

*Southview Properties, LLC*  
*Southview Planned Unit Development*

**August 2, 2004**

**Development Standards**

State of Oregon, County of Klamath  
Recorded 08/06/04 2:49 P m  
Vol M04 Pg 51821-51928  
Linda Smith, County Clerk  
Fee \$ 556<sup>00</sup> # of Pgs 108

**TABLE OF CONTENTS**

**1. INTRODUCTION**

The Vision

The Plan

    The Village Center

    The Business Campus & Neighborhood Center

    Residential Homesites

Authority

    Jurisdiction

    Development Review

    Committee Responsibilities

    Variances/Waiver

    Enforcement

    Severability

    Modification Procedures

General Provisions

    Intent

    Transfer of Densities

Restrictions and Requirements

**2. PERMITTED LAND USES**

Land Use Hierarchy

Development Uses

Conditional Use Conditions

Special Use Conditions

**3. ARCHITECTURAL/DESIGN CONTROLS**

Intent

Submission Procedures

Committee Organization

Design Committee Duties

Committee Meetings

Design Guidelines

Liability

Estoppel Certificates

Enforcement

Severability  
 Covenants and Restrictions  
 General Standards and Requirements

#### **4. SINGLE FAMILY RESIDENTIAL**

##### **Medium Density Single Family Homesites**

###### *Village Center Homesites/Business Campus Homesites*

Description  
 Appropriate Site Slopes for Homesite Selection  
 Homesite Uses  
 General Guidelines  
 Garage Offset Limitation  
 Architectural Design Features  
 Grading  
 Drainage Systems  
 Landscaping  
 Plantings  
 Irrigation

###### *Clustered Homesites*

Description  
 Appropriate Site Slopes for Homesite Selection  
 Homesite Uses  
 General Guidelines  
 Architectural Design Features  
 Grading  
 Drainage Systems  
 Landscaping  
 Plantings  
 Irrigation

###### *Entry Level Homesites*

Description  
 Appropriate Site Slopes for Homesite Selection  
 Homesite Uses  
 General Guidelines  
 Architectural Design Features  
 Grading  
 Drainage Systems  
 Landscaping  
 Plantings  
 Irrigation

###### *Mature Market Homesites*

Description

Appropriate Site Slopes for Homesite Selection  
 Homesite Uses  
 General Guidelines  
 Garage Offset Limitation  
 Architectural Design Features  
 Grading  
 Drainage Systems  
 Landscaping  
 Plantings  
 Irrigation

#### Low Density Single Family Homesites

##### *Custom Homesites*

Description  
 Appropriate Site Slopes for Homesite Selection  
 Homesite Uses  
 General Guidelines  
 Garage Offset Limitation  
 Architectural Design Features  
 Grading  
 Drainage Systems  
 Landscaping  
 Plantings  
 Irrigation

##### *Estate Homesites*

Description  
 Appropriate Site Slopes for Homesite Selection  
 Homesite Uses  
 General Guidelines  
 Garage Offset Limitation  
 Building Envelopes  
 Architectural Design Features  
 Building Mass and Form  
 Grading  
 Drainage Systems  
 Landscaping  
 Plantings  
 Irrigation

## **5. MULTI-FAMILY HOMESITES**

### **Intent**

#### **Medium Density Multi-Family**

##### *Village Center Homesites/Business Campus Homesites*

Description  
 Appropriate Site Slopes for Homesite Selection

|  |  |
|--|--|
|  | Homesite Uses                                  |
|  | General Guidelines                             |
|  | Garage Offset Limitation                       |
|  | Architectural Design Features                  |
|  | Grading  |
|  | Drainage Systems                               |
|  | Landscaping                                    |
|  | Plantings                                      |
|  | Irrigation                                     |
|  | <i>Other Multi-Family Homesites</i>            |
|  | Description                                    |
|  | Appropriate Site Slopes for Homesite Selection |
|  | Homesite Uses                                  |
|  | General Guidelines                             |
|  | Garage Offset Limitation                       |
|  | Architectural Design Features                  |
|  | Grading  |
|  | Drainage Systems                               |
|  | Landscaping                                    |
|  | Plantings                                      |
|  | Irrigation                                     |

## **6. SOUTHVIEW COMMERCIAL DISTRICT**

## **7. SOUTHVIEW MIXED USE DISTRICT**

## **8. SOUTHRIDGE MIXED USE DISTRICT**

## **9. PRIVATE RESERVE OPEN SPACE & PARKS**

Intent

Uses Permitted

General Standards

## **10. RECREATION FACILITIES DISTRICT**

## **11. ROADWAYS**

Intent

Roadway Classification

Street Types

Roadway Maintenance/City Dedicated Roads

Private Roads

General Standards and Requirements

## **12. OFF-STREET PARKING**

Intent

Residential Standards and Requirements

Non-Residential Standards and Requirements  
Commercial Uses

**13. SIGNAGE**

Intent

General Standards

Temporary Signs Standards

Single Family Residential For Sale Signs

Directional/Informational Signs

Main Project Entry Signs

Residential Neighborhood Signs

**14. ENVIRONMENTAL PROTECTION**

Intent

Environmental Protection during Construction

Drainage

Slope Stabilization Re-vegetation

**Exhibit 1 — Legal Description**

**Figure 1 — Design Review Process**

**Figure 2 — District Map/Major Roads**

**Figure 3 — Road Sections**

**Appendix A — Plant Lists**

## ARTICLE I INTRODUCTION

### THE VISION

Southview is to be a mixed-use development that embraces the Villages Concept Land Use Alternative for urban development<sup>1</sup>. The Southview PUD Master Plan envisions diverse residential neighborhoods, a village center, active and passive recreational amenities and an employment center that collectively contain characteristics found in urban centers but is created and built to retain the traditions of small communities found throughout central and southern Oregon. These Guidelines are intended to provide the residents of Southview and the City of Klamath Falls with certainty that Southview will be developed as a comprehensive, planned mixed use residential, recreational and commercial/office community.

Southview is located within the city limits of Klamath Falls, Oregon, west of the City's central business district. The site consists of 605 acres of diverse natural features that include dry-land valleys, timber stands, foothills, rock outcroppings and mountaintops. The site overlooks the Klamath Basin with views of Mount Shasta to the south and west, the City of Klamath Falls to the east and Klamath Lake to the north. The Master Plan for Southview builds upon the site's diverse topography weaving unique neighborhoods with diverse community amenities to create a mixed-use development that emphasizes the creation of a strong community and the enhancement and protection of property values.

Southview is intended to include: 1) a broad mix of residential dwelling types so that people of many ages, incomes and backgrounds can live in Southview, 2) active and passive recreational facilities and open spaces, and 3) commercial uses that will be compatible and/or complementary with similar land uses in the City of Klamath Falls and the surrounding area. These Guidelines are intended to provide a framework within which the intent and the objectives of the state land use planning goals and the Klamath Falls urban area comprehensive plan can be balanced with the desire that both the "built" environment and the associated uses of Southview have a natural fit with the existing landscape. It is intended that where the desire to retain the natural setting of Southview conflicts with state and local objectives to maximize development of land located within urban growth boundaries, these Guidelines will be interpreted and applied in such a manner to achieve a reasonable balance between the competing desires.

Seven principles established by the Project Founder will guide the evolution of Southview's Master Plan and shall guide all future design and building at Southview.

1. To create a network of neighborhoods that will provide enrichment, enjoyment and value for many generations to come; a place where a family would be proud to watch their grandchildren grow up.

---

<sup>1</sup> See Klamath Falls Urban Area Land Use Alternatives Project: TGM Final Summary Report pages 11 - 16, June 30, 1999 for discussion of the Villages Concept Land Use Alternative.

2. To adhere to a Master Plan that encourages innovative and efficient lotting, siting, building and landscape design and implementation so that the changing demands of the residents and users may be met by a variety of responsive solutions that are compatible with the elevation, topography and natural features of Southview.
3. To provide streets that offer safe and efficient access for residents and emergency vehicles, preserve natural landforms and scenic amenities and are connected in a manner that people can easily reach other parts of their neighborhood.
4. To encourage localized shopping, service and employment by providing commercial and employment centers of appropriate character, size and location.
5. To provide a mix of walkways, trails and bikeways that connect people with recreation opportunities in parks, open spaces and the recreational facilities within and adjacent to Southview.
6. To ensure that landscaping and landscape elements such as walls, retaining structures, entrance treatments, and signage are compatible in terms of scale and design and are in keeping with Southview's natural setting.
7. To provide ongoing review and monitoring of site plans, architectural design, landscaping and construction activity so that high quality development is continuously assured.

How these principles will be used to guide the design and building of the residential community has been detailed in these Guidelines. The implementation of the Design Guidelines, in conjunction with private covenants, conditions and restrictions (the "CC&R's") and the Master Plan, will ensure that this vision is realized.

## **THE PLAN**

The Southview Master Plan has been conceived to provide for a network of neighborhoods that includes a variety of lot and housing types, a Village Center, parks, playfields, trails, a commercial district and a business campus. The Master Plan is based on careful analysis of the physical and ecological characteristics of the Southview site. From this analysis, three distinct areas or zones forming the landscape framework of the Southview site emerged:

1. The zone west of Southview Ridge consists of a dryland valley, knolls, foothills, rock outcroppings and light timber stands;
2. Southview Ridge consists of mountaintop vistas, plateaus, rock outcroppings, light timber stands and tapering ridges; and
3. The zone east of Southview Ridge consists of a dryland valley, knolls and timber stands.

The Master Plan seeks to preserve and enhance the natural character of this framework by: a) Preserving and protecting large tracts of land in private reserve and b) Providing for appropriately scaled development in areas that are less visually or environmentally sensitive.

Much of the visually sensitive slopes above western draw will become part of the private reserve. Likewise, significant rock outcrop areas will be preserved as parks offering residents and visitors the opportunity to enjoy unique natural experiences generally not available in urban settings such as

Klamath Falls. A network of trails and sidewalks will wind through the open spaces and connect parks and important community amenities with the neighborhoods of Southview.

The Master Plan has used the topographic framework to physically organize the residential and commercial environments of Southview. This organization is described on the following pages.

### *1) THE VILLAGE CENTER*

The Village Center is envisioned as the “heart” of the Southview and the gateway into the neighborhoods of Southview. Located on the valley floor of the western draw, the center is to be built around a central park designed and landscaped in a manner that encourages public gatherings and interaction. A one-way traffic couplet, on street parking and building architecture are intended to provide an experience of a small rural town while providing the energy and services of an urban retail/office setting. The center would provide a mix of services such as general stores, small-scale specialty retail stores, art galleries, unique dining facilities, personal service office suites, business service offices and loft style residential units. The compact design of the Village Center seeks to promote a pedestrian friendly environment and discourage development of an automobile orientated commercial center.

Adjacent to the Village Center is a Southview Recreation District that would include a full service fitness center, playfield and if supported, an amphitheater. Trails, bikeways and sidewalks would provide easy access to and from the recreational amenities, the Village Center and the residential areas of Woodlands Residential District. A separate Southview Mixed Use District Design Guideline document will address design of commercial development in this area.

### *2) THE BUSINESS CAMPUS & NEIGHBORHOOD CENTER*

The Business Campus & Neighborhood Center is envisioned to serve as a professional and corporate employment center and neighborhood service center. Located on the lower plateau at the south end of Southview Ridge adjacent to a planned off-site 18-hole golf course, the center is to provide Class A office space for professional and corporate offices, light commercial / industrial buildings and light intensity neighborhood services. The Campus site will interconnect with the surrounding residential neighborhoods through a series of walkways, trails and bikeways to encourage pedestrian access to the Campus for employment and retail services. A separate Non-Residential Design Guidelines document will address design of commercial development in this area.

### *3) RESIDENTIAL HOMESITES*

The Master Plan offers a diversity of Homesites within all three of Southview’s geographic zones.

- Village Homes – The Village Center, located within the flat valley floor in Orindale Draw, will offer a variety of medium density homes in conjunction with a pedestrian friendly environment where the daily activities of the community are focused around the Central Park and the Village Center. Homes may include detached single family, attached single-family duplex and triplex residences, row housing and loft



condominiums and apartments. The architecture of these homes may include Victorian, Farmhouse, Craftsman and/or Mission/Basque styles. Homes will generally include features such as elevated porches, bay and dormer windows, and garages accessed from rear lanes or garages accessed from the front that do not dominate the architectural design.

- **Clustered Homes** – Clustered, small lot, medium density homes, located on secluded plateaus and floors within Southview, will offer single family, duplex and triplex home ownership in conjunction with pocket parks, pedestrian and bike trails and paths connecting the residents to parks, open spaces and commercial centers.
- **Entry Level Homes** – Medium density entry level homes, located on rolling flat to slightly moderate sloping terrain of Southview will offer affordable single family homes in conjunction with pedestrian and bike trails and paths connecting the residents to parks, recreational amenities, playgrounds, open spaces and commercial centers. Entry-level architecture is based upon simple construction techniques and forms typical of the suburban areas in urban communities.
- **Mature Market Homes** – Medium density mature market homes, located on the moderate sloping terrain of Southview, will offer flexible designs that “fit” the natural contours of the Homesite and serve the evolving space needs of the residents in conjunction with pedestrian and bike trails and paths connecting the residents to parks, recreational amenities, playgrounds, open spaces and commercial centers. Mature market Homesites will typically offer views of the surrounding neighborhoods, parks and commercial districts. Mature market architecture is based upon simple construction techniques and traditional forms that blend into the sloping terrain of the Homesite.
- **Custom Homes** – Low density custom homes, located on moderate or greater sloping terrain of Southview, will offer custom designs that blend with the surroundings of the Homesite and the specific space needs of the residents in conjunction with pedestrian and bike trails and paths connecting the residents to parks, recreational amenities, playgrounds, open spaces and commercial centers. Custom Homesites will typically offer dramatic views of Klamath Basin, Mount Shasta, Klamath Falls and/or the surrounding neighborhoods, parks and commercial districts within Southview. Custom home architecture will be specific to each Homesite so that the residence blends into the sloping terrain.
- **Estate Homes** – A limited number of low-density estate homes will be offered at Southview. These homes will generally be located along the north ridge of the Upper Mountaintop Residential District overlooking Klamath Lake. The homes will offer custom designs that set back from the ridgeline and blend with the surroundings of the Homesite.
- **Business Campus Homes** – The Business Campus, located on the flat plateau at the southern base of the Moore Mountain Ridge, will offer medium density homes in conjunction with a pedestrian friendly environment where the daily activities of the community are focused around the Business Campus. Homes may include detached single family, attached single-family, duplex and triplex residences. The architecture of these homes may include Victorian, Farmhouse, Craftsman and/or Mission/Basque styles. Homes will generally include features such as elevated

porches, bay and dormer windows, and garages that do not dominate the architectural design.

## AUTHORITY

The authority for this Development Guide is derived from Sections 12.360 thru 12.395, inclusive, (PUD, Planned Unit Development) of the City of Klamath Falls Community Development Ordinance dated March 1998. Upon approval of the guidelines, standards and review procedures set forth herein by the City of Klamath Falls Planning Commission, this Development Guide shall become the governing document for review, approval and modification of all uses and activities within Southview, along with applicable City codes and standards.

## JURISDICTION

This Development Guide shall apply to all properties within the area described by the legal description set forth on Exhibit 1 commonly referred to as the SouthView Planned Unit Development consisting of 605 acres more or less of real property.

## DEVELOPMENT REVIEW

Establishment of a Design Committee: All site planning, land development activities and improvements within Southview shall be reviewed for approval by the Design Committee (the "Committee"). Figure 1 illustrates the relationship of the Committee's review process and the review process of the City of Klamath Falls. The Committee shall represent an "in house review" process for Southview Properties, LLC (the "Project Founder") and Southview. This procedure is not in place of any step within the City's review and approval process, but rather a condition to the City of Klamath Falls's review and approval procedures (see Appendix B).

The Committee shall be organized as follows:

1. The Committee shall consist of not less than three (3) members.
2. The address of the Committee shall be at the address of the principal office of the Project Founder or upon formation, the Southview Homeowners' Association (the "Association").
3. A current record of the names, qualifications and business addresses of the members of the Committee shall be kept at the principal office and at the City of Klamath Falls Planning Department.
4. Each of said persons shall hold his/her office until such time as he/she has resigned or he/she has been removed or his/her successor has been appointed, as set forth herein.
5. Except as provided in Paragraph 6 below, the right from time to time to appoint or remove all members of the Committee shall be, and is hereby reserved to and vested solely in the Project Founder, its assigns or successors.
6. The right from time to time to appoint and remove members of the Committee shall be reserved to and vested in the Association upon the occurrence of the first of the following:
  - a. Sellout of ninety five (95%) percent of residential and commercial building units by Project Founder; or

- b. From and after fifteen (15) years from the date upon which the Development Guide is adopted, the Association shall have the right to appoint and remove one third (1/3) of the members of the Committee; or
- c. From and after twenty (20) years from the date first above written, the Association shall have the right to appoint and remove two thirds (2/3) of the members of the Committee; or
- d. The Association shall have the right to appoint or remove all members of the Committee from and after twenty five (25) years from the date first above written; provided, however, that if Project Founder fails to exercise its rights under Paragraph 5 above or records a declaration waiving such rights, the Association shall thereupon and thereafter have the right to appoint and remove all members.
- e. Any member of the Committee may at any time resign from the Committee upon written notice delivered to Project Founder and/or to the Association, whichever then has a right to appoint and remove members.

#### *COMMITTEE RESPONSIBILITIES*

No building, frame, wall, accessory building, tennis court, swimming pool, landscape feature (including but not limited to the removal of trees or other natural vegetation), building appurtenance or other improvement or structure of any type, or kind, shall be commenced, erected, constructed or maintained within Southview, nor shall any exterior change or alteration be made, including the painting thereof, until the plans and specifications showing the nature, kind, style, height, materials, location and coloration of same have been submitted to, and approved in writing as to harmony of external design, location, texture and color in relation to surrounding structures, topography, natural features and landscape elements, by the Committee.

#### *WAIVERS*

It shall be within the prerogative and the jurisdiction of the Committee to review applications and grant approvals for waivers to these provisions or any part thereof. Waivers from the requirements and provisions set forth herein shall be made at the sole discretion of the Committee. In the event of any such waiver, the Committee shall provide written notice of the waiver to the City Planning Department.

#### *ENFORCEMENT.*

The Committee or their appointees within Southview shall have, without any limitation of any power or authority otherwise granted by law, the right to enforce all provisions set forth in this Development Guide relating to the use of land within Southview. The Committee shall be the governing entity over the Association or any private maintenance entity within Southview. Complaints against any such entities, associations, or individual homeowners within Southview shall be registered with the Committee.

#### *SEVERABILITY*

Invalidation of any one or more of these provisions, restrictions or requirements by judgment or court order shall in no way affect any other provisions here of which shall remain in full force and effect.

***MODIFICATION PROCEDURES***

The provisions, requirements and restrictions set forth in the Development Guide shall apply in all cases and at all times until modification. Modification of the Development Guide standards governing Southview shall be prepared by the Committee and approved by a majority vote by the Committee. Upon approval by a majority vote of the Committee, the proposed modification(s) shall be submitted to the City of Klamath Falls Planning Department for review and approval. The Planning Department shall review the proposed modifications to determine whether the proposed modifications are consistent with the vision and intent as expressed in the Southview PUD Master Plan. Upon a determination by the City that the proposed modifications are consistent with the vision and intent of the Southview PUD Master Plan, the modifications shall become effective.

**GENERAL PROVISIONS*****INTENT.***

These general provisions are intended to apply to all residential development within Southview. This Development Guide provides additional conditions and restrictions for each type of land use contemplated under the Southview Planned Unit Development Master Plan. Further, additional covenants, conditions and restrictions referring to specific areas within Southview may be included at the time of platting.

***TRANSFER OF DENSITIES***

The Southview Planned Unit Development Master Plan for Southview indicates residential types, acreage and densities for specific land uses. The total number of residential density units allowed in Southview, as specified in the Master Plan, is 1,330 dwelling units. To allow flexibility within the Master Plan in response to market variations, changes in buyer demand and innovations in residential development, transfer of density within and among the residential and mixed use areas of Southview, both in number of units and unit types, shall be permitted provided that all such transfers are reviewed and approved by the Committee, the Klamath Falls Planning Commission and the City Council, are in keeping with these design standards, sound planning, design, architecture and housing provision practices, and provided the total number of residential density units within the Southview PUD does not exceed 1,330. Density transfers that do not have a major effect on the utility and roadway systems or create incompatible land uses, scale of structure or height of building may be approved administratively by the Director of City Planning.

***RESTRICTIONS AND REQUIREMENTS*****Trailers/Mobile Homes**

No house trailers, mobile homes or temporary residences shall be permitted in Southview. However, subject to an application for and receipt of a temporary structure permit issued by the City of Klamath Falls, trailers may be used for on-site construction storage or sales purposes as further provided for in the residential use section herein. Campers and recreational vehicles shall be permitted in Southview subject to the provisions provided in Article 12, Off Street Parking.

