

DEVELOPMENT STANDARDS

CAMPUS PLANNED UNIT DEVELOPMENT

1. PURPOSE: The purpose of the Campus Planned Unit Development (PUD) is to provide superior environmental controls for the community's unique complex of educational and medical assets. It is intended to allow for a diversity of complimentary uses, in a manner keeping with the professional qualities of education and medicine.

2. LOCATION: The Campus consists of approximately 395 acres, more specifically described on attached PUD diagrammatic plan marked "Exhibit A".

[Amended by Ordinance 11-05, enacted May 17, 2011]

3. LAND USE DESIGNATIONS: Land use designations within the Campus 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.

APARTMENT  
APARTMENT/MEDICAL PROFESSIONAL  
MEDICAL PROFESSIONAL  
NEIGHBORHOOD COMMERCIAL  
HIGHWAY COMMERCIAL  
LIGHT INDUSTRIAL  
SCHOOL

[Amended by Ordinance 11-05, enacted May 17, 2011]

4. PERMITTED USES: Uses permitted within the Campus PUD are grouped under the following categories and shall be located in conformance with the PUD diagrammatic plan marked Exhibit A.

APARTMENT  
Duplex Dwelling  
Three and Four-plex Dwelling  
Apartment Dwelling

APARTMENT/MEDICAL PROFESSIONAL  
Apartment Dwelling  
Architect  
Accountant  
Chiropractor  
Convalescent Facility  
Dentist  
Doctor  
Duplex Dwelling  
Engineer & Surveyor  
Heliport (with a conditional use permit)  
Hospital  
Lawyer  
Medical Laboratory  
Medical School  
Medical Therapist  
Optometrist

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Pharmacy (prescription only)  
Three and Four-plex Dwelling  
Utility Substation

MEDICAL PROFESSIONAL

Architect  
Accountant  
Chiropractor  
Convalescent Facility  
Dentist  
Doctor  
Engineer & Surveyor  
Heliport (with a conditional use permit)  
Hospital  
Lawyer  
Medical Laboratory  
Medical School  
Medical Therapist  
Optometrist  
Pharmacy (prescription only)  
Utility Substation

NEIGHBORHOOD COMMERCIAL

Any Medical-Professional Use  
Art Shop and Studio  
Bakery  
Bank & Loan  
Barber & Beauty Shop  
Book Store  
Business Machine Sales  
Clothing Store  
Confectionery  
Delicatessen  
Drug & Variety Store  
Dry Cleaning  
Duplicating Service  
Florist  
Grocery  
Insurance  
Jewelry & Repair  
Laundry (self service)  
Medical Equipment  
Multiple Family Dwelling  
Real Estate Sales  
Private Athletic  
Restaurant  
Scientific Instruments  
Service Station  
Stationery Supplies  
Tailor  
Theater  
Travel Agency

HIGHWAY COMMERCIAL

Cocktail Lounge  
Meeting & Banquet Facilities  
Motel  
Restaurant  
Service Station  
Specialty Shops (accessory only to above uses)

LIGHT INDUSTRIAL

Limited Manufacturing & Related Recreation, Storage  
Research & Development Units  
Headquarter Offices of Companies  
Administrative/Professional Office  
Warehouse & Transfer Units  
Incubator Buildings  
Retail Commercial or Commercial Services (Provided it is secondary to a Light Industrial Use as amended by Ordinance #6538)

SCHOOL

College, including Student Convention Housing  
Elementary School  
Junior High / Middle School  
High School  
University

[Amended by Ordinance 11-05, enacted May 17, 2011]

5. BUILDING SIZE: Structures shall be related harmoniously to the terrain and to existing buildings in the PUD. Specific size requirements shall include the following:
- a. Apartment: Each apartment dwelling unit shall have a minimum of 750 square feet of floor area. No more than 40 apartment dwelling units shall be allowed in one single structure.
  - b. Apartment/Medical Professional: Each apartment dwelling unit shall have a minimum of 750 square feet of floor area. No more than 40 apartment dwelling units shall be allowed in one single structure.
  - c. Neighborhood Commercial: No single use shall be allowed to occupy more than 10,000 square feet of building area, including storage and mechanical space. No single building shall have a total area in excess of 20,000 square feet.

