

EXHIBIT A

DEVELOPMENT STANDARDS

AIRPORT PLANNED UNIT DEVELOPMENT

1. PURPOSE: The purpose of the Airport Planned Unit Development (PUD) is to provide a master plan for the layout of uses in the Klamath Falls Airport. It is intended to allow for a diversity of uses related directly to the operations of the airport and those complimentary uses that support and enhance the functioning of the airport.
2. LOCATION: The Airport, located generally south of the Southside Expressway, east of Washburn Way, north of Old Midland Road, and west of Homedale Road, consists of approximately 1,083 acres, more specifically described on attached PUD diagrammatic plan marked "Exhibit A".
3. LAND USE DESIGNATIONS: Land use designations within the Airport PUD are outlined as follows and shall be located in conformance with the PUD diagrammatic plan marked as "Exhibit A". All uses shall be conducted in conformance with the applicable sections of the City of Klamath Falls Community Development Ordinance.

AIRFIELD
AIRFIELD SUPPORT
MILITARY
TERMINAL

4. PERMITTED USES: Uses permitted within the Airport PUD are grouped under the land use designations and shall be located in conformance with the PUD diagrammatic plan marked Exhibit A. These uses will be approved through the Design Review procedures of Community Development Ordinance Sections 11.000 through 11.094.

AIRFIELD

Uses Defined in Community Development Ordinance Section 12.625 (Principle Uses Permitted on the Klamath Falls Airport Property):

Usual Aviation-Related Activities
Air Passenger and Air Freight Services
Emergency Medical Flight Services
Law Enforcement and Firefighting Activities
Flight Instruction
Aircraft Service, Maintenance, and Training
Aircraft Rental
Aircraft and Aeronautic Equipment Sales
Sale of Aviation Related Products; Wholesale and Retail
Crop Dusting Activities
Agricultural and Forestry Activities Including Firefighting (related to the use of the airport)
Administrative Offices

AIRFIELD SUPPORT

Manufacture, Assemble, Repair, Fabrication, and Processing
Laboratories and Research Facilities
Telecommunications Switches, Relays and Routing Facilities
Wholesale Trade
Warehousing and Storage (Indoor/Outdoor), Sorting, Cargo
Transportation/Shipping Terminal
Agricultural Products Processing (Indoor) Facility
Developed Open Space
Low Impact Public Utilities
Agricultural and Forestry Accessory Buildings and Support Services
Education and Training in Aviation Subjects
Administrative Offices
Parking Lot

MILITARY

Activities and facilities required to implement Title 32 and Title 10 of the United States Code.

TERMINAL

Baggage and Cargo Facilities
Restaurant and Cocktail Lounge
Meeting Rooms and Administrative Offices
Travel and Booking Offices and Facilities
Automobile Rentals
Convenience Retail
Lounges and Meeting Rooms
Security Facilities

5. CONDITIONAL USES: Other uses, not specifically listed in the Permitted Uses Section, may be permitted in the Airport PUD, with a Conditional Use Permit, provided the requested use is directly related to aviation and/or the support of aviation activities.
6. LOT COVERAGE: Buildings shall not occupy more than the following percentages of lot areas in the following use categories:
 - a. Airfield: 75%
 - b. Airfield Support: 75%
 - c. Military: 75%
 - d. Terminal: 75%

Building coverage may need to be reduced below the maximum allowed in order to provide all required on-site parking and landscaping. The minimum lot size for all districts is 5,000 square feet.

7. BUILDING HEIGHT: Buildings shall not exceed the following heights in the following use categories:
- | | |
|----------------------|---------|
| a. Airfield: | 95 feet |
| b. Airfield Support: | 45 feet |
| c. Military: | 45 feet |
| d. Terminal: | 65 feet |
- (As approved by Airport Administration and in accordance with FAA part 77)
8. BUILDING SETBACKS: All structures in all use categories shall be setback from property lines the following minimum distances:
- | | |
|----------------------|--------|
| a. Street Frontages: | 5 feet |
| b. Sides & Rear: | 5 feet |
9. OFF STREET PARKING: All uses shall provide off street parking in accordance with the requirements of Chapter 14 of the City of Klamath Falls Community Development Ordinance (CDO). All off street parking areas shall be adequately lighted. Diagrammatic lighting plans shall be submitted with all permit applications.
10. PARKING LOT INGRESS & EGRESS: Access to parking lots shall be limited to curb cuts no wider than 24 feet for commercial uses and no wider than 40 feet for industrial uses (nature of use to be determined by the Planning Manager). Curb cuts shall be no closer to street intersections than 50 feet. Parking lots shall have no more than one curb cut per each side of street frontage. Driving aisles within parking lots shall be in accordance with the requirements of Chapter 14 of the City of Klamath Falls Community Development Ordinance (CDO).
11. PEDESTRIAN CIRCULATIONS: All uses shall provide adequate pedestrian walkways in order to provide convenient and safe pedestrian circulation. Sidewalks shall be constructed along all streets in accordance with the Public Works Engineering Standards and shall be constructed within properties as deemed necessary by the City reviewing authority.
12. SIGNS: All signs within the Airport PUD shall be constructed in accordance with the requirements of Chapter 14 of the City of Klamath Falls Community Development Ordinance (CDO). Signs for uses within the Terminal district shall follow the sign standards of the General Commercial zone and signs for all uses within the Airfield, Airfield Support and Military districts shall follow the sign standards of the Light Industrial zone. The size, location, design, lighting and material of all exterior signs and outdoor advertising structures shall not detract from proposed or existing buildings. Diagrammatic sign plans shall be submitted with all permit applications.
13. LANDFORM & LANDSCAPING: Diagrammatic landscaping plans, demonstrating compliance with the requirements of Community Development Ordinance (CDO) Chapter 14, shall be submitted to the Planning Department with all permit applications.
14. UTILITIES: All electric, telephone and other utility lines shall be constructed underground.

15. STORM DRAINAGE: Special attention shall be given to proper site surface drainage so that removal of storm waters will not adversely affect neighboring properties or the City storm sewer system. Diagrammatic drainage plans shall be submitted to the Planning Department with all permit applications and shall be approved only when found in compliance with the Public Works Director's drainage plan for the area.
16. PUD AMENDMENTS: The PUD, including its diagrammatic plan and this text, may be amended in accordance with Chapter 10 of the CDO.

Airport PUD

Legend

-  Airport Business Park
-  Airfield
-  Airfield Support
-  Military
-  Terminal