Animals

No animals of any kind shall be raised, bred or kept on a lot except household pets, provided that they are not kept, bred or maintained for any commercial purpose and provided further that such household pets shall not exceed two of any type of animal for each site. Each pet's owner shall confine its pet for excretions to his/her own lot. Horses may not be kept, stalled, boarded or maintained in areas within Southview.

Snowmobiles/Dirt Bikes

No snowmobiles, motorized dirt bikes or other motorized off road vehicles shall be permitted on any roads, trails or walks within Southview.

Refuse Disposal

Unightly objects or materials shall not be placed upon the exterior portions of a lot. No part of a lot or neighborhood or community common area may be used as a dumping ground for garbage, trash or other waste and the same shall be disposed of in a sanitary manner. All equipment for the storage or disposal of garbage, trash or waste shall be kept in a clean and sanitary condition. Garbage, trash or waste shall be disposed of on a regular basis and in a sanitary manner, and the burning of garbage, trash or waste in outside incinerators, barbeque pits or the like is prohibited. The Committee shall have the right to enter upon a lot to remove any refuse piles or other unsightly objects and materials at the expense of the owner, following due notice to such owner and the failure of the owner to comply with this paragraph. Such entry shall not be deemed a trespass.

Structures on Roofs

No air conditioning unit, evaporative cooler, radio, television antennae or other object shall be placed upon the roof or fireplace chimney of any residence or building. An owner may place solar energy collecting equipment on the roof of his/her residence, providing such equipment is solely for the use of the residence and not for commercial purposes and the design and appearance is approved, in advance by the Committee (see Section 2, Architectural Controls).

Exterior Service Areas/Satellite Dishes

Trash disposal, outdoor work areas and outside equipment, and satellite dishes are to be screened from off-site views by fencing, walls or plantings and integrated into the building design. Satellite dishes may not exceed 18 inches in diameter. It is encouraged that trash cans be located within the garage rather than in separate trash enclosure areas.

Tanks, Drilling and Mining

No tanks of any kind may be erected, constructed, placed or permitted on any lot. No oil or gas drilling, or the extraction thereof, or mining operations shall be permitted on any lot. No owner shall be permitted to drill a well intended for the extraction of water from the ground, nor construct a septic or sewage disposal system on any lot. Project Founder shall install, or cause to have installed, water distribution and sewer collection lines to a point proximate to the property line of each lot or in the roads adjacent thereto, and connection by the owner to the facilities shall be mandatory.

**Subdivision of Lots**

None of the finished lots shall at any time be divided, subdivided, partitioned or re-subdivided unless said division, subdivision, partition or resubdivision is permitted under the regulations, codes and ordinances of the applicable governmental authorities, and such division, subdivision, partition or resubdivision is approved by the Committee. In the event of said division, all property thereunder shall be subject to all the provisions hereof.

**Underground Utility Requirements**

All electrical and communications distribution lines shall be placed underground.

**Nuisance**

Nothing shall be done or permitted on the properties that may be or become an annoyance or nuisance to the subdivision development. No noxious or offensive activities or commercial business or trade shall be conducted upon any lot. No lot shall be used in whole or in part for the storage of any property or thing that will cause such lot to appear in an un clean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material emit foul or obnoxious odors or cause any noise that will or might disturb the peace, quiet, comfort or serenity of the occupants of surrounding property. Enforcement shall be the responsibility of the Committee as discussed in the Authority section of this Document.

**Snow stacking**

To ensure proper stacking of snow plowed from public and private streets, private driveways and parking areas, the following provisions shall be made: No structure, fence, retaining wall or other obstruction shall be within 5 feet of the area being plowed

**Changes in City Codes/Regulations**

Where the City of Klamath Falls Codes and Regulations currently apply to Southview, future changes to those sections will thereafter supercede those currently in force.

**Procedures**

Except as stated herein, all submittals and procedures for processing of Development Plans within Southview shall follow the format established for the PUD, Planned Unit Development Sections 12.360 – 12.395 inclusive of the City of Klamath Falls Community Development Zoning Ordinance, effective March 1998.

The Committee shall review and approve all site plans, development plans, architectural plans, and landscape plans prior to submission to the City of Klamath Falls.

At the time of platting, individual areas within Southview may also have additional restrictive covenants submitted as part of the plat application. When possible, Project Founder will use the option of submitting applications for a Conditional Use Permit and the tentative subdivision plan concurrently.

## ARTICLE II

### PERMITTED COMMUNITY LAND USES

#### **LAND USE HIERARCHY.**

This section is established to provide a level of detail not available in the Planned Unit Development Master Plan. The following Land Use Districts are found within the Planned Unit Development. Figure 2 (District Map) identifies the location for each of the land use districts.

#### ***SOUTHVIEW COMMERCIAL DISTRICT (SV-SCD):***

The Southview Commercial District allows a broad scope of low to medium intensity retail or other commercial uses that are intended to primarily serve residents of Southview and residents of the area west of Klamath Lake, Link River and the Klamath Falls River. Examples include neighborhood shopping centers, theaters, bowling alleys, and other places of public assembly and public/quasi-public uses. It does not permit general business uses of a *more* intense *commercial* character. These uses will normally require a Special Use Permit and will commonly include limited *outdoor* display of product and lights or other characteristics not generally compatible with the adjoining residential areas without significant transition

#### ***SOUTHVIEW MIXED USE DISTRICT (SV-SMUD):***

The purpose of the Southview Village Mixed Use District is to create a neighborhood that generates a sense of place, a feeling of being in a unique small town business district. Uses such as automobile services, outdoor sales yards, drive in businesses and other similar uses are prohibited from locating within this district. This designation is intended to encourage a cohesive mix of interdependent uses, including leisure shopping; community and personal service uses such as financial service branch operations, light hardware stores, barber and beauty salons, florists, restaurants and pubs; and offices on the main level and similar uses and/or medium to high density residential on upper levels in addition to providing amenities that are conducive to attracting pedestrian activity rather than automotive access. Open air courtyards, plazas and public infrastructure will be required of all projects and shall be designed and developed to enhance pedestrian activity and maximize land use function. Twenty-four (24) hour retail operations shall be prohibited. Projects within this district will be encouraged, where appropriate, to include structures that are two stories in height. Building and site designs will maximize employment and housing opportunities. Medium density residential uses within this district shall be limited to single family, duplex and triplex multi-family designs that incorporate principles of neo-traditional design; loft apartments and condominiums; and row houses that incorporate principles of neo-traditional design.

#### ***WOODLANDS RESIDENTIAL DISTRICT (SV-WRD):***

The Woodlands Residential District permits low-density single family, medium density single family and medium density multi-family residences as well as *other* more imaginative medium density residential development that puts an emphasis upon common open space. Local supporting land uses such as parks and other public recreational facilities are also allowed in this district.

***SOUTHVIEW RECREATION DISTRICT (SV-SRD):***

The Southview Facilities District is intended to accommodate uses that encourage active and/or passive recreation activities. Projects designed to provide uses that provide the public with the opportunity for recreation will generally qualify for this land use designation.

***TOWER LINE RESIDENTIAL DISTRICT (SV-TLRD):***

The Upper Mountaintop Residential District permits low-density single family, medium density single family and medium and high-density multi-family residences as well as *other* imaginative residential development. Local supporting land uses such as parks and other public recreational facilities are also allowed in this district.

***SOUTHRIDGE RESIDENTIAL DISTRICT (SV-SRRD):***

The Tower Line Residential District allows for low-density single family, medium density single family and medium density multi-family residences as well as *other* imaginative residential development. Local supporting land uses such as parks and other public recreational facilities are also allowed in this district.

***SOUTHRIDGE MIXED USE DISTRICT (SV-SRMUD):***

The SouthRidge Mixed Use District is intended to accommodate a nonpolluting and non-nuisance professional employment center, neighborhood retail services and medium and low-density residential neighborhoods. Given the propensity for visual pollution, all uses within the district are required to be completely self-contained within a structure giving a business park appearance. No outside storage is allowed. Medium density residential uses within this district shall be limited to single family, duplex and triplex multi-family designs that incorporate principles of neo-traditional design; loft apartments and condominiums; and row houses that incorporate principles of neo-traditional design. Local supporting land uses such as parks and other public recreational facilities are also allowed in this district.

***EASTRIDGE RESIDENTIAL DISTRICT (SV-ERRD):***

The EastRidge Residential District permits low-density single family, medium density single family and medium density multi-family residences as well as *other* imaginative residential development. Local supporting land uses such as parks and other public recreational facilities are also allowed in this district

**DEVELOPMENT USES.**

**PERMITTED USES:** This section indicates which uses are permitted in each of the eight (8) Land Use districts. The Permitted Uses Matrix identifies those uses that are permitted by right, conditionally permitted, and those that require approval by special use permit. Uses not specifically identified shall not be permitted in areas *other* than indicated herein unless they are specifically



noted on development plans submitted for review and incorporated into the Development Standards prior to project approval.

***PERMITTED USES MATRIX LEGEND:***

***Permitted Uses (P):***

The use is permitted by right within the designated Land Use District. This does not exclude *other* uses that are generally considered accessory to the primary use. An accessory use or structure that is customarily incidental to the principal use or structure, and is located on the same lot or tract shall be permitted as an accessory use without being separately listed as a permitted use. Accessory uses may not occupy more than 30 percent of the gross floor area utilized by the primary use.

***Conditional Uses (C):***

The use is permitted subject to meeting specified conditions. These conditions are listed following the Permitted Use Matrix.

***Special Use (S):***

The principle use may be permitted in the designated Land Use district only after obtaining a Consent to a Special Use from the Committee and a Conditional Use Permit from the City.

SVCD Southview Commercial District  
 SVMUD Southview Mixed Use District  
 WRD Woodlands Residential District  
 SVRD Southview Recreation District

TLRD Tower Line Residential District  
 SRRD SouthRidge Residential District  
 SRMUD SouthRidge Mixed Use District  
 ER RD EastRidge Residential District

51838

| Southview Permitted Uses  |   | SVCD | SVMUD | WRD | SVRD | TLRD | SRRD | SRMUD | E |
|---|---|------|-------|-----|------|------|------|-------|---|
| Commercial Uses   |   |      |       |     |      |      |      |       |   |
| Alcoholic Beverage Sales/ Liquor Stores   | S | S    |       |     |      |      |      | S     |   |
| Antique and Collectible Stores  | P | P    |       |     |      |      |      |       |   |
| Art Supply Stores   | P | P    |       |     |      |      |      |       |   |
| Art Production Facilities (Commercial art production facilities such as kilns, foundries, furnaces, etc.) | P | P    |       |     | P    |      |      | P     |   |
| Assisted Health Care Facility   |   |      |       | S   |      | S    | S    |       |   |
| Auto Body Repair Shops  |   |      |       |     |      |      |      |       |   |
| Auto Lube Facility  | S |      |       |     |      |      |      |       |   |
| Auto Mechanical Repair and Service (Minor)  |   |      |       |     |      |      |      |       |   |
| Auto Mechanical Repair and Service (Major)  |   |      |       |     |      |      |      |       |   |
| Auto Rental (passenger vehicles only)   |   |      |       |     |      |      |      |       |   |
| Auto Sales (new)  |   |      |       |     |      |      |      |       |   |
| Auto Sales (Used with new car sales)  |   |      |       |     |      |      |      |       |   |
| Auto Service Stations   | S |      |       |     |      |      |      |       |   |
| Barber/Beauty Shop  | P | P    |       |     |      |      |      | P     |   |
| Banks/Financial Institutions  | P | P    |       |     |      |      |      | P     |   |
| Boat Dealerships  |   |      |       |     |      |      |      |       |   |
| Bowling Centers/Lanes   | C |      |       |     |      |      |      |       |   |
| Business and Professional Offices   | P | P    |       |     |      |      |      | P     |   |
| Car Washes (Automatic)  | S |      |       |     |      |      |      |       |   |
| Cemeteries  |   |      |       |     |      |      |      |       |   |

SVCD Southview Commercial District  
 SVMUD Southview Mixed Use District  
 WRD Woodlands Residential District  
 SVRD Southview Recreation District

TLRD Tower Line Residential District  
 SRRD SouthRidge Residential District  
 SRMUD SouthRidge Mixed Use District  
 ERRD EastRidge Residential District

| Southview Permitted Uses                        | SV-OCD | SV-OVCMUD | SV-ORD | SV-RFD | SV-UMRD | SV-LMRD | SV-LWMUD | SV. |
|---|--------|-----------|--------|--------|---------|---------|----------|-----|
| Child Care (Limited)                            | P      | P         |        |        |         |         | P        |     |
| Child Care (Commercial)                         | C      | C         |        |        |         |         | P        |     |
| Clothing Stores                                 | P      | P         |        |        |         |         |          |     |
| Clubs: Public & Private (Non-Profit)            | P      | C         |        |        | C       |         | C        |     |
| Convalescent Facilities                         |        |           |        |        |         |         |          |     |
| Convenience Stores (No Fuel Pumps)              | P      | C         |        |        |         |         | P        |     |
| Convenience Stores (w/ Fuel Pumps)              | S      |           |        |        |         |         |          |     |
| Dance/Gymnastic/Exercise Studios                | P      | P         |        |        |         |         | P        |     |
| Dental Laboratory                               | C      |           |        |        |         |         |          |     |
| Drug Stores                                     | P      | P         |        |        |         |         |          |     |
| Dry Cleaner/Laundry                             | P      |           |        |        |         |         |          |     |
| Equipment Rental (Small Equipment, Indoor Only) | C      |           |        |        |         |         |          |     |
| Flea Markets                                    |        |           |        |        |         |         |          |     |
| Florist   | P      | P         |        |        |         |         | P        |     |
| Furniture Stores (Indoor Only)                  | P      |           |        |        |         |         |          |     |
| Gaming (Restricted)                             |        |           |        |        |         |         |          |     |
| Garden Supply Stores                            | C      | C         |        |        |         |         |          |     |
| General Merchandise/Wholesale                   | P      | P         |        |        |         |         |          |     |
| Gift Stores                                     | P      | P         |        |        |         |         | P        |     |
| Grocery Stores                                  | P      |           |        |        |         |         |          |     |
| Golf Cart Sales (Indoor Only)                   | P      |           |        |        |         |         |          |     |
| Hardware Stores/Building Supplies (Indoor Only) | P      | P         |        |        |         |         |          |     |
| Health Food Stores                              | P      | P         |        | P      |         |         | P        |     |
| Health Spas/Athletic Clubs/Fitness Centers      | P      |           |        | P      |         |         | P        |     |

|  |                                |           |                                 |        |         |         |          |    |
|--|--------------------------------|-----------|---------------------------------|--------|---------|---------|----------|----|
| SVCD                                     | Southview Commercial District  | TLRD      | Tower Line Residential District |        |         |         |          |    |
| SVMUD                                    | Southview Mixed Use District   | SRRD      | SouthRidge Residential District |        |         |         |          |    |
| WRD                                      | Woodlands Residential District | SRMUD     | SouthRidge Mixed Use District   |        |         |         |          |    |
| SVRD                                     | Southview Recreation District  | ERRD      | EastRidge Residential District  |        |         |         |          |    |
| Southview Permitted Uses                 | SV-OCD                         | SV-OVCMUD | SV-ORD                          | SV-RFD | SV-UMRD | SV-LMRD | SV-LWMUD | SV |
| Heavy Equipment Sales & Service          |                                |           |                                 |        |         |         |          |    |
| High Tech/Light Assembly & Manufacturing |                                |           |                                 |        |         |         |          |    |
| Home Occupations                         | P                              | P         | P                               |        | P       | P       | P        |    |
| Hotel, Motel, Inns, Resorts              | S                              | S         |                                 |        |         |         |          |    |
| Ice Rink; Roller Rink                    | P                              | S         |                                 | P      |         |         | S        |    |
| In Home Personal Health Care Services    |                                | P         | P                               |        | P       | P       | P        |    |
| Laundromats (Coin Operated)              | S                              |           |                                 |        |         |         |          |    |
| Liquefied Petroleum Gas Installation     |                                |           |                                 |        |         |         |          |    |
| Lube & Tune                              | P                              |           |                                 |        |         |         |          |    |
| Marital Arts Studio                      | P                              |           |                                 | P      |         |         | P        |    |
| Mini-Storage Facilities                  |                                |           |                                 |        |         |         |          |    |
| Mortgage Company                         | P                              | P         |                                 |        |         |         | P        |    |
| Mortuaries/Funeral Homes/Crematories     |                                |           |                                 |        |         |         |          |    |
| Night Clubs/Discotheques                 |                                | S         |                                 |        |         |         |          |    |
| Offices, General Business                | P                              | P         |                                 |        |         |         | P        |    |
| Offices, Medical                         | P                              | P         |                                 |        |         |         | P        |    |
| Office Supply Stores                     | P                              | P         |                                 |        |         |         | P        |    |
| Outdoor Sales/Sales                      |                                |           |                                 |        |         |         |          |    |
| Pawn Shops                               |                                |           |                                 |        |         |         |          |    |
| Pet Boarding Kennels                     | P                              |           |                                 |        |         |         |          |    |
| Pet Cemeteries/Crematories               |                                |           |                                 |        |         |         |          |    |
| Pet Shops                                | C                              | C         |                                 |        |         |         |          |    |
| Plant Nurseries (Indoor Only)            | P                              |           |                                 |        |         |         |          |    |
| Post Office/Annexes                      | P                              | P         |                                 |        |         |         |          |    |

|  |                                |        |                                 |        |        |         |         |          |    |
|--|--------------------------------|--------|---------------------------------|--------|--------|---------|---------|----------|----|
| SVCD   | Southview Commercial District  | TLRD   | Tower Line Residential District |        |        |         |         |          |    |
| SVMUD  | Southview Mixed Use District   | SRRD   | SouthRidge Residential District |        |        |         |         |          |    |
| WRD  | Woodlands Residential District | SRMUD  | SouthRidge Mixed Use District   |        |        |         |         |          |    |
| SVRD   | Southview Recreation District  | ERRD   | EastRidge Residential District  |        |        |         |         |          |    |
| Southview Permitted Uses   |                                | SV-OCD | SV-OVCMUD                       | SV-ORD | SV-RFD | SV-UMRD | SV-LMRD | SV-LWMUD | SV |
| Print Shop/Copy Service  | P                              |        | P                               |        |        |         |         | P        |    |
| Product Distribution/Storage   |                                |        |                                 |        |        |         |         |          |    |
| Professional/Governmental Offices  | P                              |        | P                               |        |        |         |         | P        |    |
| Pubs, Bars & Lounges (Taverns, etc.)   | S                              |        | S                               |        |        |         |         | S        |    |
| Recreational Vehicle Sales   |                                |        |                                 |        |        |         |         |          |    |
| Rental Stores (Small tools & Household items)  | C                              |        |                                 |        |        |         |         |          |    |
| Rental Service Stores/Yards (Large Equipment)  |                                |        |                                 |        |        |         |         |          |    |
| Rescue Missions, Shelter for the Homeless  |                                |        |                                 |        |        |         |         |          |    |
| Repair Shops (Appliances)  | C                              |        |                                 |        |        |         |         |          |    |
| Restaurants (w/out drive-up)   | P                              |        | P                               |        |        |         |         | P        |    |
| Restaurants (w/ drive-up)  | S                              |        |                                 |        |        |         |         |          |    |
| RV Service/Storage   |                                |        |                                 |        |        |         |         |          |    |
| Scientific Research Facilities   | P                              |        |                                 |        |        |         |         | P        |    |
| Sidewalk Vending   | S                              |        | S                               |        |        |         |         | S        |    |
| Skating Rink (Ice/Roller)  | P                              |        |                                 |        | P      |         |         |          |    |
| Specialty Shops (art supply stores, beauty salons, barber shops, florists, specialty food, and all other similar retail shops) | P                              |        | P                               |        |        |         |         | P        |    |
| Taxidermists   |                                |        |                                 |        |        |         |         |          |    |
| Theaters, Movie  | P                              |        |                                 |        |        |         |         |          |    |
| Thrift Shops   | C                              |        |                                 |        |        |         |         |          |    |
| Tow Truck Service/Yards  |                                |        |                                 |        |        |         |         |          |    |
| Truck Sales Rentals (U-Haul, etc.)   |                                |        |                                 |        |        |         |         |          |    |
| Veterinary Hospitals/Clinics (small animal only)   | P                              |        |                                 |        |        |         |         |          |    |

SVCD Southview Commercial District  
 SVMUD Southview Mixed Use District  
 WRD Woodlands Residential District  
 SVRD Southview Recreation District

