

DEVELOPMENT STANDARDS

BASIN VIEW PLANNED UNIT DEVELOPMENT

1. **PURPOSE:** The purpose of the Basin View Planned Unit Development (PUD) is to provide the citizens of the community a residential development which allocates land for detached single family homes, multiple family dwellings, education, recreation, neighborhood commercial development, and the creative treatment of storm drainage. It is further intended that these standards will provide a framework for the review and approval of use permits, restrictive covenant, and future subdivisions.
2. **LOCATION:** The Basin View PUD consists of approximately 2,143 acres, more specifically described on the attached diagrammatic plan “Exhibit A”.
3. **LAND USE DESIGNATIONS:** Land use designations within the Basin View 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.

SINGLE FAMILY RESIDENTIAL  
 MULTIPLE FAMILY RESIDENTIAL  
 NEIGHBORHOOD COMMERCIAL  
 SCHOOL SITE  
 DRAINAGE RESERVE/OPEN SPACE  
 GOLF COURSE/RECREATION

4. **PERMITTED and CONDITIONAL USES:** Uses with a “P” designation are permitted and subject to the Design Review provisions within the Community Development Ordinance; those with a “C” are subject to the Conditional Use provisions within the Community Development Ordinance (CDO).  
 [Amended by Ordinance 11-04, enacted May 17, 2011]

SINGLE FAMILY RESIDENTIAL

Single Family Dwelling	P
Public Utilities Including Geothermal Production and Distribution Facilities	P
Garage or Carport as an accessory structure to a single family dwelling	P
Non-Commercial Greenhouse as an accessory structure	P
Home Occupation shall meet the requirements of Section 12.020 of the CDO	P
Bike Paths and Pedestrian Trails	P
Storage Shed as an accessory structure to a single family dwelling	P
Non-Commercial Swimming Pool or Tennis Court as an accessory structure	P
Public Building such as Fire Station, Library or Museum	C

MULTIPLE FAMILY RESIDENTIAL

Duplex Dwelling	P
Three and Four-plex Dwelling	P
Apartment Dwelling	C
Public Utilities Including Geothermal Production and Distribution Facilities	P
Garage or Carport as an accessory structure to a dwelling unit	P

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Non-Commercial Greenhouse as an accessory structure	P
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SCHOOL SITE

Elementary School	P
Junior High/Middle School	P
High School	P
Public Utilities Including Geothermal Production and Distribution Facilities	P

DRAINAGE RESERVE/OPEN SPACE

Drainage Management Structures	P
Public Parks	C
Bike Paths and Pedestrian Trails	P
Wildlife Habitat Enhancement and Erosion Control	P
Public Utilities Including Geothermal Production and Distribution Facilities	P

NEIGHBORHOOD COMMERCIAL

Bakery or Confectionary	P
Bank & Loan	P
Barber & Beauty Shop	P
Book Store	P
Clothing Store	P
Church	C
Cocktail Lounge as part of a Restaurant	P
Delicatessen	P
Drug & Variety Store	P
Dry Cleaners	P
Fast Food Service Stores	C
Floor Covering Store	C
Garden Supply Store	C
Grocery	C
Hardware Stores and Sporting Goods	C
Jewelry & Repair	P
Laundry (self service)	P
Locksmith	P
Pet Shop	C
Printers & Publishers	C
Recreation, Private Athletic	P
Restaurant	P
Service Station	C
Stationery Supplies	P
Tailor	P

GOLF COURSE/RECREATION

Public Parks	C
Golf Course and Associated Facilities	C
Wildlife Habitat Enhancement	P
Public Utilities Including Geothermal Production and Distribution Facilities	P
Bike Paths and Pedestrian Trails	P

[Amended by Ordinance 11-04, enacted May 17, 2011]

All uses shall be conducted in accordance with the applicable sections of the City of Klamath Falls Community Development Ordinance in effect at the time of the development. The Planning Commission may permit similar uses provided they are consistent with the intent of these development standards.

5. **BUILDING SIZE**: For properties located outside of Tract 1152 (North Hills), and the First and Second Additions to North Hills, specific building size requirements shall include the following:
  - a. **Single Family Residential**: No single family dwelling shall be less than 1,000 square feet for the main structure, exclusive of garages, porches, decks, carports and attached greenhouses.
  - b. **Multiple Family Residential**: Each dwelling unit shall have a minimum of 500 square feet of floor area. No more than 16 dwelling units shall be allowed in one single structure.
  - c. **Neighborhood Commercial**: No single commercial enterprise use shall be allowed to occupy more than -3,000 square feet of building area, including storage and mechanical space. No building shall be greater than 18,000 square feet.

[Amended by Ordinance 11-04, enacted May 17, 2011]

6. **BUILDING HEIGHT**: No building shall exceed a height of two stories or 28 feet. The following structures or structural parts are not subject to the provisions of this section:

Church Spires  
 Fire and Hose Towers, and

The Planning Commission may grant a variance to the building height provision following a public hearing. The Planning Commission shall analyze each of the conditions listed in the Required Findings for Major Variance within the CDO and incorporate such analysis in the decision.