[Amended by Ordinance 11-05, enacted May 17, 2011]

6. LOT COVERAGE: Buildings shall not occupy more than the following percentages of lot areas in the following use categories:

a. Apartment:	60%
b. Apartment/Medical Professional:	60%
c. Medical Professional:	60%
d. Neighborhood Commercial:	70%
e. Highway Commercial:	70%
f. Light Industrial:	70%
g. Schools:	50%

7. **BUILDING HEIGHT:** Buildings shall not exceed the following heights in the following use categories:

- a. Apartment: 30 feet
- b. Apartment/Medical Professional: 30 feet
- c. Medical Professional (office use only): 30 feet
- d. Neighborhood Commercial: 30 feet
- e. Highway Commercial: 30 feet
- f. Light Industrial: 45 feet
- g. Schools: 70 feet

Notwithstanding the above dimensional requirements, no structure or use shall encroach upon or restrict an adjacent structure's or use's access to incident solar energy.

[Amended by Ordinance 11-05, enacted May 17, 2011]

8. **BUILDING SETBACKS:** All structures in all use categories shall be setback from property lines the following minimum distances:

- a. Street Frontages: 20 feet
- b. Sides & Rear: 10 feet

Notwithstanding the above dimensional requirements, no structure or use shall encroach upon or restrict an adjacent structure's or use's access to incident solar energy.

[Amended by Ordinance 11-05, enacted May 17, 2011]

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.

[Amended by Ordinance 97-9, enacted April 21, 1997]

10. **PARKING LOT INGRESS & EGRESS:** Access to parking lots shall be limited to curb cuts no wider than 24 feet. 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).

[Amended by Ordinance 11-05, enacted May 17, 2011]

11. **PEDESTRIAN CIRCULATIONS:** All uses shall provide adequate pedestrian walkways in order to afford convenient and safe pedestrian circulation. Sidewalks shall be constructed adjacent to all streets and shall be constructed within properties as deemed necessary by the City reviewing authority.

[Amended by Ordinance 97-9, enacted April 21, 1997]

12. **SIGNS:** All signs within the Campus PUD shall be constructed in accordance with the requirements of Chapter 14 of the City of Klamath Falls Community Development Ordinance (CDO). 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.

[Amended by Ordinance 11-05, enacted May 17, 2011]

13. LANDFORM & LANDSCAPING: The land shall be preserved in its natural form, insofar as practicable, by minimizing soil removal and any grade changes shall be in keeping with the general appearance of neighboring properties. No soil excavations or fill of any type shall be permitted without the approval of the City reviewing authority. All property areas remaining unbuilt upon, after construction of a permitted use, shall within six months from the date of occupancy of said constructed use, be landscaped in an adequate and thorough manner; including, but not limited to, evergreen ground cover, evergreen shrubbery and evergreen trees; and in a density sufficient to erosion control, in that all cuts, embankments and slopes greater than 5% shall be planted with sufficient plant materials to prevent detrimental erosion. Diagrammatic landscaping plans shall be submitted to the Planning Department with all permit applications.

[Amended by Ordinance 97-9, enacted April 21, 1997]

14. 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; nor more than seven (7) feet as measured from finished grade to the highest structural component of the fence or wall.

15. UTILITIES: All electric, telephone and other utility lines shall be constructed underground.

16. 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.

17. APARTMENT RECREATION SITES: All apartment residential proposals shall be submitted with plans that designate sufficient and suitable outdoor recreation areas for the property's tenants and their guests. Such recreation areas shall contain a minimum of 40 square feet per dwelling unit.

[Amended by Ordinance 11-05, enacted May 17, 2011]

18. TRAFFIC POLICY: All development proposals shall be made in consideration of the poor traffic conditions in the PUD, including streets carrying excess vehicle counts and street and intersection congestion and hazards. All proposals shall be designed wherever possible, to mitigate these poor conditions and wherever possible, to alleviate them including agreement to participate in area wide plans and improvement districts designed to address the traffic problem.

[Amended by Ordinance 97-9, enacted April 21, 1997]

19. DEVELOPMENT PROCEDURE: No use of structure of any type shall be permitted or constructed until all applicable plans have been approved through a Design Review pursuant to the applicable sections of the CDO. In addition to notice required by the CDO, notice of a pending Design Review within the Campus PUD shall also be provided to all Planning Commission members. Any such member or any person receiving notice may request a public hearing and review before the Planning Commission.

[Amended by Ordinance 11-05, enacted May 17, 2011]

20. PUD AMENDMENTS: The PUD, including its diagrammatic plan and this text, may be amended in accordance with Chapter 10 of the CDO.

[Amended by Ordinance 97-9, enacted April 21, 1997]

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## EXHIBIT A DIAGRAMMATIC PLAN