TLRD Tower Line Residential District  
 SRRD SouthRidge Residential District  
 SRMUD SouthRidge Mixed Use District  
 ERRD EastRidge Residential District

| Southview Permitted Uses            | SV-OCD | SV-OVCMUD | SV-ORD | SV-RFD | SV-UMRD | SV-LMRD | SV-LWMUD | SV. |
|-------------------------------------|--------|-----------|--------|--------|---------|---------|----------|-----|
| Vintage Goods Re-Sale Retail Stores | P      | P         |        |        |         |         |          |     |
| Wedding Chapels                     |        | P         |        |        |         |         |          |     |

| Residential Uses                                  |  |   |   |   |   |   |   |   |
|---|--|---|---|---|---|---|---|---|
| Low Density Single Family (0 - 5 DU/Net Acre)     |  | P | P | P | P | P | P | P |
| Medium Density Single Family (5 - 10 DU/Net Acre) |  | P | P | P | P | P | P | P |
| Medium Density Multi-Family (0 - 15 DU/Net Acre)  |  | P | P | P | P | P | P | P |
| High Density Multi Family (>15 DU/Net Acre)       |  | S | S | S | P | S | S |   |

| Public & Quasi-Public Uses                      |   |   |   |   |   |   |   |  |
|---|---|---|---|---|---|---|---|--|
| Wireless Communication Towers/Microwave Dish    |   | S | C |   | C |   | C |  |
| Community Information Centers                   | P | P |   | P |   |   |   |  |
| Electric Sub-station                            |   |   |   |   |   |   |   |  |
| Emergency Medical Facilities                    | P |   |   |   |   |   |   |  |
| Fire Stations                                   | P |   |   |   |   |   |   |  |
| Hospitals (Including Related Facilities)        | P |   |   |   |   |   |   |  |
| Owner Assoc. Buildings and Facilities           | P | P |   | P |   |   | P |  |
| Parking Lots/Structures (non-residential)       | P | P |   | P |   |   | P |  |
| Police Stations                                 | P |   |   |   |   |   |   |  |
| Radio, Cable & Television Stations              |   |   |   |   |   |   | S |  |
| Transit Stops                                   | P | P | P | P | P | P | P |  |
| Transportation & Transit Maintenance Facilities |   |   |   |   |   |   |   |  |
| Utility Service Yards                           |   |   |   |   |   |   |   |  |

SVCD Southview Commercial District  
 SVMUD Southview Mixed Use District  
 WRD Woodlands Residential District  
 SVRD Southview Recreation District

TLRD Tower Line Residential District  
 SRRD SouthRidge Residential District  
 SRMUD SouthRidge Mixed Use District  
 ERRD EastRidge Residential District

| <b>Southview Permitted Uses</b>   | SV-OCD | SV-OVCMUD | SV-ORD | SV-RFD | SV-UMRD | SV-LMRD | SV-LWMUD | SV. |
|-----------------------------------|--------|-----------|--------|--------|---------|---------|----------|-----|
| Wastewater Treatment Facilities   |        |           |        |        |         |         |          |     |
| Water Storage Facilities          |        |           | P      |        | P       | P       | P        |     |
| Solar Energy Systems (Commercial) |        |           |        |        |         |         |          |     |

| <b>Support Uses</b>   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|
| Ancillary Eating Facilities and Specialty Shops associated with Recreational Facilities | P | P |   | P |   |   | P |   |
| Commercial Recreational Facilities  | P | P |   | P |   |   | P |   |
| Golf Courses/Clubhouses (Public & Private)  |   |   |   |   |   |   |   |   |
| Maintenance facilities related to Open Space Uses                                       | P |   |   |   |   |   |   |   |
| Open Space & Open Space Easements   | P | P | P | P | P | P | P | P |
| Pedestrian Trails & Paths   | P | P | P | P | P | P | P | P |
| Recreation Centers  | P | P |   | P |   |   |   | P |
| Recreation Fields, Courts & Other Sports Facilities                                     | P | P | P | P | P | P | P | P |
| Recreational Vehicle Campgrounds  |   |   |   |   |   |   |   |   |
| Stadiums/Arenas   |   |   |   |   | P |   |   |   |
| Storm Drainage Structures, Retention & Detention  | P | P | P | P | P | P | P | P |
| Swimming Pools  |   |   |   |   | P |   |   |   |
| Youth Centers/Clubs   |   |   |   | P |   |   |   |   |
| <b>Educational Facilities</b>   |   |   |   |   |   |   |   |   |
| Colleges & Universities   |   |   |   |   |   |   |   |   |
| Satellite Campus of Colleges & Universities   |   |   |   | C |   |   | C |   |
| Vocational/Trade Schools  |   |   |   |   |   |   |   |   |

|                          |                                |           |                                 |        |         |         |          |    |
|--------------------------|--------------------------------|-----------|---------------------------------|--------|---------|---------|----------|----|
| SVCD                     | Southview Commercial District  | TLRD      | Tower Line Residential District |        |         |         |          |    |
| SVMUD                    | Southview Mixed Use District   | SRRD      | SouthRidge Residential District |        |         |         |          |    |
| WRD                      | Woodlands Residential District | SRMUD     | SouthRidge Mixed Use District   |        |         |         |          |    |
| SVRD                     | Southview Recreation District  | ERRD      | EastRidge Residential District  |        |         |         |          |    |
| Southview Permitted Uses |                                |           |                                 |        |         |         |          |    |
| High Schools             | SV-OCD                         | SV-OVCMUD | SV-ORD                          | SV-RFD | SV-UMRD | SV-LMRD | SV-LWMUD | SV |
| Jr. High Schools         |                                |           | C                               |        |         |         |          |    |
| Elementary Schools       |                                |           | C                               |        |         |         |          |    |

|  |   |  |   |  |   |  |   |   |  |
|--|---|--|---|--|---|--|---|---|--|
| <b>Community Support Uses</b>                          |   |  |   |  |   |  |   |   |  |
| Amphitheaters  |   |  |   |  | P |  |   |   |  |
| Art Galleries  | P |  | P |  |   |  |   | P |  |
| Charitable/Public Service Event                        | P |  | P |  | P |  |   | P |  |
| Convention Centers (25,000 ft <sup>2</sup> or greater) |   |  |   |  |   |  |   |   |  |
| Conference Centers (25,000 ft <sup>2</sup> or less)    | P |  | P |  | P |  |   | P |  |
| Libraries  |   |  | P |  | P |  |   | P |  |
| Museums, Private                                       |   |  | C |  | C |  |   | C |  |
| Museums, Public  |   |  | P |  | P |  |   | P |  |
| Religious Facilities                                   |   |  |   |  |   |  |   |   |  |
| Special Community Events                               | S |  | S |  | S |  | S | S |  |
| Theaters, Indoor                                       | P |  | P |  | P |  |   | P |  |
| Youth Centers/Clubs                                    |   |  | S |  |   |  |   | S |  |

|  |   |  |   |  |   |  |   |   |  |
|--|---|--|---|--|---|--|---|---|--|
| <b>Temporary Uses</b>  |   |  |   |  |   |  |   |   |  |
| Temporary Construction Offices   | P |  | P |  | P |  | P | P |  |
| Temporary On-Site Residential Sales Offices<br>(available during residential development only) | P |  | P |  | P |  | P | P |  |
| Temporary Use (Other)  | S |  | S |  | S |  | S | S |  |



**CONDITIONAL USES.****CONDITIONS TO CONDITIONAL USES.**

In addition to the other requirements of these standards, the following conditions shall apply to each of the uses in districts where they are indicated with a "C" in the Land Use Matrix. The Conditional Uses are listed alphabetically below in Section (C).

**1. BOWLING CENTERS/LANES**

- 1.1. No building face of a bowling facility shall be located within 200 feet of any single-family dwelling.

**2. WIRELESS COMMUNICATION TOWER; MICROWAVE DISHES**

- 2.1. A wireless communication facility is permitted if it is not within 100 feet of any single-family dwelling. Stealth technology (where the facility is made part of another structure and isn't visually discernible) is highly encouraged.

**3. CHILD CARE COMMERCIAL**

- 3.1. Access to the childcare center shall be by means of a collector street or larger.
- 3.2. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The layout of driveways, circulation patterns and parking shall be approved by the City Traffic Engineer prior to the issuance of any building permits.
- 3.3. Where structures or play areas have single family residential adjacency:
  - 3.3.1. A block wall six feet in height shall be installed along the common property line, with an additional buffer of evergreen trees along the play area. The trees shall be a minimum 24-inch box in size and shall be installed at a minimum of 20 feet on center and shall be a variety that will grow together to form a visual screen.
  - 3.3.2. The building entrance and access shall be oriented away from residential uses on local streets.
  - 3.3.3. Outdoor play shall be limited to daylight hours.
  - 3.3.4. Outdoor lighting shall be designed so as not to shine directly onto any abutting property.
- 3.4. The use is subject to state and local childcare regulations.

**4. CLUBS: PRIVATE & PUBLIC (Non-Profit)**

- 4.1. No building face of a private or public club shall be located within 150 feet of any single-family dwelling.

**5. CONVENIENCE STORES (No FUEL Pumps)**

- 5.1. No building face shall be located within 200 feet of any single-family dwelling.

**6. DENTAL LABORATORY**

- 6.1. No building face shall be located within 200 feet of any single-family dwelling.

**7. EQUIPMENT RENTAL (Small Equipment)**

- 7.1. Outdoor storage, rentals and sales are prohibited. Openings to storage facilities shall not face public right-of-ways and shall be designed to minimize visual intrusion into adjoining properties.

**8. GARDEN SUPPLY**

- 8.1. Garden tools, supplies, and fertilizer and nonliving material shall be stored only within an enclosed building or other area screened from view from any abutting streets or adjacent residential property.
- 8.2. Live plants may be located outside of an enclosed building provided their location and arrangement will not be detrimental to internal site circulation or to abutting Streets or adjacent property.

**9. MUSEUMS, PRIVATE**

- 9.1. Outdoor storage and/or exhibits are prohibited.

**10. PET SHOP**

- 10.1. All animals shall be confined within an enclosed building at all times. ,
- 10.2. The building shall be designed to provide complete sound barriers and odor protection for the adjacent property.

**11. RENTAL STORES (Small tools & Household items)**

- 11.1. No outside storage is permitted.

**12. REPAIR SHOPS (Appliances)**

- 12.1. No outside storage is permitted.

**13. SATELLITE CAMPUS OF COLLEGES & UNIVERSITIES**

- 13.1. No building face shall be located within 200 feet of any single-family dwelling.
- 13.2. Requires site plan review by the Planning Commission.

**14. SCHOOLS, PUBLIC AND PRIVATE (Elementary, Jr.High, Sr. High)**

- 14.1. May not have direct access/egress to any local street in the City Center.
- 14.2. Requires site plan review by the Planning Commission.

**15. THRIFTSHOP**

- 15.1. No outdoor display, sales or storage of any merchandise shall be permitted.

**CONSENT TO SPECIAL USE PERMITS**

Uses designated as a Special Use (indicated by an "S" in the Land Use Matrix) are deemed to be potentially incompatible with the land uses set forth in the Southview PUD Master Plan and the Southview Land Use Matrix. Therefore, Special Use development shall be subject to close scrutiny; shall be conditioned to ensure compatibility with the surrounding uses and patterns of development; shall require that the proponent clearly demonstrates that the base requirements set forth herein can be met; and shall require that a Consent to Special Use be issued by the Committee before the

proponent submits an application for a Conditional Use Permit with the City. The following conditions are the minimum conditions for issuance of a Consent to Special Use. Additional conditions may also be required by the Committee at the time of application for a Consent to Special Use and during the City's public hearing process to ensure compatibility of the proposed use in relation to surrounding uses and the pattern of development.

Special Use Permits that do not have minimum requirements listed in the following section may have conditions placed on the proposed use by the Committee or during the City's public hearing process. The following requirements are minimum standards that must be satisfied.

## **MINIMUM REQUIREMENTS**

### **1. ALCOHOLIC BEVERAGE. SALES/LIQUOR STORES**

- 1.1. No beer/wine/cooler on-sale, beer/wine/cooler off-sale, beer/ wine/cooler on-off-sale, package or wholesale general use shall be located within 250 feet of any church, synagogue, school or child care facility licensed for more than twelve children.
- 1.2. The distances referred to in Paragraph 1.1 shall be measured in a straight line from the nearest property line of the church, synagogue, school, or childcare facility to the nearest property line of the proposed liquor establishment premises, disregarding all intervening obstacles.
- 1.3. When considering a request for a Consent to a Special Use Permit for a liquor establishment for off-premise consumption which also requests a waiver of the distance limitation in Paragraph 1.1, the Committee shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

### **2. AUTO LUBE FACILITY**

- 2.1. No repairs to automobiles will be performed. Work will be limited to the replacement of oil and filter; lubrication of the automobile chassis; and, replacement of windshield wiper fluids.
- 2.2. All work shall be performed within a completely enclosed building.
- 2.3. Openings to the service bays shall not face public right-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
- 2.4. No outside storage of stock, equipment, or residual used equipment is permitted.
- 2.5. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

### **3. AUTO SERVICE STATION**

- 3.1. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
  - 3.1.1. The dispensing of petroleum products, water and air from pump islands.
  - 3.1.2. The provision of emergency services of a minor nature.
  - 3.1.3. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.

- 3.1.4. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.
- 3.1.5. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
- 3.1.6. The installation of LPG tanks is not permitted.
- 4. CAR WASHES (AUTOMATIC)
  - 4.1. Reviewed and conditioned on a case-by-case basis.
- 5. CONVENIENCE STORE (w/ Fuel Pumps)
  - 5.1. Reviewed and conditioned on a case-by-case basis.
- 6. HOTEL, MOTEL, INNS
  - 6.1. May not locate within 200 feet of any single-family dwelling.
- 7. LAUNDROMATS
  - 7.1. May not locate within 150 feet of any single-family dwelling.
- 8. NIGHT CLUBS/DISCOTHEQUES
  - 8.1. Reviewed and conditioned on a case-by-case basis.
  - 8.2. May not locate within 150 feet of any single-family dwelling.
- 9. PUBS, BARS & LOUNGES (Taverns, Etc.)
  - 9.1. No tavern shall be located within 350 feet of any church, synagogue, school or childcare facility licensed for more than twelve children. No restaurant service bar or Supper Club shall be located within 250 feet of any church, synagogue, school, or child care facility licensed for more than twelve children.
  - 9.2. Uses licensed as taverns or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Committee may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.
  - 9.3. The distances referred to in Paragraphs 14.1 and 14.2 shall be measured in a straight line from the primary public entrance of the church, synagogue, school, or child care facility to the primary public entrance of the proposed liquor premises, and in a straight line from the primary public entrance of the proposed tavern to the primary entrance of any existing tavern or comparable establishment, disregarding all intervening obstacles.
- 10. RADIO, CABLE AND TELEVISION STATIONS
  - 10.1. Reviewed and conditioned on a case-by-case basis.
  - 10.2. May not locate within 350 feet of any single-family dwelling.
- 11. RESTAURANTS (w/drive-up)
  - 11.1. Reviewed and conditioned on a case-by-case basis.

**12. SIDEWALK VENDORS**

Sidewalk vendors are permitted but shall not locate within 150 feet of any single-family dwelling (except for special events). Use is restricted to locations within the SVCD, SVMUD and SRMUD where the sidewalk is in excess of 8 feet in width or where a special event is held.

**13. SPECIAL COMMUNITY EVENTS**

13.1. Requirements as per City Code.

**14. TEMPORARY USE (OTHER)**

14.1. The intent of this section is to allow temporary uses that would otherwise be prohibited to operate for limited periods of time (one to three weeks) on an annual basis. These uses include but are not limited to Christmas tree sales, firework sales, and other special events.

14.2. Temporary Uses will be reviewed and conditions imposed on a case-by-case basis. The SUP will be carried forward for use in future years unless conditions of approval are ignored or violated at which time the temporary use is revoked.

**15. YOUTH CENTERS & CLUBS**

15.1. Youth centers and clubs will be reviewed and conditions imposed on a case-by-case basis.

## ARTICLE III ARCHITECTURAL DESIGN CONTROLS

***INTENT***

The intent of this section is to set forth the submission review and approval procedures for the Design Review Committee and the general guidelines and standards for all structures, buildings, and architectural elements within Southview. The unique site character, variety of landscape types, and exceptional visual quality of the property requires that any development or construction within Southview be accomplished in a fashion that complements the natural landscape and achieves a suitable "fit" with the slope, vegetation and views.

***SUBMISSION PROCEDURES***

Any person who desires to develop or otherwise improve real property located in Southview shall submit site, building and landscaping plans to the Committee, for review and approval before the plans are submitted to the City of Klamath Falls. Owners of lots within the subdivision are encouraged to consult with the Committee prior to and during the preparation of such plans and specifications in order to avoid withholding or delay in approval.

Development or improvement projects other than the construction of detached single family residences shall submit drawings for Committee review and approval at each step of the City's planning and approval process; i.e., Conditional Use Permit, tentative subdivision plan, final subdivision plats, and design or residential review. The following shall be submitted to the Committee:

1. Committee review fee equal to five cents for each square foot of enclosed floor space. The proceeds of such charges shall be used for the administration and enforcement of the design review process.
2. Not less than one set or more than three sets of all drawings (In the case of final site plans or plats this shall include construction and engineering drawings. Drawings shall indicate filing, block and/or lot number.)
3. In the case of final site plans, a schedule of color and materials shall be provided for all exterior materials and either a form model or perspective sketch. Upon request, material samples shall be provided.
4. In circumstances where building envelopes occur, the envelopes shall be indicated on the site plan.
5. The Committee shall review all plans and other materials submitted within one-week of receipt. The committee shall provide, in writing, a summary of their recommendations. If the Committee requires revisions or additional material, it shall be available to discuss its proposed revisions with the applicant. Revised drawings shall be resubmitted to the Committee. When the drawings are approved, the Committee shall place a signature block on the drawings and sign the drawings indicating approval.

#### *COMMITTEE ORGANIZATION*

The Committee shall initially consist of a minimum of three persons appointed by the Project Founder. The Committee shall be presided over by a chairman, coordinating and directing the Committee's work.

The address of the Committee:

DESIGN COMMITTEE  
SOUTHVIEW PROPERTIES, LLC  
5200 HIGHWAY 140 WEST  
KLAMATH FALLS, OR 97601

The current record of the names, qualifications and business addresses of the members of the Committee shall be kept there.

#### *DESIGN COMMITTEE DUTIES*

The Committee's goal is to create a compatible and homogeneous architectural quality harmonious with the rural character of the Southview community. In its review of proposed plans and specifications, the Committee shall consider the compatibility of the proposed building or other structure inclusive of the materials of which it is to be built and the site upon which it is to be erected in relation to the harmony of the surroundings and related effects upon adjacent buildings and neighboring lots.

#### *COMMITTEE MEETINGS*

The Committee shall meet from time to time as necessary to properly perform its duties. Meetings will require a minimum of two (2) members to be present when voting on actions. The vote or written consent of a majority of the members shall constitute an act of the Committee unless the unanimous decision of the Committee's members is otherwise required by the Southview Development Guide. The Committee shall keep and maintain a record of all action from time to

time taken by the Committee at such meetings. Applicants for Committee action should contact the Project Founder or the Association to verify meeting time and place.

#### *DESIGN GUIDELINES*

Design Guidelines have been established for Southview. Subject to City of Klamath Falls Planning Department review and approval, the Design Committee reserves the right to modify the Design Guidelines from time to time, as it deems reasonable, necessary or appropriate. Prospective owners and builders are advised to avail themselves of the most current copy of the Design Guidelines before initiating design.

#### *LIABILITY*

The Committee shall use reasonable judgment in its review of proposed plans and specifications. Neither the Committee nor any of its members, nor the Project Founder, nor the City of Klamath Falls shall be liable to any person for actions in connection with submitted plans and specifications, unless it be shown that the Committee acted with malice or wrongful intent. Neither the Committee, its members, the Project Founder, nor the City of Klamath Falls, will be responsible or liable to any owner of a lot within Southview for damages to such lot, or improvements thereof, occasioned by the public use of recreational facilities or public tracts.

#### *ESTOPPEL CERTIFICATE*

The Committee shall record an estoppel certificate executed by any two (2) of its members, certifying with respect to any lot of said owner, that as of the date thereof either all improvements and other work made or done upon or within said lot by the owner, or otherwise comply with the Southview Development Guidelines, or such improvements and/or work do not so comply, in which event the certificate shall also identify the noncomplying improvements and/or work and set forth with particularity the cause or causes of such noncompliance. Any purchaser from the owner or mortgagee or other encumbrancer shall be entitled to rely on said certificate with respect to the matters therein set forth, such matters being conclusive as between the Association, the Project Founder and all owners and such purchaser, mortgagee or other encumbrance.

#### *ENFORCEMENT*

If any person shall violate or threaten to violate any of the provisions of these standards, it shall be lawful for the Committee, or any person or person owning real property in Southview to institute proceedings at law or in equity to enforce the provisions of this instrument, to restrain the person violating or threatening to violate them, and to recover damages, actual and punitive, together with reasonable attorney's fees, for such violations.

#### *GENERAL STANDARDS AND REQUIREMENTS*

The general standards and requirements listed in this section shall apply to all residential and recreational uses in Southview. Architectural/design controls for the commercial districts are addressed in a separate document addressing non-residential Development Guidelines for Southview.

1. *Design suitability:* Southview contains a variety of siting situations. Design of structures or architectural elements within each of these uniquely opportune areas must be in keeping with the surroundings and be appropriate to the natural setting.