[Amended by Ordinance 11-04, enacted May 17, 2011]

7. **LOT COVERAGE**: Buildings shall not occupy more than the following percentages of lot areas in the following use categories:
  - a. Single Family Residential – 30%
  - b. Multiple Family Residential – 50%
  - c. Neighborhood Commercial – 50%
  - d. School Site – 50%
  - e. Golf Course/Recreation – 15%
8. **BUILDING SETBACKS**: Building setbacks shall comply with the applicable section of the City of Klamath Falls Community Development Ordinance in effect at the time of application for a land use permit.

9. **TEMPORARY STRUCTURES:** No structure of a temporary nature, tent, shack, garage, carport, barn or other outbuildings, shall be used on any lot at any time as a residence, either temporarily or permanently.
10. **PARKING:** All uses shall provide off street parking in accordance with the City of Klamath Falls Community Development Ordinance or such requirements that may be in effect at the time of the application for a land use application for the phase of development being considered. All off street parking areas shall be adequately lighted. Diagrammatic lighting plans shall be submitted with all permit applications.

In the Neighborhood Commercial, Multiple Family Residential, School Site and Golf Course/Recreation land use areas, landscaping for parking lots will be required as follows:

- a. Where the provision of off street parking for five (5) or more vehicles on a given lot is required, the following shall apply:
1. Parking lots shall have landscaped islands at the ends of parking rows to facilitate movement of traffic and to break large areas of parking surface.
  2. A minimum of five (5) percent of the space provided for vehicular circulation such as driveways, driveway easements, or open parking spaces shall be interrupted by a landscape break. The minimum dimensions of the landscape shall cover a surface area of at least forty (40) square feet and the landscaping shall be protected from vehicular damage by some form of wheel guard. There shall be at least one tree and two shrubs in each separate landscape area.
- b. Where the provision of off street parking for twenty (20) or more vehicles on a given lot is required, there shall be landscaped open space within the perimeter of the parking area or areas, in the minimum amount of twelve (12) square feet for each parking space, which shall be so located that no parking space is more than 120 feet from a portion of the landscaped open space. The landscaped open space need not be contiguous; the landscape area shall be distributed throughout the parking area to break up the parking surface. There shall be at least one tree and two shrubs in each separate landscape area. Each landscaped area shall also include irrigation.
- c. When parking areas project into the front yard, the remaining yard shall be landscaped to provide partial screening of the parking area. When parking areas project into exterior side yards, the remaining yard and the setback area shall be landscaped to provide partial screening of the parking area. Landscaping shall include ground cover and berms not exceeding 30 inches in height. Tree limbs in said planting shall have a clearance of eight feet above grade. Landscaping in such yards shall include approved street trees placed not less than one tree for each fifty (50) feet of street frontage.

Diagrammatic landscaping and irrigation plans for parking areas shall be submitted with all Conditional Use Permit applications for the above noted land use areas.

[Amended by Ordinance 11-04, enacted May 17, 2011]

11. **PEDESTRIAN CIRCULATION:** All uses shall provide adequate pedestrian walkways to provide convenient and safe pedestrian circulation. Sidewalks shall be constructed as required by the CDO and the City Public Works Engineering Design Standards.

[Amended by Ordinance 11-04, enacted May 17, 2011]

12. SCREENING: Any exterior storage or refuse areas, exposed machinery, service areas, truck loading areas, utility buildings and structures and similar accessory structures, shall be screened by appropriate fences or walls, constructed with materials which are complimentary to adjacent buildings, to a height of not less than five (5) feet or more than six (6) feet, as measured from finished grade to the highest structural component of the fence or wall.

13. UTILITIES: All utility lines shall be constructed underground.  
[Amended by Ordinance 11-04, enacted May 17, 2011]

14. RECREATION AREAS: All four plex and multiple family residential dwellings shall provide a recreation area and suitable playground equipment on the same parcel as such dwelling units may be located. Such recreation areas shall contain a minimum of 200 square feet per dwelling unit. Playground equipment shall include at least one of the following for a minimum area site: climber, play structure, play wall, sand box, slide, balance beam, horizontal ladder, parallel bar or swings. The area around the playground equipment shall have appropriate cushioning material according to Consumer Product Safety Commission (CPSC) standards. Where multiple residential units are clustered recreation areas for common usage will be encouraged.  
[Amended by Ordinance 11-04, enacted May 17, 2011]

15. SIGNS: All signs within the Basin View PUD shall be constructed in accordance with the requirements of Chapter 14 of the City of Klamath Falls Community Development Ordinance (CDO).  
[Amended by Ordinance 11-04, enacted May 17, 2011]

16. EROSION CONTROL: All grading, excavation and fill shall be in accordance with the City of Klamath Falls Public Works Engineering Standards Section 3 and Section 11 – 300 Series Drawings, along with the requirements established on the project site’s Department of Environmental Quality 1200-C Permit.  
[Amended by Ordinance 11-04, enacted May 17, 2011]

17. FENCES AND WALLS: No fence or wall used as a fence on any other portion of the property shall exceed a maximum height of six (6) feet at any point. All fencing shall comply with CDO requirements.  
[Amended by Ordinance 11-04, enacted May 17, 2011]

18. PUD AMENDMENTS: The PUD, including its diagrammatic plan and this text, may be amended in accordance with the City of Klamath Falls Community Development Ordinance or with the comparable provisions of any zoning ordinance in existence at the time of the amendment.  
[Amended by Ordinance 11-04, enacted May 17, 2011]

19. NORTH HILLS DEVELOPMENT STANDARDS: In addition to the above listed development standards, the following shall apply to those properties located within Tract 1152 (North hills subdivision), and the First and Second Additions to North Hills, more specifically described on the attached map “Exhibit C”.

