

Exhibit C

DEVELOPMENT STANDARDS

HARBOR ISLES PLANNED UNIT DEVELOPMENT (Formerly JELD-WEN Planned Unit Development)

1. **PURPOSE:** The purpose of the Harbor Isles Planned Unit Development is to provide the citizens of the community, a residential development which allocates land for detached single family homes, multiple family dwellings, condominiums, golf facilities, a water recreational canal system and scenic lake side view. It is further intended that these standards will provide a framework for the review and approval of use permits, restrictive covenants and subdivision maps in the future.
2. **LOCATION:** The Harbor Isles PUD consists of approximately 167.27 acres, more specifically described on attached legal description, marked as “Exhibit B” and incorporate herein.
3. **LAND USE DESIGNATIONS:** Land use designations within the Harbor Isles PUD are outlined as follows and shall be located in conformance with the PUD diagrammatic plan, marked as “Exhibit A” and incorporated herein. All uses shall be conducted in conformance with the applicable sections of the City of Klamath Falls Community Development Ordinance, unless otherwise specifically provided herein.

SINGLE FAMILY RESIDENTIAL
SINGLE FAMILY RESIDENTIAL – ZERO SETBACK
MULTIPLE FAMILY RESIDENTIAL (including condominiums)
GOLF COURSE, OPEN SPACE, RECREATION

4. **PERMITTED USES:** Uses conditionally permitted within the Harbor Isles PUD are as follows:

SINGLE FAMILY RESIDENTIAL & SINGLE FAMILY ZERO SETBACK:

Single family dwelling
Public utilities, including geothermal production & distribution facilities
Residential garage & carport
Noncommercial greenhouse
Home occupation
Storage shed
Noncommercial swimming pools

MULTIPLE FAMILY RESIDENTIAL & CONDOMINIUM:

Single family dwellings
Multiple family dwellings
Condominiums
Public utilities, including geothermal production & distribution facilities
Residential garage & carport
Noncommercial greenhouse
Storage shed
Noncommercial swimming pool or tennis court
Public building such as fire station, library or museum

GOLF COURSE, OPEN SPACE, RECREATION:

Golf course
Golf course pro-shop and clubhouse
Athletic club
Swimming pools or tennis courts
Restaurant

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: Specific building size requirements shall include the following:
 - a. Single Family Residential: No single family dwelling shall be less than 1,400 square feet for the main structure, exclusive of garages, porches, decks, carports and attached greenhouses. In the Zero Setback Area, no dwelling shall be less than 1,000 square feet for said main structure.
 - b. Multiple Family Residential: Each multiple family dwelling unit shall have a minimum of 800 square feet of floor area. No more than eight multiple dwelling units shall be allowed in any one single structure. Condominiums shall have a minimum of 1,000 square feet of floor area per unit.
 - c. Golf Course, Open Space, Recreation: Buildings shall be clustered together to preserve large uninterrupted areas of open space.

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:

Fire and hose towers and other exceptions as may be allowed by the Planning Commission.

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.

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%
(including Zero Setback Area)
 - b. Multiple Residential – 50%
(including Condominium)
 - c. Golf Course, Open Space, Recreation – 10% for entire land use designation area, independent of ownership

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 building permit. Provided however, in the Zero Setback Area, one side yard may be zero, provided the remaining side yard is at least fifteen (15) feet and provided further there is maintained a minimum of fifteen (15) feet from existing structures. Also, a ten (10) foot front yard setback is allowed in the

Multiple Family Residential Condominiums land use area, when adjacent to a street constructed to private standards and as long as a twenty (20) foot setback remains between the street and the face of the garage, except on Hanks Street, between Scott and Crater Streets.

9. **TEMPORARY STRUCTURES:** No structure of a temporary nature, basement, tent, shack, garage, carport, barn or other outbuildings, shall be used on any lot at any time as a residence, either temporary 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 Conditional Use Permit 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 Multiple Family Residential land use area, landscaping for parking lots will be required as follows:

- a. Where the provision of off street parking for five (5) to nineteen (19) 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 space provided for vehicular circulation such as driveways, driveway easements or open parking spaces shall be interrupted by a landscaped break. The minimum dimensions of landscape shall cover a surface area of at least forty (40) square feet and the landscaping shall be protected 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. There shall be at least one tree and two shrubs in each separate landscape area.

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 areas. Landscaping shall include plantings and shrubs not to exceed 30 inches in height. Tree limbs in said planting area shall have a clearance of eight feet above grade. Landscaping in such yards shall include trees placed not less than one approved street tree for each fifty (50) feet of street frontage.

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

11. **PEDESTRIAN CIRCULATIONS:** All uses shall provide adequate pedestrian walk ways in order to provide convenience and safe pedestrian circulation. Sidewalks shall be constructed as deemed necessary by the Planning Commission.

12. **SCREENING:** Any exterior storage or refuse 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 feet nor more than six feet as measured from finished grade to the highest structural component of the fence or wall.
13. **UTILITIES:** All electric, telephone and other utility lines shall be constructed underground.
14. **SIGNS:** For Single Family Residential, Single Family Residential with Zero Setback, and Multiple Family Residential no sign may be displayed to the public view from any parcel, except a "For Sale", "For Rent", a home occupation sign as defined in the Community Development Ordinance, or one used by a builder to advertise that property during the construction and sales period. No sign shall be larger than five (5) square feet, other than that furnished by the subdividers or their agents. One sign will be permitted for each building site. Text shall be limited to the owner's name and/or the name of the residence. Overall dimensions shall be the minimum required to present the text in letters not exceeding four inches (4") in height.

For Golf Course, Open Space, and Recreation the standards shall be as defined in the Community Development Ordinance Chapter 14 for Neighborhood Commercial zoning.

15. **EROSION CONTROL:** All areas exceeding 5% slope denuded of vegetation shall be mulched or landscaped with pervious material to the approval of the Public Works Department.
16. **FENCES AND WALLS:** No fences or walls used as fences shall be erected or maintained on any lot or property line within the front setback areas, except around outdoor storage areas or carports. No fence or wall used as a fence on any portion of property shall exceed a maximum height of six feet (6'), at any point. All fencing must match or be compatible with the exterior finish of the structure.
17. **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.
18. **MAINTENANCE OF DOCKS & FRONTAGE:** This item shall be the responsibility of the homeowners association.
19. **PUBLIC ACCESS TO SHORELINE:** The PUD shall include and provide for access by the general public to the shoreline of Upper Klamath Lake at a designated point in accordance with such dedications as may be required by the City during plat approval and in accordance with such conditions as may be imposed by the City pursuant to Conditional Use Permit Applications.

**Exhibit B
PUD Map**