2. *Siting*: In the site planning, development and construction of any lot or structure, consideration must be given to the relationship of buildings to existing slope grades, drainageways, vegetation and the preservation of natural site features. All structures shall achieve a "fit" with the landscape that is not intrusive and considers the following:
  - a. Structures in sloping areas shall be designed to conform to the slope by means of "stepped" foundations or similar methods that will not require steep cuts for siting. In principle, structures shall accommodate slope in design rather than cause slope to accommodate structures (see Figure 2).
  - b. Significant natural drainageways shall not be disturbed or rerouted except where of general benefit to the entire project and shall be subject to approval by the Committee.
  - c. Unique site features, whether topographic (knolls, ridges, etc.), or of a surficial nature (boulders, rock formations, specimen tree stands, etc.), shall receive special consideration in any site planning or development.
  
3. *Building Heights*: Maximum building heights of structures are addressed in each land use section of this document; however, varying slopes and vegetative conditions shall also govern allowable maximum building heights. Additional height considerations to preserve views of the open space or landscape external to the site shall be provided within the restrictive covenants for individual areas at the time of platting.
  
4. *Use of Materials*: The type, use and coloration of all materials used in the development and construction of exterior elevations shall be subject to approval by the Design Committee. Specific detailed restrictions for such use shall be provided within the restrictive covenants for each area at the time of platting. For purposes of general guidance, the following materials are permitted:
  - a. Exterior Walls:
    - i. Natural wood siding
    - ii. Composite wood horizontal and vertical siding products
    - iii. Native stone/wood in compatible combination
    - iv. Board and batten
    - v. Brick
    - vi. Other materials may be considered at the discretion of the Committee. All such consideration shall be on an individual case basis. Approval of an exterior wall material for a specific location shall not constitute approval as a general condition.
  
  - b. Exposed Foundations: The use of materials indigenous to the site and structurally appropriate for foundations is encouraged. Native stone is preferred; however, concrete foundation walls are acceptable.
  
  - c. Decks: Supporting members for decking, which exceed three feet in height above grade, shall be designed without cross bracing or have appropriate screening or lattice walls to conceal the supporting structure.



- d. **Roofs:** Roof forms in general shall utilize either the gable or hip configuration with complementing sheds and dormers. Other types of roofs shall be considered on a case-by-case basis. Roof slopes shall be a minimum of 5 feet in 12 feet to a maximum of 12 feet in 12 feet unless otherwise approved by the Design Committee.
  - e. **Roof materials:** The following exterior finish roof materials are permitted:
    - i. Composition roof shingles; and
    - ii. Roofs of approved material, design and color.
5. **Compatibility:** All structures within each district shall be visually compatible with other structures in the same area and the surrounding landscape. Structures within the same area shall be of similar type, size and scale and shall be designed in a manner that does not cause visual competition among buildings. Thematic architecture from periods or environments, or the use of design elements inconsistent with the elevation, setting, climatic conditions and indigenous architectural style shall not be accepted. Compatibility among structures will be evaluated in terms of scale, height, bulk, fenestration types, roof slope, use of exterior materials and external coloration.
6. **Fences, Walls and Retaining Structures:** All fences, walls, barrier devices and retaining structures shall be considered as architectural elements. Such elements may only be used for privacy and screening purposes.

Chain link fences shall not be permitted. Privacy or screening fences shall only be permitted in and along back and side yards; shall not exceed six feet in height and shall not extend beyond a point that is 5 feet from the primary front building plane of the residence that is adjacent to the proposed privacy or screening fence unless a closer starting point location would result with a cleaner relationship between the fence alignment and the building form. All fences, walls and barrier devices shall be of materials and coloration compatible and in keeping with the architectural character established for the structures within the district.

Visual barrier fences in multi-family settings may be outside the proposed building envelopes. Such fences are intended as visual separations between land uses of differing densities or character (i.e. to separate large parking areas from residences). All such fences shall not exceed six feet in height. All fences, walls or visual/noise barriers shall be of materials and coloration compatible with the architectural character of the uses they separate or screen. All fences, walls or visual/noise barrier devices must be approved by the Committee prior to placement on any site.

7. **Retaining Walls:** Retaining walls shall be built to extend and/or blend with the existing topography and are to be built of approved materials reinforced and/or backed with concrete where required. A licensed engineer shall design all slopes steeper than 2:1. Where grade changes exceed four feet, stepped-back or terraced wall structures with ample planting pockets (minimum 2' setback) are to be used. A licensed engineer shall design any walls in excess of four feet in height. Walls are to be designed with a 1:8 batter. Exterior surfaces of retaining walls shall be of materials indigenous to the site or similar enough in surface

texture and coloration so as to appear compatible with its surroundings. Native stone or river rock is the preferred surface for such walls, although log walls (including railroad ties) and textured concrete and concrete blocks shall be acceptable. Walls higher than four feet at driveways may be necessary due to site topography and may be approved when such a solution would significantly reduce overall impacts to the site. The top of walls will be shaped to blend with natural contours. Ends of walls should not be abrupt, but are to be designed to create natural looking transitions with the existing landforms and vegetation.

8. *Solar Application:* Energy conservation practices through siting, landscaping measures, and passive solar design are encouraged wherever possible in Southview. Active solar applications are encouraged when designed as elements integral to the architecture. Solar panels shall be flush with roof slopes. Panels shall not be positioned in a fashion that allows light reflection from glass surfaces. Finishes on all such panels shall be as described in "Chimneys, Vents and Appurtenances and Exposed Metal Surfaces", Item 11.
9. *Lighting:* Exterior lighting is permitted to the extent required for safety, but should be kept to a minimum as to preserve the "dark sky" throughout the community. All exterior lighting, whether affixed to structures or freestanding, shall be considered as architectural elements and subject to review and approval by the Committee. Lighting shall be designed in a fashion that is compatible with the architectural character of the structure and surroundings being lit. Sources are to be incandescent, halogen or other white light, not sodium vapor or other colored light, except for temporary holiday lights. Up lighting of vegetation or buildings is not permitted. Exterior lighting shall use low intensity light sources preferably with translucent or frosted glass lenses. Freestanding exterior lights shall not exceed six feet in height, except in the commercial areas or along public rights-of-way. Placement of illumination of exterior lights shall not be disturbing to neighbors, pedestrians or motorists. Motion or heat sensing security flood lighting is permitted provided the light sources are controlled by a timing mechanism, which minimizes the duration of its use. No light sources shall emit from any site illumination levels that are unreasonably bright or glaring. Adequate lighting of parking areas in the multifamily development shall be provided.
10. *Chimneys, Vents, Appurtenances and Exposed Metal Surfaces:* All exterior exposed metal surfaces such as gutters, downspouts, wall and roof vents, flashing, sills, chimneys or metal enclosures shall be painted or finished in a color approved by the Design Committee. Reflective, contrasting or faceted finish surfaces will not be acceptable. Vents on walls shall be compatible in coloration and/or texture with the exterior wall surface. Roof vents, vent enclosures or other appurtenances shall be designed and installed in a fashion that does not visually interrupt rooflines. Coloration and/or texture of such appurtenances shall be visually compatible with roof materials. All chimneys shall be fitted with spark screens. Placement of chimneys shall be such that the damage of spark-fly to surrounding vegetation is minimized.
11. *Skylights:* Skylights shall not break the roof plane at sharper angles than the roof slope. Long, flat glass skylights are desirable on sloped roofs.

12. *Garages/Carports/Roofs, Patios & Decks:* All such structures shall be designed and constructed as integral parts of the total building architecture and shall be compatible and characteristically in keeping with the structure to which they relate, as well as to the surrounding landscape. Roof slopes of all such structures shall be governed by the architectural controls stated in Item 5 in this section. Exterior materials, textures, and colorations shall be governed by the architectural controls stated in Item 4 in this section.

## ARTICLE IV SINGLE FAMILY RESIDENTIAL HOMESITES

### MEDIUM DENSITY SINGLE FAMILY HOMESITES: VILLAGE CENTER HOMESITES/BUSINESS CAMPUS HOMESITES

*Description:* Homes located on these smaller, low maintenance Homesites will generally include characteristics of neo-traditional designs providing the “feel” of a small town “in-town” setting. The architecture of these homes may include Victorian, Farmhouse, Craftsman and/or Mission/Basque styles. Homes will generally include features such as elevated porches, bay and dormer windows, and garages accessed from rear lanes or garages accessed from the front that do not dominate the architectural design.

*Appropriate Site Slopes for Homesite Selection:* 0 – 15%

*Homesite Uses:*

- Detached single-family dwellings.
- Home occupation.
- Open space, landscaping, and landscape elements, use easements, open space easements and hiking.
- Accessory uses and buildings.
- Temporary offices and sales center.
- Signs as provided in Section 13.
- Temporary contractor construction buildings, trailers and storage areas.
- Off-street parking as provided in Section 12.
- Public utilities and easements.

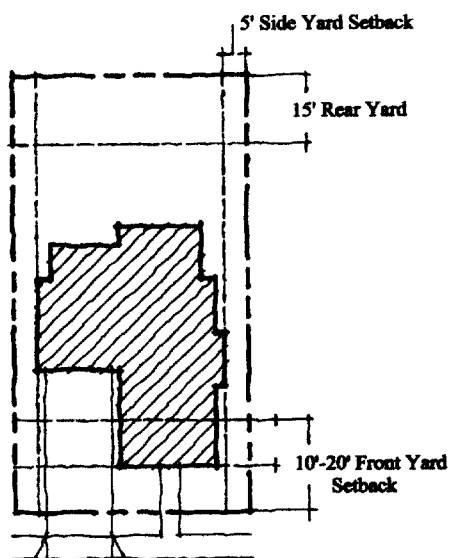
*General Development Guidelines:*

Minimum and maximum building setbacks have been established in order to insure that all buildings are located in the most suitable location and a more formal "village" atmosphere is established. All buildings on these Homesites must occupy an area within the minimum and maximum building setbacks areas as described in the following table.

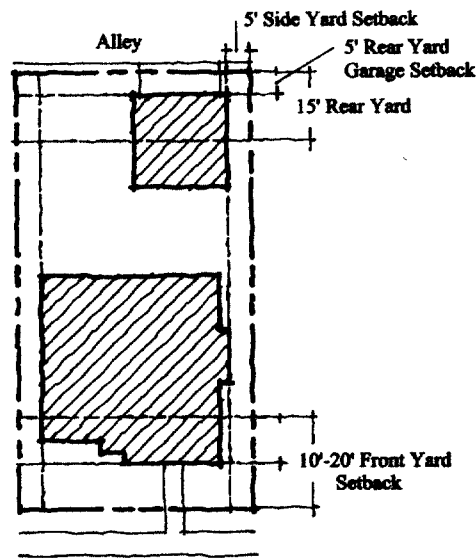
| Min./Max. Lot Size per D.U. | Appropriate Homesite Slope Range | <sup>1</sup> Min./Max. Street Frontage | Min./Max. Lot Width at Building Line | <sup>3</sup> Min. Front Set Back (from edge of Rt. of Way) | Min. Side Yard Set Back |
|-----------------------------|----------------------------------|--|--------------------------------------|--|-------------------------|
| 5,000                       | 0% - 15%                         | 20' <sup>2</sup> /50'                  | 50'                                  | 10'  | 5'                      |
| 7,000                       |                                  | 70'                                    | 70'                                  |  |                         |

| <sup>4</sup> Min. Combined Side Yard | Min. Rear Yard (to main bldg) | Min. Rear Yard (to rear access garage) | <sup>5</sup> Max. Building Coverage | Max. Front setback (from edge of Rt. of Way) | Maximum Bldg. Height |
|--------------------------------------|-------------------------------|--|-------------------------------------|--|----------------------|
| 10'                                  | 15'                           | 5'                                     | 60%                                 | 20'  | 35'                  |

1. Corner Homesites shall use a minimum side setback of 15' for all sides of the Homesite that have street frontage. The side setback criteria shall be used for the remaining sides.
2. Street frontages less than 50' are generally only available for "flag lot" configurations.
3. Garages shall have a minimum front setback of 20' from the edge of the right of way.
4. Combined side yard distances refer to the sum of the two setbacks for any one Homesite.
5. Maximum Building Coverage is the total allowable percentage of the Homesite that may be covered by a building or buildings.



**Village Center/  
Campus  
Homesite**  
(Street Access)  
5,000-7,000 s.f.  
lot size



**Village Center/  
Campus  
Homesite**  
(Alley Access)  
5,000-7,000 s.f.  
lot size

**Use Easements:** A system of use easements areas will be allowed for some Homesites in the Village in order to maximize backyard spaces and increased privacy. For those Homesites in the Village with rear Lane access, excluding some corner Homesites, a minimum easement area of 30 feet deep (measured from rear property line) and five feet wide (measured from the side property line onto adjoining Homesite) will be located along one side property line. The committee upon the preliminary design approval will determine these areas.

This area shall be used and maintained according to the following criteria:

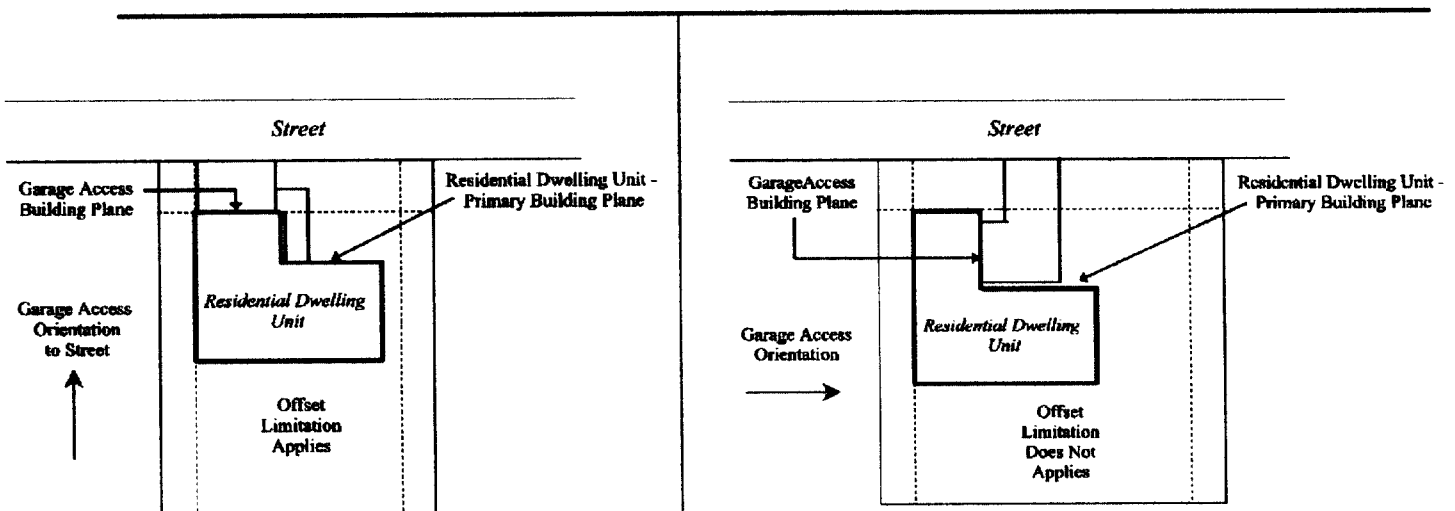
- Use easements areas may be used to extend outdoor garden spaces, play areas and/or landscape plantings. This area may not be used for parking of vehicles or storage of materials.
- There shall be a minimum of 10 feet between buildings on adjoining Homesites.
- Homesite owners will maintain any fences and/or structures that are located within their property limits. Owners with easements onto adjacent Homesites shall provide access for adjacent Homesite owners to maintain garage and/or buildings and fences that may be located upon use easements edge. Plantings in this area shall not preclude adjacent Homesite owners from performing any needed maintenance on structures.

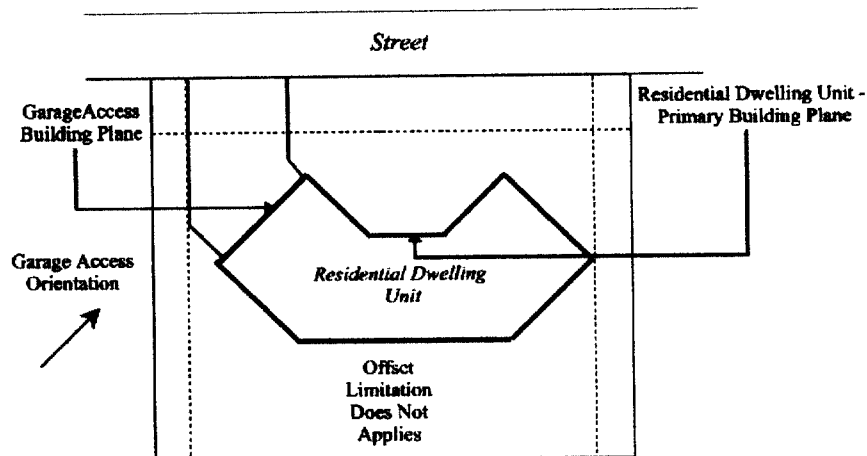
*Residential Dwelling Unit - Primary Building Plane/Garage Access Building Plane Offset Limitation:*

In general, where any exterior building plane of an attached garage is parallel with the center-line of a street located adjacent to the attached garage and the primary access orientation of the garage faces the street, no building plane of the attached garage shall extend beyond 4 feet from the primary front building plane of the residential dwelling unit. For purposes of this design limitation, the primary access orientation of a garage shall be determined by reference to the building plane of the garage that contains one or more garage access doors that exceed 48 inches in width.

This offset limitation shall not apply to residential designs where the primary access orientation of an attached garage is not toward the street, such as residential dwelling units designed with side-loading garages or garages that extend from the primary residential structure at an angle other than 90 degrees.

Where a residential dwelling unit borders two or more streets, such as in the case of corner homesites, whether this design limitation applies shall be determined with reference to the primary street orientation of the residential dwelling unit. A residential dwelling unit's primary street orientation shall be determined by reference to the building plane of the residential dwelling unit that contains the primary front entry door (other than an entry door into the garage) into the residential dwelling unit.





#### *Architectural Design Features:*

The intent of the Southview architectural guidelines is to encourage a diversity of design and at the same time produce a harmonious community which reflects the:

- Rural setting of Southview;
- Local climate;
- Continuity with the characteristics, forms and materials of small town regional building traditions; and
- Pedestrian orientation.

Simple building masses will create a sense of integrity at the nucleus of the community because the homes will be seen as a group rather than individually. Use of the rectangular box forms are encouraged in order to create a village “streetscape”. Second-story floors are encouraged to be the same size as first story floors.

Although some home styles may not be exactly right in their entirety, many characteristics of the Craftsmen, Bungalow, Mission/Basque, Farmhouse and Victorian styles would generally be appropriate on these Homesites. Homes should be particularly sensitive to their street frontage. Design elements that create a play of light and shadow and reduce perceived bulk, such as deep porches, decks, overhangs, multi-paned windows and building offsets should be used. It is encouraged that these homes be two stories with large front porches.

The homes shall incorporate some elements of design particular to the Craftsman, Victorian and Farmhouse traditions, such as dormers, porches and bay windows. The use of vertical building elements such as corner towers or turrets, and steeper pitch roofs with usable attic spaces is encouraged. Homes shall incorporate front and side porches to the greatest extent possible. Corner lots are encouraged to utilize corner building entries in porches on two sides of the building whenever possible.

Homes should preferably be finished with painted wood or wood simulations, such as wood board and batten, clapboard siding (maximum 6 in. width exposure), wood shingles or quality wood simulations. The use of stone or brick for chimneys is encouraged.

A wider spectrum of colors is appropriate compared to the more limited palette for other low and medium density residential neighborhoods. Accent colors should be used to highlight trim, window elements and or building projections.

To provide a sense of separation between public and private space, it is encouraged that each Homesite owner shall provide a wall, fence and or hedge surrounding the front yard (maximum 42 in. in height) to create semi-private transitions zone.

#### *Grading:*

All grading shall emphasize minimizing disruption of the site in fitting new improvements onto the site. Grading for individual Homesites shall observe the following criteria:

All cuts, fills, and retaining walls must blend into, and create smooth transitions at the top and bottom of slopes to appear to be extensions of natural landforms.

Slopes will not exceed 2:1 unless it can be demonstrated the steeper slope is the only possible solution. Cut and fill slopes are to be re-vegetated and should be completed as soon as possible. Erosion control measures should be implemented upon completion of grading.

#### *Drainage Systems:*

New drainage ways are to be designed to appear and function like natural drainage-ways. Increased water flow off of the Homesites shall be managed to the greatest extent possible within the Homesite by systems that retain water and encourage percolation.

All Homesite finished grades shall slope away from buildings at a minimum gradient of two percent. Finish grade elevation shall be designed so that no obstructions are created which prevent positive drainage away from all buildings. Minimal use of landscape irrigation on Homesites is encouraged to limit runoff and erosion.

*Landscaping:* The landscape design of each Homesite shall extend, preserve and enhance the landscape framework of the community, while creating privacy and enhancing the property value of each Homesite. Plantings are to be designed to help define use areas on the Homesite, to screen outdoor service areas and other improvements from adjacent Homesites and off-site views, and to enhance important view-sheds.