A. BUILDING SIZE:

Specific building size requirements shall include the following:

- 1) Single Family Residential – No single family dwelling shall be less than 1,200 square feet for the main structure, exclusive of garages, porches, decks, carports and attached greenhouses. All single family dwellings shall have at least a two-car garage.

B. DESIGN GUIDELINES:

- 1) The use of brown, tan, dark gray, blue gray and dark green tones on exterior walls is encouraged.

C. MODULAR AND PREFABRICATED HOME REVIEW STANDARDS:

- 1) Modular and prefabricated homes shall be permitted subject to the standards contained in the City of Klamath Falls Community Development Ordinance and applicable standards of the Basin View Planned Unit Development.
- 2) In addition to the requirements of (C) (1), above, all modular and prefabricated homes shall be reviewed for design compatibility with other dwellings in a “review area” which is defined as the area within 300 feet of the subject lot or the nearest five dwellings. The criteria for determining acceptable compatibility shall be based upon the following design review elements:
  - a) Roofing materials shall be similar in appearance to the most predominant type in the review area.
  - b) Siding materials and trim shall be similar in appearance or complementary to other homes in the review area, including the type and horizontal or vertical placement of materials.
  - c) A garage, two car minimum in size, shall be required of like materials and color of the dwelling, and shall be attached to the main structure.
  - d) Placement of the manufactured home and garage upon the lot shall be consistent with other homes in the review area in terms of setback dimensions, angle to the street, location of garage or carport, and any other special feature of the neighborhood or lot.
  - e) The location and design of porches, patios, driveways, walkways, and landscaping shall be reflective of and complementary to the features of homes in the review area.

D. RECREATIONAL VEHICLES:

- 1) Recreational vehicles, including campers, boats, and trailers, shall be kept behind the front building lines of the main structure, on an improved surface (asphalt, concrete or pavers). Recreational vehicles may be temporarily kept in front of the building line main structure on an improved surface for no more than 72 hours.
- 2) Any area used for the storage of a recreational vehicle shall be screened by appropriate fences or walls, constructed with materials which are complementary to adjacent buildings, to a height of not less than five (5) feet or more than six (6) feet, as measured from finished grade to the highest structural component of the fence or wall. Landscaping which attains a mature height of not less than five (5) feet in height, and provides adequate screening characteristics, may be used as an alternative, or in combination, to fences or walls.

E. INOPERABLE VEHICLES:

Vehicles not in working order shall be kept on those portions of the property located to the rear of the front building line of the main structure, on an improved surface (asphalt, concrete or pavers). In no event shall an inoperable vehicle be kept in front of the main structure on an improved surface for more than 30 days.

F. ACCESSORY STRUCTURES:

Accessory structures larger than 1,200 square feet shall be finished with materials which are similar to the adjacent residential building.

20. COMMERCIAL PROPERTY SOUTH OF BENCHWOOD AVENUE, WEST OF NORTH HOMEDALE ROAD, AND NORTH OF FOOTHILLS BOULEVARD: In addition to the above listed standards, the following shall apply to those properties zoned for commercial use and located south of Benchwood Avenue, west of North Homedale Road and North of Foothills Boulevard, more specifically described on the attached map "Exhibit D".

[Amended by Ordinance 11-04, enacted May 17, 2011]

A. PERMITTED USES – NEIGHBORHOOD COMMERCIAL:

- 1) Permitted Neighborhood Commercial uses shall be those defined in the City of Klamath Falls Community Development Ordinance. All proposed Neighborhood Commercial uses shall be subject to the design review procedures defined in the City of Klamath Falls Community Development Ordinance and applicable standards of the Basin View Planned Unit Development. Notice of any proposed Neighborhood Commercial use or structure shall be provided to all property owners located within Tract 1152 (North Hills), and the First and Second Additions to North Hills.
- 2) Neighborhood Commercial – No single commercial enterprise use shall be allowed to occupy more than 3,000 square feet of building area, including storage and mechanical space. No building shall exceed 18,000 square feet in gross area.

[Amended by Ordinance 11-04, enacted May 17, 2011]

B. SIGNS:

- 1) Free standing signs, with the exception of monument type signs less than six (6) feet in height, are prohibited.
- 2) All signs other than monument type signs shall be attached to the façades of the structure.
- 3) Sign lighting is restricted to the use of indirect white lighting.

[Amended by Ordinance 11-04, enacted May 17, 2011]





