Special Reserve Zone is subject to the provisions of Sections 12.415 to 12.445, Special Reserve Development Standards.

⁵ Duplex is conditionally permitted in Single Family Zone, provided that the duplex is on a corner lot and the units face opposite streets.

⁶ The use is allowed in designated zones, provided the use is not located on the first or ground floor on Main Street between 2nd Street and Esplanade.

⁷ Garages, an accessory use, shall be located at the rear of building.

⁸ Manufactured Home Structures shall conform to the placement standards found in Section 12.015.

⁹ Home Occupations shall conform to the standards found in Section 12.020.

¹⁰ For non-commercial, private use only.

¹¹ intentionally omitted

¹² Accessory Dwelling Units shall conform to the standards found in Section 12.050.

¹³ A garage or carport is required for every dwelling unit in a single family dwelling, Duplex, Triplex, and Fourplex. For apartments, one in every four required parking spaces shall be covered. Accessory Dwelling Units and Dormitories are excluded from covered parking requirements.

¹⁴ Minor Antennae are subject to the provisions of Sections 14.950 through 14.996, Telecommunications.

¹⁵ Signs are subject to the provisions of Sections 14.300 to 14.368, Signs.

¹⁶ Solar Energy Farms are subject to the provisions of Sections 14.700 to 14.715, Solar, Wind, and Innovative Alternative Energy.

¹⁷ Portable On-Demand Storage Units (PODS), box-cars, and shipping containers used for storage shall look similar in architecture, siding material, and color to the primary structure and shall be on a permanent foundation.

¹⁸ Subject to the provisions of Section 12.030, Neighborhood Business Standards.

¹⁹ Commercial uses shall be accessory or secondary to an Industrial or Light Industrial use and if located on a separate lot, the commercial use shall be located not more than 150 feet from the external boundary of the lot containing such Industrial or Light Industrial use.

²⁰ Vendor Permit is required if goods or services are supplied within the public right-of-way.

²¹ Adult Business uses are subject to Sections 12.490 to 12.496, Adult Business Overlay Zone.

²² Commercial uses shall be accessory or secondary to an Industrial or Light Industrial use and if located on a separate lot, is the commercial use shall be located not more than 1500 feet from the external boundary of the lot containing such Industrial or Light Industrial use.

²³ Bed and Breakfasts shall conform to the standards found in Section 12.025.

²⁴ Crematories are allowed in conjunction with permitted cemeteries in Single Family, Medium Density, Apartment, Neighborhood Commercial and General Commercial zones. Crematories are conditionally permitted without a cemetery use in the Light Industrial and Industrial zones.

²⁵ Mortuaries are allowed in conjunction with permitted cemeteries in Single Family, Medium Density, and Apartment zones. Mortuaries are conditionally permitted without a cemetery use in the Neighborhood Commercial, General Commercial, Light Industrial and Industrial zones.

²⁶ Dwelling shall conform to the setbacks of the Apartment Residential zone.
12.282.

²⁷ intentionally omitted

²⁸ Duplexes, Triplexes, Fourplexes, and Townhouses may have a 10' front setback when, the parking is in the rear of the structure, and the building incorporates additional architectural details, such as a front porch. Setbacks in any residential neighborhood shall remain consistent. If the houses in a particular neighborhood have a 20 foot setback, then the 20 foot setback shall continue to be enforced.

²⁹ Townhouses are allowed an interior side yard setback of 0' when the side yard is shared by two townhouses.

³⁰ Zoning goes to the centerline of the adjacent street(s) right-of-way. In commercial and industrial zones, no setback requirement from residential zones is necessary when a street right-of-way is between the commercial/industrial zone and the residential zone.

³¹ In the Neighborhood Commercial, General Commercial, Mixed Use, and Public Facility zones, for every foot the proposed nonresidential structure exceeds the maximum building height in the residential zone it abuts, one additional foot of setback is required.

³² Where permitted, Public Facilities are allowed a height of 70'.

³³ Vertical clearance is required between 2'6" and 10'0". Under no circumstance shall any structure block a street sign.

³⁴ For zones that allow 100% coverage, structures may occupy the entire lot, except that amount necessary to comply with applicable parking and landscaping requirements.

³⁵ Pavers and decks less than 30" in height shall not count towards lot coverage or non-structure impervious lot coverage. Decks 30" and above in height are included in lot coverage calculations.

³⁶ Applies to newly created lots.

³⁷ Multifamily units with more than four units shall have an additional 1,000 square feet for each unit over four.

³⁸ Fence type, color and composition shall be compatible with the neighborhood within which it is placed. Fence height shall not exceed 3'6" from the front property line back to the nearest edge of the building foundation, regardless of distance. All properties must comply with Section 5.638 of the Klamath Falls City Code and properties in the Downtown Business Zone must comply with the Section 12.796. When adjacent to public rights-of-way, stringers shall be located to the interior of the lot. When erecting fences greater than 6' in height, contact the Klamath County Building Department about building permit information.

³⁹ When fences are erected for public utilities, they are allowed a height of 7'.

⁴⁰ When screening trash and recycling receptacles, fences are allowed a height of 7'. Trash and recycling receptacles shall be screened to a minimum height of 6' by a sight obscuring fence and conform to the other screening standards found in Section 14.150.

⁴¹ For a rear yard, fence height for an exterior side yard abutting a street right-of-way can increase to a height of 7' starting at the rear corner of the building foundation. For rear and side yards, fence height for an exterior side yard abutting an alley right-of-way can increase to a height of 7' at the front edge of the building foundation. See below diagram.