Landscape improvement shall incorporate, rehabilitate and enhance the existing site, incorporate indigenous species and minimize areas of intensive irrigation. Landscape plantings should consist of a few different varieties and types in order to create a more unified rather than fragmented

landscape. New trees and plantings are to be a mix of sizes that will blend naturally into the surrounding site.

Plants that require little maintenance should be favored over those that require constant spray or pruning. The minimal use of pesticides is encouraged to naturalized plantings to the site and for health and safety concerns.

The use of larger specimen trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate amelioration, or define patio and outdoor areas.

Plant materials used for erosion control are to establish rapid surface stabilization. Ground covers, wildflower seeding and sod are to be done using native material and approved local practices.

Landscaping on Homesites shall cover the entire Homesite and be completed within 12 months from the start of home construction. Front yards shall maintain not less than 70% of the front yard area in vegetation coverings.

To the extent possible, building improvements shall be designed around any existing major trees or shrubs on the Homesite. Tree protection and fertilization measures are to be taken on all trees (6 in. caliper or more) within thirty feet of construction activity.

*Plantings:*

A formal landscape will be established on the Homesite to create a small-scale "village" atmosphere that encourages walking and interaction with other members of the community.

Tree planting requirements - Each owner shall plant or retain on their Homesite a minimum of 1 tree (2 in. caliper as measured six inches from the ground for deciduous species and/or 8 ft. height for evergreen species) for every 15 feet of Homesite street frontage. (For example, a Homesite with 60 feet of street frontage would require a minimum of 4 trees to be planted or retained). Trees may be planted or retained at any location throughout the Homesite, however at least two trees must be planted or retained on the street frontage side of Homesite. Corner lots shall use the longer side street frontage to calculate the number of trees required. Tree species are to be selected from the appropriate recommended plant list.

Shrub planting requirements - Each owner shall plant a minimum of two shrubs (5 gal. size) per 1,000 square feet of the Homesite. (For example, a Homesite consisting of 6,000 square feet would require a minimum of 12 shrubs to be planted). Homesites should be rounded up to the nearest 1,000 square foot to calculate the number of required shrubs. Shrubs shall be selected from the appropriate recommended plant list.

The backyard of each Homesite shall be landscaped to provide for adequate privacy and screening of outdoor service areas and garages.



*Irrigation:*

To aid in water conservation, careful planting design should reduce water consumption needs while using minimal and efficient irrigation systems. The use of indigenous and/or drought tolerant plant materials is recommended to reduce water needs and to reduce and aid in minimizing soil erosion. The use of organic mulches at appropriate depths is encouraged.

All permanent irrigation systems shall be below ground and fully automatic. All Homesites shall provide for irrigation of planting areas within street rights-of-way along their front property line. Use of water conserving systems such as drip irrigation and/or moisture sensors is strongly encouraged. All irrigation heads, where used, shall be adjusted to minimize runoff. All irrigation heads adjacent to paved areas, curbs and turf shall be of a pop-up type.

**MEDIUM DENSITY SINGLE FAMILY HOMESITES: CLUSTERED HOMESITES**

*Description:* Homes located on these smaller, low maintenance Homesites will generally offer clustered residential neighborhoods in quiet, secluded locations in Southview with shared open spaces. Efficient, flexible floor plans with upgraded amenities will be offered in one and two story configurations. Outdoor maintenance tasks such as lawn care and on-site snow removal will be outsourced to third party service providers on a neighborhood basis. Individual home maintenance tasks will remain the responsibility of the Homesite owner.

*Appropriate Site Slopes for Homesite Selection:* 0 – 15%

*Homesite Uses:*

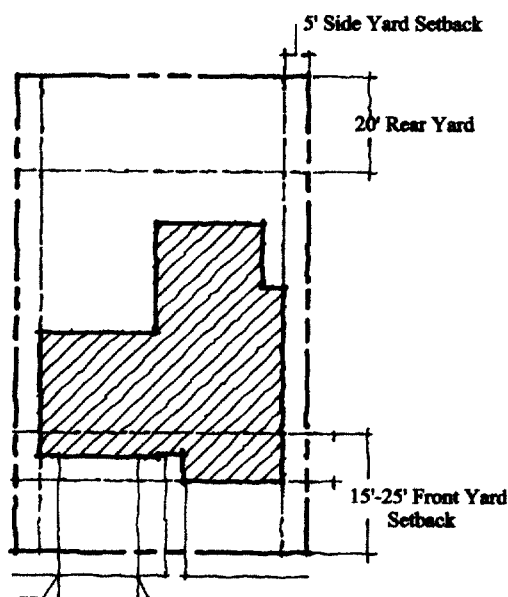
- Detached single-family dwellings.
- Home occupation.
- Open space, landscaping, and landscape elements, use easements, open space easements and hiking.
- Accessory uses and buildings.
- Temporary offices and sales center.
- Signs as provided in Article 13.
- Temporary contractor construction buildings, trailers and storage areas.
- Off-street parking as provided in Article 12.
- Public utilities and easements.

*General Development Guidelines:*

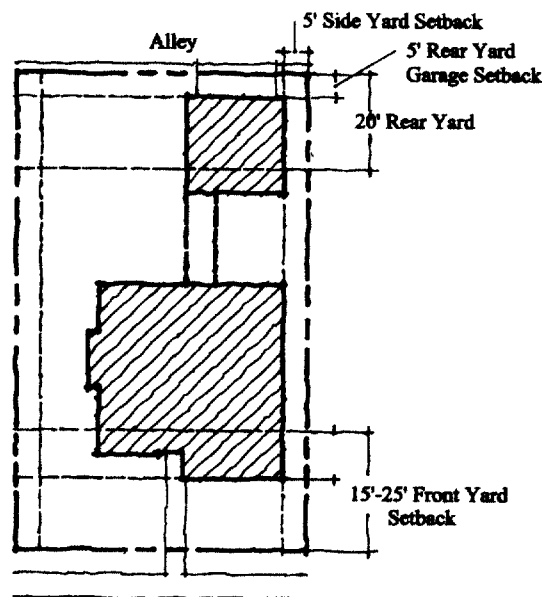
Minimum and maximum building setbacks have been established in order to insure that all buildings are located in the most suitable location and an intimate neighborhood atmosphere is established. All buildings on these Homesites must occupy an area within the minimum and maximum building setbacks areas as described in the following table.

| Min./Max. Lot Size per D.U.          | Appropriate Homesite Slope Range | <sup>1</sup> Min./Max. Street Frontage | Min./Max. Lot Width at Building Line | <sup>3</sup> Min. Front Set Back (from edge of Rt. of Way) | Min. Side Yard Set Back |
|--------------------------------------|----------------------------------|--|--------------------------------------|--|-------------------------|
| 4,500                                | 0% - 15%                         | 20' <sup>2</sup> /50'                  | 50'                                  | 15'  | 5'                      |
| 7,500                                |                                  | 80'                                    | 80'                                  |  |                         |
| <sup>4</sup> Min. Combined Side Yard | Min. Rear Yard (to main bldg)    | Min. Rear Yard (to rear access garage) | <sup>5</sup> Max. Building Coverage  | Max. Front setback (from edge of Rt. Of Way)               | Maximum Bldg. Height    |
| 10'                                  | 20'                              | 5'                                     | 50%                                  | 25'  | 35'                     |

1. Corner Homesites shall use a minimum side setback of 15' for all sides of the Homesite that have street frontage. The side setback criteria shall be used for the remaining sides.
2. Street frontages less than 50' are generally only available for "flag lot" configurations.
3. Garages shall have a minimum front setback of 20' from the edge of the right of way.
4. Combined side yard distances refer to the sum of the two setbacks for any one Homesite.
5. Maximum Building Coverage is the total allowable percentage of the Homesite that may be covered by a building or buildings.



**Cluster  
Homesite**  
(Street Access)  
4,500-7,500 s.f.  
lot size



**Cluster  
Homesite**  
(Alley Access)  
4,500-7,500 s.f.  
lot size

#### *Architectural Design Features:*

The intent of the Southview architectural guidelines is to encourage a diversity of design and at the same time produce a harmonious community which reflects the:

- Rural setting of Southview;

- Local climate;
- Continuity with the characteristics, forms and materials of small town regional building traditions; and
- Pedestrian orientation.
- Clustered home architecture based upon simple construction techniques and forms typical of the suburban areas in small rural communities.

#### *Grading:*

All grading shall emphasize minimizing disruption of the site in fitting new improvements onto the site. Grading for individual shall observe the following criteria:

All cuts, fills, and retaining walls must blend into, and create smooth transitions at the top and bottom of slopes to appear to be extensions of natural landforms.

Slopes will not exceed 2:1 unless it can be demonstrated the steeper slope is the only possible design solution. Cut and fill slopes are to be re-vegetated and should be completed as soon as possible. Erosion control measures should be implemented upon completion of grading.

#### *Drainage Systems:*

New drainage ways are to be designed to appear and function like natural drainage-ways. Increased water flow off of the Homesites shall be managed to the greatest extent possible within the Homesite by systems that retain water and encourage percolation.

All Homesite finished grades shall slope away from buildings at a minimum gradient of two percent. Finish grade elevation shall be designed so that no obstructions are created which prevent positive drainage away from all buildings. Minimal use of landscape irrigation on Homesites is encouraged to limit runoff and erosion.

*Landscaping:* The landscape design of each Homesite shall extend, preserve and enhance the landscape framework of the community, while creating privacy and enhancing the property value of each Homesite. Plantings are to be designed to help define use areas on the Homesite, to screen outdoor service areas and other improvements from adjacent Homesites and off-site views, and to enhance important view-sheds.

Landscape improvement shall incorporate, rehabilitate and enhance the existing site, incorporate indigenous species and minimize areas of intensive irrigation. Landscape plantings should consist of a few different varieties and types in order to create a more unified rather than fragmented landscape. New trees and plantings are to be a mix of sizes that will blend naturally into the surrounding site.

Plants that require little maintenance should be favored over those that require constant spray or pruning. The minimal use of pesticides is encouraged to naturalized plantings to the site and for health and safety concerns.

The use of larger specimen trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate amelioration, or define patio and outdoor areas.

Plant materials used for erosion control are to establish rapid surface stabilization. Ground covers, wildflower seeding and sod are to be done using native material and approved local practices.

Landscaping on Homesites shall cover the entire Homesite and be completed within 12 months from the start of home construction. Front yards shall maintain not less than 70% of the front yard area in vegetation coverings.

To the extent possible, building improvements shall be designed around any existing major trees or shrubs on the Homesite. Tree protection and fertilization measure measures are to be taken on all trees (6 in. caliper or more) within thirty feet of the construction activity including trees outside of the building envelope.

#### *Plantings:*

A formal, manicured landscape will be established on these Homesites to create a sense of pride of ownership, and encourage walking and interaction with other members of the community.

Tree planting requirements - Each owner shall plant or retain on their Homesite a minimum of 1 tree (2 in. caliper as measured six inches from the ground for deciduous species and/or 8 ft. height for evergreen species) for every 15 feet of Homesite street frontage. (For example, a Homesite with 60 feet of street frontage would require a minimum of 4 trees to be planted or retained). Trees may be planted or retained at any location throughout the Homesite, however at least two trees must be planted or retained on the street frontage side of Homesite. Corner lots shall use the longer side street frontage to calculate the number of trees required. Tree species are to be selected from the appropriate recommended plant list.

Shrub planting requirements - Each owner shall plant a minimum of two shrubs (5 gal. size) per 1,000 square feet of the Homesite. (For example, a Homesite consisting of 6,000 square feet would require a minimum of 12 shrubs to be planted). Homesites should be rounded up to the nearest 1,000 square foot to calculate the number of required shrubs. Shrubs shall be selected from the appropriate recommended plant list.

The backyard of each Homesite shall be landscaped to provide for adequate privacy and screening of outdoor service areas and garages.

#### *Irrigation:*

To aid in water conservation, careful planting design should reduce water consumption needs while using minimal and efficient irrigation systems. The use of indigenous and/or drought tolerant plant materials is recommended to reduce water needs and to reduce and aid in minimizing soil erosion. The use of organic mulches at appropriate depths is encouraged.

All permanent irrigation systems shall be below ground and fully automatic. All Homesites shall provide for irrigation of planting areas within street right-of-ways along their front property line. Use of water conserving systems is strongly encouraged such as drip irrigation and/or moisture sensors. All irrigation heads, where used, are to be adjusted to minimize runoff. All irrigation heads adjacent to paved areas, curbs and turf shall be of a pop-up type.

### **MEDIUM DENSITY SINGLE FAMILY HOMESITES: ENTRY LEVEL HOMESITES**

*Description:* Medium density entry level homes, located on rolling flat to slightly moderate sloping terrain of the Southview community will offer affordable single family homes in conjunction with pedestrian and bike trails and paths connecting the residents to parks, recreational amenities, playgrounds, open spaces and commercial centers.

*Appropriate Site Slopes for Homesite Selection:* 0 – 15%

#### *Homesite Uses:*

- Detached single-family dwellings.
- Home occupation.
- Open space, landscaping, and landscape elements, use easements, open space easements and hiking.
- Accessory uses and buildings.
- Temporary offices and sales center.
- Signs as provided in Article 13.
- Temporary contractor construction buildings, trailers and storage areas.
- Off-street parking as provided in Article 12.
- Public utilities and easements.

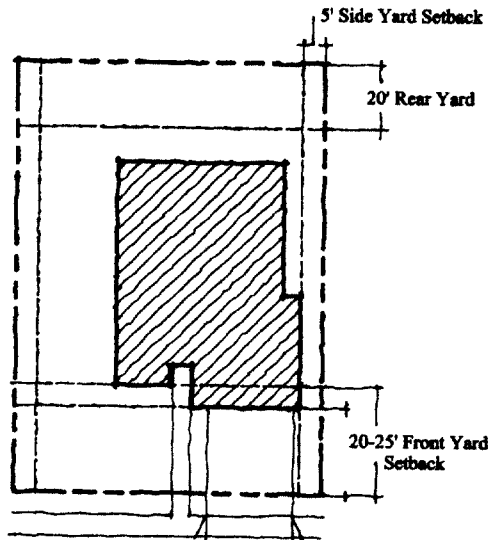
#### *General Development Guidelines:*

Minimum and maximum building setbacks have been established in order to insure that all buildings are located in the most suitable location and an intimate neighborhood atmosphere is established. All buildings on these Homesites must occupy an area within the minimum and maximum building setback areas as described in the following table.

| Min./Max. Lot Size per D.U.          | Appropriate Homesite Slope Range | <sup>1</sup> Min./Max. Street Frontage | Min./Max. Lot Width at Building Line | <sup>3</sup> Min. Front Set Back (from edge of Rt. of Way) | Min. Side Yard Set Back |
|--------------------------------------|----------------------------------|--|--------------------------------------|--|-------------------------|
| 6,000                                | 0% - 15%                         | 20' <sup>2</sup> /30'                  | 60'                                  | 20'  | 5'                      |
| 7,000                                |                                  | 75'                                    | 75'                                  |  |                         |
| <sup>4</sup> Min. Combined Side Yard | Min. Rear Yard (to main bldg)    | Min. Rear Yard (to rear access garage) | <sup>5</sup> Max. Building Coverage  | Max. Front setback (from edge of Rt. Of Way)               | Maximum Bldg. Height    |
| 10'                                  | 20'                              | N/A                                    | 40%                                  | 25'  | 28'                     |

1. Corner Homesites shall use a minimum side setback of 15' for all sides of the Homesite that have street frontage. The side setback criteria shall be used for the remaining sides.
2. Street frontages less than 50' are generally only available for "flag lot" configurations.

3. Garages shall have a minimum front setback of 20' from the edge of the right of way.
4. Combined side yard distances refer to the sum of the two setbacks for any one Homesite.
5. Maximum Building Coverage is the total allowable percentage of the Homesite that may be covered by a building or buildings.



**Entry Level  
Homesite**

6,000-7,000 s.f.  
lot size

#### *Architectural Design Features:*

The intent of the Southview architectural guidelines is to encourage a diversity of design and at the same time produce a harmonious community which reflects the:

- Rural setting of Southview;
- Local climate;
- Continuity with the characteristics, forms and materials of small town regional building traditions; and
- Pedestrian orientation.
- Entry-level architecture based upon simple construction techniques and forms typical of the suburban areas in small rural communities.

#### *Grading:*

All grading shall emphasize minimizing disruption of the site in fitting new improvements onto the site. Grading for individual Homesites shall observe the following criteria:

All cuts, fills, and retaining walls must blend into, and create smooth transitions at the top and bottom of slopes to appear to be extensions of natural landforms.

Slopes will not exceed 2:1 unless it can be demonstrated the steeper slope is the only possible design solution. Cut and fill slopes are to be re-vegetated and should be completed as soon as possible and erosion control measures should be implemented upon completion of grading.

*Drainage Systems:*

New drainage ways are to be designed to appear and function like natural drainage-ways. Increased water flow off of the Homesites shall be managed to the greatest extent possible within the Homesite by systems that retain water and encourage percolation.

All Homesite finished grades shall slope away from buildings at a minimum gradient of two percent. Finish great elevation shall be designed so that no obstructions are created which prevent positive drainage away from all buildings. Minimal use of landscape irrigation on Homesites is encouraged to limit runoff and erosion.

*Landscaping:* The landscape design of each Homesite shall extend, preserve and enhance the landscape framework of the community, while creating privacy and enhancing the property value of each Homesite. Plantings are to be designed to help define use areas on the Homesite, to screen outdoor service areas and other improvements from adjacent Homesites and off-site views, and to enhance important view-sheds.

Landscape improvement shall incorporate, rehabilitate and enhance the existing site, incorporate indigenous species and minimize areas of intensive irrigation. Landscape plantings should consist of a few different varieties and types in order to create a more unified rather than fragmented landscape. New trees and plantings are to be a mix of sizes that will blend naturally into the surrounding site.

Plants that require little maintenance should be favored over those that require constant spray or pruning. The minimal use of pesticides is encouraged to naturalized plantings to the site and for health and safety concerns.

The use of larger specimen trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate amelioration, or define patio and outdoor areas.

Plant materials used for erosion control are to establish rapid surface stabilization. Ground covers, wildflower seeding and sod are to be done using native material and approved local practices.

Landscaping on Homesites shall cover the entire Homesite and be completed within 12 months from the start of home construction. Front yards shall maintain not less than 70% of the front yard area in vegetation coverings.

To the extent possible, building improvements shall be designed around any existing major trees or shrubs on the Homesite. Tree protection and fertilization measure measures are to be taken on all

trees (6 in. caliper or more) within thirty feet of the construction activity including trees outside of the building envelope.

*Plantings:*

A formal, manicured landscape will be established on these Homesite to create a sense of pride of ownership and encourages walking and interaction with other members of the community.

Tree planting requirements - Each owner shall plant or retain on their Homesite a minimum of 1 tree (2 in. caliper as measured six inches from the ground for deciduous species and/or 8 ft. height for evergreen species) for every 15 feet of Homesite street frontage. (For example, a Homesite with 60 feet of street frontage would require a minimum of 4 trees to be planted or retained). Trees may be planted or retained at any location throughout the Homesite, however at least two trees must be planted or retained on the street frontage side of Homesite. Corner lots shall use the longer side street frontage to calculate the number of trees required. Tree species are to be selected from the appropriate recommended plant list.

Shrub planting requirements - Each owner shall plant a minimum of two shrubs (5 gal. size) per 1,000 square feet of the Homesite. (For example, a Homesite consisting of 6,000 square feet would require a minimum of 12 shrubs to be planted). Homesites should be rounded up to the nearest 1,000 square foot to calculate the number of required shrubs. Shrubs shall be selected from the appropriate recommended plant list.

The backyard of each Homesite shall be landscape to provide for adequate privacy and screening of outdoor service areas and garages.

*Irrigation:*

To aid in water conservation, careful planting design should reduce water consumption needs while using minimal and efficient irrigation systems. The use of indigenous and/or drought tolerant plant materials is recommended to reduce water needs and to reduce and aid in minimizing soil erosion. The use of organic mulches at appropriate depths is encouraged.

All permanent irrigation systems shall be below ground and fully automatic. All Homesites shall provide for irrigation of planting areas within street right-of-ways along their front property line. Use of water conserving systems is strongly encouraged such as drip irrigation and/or moisture sensors. All irrigation heads, where used, are to be adjusted to minimize runoff. All irrigation heads adjacent to paved areas, curbs and turf shall be of a pop-up type.

## **MEDIUM DENSITY SINGLE FAMILY HOMESITES: MATURE MARKET HOMESITES**

*Description:* Medium density mature market homes, located on the moderate sloping terrain of the Southview community, will offer flexible designs that “fit” the natural contours of the Homesite and serve the evolving space needs of the residents in conjunction with pedestrian and bike trails and paths connecting the residents to parks, recreational amenities, playgrounds, open spaces and



commercial centers. Mature market Homesites will typically offer views of the surrounding neighborhoods, parks and commercial districts.

*Appropriate Site Slopes for Homesite Selection: 10% - 20%*

*Homesite Uses:*

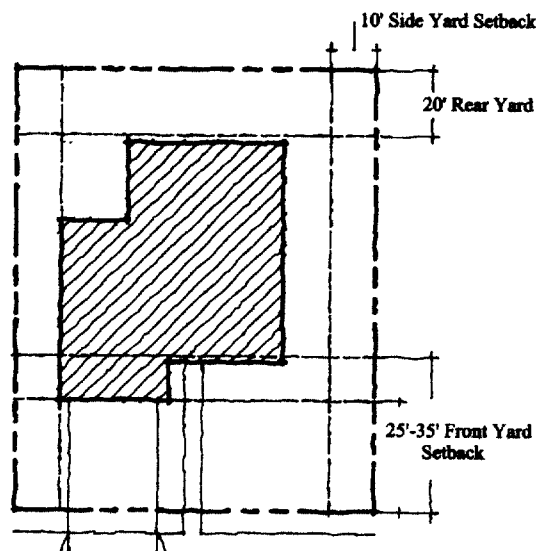
1. Detached single-family dwellings.
2. Home occupation.
3. Open space, landscaping, and landscape elements, use easements, open space easements and hiking.
4. Accessory uses and buildings.
5. Temporary offices and sales center.
6. Signs as provided in Article 13.
7. Temporary contractor construction buildings, trailers and storage areas.
8. Off-street parking as provided in Article 12.
9. Public utilities and easements.

*General Development Guidelines:*

Minimum and maximum building setbacks have been established in order to insure that all buildings are located in the most suitable location and an intimate neighborhood atmosphere is established. All buildings on these Homesites must take place within the minimum and maximum building setbacks areas as described in the following table.

| Min./Max. Lot Size per D.U.          | Appropriate Homesite Slope Range | <sup>1</sup> Min./Max. Street Frontage | Min./Max. Lot Width at Building Line | <sup>3</sup> Min. Front Set Back (from edge of Rt. of Way) | Min. Side Yard Set Back |
|--------------------------------------|----------------------------------|--|--------------------------------------|--|-------------------------|
| 8,500                                | 10% - 20%                        | 20' <sup>2</sup> /50'                  | 80'                                  | 25'  | 10'                     |
| 10,000                               |                                  | 100'                                   | 100'                                 |  |                         |
| <sup>4</sup> Min. Combined Side Yard | Min. Rear Yard (to main bldg)    | Min. Rear Yard (to rear access garage) | <sup>5</sup> Max. Building Coverage  | Max. Front setback (from edge of Rt. Of Way)               | Maximum Bldg. Height    |
| 20'                                  | 20'                              | N/A                                    | 45%                                  | 35'  | 28'                     |

1. Corner Homesites shall use a minimum side setback of 15' for all sides of the Homesite that have street frontage. The side setback criteria shall be used for the remaining sides.
2. Street frontages less than 50' are generally only available for "flag lot" configurations.
3. Garages shall have a minimum front setback of 25' from the edge of the right of way.
4. Combined side yard distances refer to the sum of the two setbacks for any one Homesite.
5. Maximum Building Coverage is the total allowable percentage of the Homesite that may be covered by a building or buildings.



**Mature Market  
Homesite**

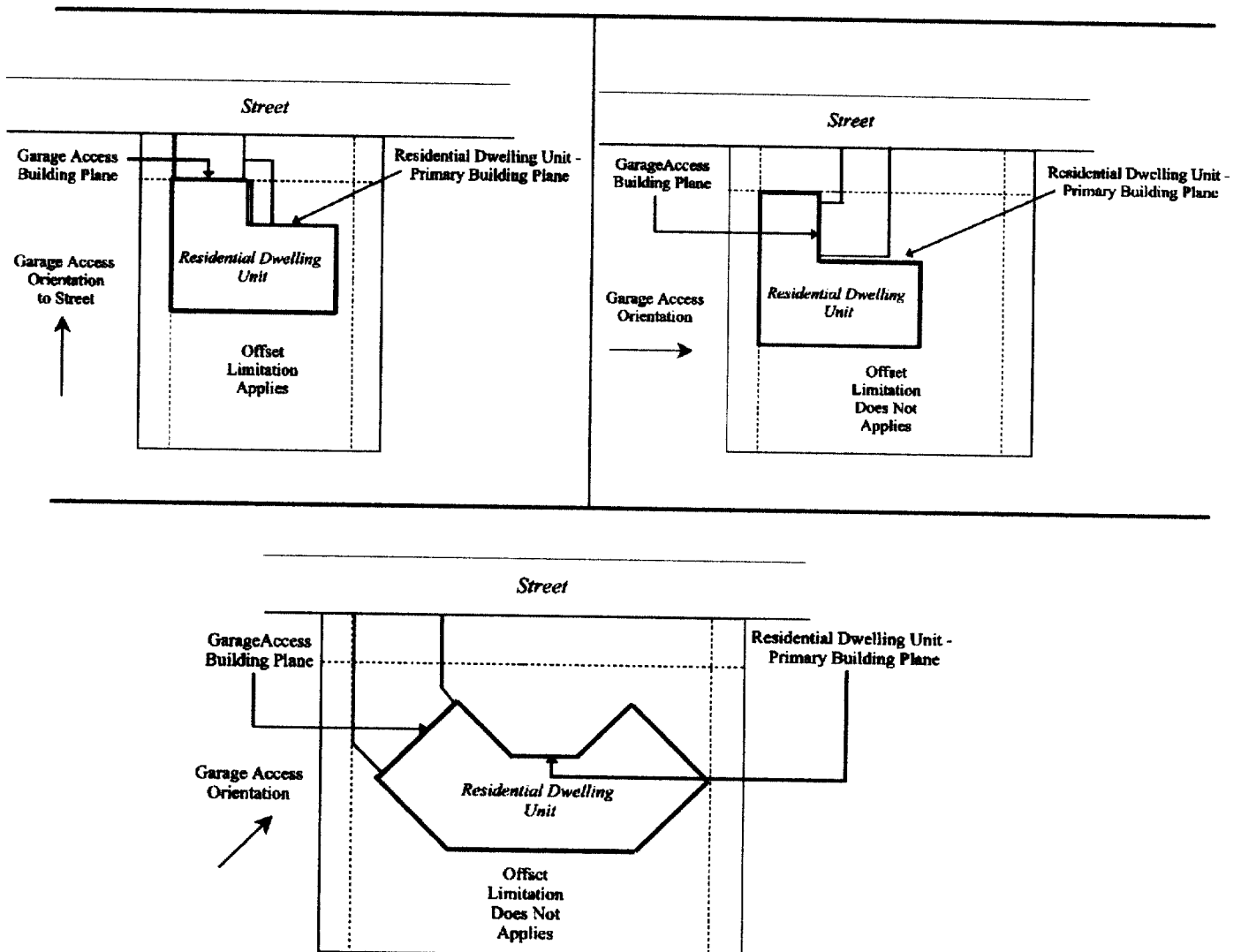
8,500-10,000 s.f.  
lot size

***Residential Dwelling Unit - Primary Building Plane/Garage Access Building Plane Offset Limitation:***

In general, where any exterior building plane of an attached garage is parallel with the center-line of a street located adjacent to the attached garage and the primary access orientation of the garage faces the street, no building plane of the attached garage shall extend beyond 12 feet from the primary front building plane of the residential dwelling unit. For purposes of this design limitation, the primary access orientation of a garage shall be determined by reference to the building plane of the garage that contains one or more garage access doors that exceed 48 inches in width.

This offset limitation shall not apply to residential designs where the primary access orientation of an attached garage is not toward the street, such as residential dwelling units designed with side-loading garages or garages that extend from the primary residential structure at an angle other than 90 degrees.

Where a residential dwelling unit borders two or more streets, such as in the case of corner homesites, whether this design limitation applies shall be determined with reference to the primary street orientation of the residential dwelling unit. A residential dwelling unit's primary street orientation shall be determined by reference to the building plane of the residential dwelling unit that contains the primary front entry door (other than an entry door into the garage) into the residential dwelling unit.



#### *Architectural Design Features:*

The intent of the Southview architectural guidelines is to encourage a diversity of design and at the same time produce a harmonious community which reflects the:

- Rural setting of Southview;
- Local climate;
- Continuity with the characteristics, forms and materials of small town regional building traditions; and
- Pedestrian orientation.
- Mature market architecture is based upon simple construction techniques and traditional forms that blend into the sloping terrain of the Homesite.

*Grading:*

All grading shall emphasize minimizing disruption of the site in fitting new improvements onto the site. Grading for individual Homesites must maintain existing drainage patterns, and observe the following criteria:

All cuts, fills, and retaining walls must blend into, and create smooth transitions at the top and bottom of slopes to appear to be extensions of natural landforms.

Slopes will not exceed 2:1 unless it can be demonstrated the steeper slope is the only possible beside solution. Cut and fill slopes are to be re-vegetated and should be completed as soon as possible. Erosion control measures should be implemented upon completion of grading.

*Drainage Systems:*

New drainage ways are to be designed to appear and function like natural drainage-ways. Increased water flow off of the Homesites shall be managed to the greatest extent possible within the Homesite by systems that retain water and encourage percolation.

All Homesite finished grades shall slope away from buildings at a minimum gradient of two percent. Finish grade elevation shall be designed so that no obstructions are created which prevent positive drainage away from all buildings. Minimal use of landscape irrigation on Homesites is encouraged to limit runoff and erosion.

*Landscaping:* The landscape design of each Homesite shall extend, preserve and enhance the landscape framework of the community, while creating privacy and enhancing the property value of each Homesite. Plantings are to be designed to help define use areas on the Homesite, to screen outdoor service areas and other improvements from adjacent Homesites and off-site views, and to enhance important view-sheds.

Landscape improvement shall incorporate, rehabilitate and enhance the existing site, incorporate indigenous species and minimize areas of intensive irrigation. Landscape plantings should consist of a few different varieties and types in order to create a more unified rather than fragmented landscape. New trees and plantings are to be a mix of sizes that will blend naturally into the surrounding site.

Plants that require little maintenance should be favored over those that require constant spray or pruning. The minimal use of pesticides is encouraged to naturalized plantings to the site and for health and safety concerns.

The use of larger specimen trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate amelioration, or define patio and outdoor areas.

Plant materials used for erosion control are to establish rapid surface stabilization. Ground covers, wildflower seeding and sod are to be done using native material and approved local practices.

Landscaping on Homesites shall cover the entire Homesite and be completed within 12 months from the start of home construction. Front yards shall maintain not less than 70% of the front yard area in vegetation coverings.

To the extent possible, building improvements shall be designed around any existing major trees or shrubs on the Homesite. Tree protection and fertilization measure measures are to be taken on all trees (6 in. caliper or more) within thirty feet of the construction activity including trees outside of the building envelope.

*Plantings:*

A formal, manicured landscape will be established on these Homesite to create a sense of pride of ownership and encourages walking and interaction with other members of the community.

These neighborhoods are typically characterized by moderately sloping sites with a mosaic of grassland, intermittent nodes of medium-size shrubs and wooded areas. In order to ensure that this mosaic of landscapes is preserved and contiguous from Homesite to Homesite, these Homesites will generally be of 1 of 3 vegetation areas:

- Grassland - Those areas that are predominantly grassland.
- Shrub - Those areas that are dominated by low intermittent shrubs and occasional trees.
- Wooded - Those areas that have heavy tree cover.

It is the Homesite owner's responsibility to establish and or extend and maintain these landscapes on the Homesite to provide for open-space. Approved plant lists as well as seed mixes have been developed for it each of the three areas. It is intended that planting should receive and blend with the surrounding colors and specific landscape areas of the hillsides according to the following guidelines:

- Since many of the Homesites in these neighborhoods are likely to be visible from off-site, as well as from adjacent Homesites, landscape plantings shall be utilized to blend structures with the site and maximize views while preserving view corridors and enhance property values.
- New plantings on these Homesites shall match and extend the landscape areas on the Homesite in order to establish a unified and contiguous landscape throughout the hillside areas.
- In general, planting shall generally be less opaque and less dense in character, (such as deciduous trees), in order to blend and recede into the landscape.
- The use of conifer type plant materials should be minimized because of their opaque and high contrast qualities in the hillside landscape.
- In areas close to the house, higher plant materials may be used to create privacy areas, screen service areas and reduce the apparent height of buildings is viewed from off-site and adjacent Homesites.

**Tree planting requirements** - Each owner shall plant or retain on their Homesite a minimum of 1 tree (2 in. caliper as measured six inches from the ground for deciduous species and/or 8 ft. height for evergreen species) for every 15 feet of Homesite street frontage. (For example, a Homesite with 60 feet of street frontage would require a minimum of 4 trees to be planted or retained). Trees may be planted or retained at any location throughout the Homesite, however at least two trees must be planted or retained on the street frontage side of Homesite. Corner lots shall use the longer side street frontage to calculate the number of trees required. Tree species are to be selected from the appropriate recommended plant list.

**Shrub planting requirements** - Each owner shall plant a minimum of two shrubs (5 gal. size) per 1,000 square feet of the Homesite. (For example, a Homesite consisting of 6,000 square feet would require a minimum of 12 shrubs to be planted). Homesites should be rounded up to the nearest 1,000 square foot to calculate the number of required shrubs. Shrubs shall be selected from the appropriate recommended plant list.

The backyard of each Homesite shall be landscape to provide for adequate privacy and screening of outdoor service areas and garages.

***Irrigation:***

To aid in water conservation, careful planting design should reduce water consumption needs while using minimal and efficient irrigation systems. The use of indigenous and/or drought tolerant plant materials is recommended to reduce water needs and to reduce and aid in minimizing soil erosion. The use of organic mulches at appropriate depths is encouraged.

All permanent irrigation systems shall be below ground and fully automatic. All Homesites shall provide for irrigation of planting areas within street right-of-ways along their front property line. Use of water conserving systems is strongly encouraged such as drip irrigation and/or moisture sensors. All irrigation heads, where used, are to be adjusted to minimize runoff. All irrigation heads adjacent to paved areas, curbs and turf shall be of a pop-up type.

**LOW DENSITY SINGLE FAMILY HOMESITES: CUSTOM HOMESITES**

***Description:*** Low density custom homes, located on moderate or greater sloping terrain of the Southview community, will offer custom designs that blend with the surroundings of the Homesite and the specific space needs of the residents in conjunction with pedestrian and bike trails and paths connecting the residents to parks, recreational amenities, playgrounds, open spaces and commercial centers. Custom Homesites will typically offer dramatic views of the Klamath Basin, Mount Shasta, Klamath Falls, the surrounding neighborhoods, parks and commercial districts.

**Appropriate Site Slopes for Homesite Selection:** 15% - 25%

***Homesite Uses:***

- Detached single-family dwellings.
- Home occupation.

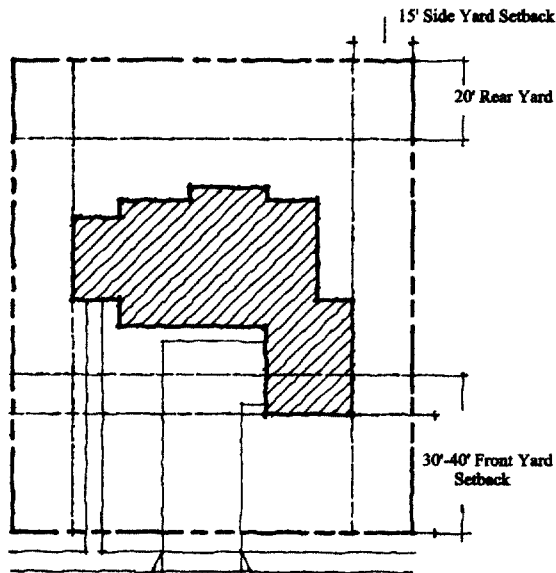
- Open space, landscaping, and landscape elements, use easements, open space easements and hiking.
- Accessory uses and buildings.
- Temporary offices and sales center.
- Signs as provided in Article 13.
- Temporary contractor construction buildings, trailers and storage areas.
- Off-street parking as provided in Article 12.
- Public utilities and easements.

*General Development Guidelines:*

Minimum and maximum building setbacks have been established in order to insure that all buildings are located in the most suitable location and an intimate neighborhood atmosphere is established. All buildings on these Homesites must take place within the minimum and maximum building setbacks areas as described in the following table.

| Min./Max. Lot Size per D.U.          | Appropriate Homesite Slope Range | <sup>1</sup> Min./Max. Street Frontage | Min./Max. Lot Width at Building Line | <sup>3</sup> Min. Front Set Back (from edge of Rt. of Way) | Min. Side Yard Set Back |
|--------------------------------------|----------------------------------|--|--------------------------------------|--|-------------------------|
| 12,500                               | 15% - 25%                        | 20' <sup>2</sup> /70'                  | 125'                                 | 30'  | 15'                     |
| 15,000                               |                                  | 150'                                   | 150'                                 |  |                         |
| <sup>4</sup> Min. Combined Side Yard | Min. Rear Yard (to main bldg)    | Min. Rear Yard (to rear access garage) | <sup>5</sup> Max. Building Coverage  | Max. Front setback (from edge of Rt. Of Way)               | Maximum Bldg. Height    |
| 30'                                  | 20'                              | N/A                                    | 45%                                  | 40'  | 35'                     |

1. Corner Homesites shall use a minimum side setback of 15' for all sides of the Homesite that have street frontage. The side setback criteria shall be used for the remaining sides.
2. Street frontages less than 70' are generally only available for "flag lot" configurations.
3. Garages shall have a minimum front setback of 30' from the edge of the right of way.
4. Combined side yard distances refer to the sum of the two setbacks for any one Homesite.
5. Maximum Building Coverage is the total allowable percentage of the Homesite that may be covered by a building or buildings.



**Custom  
Homesite**  
12,500-15,000 s.f.  
lot size

In addition to the building set back requirements, building envelopes may be established to ensure that every home is cited to maximum views, minimize impacts to the site, and provide for certainty about future building of adjacent homes. All improvements on a Homesite (including outdoor amenities such as pools, patios, ancillary buildings and related improvements) must take place within the building envelope area, with the exception of utility connections, driveways or pedestrian access.

Areas outside of the building envelope are to remain in an essentially natural condition, or enhanced in accordance with the community master landscape plan. New landscaping using recommended plant materials and limited clearing for fuel modifications are permitted outside the building envelope. No disturbance of existing vegetation may take place outside the building envelope. The natural landscape should drive the design. Homesites should blend into the natural setting and not dominate the landscape. Building envelope locations will be determined based on the specific characteristics of each Homesite and on the following planning and design objectives for Southview as a community:

- Optimizing views from the home, while maintaining privacy;
- Protecting view corridors from other properties and/or common use areas;
- Minimize site grading, especially for Homesites located on moderate to steep sloping areas;
- Blending man-made improvements into the topography;
- Maintaining and enhancing large areas of open-space and natural drainage patterns;
- Protecting and utilizing distinctive natural features;
- Protecting sensitive environments; and overall



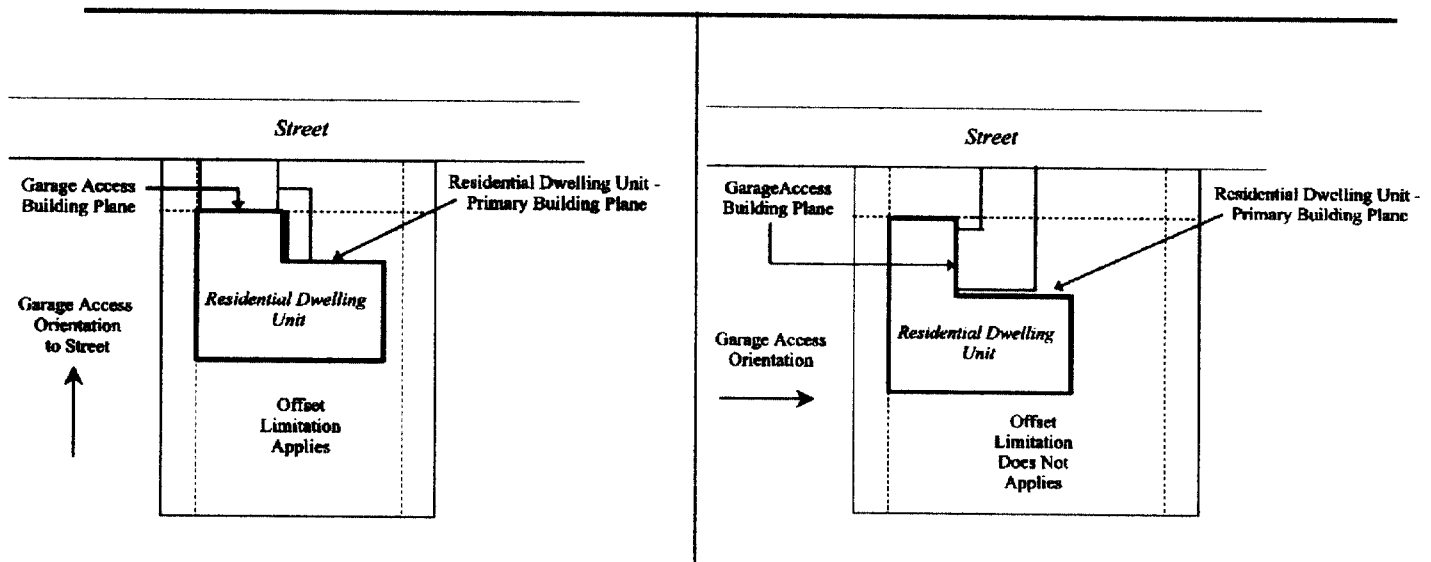
- Preserving the dominance of the natural setting by fitting buildings into the existing landscape.

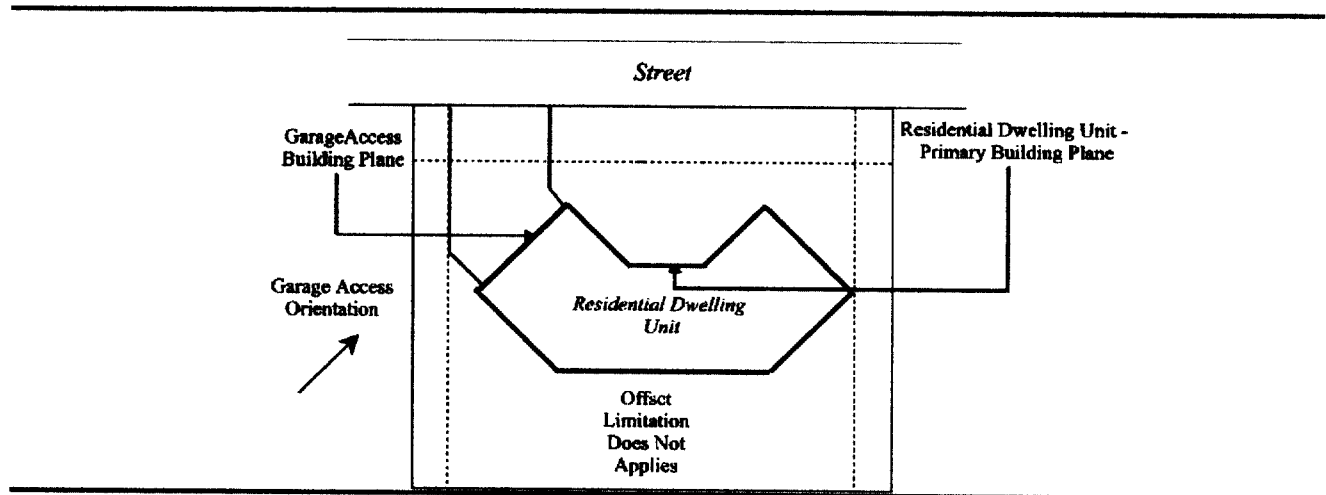
***Residential Dwelling Unit - Primary Building Plane/Garage Access Building Plane Offset Limitation:***

In general, where any exterior building plane of an attached garage is parallel with the center-line of a street located adjacent to the attached garage and the primary access orientation of the garage faces the street, no building plane of the attached garage shall extend beyond 8 feet from the primary front building plane of the residential dwelling unit. For purposes of this design limitation, the primary access orientation of a garage shall be determined by reference to the building plane of the garage that contains one or more garage access doors that exceed 48 inches in width.

This offset limitation shall not apply to residential designs where the primary access orientation of an attached garage is not toward the street, such as residential dwelling units designed with side-loading garages or garages that extend from the primary residential structure at an angle other than 90 degrees.

Where a residential dwelling unit borders two or more streets, such as in the case of corner homesites, whether this design limitation applies shall be determined with reference to the primary street orientation of the residential dwelling unit. A residential dwelling unit's primary street orientation shall be determined by reference to the building plane of the residential dwelling unit that contains the primary front entry door (other than an entry door into the garage) into the residential dwelling unit.





### *Architectural Design Features:*

The intent of the Southview architectural guidelines is to encourage a diversity of design and at the same time produce a harmonious community which reflects the:

- Rural setting of Southview;
- Local climate;
- Continuity with the characteristics, forms and materials of small town regional building traditions; and
- Pedestrian orientation.

### **Building Mass and Form**

In general, building masses show the residence in scale and respond to the size and type of Homesite within Southview. Since many of these Homesites are potentially visible from off-site, building masses, roof forms and ridgelines in this area should be low, with foundations and rooflines stepping to follow existing slopes. Buildings should be designed to be viewed from all sides by screening and/or designing service areas as an integral part of the architecture composition.

Buildings should be made up of smaller building components to fit the structure more closely to the site and to ensure a low profile. The use of natural materials is encouraged, such as wood or stone. Asymmetrical compositions of building forms are preferred rather than formal symmetrical designs. Building length should not exceed 50 feet in one direction without a change in direction, roof alignment, wall offset or elevation change.

The downhill portion of the Homesite, whether it is street side or at the rear of the home site, shall be limited to two stories. The second-story area of a two-story building, including covered exterior areas is limited to no more than 70 percent of the first story area. In general, buildings shall not have flat surfaces that extend two stories or have the appearance of scale or mass of a two-story structure.

Building designs shall incorporate varied projections and recesses, such as bay windows, dormers, and/or porches, which create visual interest to respond to existing conditions on the home site. The use of recessed doors (including garage doors) and window openings is strongly encouraged to help create shadow lines to give the house a more substantial appearance. Entries should be recessed and should be articulated with overhangs and/or porches in order to create the "neighborly" presence on the street. Entry elements shall be in scale to the relative proportions of the home and adjoining streetscape. Dominant or overly stylized entries should be avoided.

From many viewpoints in and around the community, roofs will become the dominant element of the landscape and must create a harmonious relationship to the street, site and adjacent structures. Buildings should incorporate long overhangs, hipped roofs and/or clipped gable ends rather than tall open gables, to minimize the apparent height of buildings. Gable, clipped gable, gable on gable, intersecting gable and partial or full hip roofs are encouraged for all large visible roof areas. Shed roofs may be allowed for limited areas such as porches. Dominant roof ridges should run parallel to the slope. Roofs materials shall be Class A fire rated and non-reflective. A variety of textures and colors should be used that, when seen from a distance, blend the building into its site and minimize its presence. All roofs shall be carefully designed in color, material and shape so that they help to integrate the structure with its landscape setting and neighboring buildings

#### *Grading:*

All grading shall emphasize minimizing disruption of the site in fitting new improvements onto the site. Grading for individual Homesites are encouraged to maintain existing drainage patterns, and observe the following criteria:

All cuts, fills, and retaining walls must blend into, and create smooth transitions at the top and bottom of slopes to appear to be extensions of natural landforms.

Slopes will not exceed 2:1 unless it can be demonstrated the steeper slope is the only possible beside solution. Natural slopes are to be used instead of retainage structures whenever feasible. Cut and fill slopes are to be re-vegetated with native plant materials and blended into the surrounding environment. Re-vegetation should be completed as soon as possible and erosion control measures should be implemented upon completion of grading.

#### *Drainage Systems:*

Where practical, natural drainage courses will be protected and existing drainage patterns maintained. Drainage criteria for Homesites shall at emphasize reducing erosion, runoff, and adverse impacts to water quality.

New drainage ways are to be designed to appear and function like natural drainage-ways. Increased water flow off of the Homesites shall be managed to the greatest extent possible within the Homesite by systems that retain water and encourage percolation.

All Homesite finished grades shall slope away from buildings at a minimum gradient of two percent. Finish grade elevation shall be designed so that no obstructions are created which prevent

positive drainage away from all buildings. Minimal use of landscape irrigation on Homesites is encouraged to limit runoff and erosion.

*Landscaping:* The landscape design of each Homesite shall extend, preserve and enhance the landscape framework of the community, while creating privacy and enhancing the property value of each Homesite. Plantings are to be designed to help define use areas on the Homesite, to screen outdoor service areas and other improvements from adjacent Homesites and off-site views, and to enhance important view-sheds.

Landscape improvement shall incorporate, rehabilitate and enhance the existing site, incorporate indigenous species and minimize areas of intensive irrigation. Landscape plantings should consist of a few different varieties and types in order to create a more unified rather than fragmented landscape. New trees and plantings are to be a mix of sizes that will blend naturally into the surrounding site.

Plants that require little maintenance should be favored over those that require constant spray or pruning. The minimal use of pesticides is encouraged to naturalized plantings to the site and for health and safety concerns.

The use of larger specimen trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate amelioration, or define patio and outdoor areas.

Plant materials used for erosion control are to establish rapid surface stabilization. Ground covers, wildflower seeding and sod are to be done using native material and approved local practices.

Landscaping on Homesites shall cover the entire Homesite and be completed within 12 months from the start of home construction. Front yards shall maintain not less than 70% of the front yard area in vegetation coverings.

To the extent possible, building improvements shall be designed around any existing major trees or shrubs on the Homesite. Tree protection and fertilization measure measures are to be taken on all trees (6 in. caliper or more) within thirty feet of the construction activity including trees outside of the building envelope.

#### *Plantings:*

These neighborhoods are characterized by moderately sloping sites with a mosaic of grassland, intermittent nodes of medium-size shrubs and wooded areas. In order to ensure that this mosaic of landscapes is preserved and contiguous from Homesite to Homesite, these Homesites will generally be of 1 of 3 vegetation areas:

- Grassland - Those areas that are predominantly grassland.
- Shrub - Those areas that are dominated by low intermittent shrubs and occasional trees.
- Wooded - Those areas that have heavy tree cover.

It is the Homesite owner's responsibility to establish and or extend and maintain these landscapes on areas of the Homesite outside of the building envelope. Approved plant lists as well as seed mixes have been provided for each of the three areas. It is intended that plantings should receive and blend with the surrounding colors and specific landscape areas of the hillsides according to the following guidelines:

- Since many of the Homesites in these neighborhoods could be visible from off-site, landscape plantings shall be utilized to blend structures with the site and maximize views while preserving view corridors and enhance property values.
- New plantings on these Homesites shall match and extend the landscape areas on the Homesite in order to establish a unified and contiguous landscape throughout the hillside areas.
- In general, planting shall generally be less opaque and less dense in character, (such as deciduous trees), in order to blend and recede into the landscape.
- The use of conifer type plant materials should be minimized because of their opaque and high contrast qualities in the hillside landscape.
- In areas close to the house, higher plant materials may be used to create privacy areas, screen service areas and reduce the apparent height of buildings is viewed from off-site and adjacent Homesites.

**Tree planting requirements** - Each owner shall plant or retain on their Homesite a minimum of 1 tree (2 in. caliper as measured six inches from the ground for deciduous species and/or 8 ft. height for evergreen species) for every 15 feet of Homesite street frontage. (For example, a Homesite with 60 feet of street frontage would require a minimum of 4 trees to be planted or retained). Trees may be planted or retained at any location throughout the Homesite, however at least two trees must be planted or retained on the street frontage side of Homesite. Corner lots shall use the longer side street frontage to calculate the number of trees required. Tree species are to be selected from the appropriate recommended plant list.

**Shrub planting requirements** - Each owner shall plant a minimum of two shrubs (5 gal. size) per 1,000 square feet of the Homesite. (For example, a Homesite consisting of 6,000 square feet would require a minimum of 12 shrubs to be planted). Homesites should be rounded up to the nearest 1,000 square foot to calculate the number of required shrubs. Shrubs shall be selected from the appropriate recommended plant list.

The backyard of each Homesite shall be landscaped to provide for adequate privacy and screening of outdoor service areas and garages.

#### *Irrigation:*

To aid in water conservation, careful planting design should reduce water consumption needs while using minimal and efficient irrigation systems. The use of indigenous and/or drought tolerant plant materials is recommended to reduce water needs and to reduce and aid in minimizing soil erosion.

All permanent irrigation systems shall be below ground and fully automatic. All Homesites shall provide for irrigation of planting areas within street right-of-ways along their front property line.

Use of water conserving systems is strongly encouraged such as drip irrigation and/or moisture sensors. All irrigation heads, where used, are to be adjusted to minimize runoff. All irrigation heads adjacent to paved areas, curbs and turf shall be of a pop-up type.

### **LOW DENSITY SINGLE FAMILY HOMESITES: ESTATE HOMESITES**

*Description:* A limited number of low-density estate homes will be offered at Southview. These homes will generally be located along the north ridge of the Upper Mountaintop Residential District overlooking Klamath Lake. The homes will offer custom designs that set back from the ridgeline and blend with the surroundings of the Homesite.

Appropriate Site Slopes for Homesite Selection: 15% - 25%

#### *Homesite Uses:*

- Detached single-family dwellings.
- Home occupation.
- Open space, landscaping, and landscape elements, use easements, open space easements and hiking.
- Accessory uses and buildings.
- Temporary offices and sales center.
- Signs as provided in Article 13.
- Temporary contractor construction buildings, trailers and storage areas.
- Off-street parking as provided in Article 12.
- Public utilities and easements.

#### *General Development Guidelines:*

Minimum and maximum building setbacks have been established in order to insure that all buildings are located in the most suitable location and an intimate neighborhood atmosphere is established. All buildings on these Homesites must occupy an area within the minimum and maximum building setbacks areas as described in the following table.

| Min./Max. Lot Size per D.U.          | Appropriate Homesite Slope Range | <sup>1</sup> Min./Max. Street Frontage | Min./Max. Lot Width at Building Line | <sup>3</sup> Min. Front Set Back (from edge of Rt. of Way) | Min. Side Yard Set Back |
|--------------------------------------|----------------------------------|--|--------------------------------------|--|-------------------------|
| 18,000                               | 0% - 25%                         | 20' <sup>2</sup> /70'                  | 90'                                  | 30'  | 20'                     |
| 22,500                               |                                  | 175'                                   | 175'                                 |  |                         |
| <sup>4</sup> Min. Combined Side Yard | Min. Rear Yard (to main bldg)    | Min. Rear Yard (to rear access garage) | <sup>5</sup> Max. Building Coverage  | Max. Front setback (from edge of Rt. Of Way)               | Maximum Bldg. Height    |
| 40'                                  | 20'                              | N/A                                    | 45%                                  | 45'  | 40'                     |

1. Corner Homesites shall use a minimum side setback of 20' for all sides of the Homesite that have street frontage. The side setback criteria shall be used for the remaining sides..

2. Street frontages less than 70' are generally only available for "flag lot" configurations.

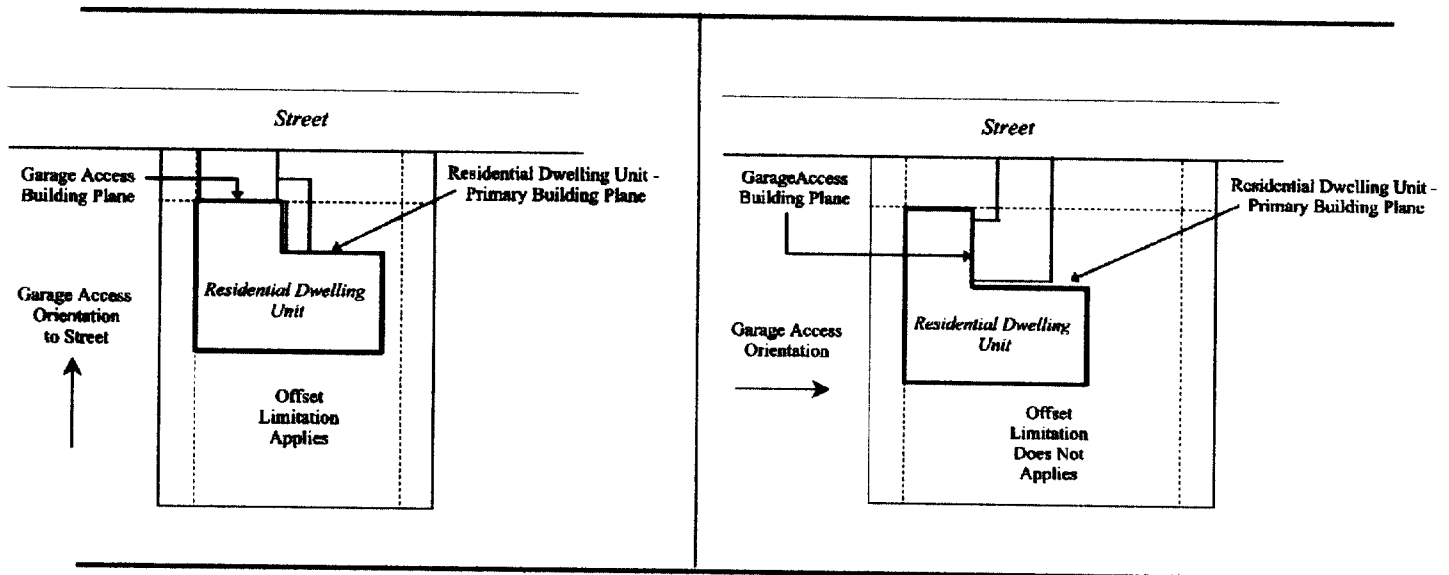
3. Garages shall have a minimum front setback of 30' from the edge of the right of way.
4. Combined side yard distances refer to the sum of the two setbacks for any one Homesite.
5. Maximum Building Coverage is the total allowable percentage of the Homesite that may be covered by a building or buildings.

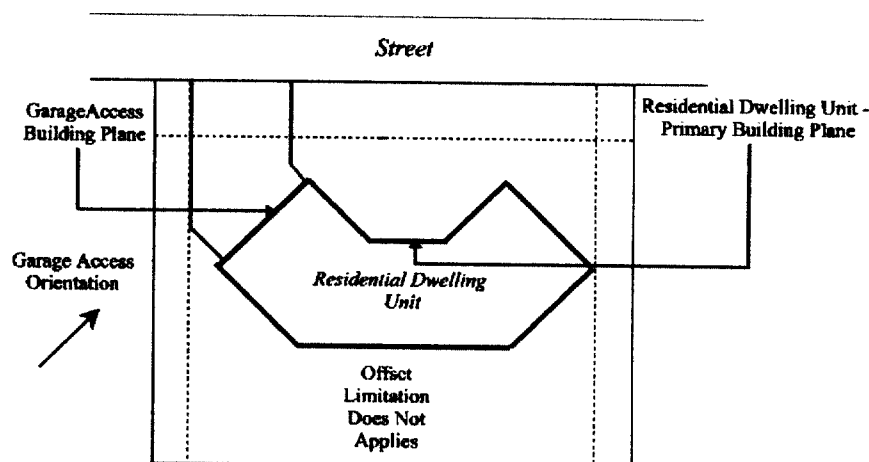
*Residential Dwelling Unit - Primary Building Plane/Garage Access Building Plane Offset Limitation:*

In general, where any exterior building plane of an attached garage is parallel with the center-line of a street located adjacent to the attached garage and the primary access orientation of the garage faces the street, no building plane of the attached garage shall extend beyond 8 feet from the primary front building plane of the residential dwelling unit. For purposes of this design limitation, the primary access orientation of a garage shall be determined by reference to the building plane of the garage that contains one or more garage access doors that exceed 48 inches in width.

This offset limitation shall not apply to residential designs where the primary access orientation of an attached garage is not toward the street, such as residential dwelling units designed with side-loading garages or garages that extend from the primary residential structure at an angle other than 90 degrees.

Where a residential dwelling unit borders two or more streets, such as in the case of corner homesites, whether this design limitation applies shall be determined with reference to the primary street orientation of the residential dwelling unit. A residential dwelling unit's primary street orientation shall be determined by reference to the building plane of the residential dwelling unit that contains the primary front entry door (other than an entry door into the garage) into the residential dwelling unit.





### *Building Envelopes*

In addition to the building set back requirements, building envelopes will be established to ensure that every home is cited to maximum views, minimize impacts to the site, and provide for certainty about future building of adjacent homes. All improvements on a Homesite (including outdoor amenities such as pools, patios, ancillary buildings and related improvements) must take place within the building envelope area, with the exception of utility connections, driveways or pedestrian access.

Areas outside of the building envelope are to remain in an essentially natural condition, or enhanced in accordance with the community master landscape plan. New landscaping using recommended plant materials and limited clearing for fuel modifications are permitted outside the building envelope. No disturbance of existing vegetation may take place outside the building envelope. The natural landscape should drive the design. Homesites should blend into the natural setting and not dominate the landscape. Building envelope locations will be determined based on the specific characteristics of each Homesite and on the following planning and assigned objectives for Southview as a community:

- Optimizing views from the home, while maintaining privacy;
- Protecting view corridors from other properties and/or common use areas;
- Minimize site grading, especially for Homesites located on moderate to steep sloping areas;
- Blending man-made improvements into the topography;
- Maintaining and enhancing large areas of open-space and natural drainage patterns;
- Protecting and utilizing distinctive natural features;
- Protecting sensitive environments; and overall
- Preserving the dominance of the natural setting by fitting buildings into the existing landscape.



*Architectural Design Features:*

The intent of the Southview architectural guidelines is to encourage a diversity of design and at the same time produce a harmonious community which reflects the:

- Rural setting of Southview;
- Local climate;
- Continuity with the characteristics, forms and materials of small town regional building traditions; and
- Pedestrian orientation.

*Building Mass and Form*

In general, building masses show the residence in scale and respond to the size and type of Homesite within Southview. Since many of these Homesites are potentially highly visible from off-site, building masses, roof forms and ridgelines in this area should be low, with foundations and rooflines stepping to follow existing slopes. Buildings should be designed to be viewed from all sides by screening and/or designing service areas as an integral part of the architecture composition.

Buildings should be made up of smaller building components to fit the structure more closely to the site and to ensure a low profile. The use of natural materials is encouraged, such as wood or stone. Asymmetrical compositions of building forms are preferred rather than formal symmetrical designs. Building length should not exceed 40 feet in one direction without a change in direction, roof alignment, wall offset or elevation change.

The downhill portion of the Homesite, whether it is street side or at the rear of the home site, shall be limited to two stories. The second-story area of a two-story building, including covered exterior areas is limited to no more than 70 percent of the first story area. In general, buildings shall not have flat surfaces that extend two stories or have the appearance of scale or mass of a two-story structure.

Building designs shall incorporate varied projections and recesses, such as bay windows, dormers, and/or porches, which create visual interest to respond to existing conditions on the home site. The use of recessed doors (including garage doors) and window openings is strongly encouraged to help create shadow lines to give the house a more substantial appearance. Entries should be recessed and should be articulated with overhangs and/or porches in order to create the "neighborly" presence on the street. Entry elements shall be in scale to the relative proportions of the home and adjoining streetscape. Dominant or overly stylized entries should be avoided.

From many viewpoints in and around the community, roofs will become the dominant element of the landscape and must create a harmonious relationship to the street, site and adjacent structures. Buildings should incorporate long overhangs, hipped roofs and/or clipped gable ends rather than tall open gables, to minimize the apparent height of buildings. Gable, clipped gable, gable on gable, intersecting gable and partial or full hip roofs are encouraged for all large visible roof areas. Shed roofs may be allowed for limited areas such as porches. Dominant roof ridges should run parallel to the slope. Roofs materials shall be Class A fire rated and non-reflective. A variety of textures and colors should be used that, when seen from a distance, blend the building into its site and minimize

its presence. All roofs shall be carefully designed in color, material and shape so that they help to integrate the structure with its landscape setting and neighboring buildings

*Grading:*

All grading shall emphasize minimizing disruption of the site in fitting new improvements onto the site. Grading for individual Homesites are encouraged to maintain existing drainage patterns, and observe the following criteria:

All cuts, fills, and retaining walls must blend into, and create smooth transitions at the top and bottom of slopes to appear to be extensions of natural landforms.

Slopes will not exceed 2:1 unless it can be demonstrated the steeper slope is the only possible design solution. Natural slopes are to be used instead of retainage structures whenever feasible. Cut and fill slopes are to be re-vegetative with native plant materials and blended into the surrounding environment. Re-vegetation should be completed as soon as possible and erosion control measures should be implemented upon completion of grading.

*Drainage Systems:*

Where practical, natural drainage courses will be protected and existing drainage patterns maintained. Drainage criteria for Homesites shall at emphasize reducing erosion, runoff, and adverse impacts to water quality.

New drainage ways are to be designed to appear and function like natural drainage-ways. Increased water flow off of the Homesites shall be managed to the greatest extent possible within the Homesite by systems that retain water and encourage percolation.

All Homesite finished grades shall slope away from buildings at a minimum gradient of two percent. Finish great elevation shall be designed so that no obstructions are created which prevent positive drainage away from all buildings. Minimal use of landscape irrigation on Homesites is encouraged to limit runoff and erosion.

*Landscaping:* The landscape design of each Homesite shall extend, preserve and enhance the landscape framework of the community, while creating privacy and enhancing the property value of each Homesite. Plantings are to be designed to help define use areas on the Homesite, to screen outdoor service areas and other improvements from adjacent Homesites and off-site views, and to enhance important view-sheds.

Landscape improvement shall incorporate, rehabilitate and enhance the existing site, incorporate indigenous species and minimize areas of intensive irrigation. Landscape plantings should consist of a few different varieties and types in order to create a more unified rather than fragmented landscape. New trees and plantings are to be a mix of sizes that will blend naturally into the surrounding site.

Plants that require little maintenance should be favored over those that require constant spray or pruning. The minimal use of pesticides is encouraged to naturalized plantings to the site and for health and safety concerns.

The use of larger specimen trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate amelioration, or define patio and outdoor areas.

Plant materials used for erosion control are to establish rapid surface stabilization. Ground covers, wildflower seeding and sod are to be done using native material and approved local practices.

Landscaping on Homesites shall cover the entire Homesite and be completed within 12 months from the start of home construction. Front yards shall maintain not less than 70% of the front yard area in vegetation coverings.

To the extent possible, building improvements shall be designed around any existing major trees or shrubs on the Homesite. Tree protection and fertilization measures are to be taken on all trees (6 in. caliper or more) within thirty feet of the construction activity including trees outside of the building envelope.

#### *Plantings:*

These neighborhoods are characterized by moderately sloping sites with a mosaic of grassland, intermittent nodes of medium-size shrubs and wooded areas. In order to ensure that this mosaic of landscapes is preserved and contiguous from Homesite to Homesite, these Homesites will generally be of 1 of 3 vegetation areas:

- Grassland - Those areas that are predominantly grassland.
- Shrub - Those areas that are dominated by low intermittent shrubs and occasional trees.
- Wooded - Those areas that have heavy tree cover.

It is the Homesite owner's responsibility to establish and or extend and maintain these landscapes on the Homesite to provide for open-space. Approved plant lists as well as seed mixes have been developed for it each of the three areas. It is intended that planting should receive and blend with the surrounding colors and specific landscape areas of the hillsides according to the following guidelines:

- Since many of the Homesites in these neighborhoods are likely to be visible from off-site, as well as from adjacent Homesites, landscape plantings shall be utilized to blend structures with the site and maximize views while preserving view corridors and enhance property values.
- New plantings on these Homesites shall match and extend the landscape areas on the Homesite in order to establish a unified and contiguous landscape throughout the hillside areas.
- In general, planting shall generally be less opaque and less dense in character, (such as deciduous trees), in order to blend and recede into the landscape.

- The use of conifer type plant materials should be minimized because of their opaque and high contrast qualities in the hillside landscape.
- In areas close to the house, higher plant materials may be used to create privacy areas, screen service areas and reduce the apparent height of buildings is viewed from off-site and adjacent Homesites.

**Tree planting requirements** - Each owner shall plant or retain on their Homesite a minimum of 1 tree (2 in. caliper as measured six inches from the ground for deciduous species and/or 8 ft. height for evergreen species) for every 15 feet of Homesite street frontage. (For example, a Homesite with 60 feet of street frontage would require a minimum of 4 trees to be planted or retained). Trees may be planted or retained at any location throughout the Homesite, however at least two trees must be planted or retained on the street frontage side of Homesite. Corner lots shall use the longer side street frontage to calculate the number of trees required. Tree species are to be selected from the appropriate recommended plant list.

**Shrub planting requirements** - Each owner shall plant a minimum of two shrubs (5 gal. size) per 1,000 square feet of the Homesite. (For example, a Homesite consisting of 6,000 square feet would require a minimum of 12 shrubs to be planted). Homesites should be rounded up to the nearest 1,000 square foot to calculate the number of required shrubs. Shrubs shall be selected from the appropriate recommended plant list.

The backyard of each Homesite shall be landscape to provide for adequate privacy and screening of outdoor service areas and garages.

*Irrigation:*

To aid in water conservation, careful planting design should reduce water consumption needs while using minimal and efficient irrigation systems. The use of indigenous and/or drought tolerant plant materials is recommended to reduce water needs and to reduce and aid in minimizing soil erosion. The landscape design of each home site group or zone plant materials according to water consumption needs and soil requirements. The use of organic mulches at appropriate depths is encouraged.

All permanent irrigation systems shall be below ground and fully automatic. All Homesites shall provide for irrigation of planting areas within street right-of-ways along their front property line. Use of water conserving systems is strongly encouraged such as drip irrigation and/or moisture sensors. All irrigation heads, where used, are to be adjusted to minimize runoff. All irrigation heads adjacent to paved areas, curbs and turf shall be of a pop-up type.

## ARTICLE V MULTI-FAMILY RESIDENTIAL

### **Intent**

This section is intended to set forth guidelines for the development of medium density multi family residential structures and to ensure that high standards of siting, construction quality and design are applied throughout the project's phases.

The multi-family planning areas in Southview represent two possible density ranges; the medium density range addresses duplex and triplex units with a possible density range of 1 to 15 DU/net acre. The high-density range, greater than 15 DU/net acre, would include townhouse and stacked unit apartments and condominiums. A separate document addressing High Density Multi-Family Development Guidelines for Southview will be provided upon proposed development of this use.

### **MEDIUM DENSITY MUTLI-FAMILY: VILLAGE CENTER HOMESITES/BUSINESS CAMPUS HOMESITES**

*Description:* Multi-family residential units located within these Districts will generally exhibit characteristics of neo-traditional designs providing the "feel" of a small town "in-town" setting. The architecture of these residences may include Victorian, Farmhouse, Craftsman and/or Mission/Basque styles. The buildings will generally include features such as elevated porches, bay and dormer windows, and garages accessed from rear lanes or garages accessed from the front that do not dominate the architectural design.

*Appropriate Site Slopes for Homesite Selection:* 0 – 15%

#### *Homesite Uses:*

- Medium density Multi-Family dwellings.
- Home occupation.
- Open space, landscaping, and landscape elements, use easements, open space easements and hiking.
- Accessory uses and buildings.
- Temporary offices and sales center.
- Signs as provided in Section 13.
- Temporary contractor construction buildings, trailers and storage areas.
- Off-street parking as provided in Section 12.
- Public utilities and easements.

#### *General Development Guidelines:*

Minimum and maximum building setbacks have been established in order to insure that all buildings are located in the most suitable location and a more formal "village" atmosphere is established. All buildings on these Homesites must take place within the minimum and maximum building setbacks areas as described in the following table.

| Min./Max. Lot Size per D.U.          | Appropriate Homesite Slope Range | <sup>1</sup> Min./Max. Street Frontage | Min./Max. Lot Width at Building Line | <sup>3</sup> Min. Front Set Back (from edge of Rt. of Way) | Min. Side Yard Set Back |
|--------------------------------------|----------------------------------|--|--------------------------------------|--|-------------------------|
| 3,500                                | 0% - 15%                         | 20' <sup>2</sup> /35'                  | 20'                                  | 10'  | 5'                      |
| 5,000                                |                                  | 50'                                    | 50'                                  |  |                         |
| <sup>4</sup> Min. Combined Side Yard | Min. Rear Yard (to main bldg)    | Min. Rear Yard (to rear access garage) | <sup>5</sup> Max. Building Coverage  | Max. Front setback (from edge of Rt. of Way)               | Maximum Bldg. Height    |
| 10'                                  | 15'                              | 5'                                     | 90%                                  | 20'  | 35'                     |

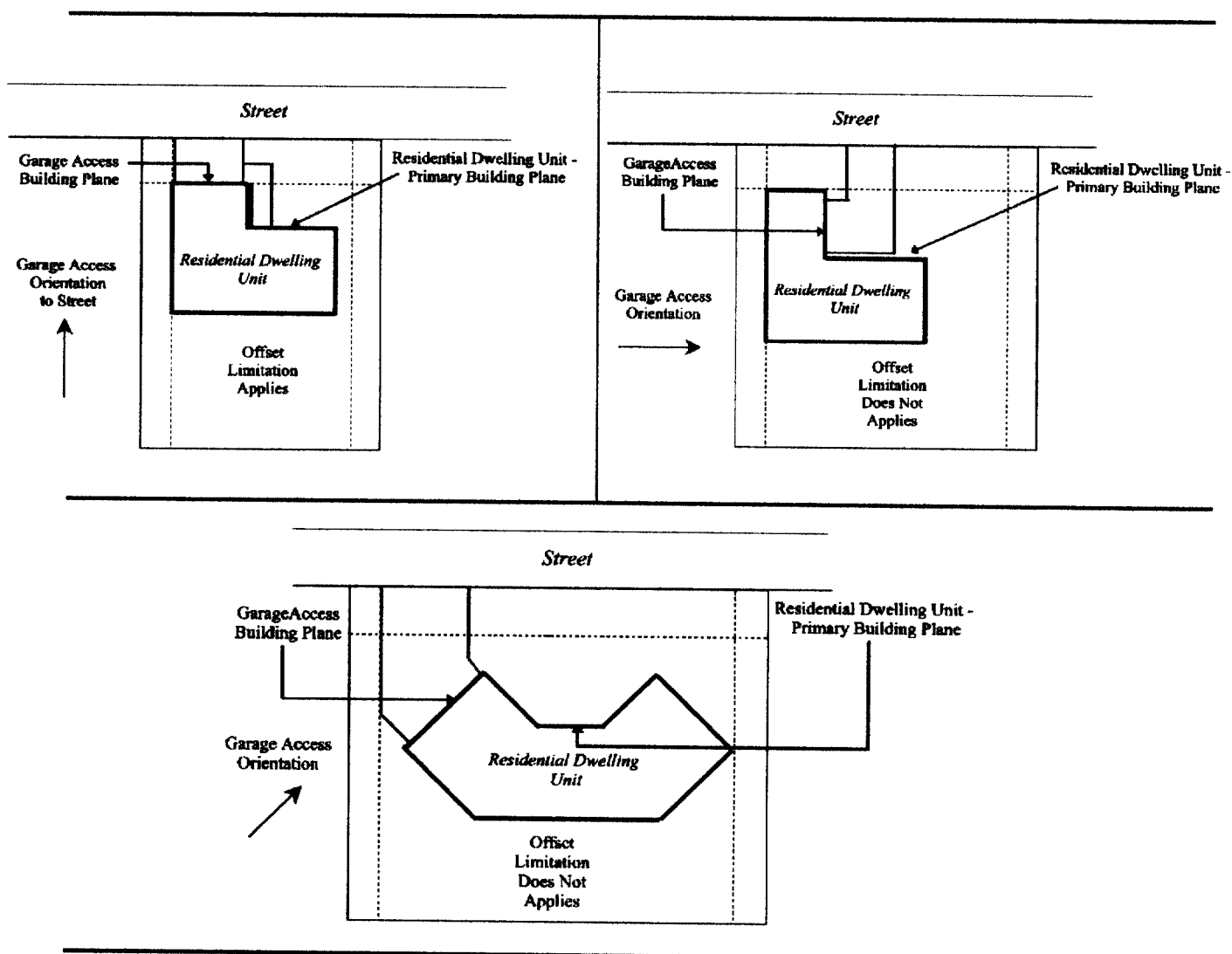
- 1 Garages shall have a minimum front setback of 20' from the edge of the right of way.
2. Combined side yard distances refer to the sum of the two setbacks for any one Homesite.
3. Maximum Building Coverage is the total allowable percentage of the Homesite that may be covered by a building or buildings.

***Residential Dwelling Unit - Primary Building Plane/Garage Access Building Plane Offset Limitation:***

In general, where any exterior building plane of an attached garage is parallel with the center-line of a street located adjacent to the attached garage and the primary access orientation of the garage faces the street, no building plane of the attached garage shall extend beyond 6 feet from the primary front building plane of the residential dwelling unit. For purposes of this design limitation, the primary access orientation of a garage shall be determined by reference to the building plane of the garage that contains one or more garage access doors that exceed 48 inches in width.

This offset limitation shall not apply to residential designs where the primary access orientation of an attached garage is not toward the street, such as residential dwelling units designed with side-loading garages or garages that extend from the primary residential structure at an angle other than 90 degrees.

Where a residential dwelling unit borders two or more streets, such as in the case of corner homesites, whether this design limitation applies shall be determined with reference to the primary street orientation of the residential dwelling unit. A residential dwelling unit's primary street orientation shall be determined by reference to the building plane of the residential dwelling unit that contains the primary front entry door (other than an entry door into the garage) into the residential dwelling unit.



### *Architectural Design Features:*

The intent of the Southview architectural guidelines is to encourage a diversity of design and at the same time produce a harmonious community which reflects the:

- Rural setting of Southview;
- Local climate;
- Continuity with the characteristics, forms and materials of small town regional building traditions; and
- Pedestrian orientation.

Simple building masses will create a sense of integrity at the nucleus of the community because the homes will be seen as a group rather than individually. Use of the rectangular box forms are encouraged in order to create a village "streetscape". Second-story floors are encouraged to be the same size as first story floors.

Although some home styles may not be exactly right in their entirety, many characteristics of the Craftsmen, Bungalow, Mission/Basque, Farmhouse and Victorian styles would generally be appropriate on these Homesites. Homes should be particularly sensitive to their street frontage. Design elements that create a play of light and shadow and reduce perceived bulk, such as deep porches, decks, overhangs, multi-paned windows and building offsets should be used. It is encouraged that these homes be two stories with large front porches utilizing masonry materials such as stone or brick on street facing first floor walls.

The buildings shall incorporate some elements of design particular to the Craftsman, Victorian and Farmhouse traditions, such as dormers, porches and bay windows. The use of vertical building elements such as corner towers or turrets, and steeper pitch roofs with usable attic spaces is encouraged. Buildings shall incorporate front and side porches to the greatest extent possible. Corner lots are encouraged to utilize corner building entries in porches on two sides of the building whenever possible.

Buildings should preferably be finished with painted wood or wood simulations, such as wood board and batten, clapboard siding (maximum 6 in. width exposure), wood shingles or quality wood simulations. The use of stone or brick for chimneys is encouraged.

A wider spectrum of colors is appropriate compared to the more limited palette for other low and medium density residential neighborhoods. Accent colors should be used to highlight trim, window elements and or building projections.

To provide a sense of separation between public and private space, it is encouraged that each Homesite owner shall provide a wall, fence and or hedge along the front property line (maximum 42 in. in height) to create semi-private transitions zone.

#### *Grading:*

All grading shall emphasize minimizing disruption of the site in fitting new improvements onto the site. Grading for individual Homesites should observe the following criteria:

All cuts, fills, and retaining walls must blend into, and create smooth transitions at the top and bottom of slopes to appear to be extensions of natural landforms.

Slopes will not exceed 2:1 unless it can be demonstrated the steeper slope is the only possible design solution. Cut and fill slopes are to be re-vegetated and should be completed as soon as possible. Erosion control measures should be implemented upon completion of grading.

#### *Drainage Systems:*

New drainage ways are to be designed to appear and function like natural drainage-ways. Increased water flow off of the Homesites shall be managed to the greatest extent possible within the Homesite by systems that retain water and encourage percolation.



All Homesite finished grades shall slope away from buildings at a minimum gradient of two percent. Finish great elevation shall be designed so that no obstructions are created which prevent positive drainage away from all buildings. Minimal use of landscape irrigation on Homesites is encouraged to limit runoff and erosion.

*Landscaping:* The landscape design of each Homesite shall extend, preserve and enhance the landscape framework of the community, while creating privacy and enhancing the property value of each Homesite. Plantings are to be designed to help define use areas on the Homesite, to screen outdoor service areas and other improvements from adjacent Homesites and off-site views, and to enhance important view-sheds.

Landscape improvement shall incorporate, rehabilitate and enhance the existing site, incorporate indigenous species and minimize areas of intensive irrigation. Landscape plantings should consist of a few different varieties and types in order to create a more unified rather than fragmented landscape. New trees and plantings are to be a mix of sizes that will blend naturally into the surrounding site.

Plants that require little maintenance should be favored over those that require constant spray or pruning. The minimal use of pesticides is encouraged to naturalized plantings to the site and for health and safety concerns.

The use of larger specimen trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate amelioration, or define patio and outdoor areas.

Plant materials used for erosion control are to establish rapid surface stabilization. Ground covers, wildflower seeding and sod are to be done using native material and approved local practices.

Landscaping on Homesites shall cover the entire Homesite and be completed within 12 months from the start of home construction. Front yards shall maintain not less than 70% of the front yard area in vegetation coverings.

To the extent possible, building improvements shall be designed around any existing major trees or shrubs on the Homesite. Tree protection and fertilization measure measures are to be taken on all trees (6 in. caliper or more) within thirty feet of the construction activity including trees outside of the building envelope.

#### *Plantings:*

A formal landscape will be established on the Homesite to create a small-scale "village" atmosphere that encourages walking and interaction with other members of the community.

**Tree planting requirements** - Each owner shall plant or retain on their Homesite a minimum of 1 tree (2 in. caliper as measured six inches from the ground for deciduous species and/or 8 ft. height for evergreen species) for every 15 feet of Homesite street frontage. (For example, a Homesite with 60 feet of street frontage would require a minimum of 4 trees to be planted or retained). Trees may

be planted or retained at any location throughout the Homesite, however at least two trees must be planted or retained on the street frontage side of Homesite. Corner lots shall use the longer side street frontage to calculate the number of trees required. Tree species are to be selected from the appropriate recommended plant list.

Shrub planting requirements - Each owner shall plant a minimum of two shrubs (5 gal. size) per 1,000 square feet of the Homesite. (For example, a Homesite consisting of 6,000 square feet would require a minimum of 12 shrubs to be planted). Homesites should be rounded up to the nearest 1,000 square foot to calculate the number of required shrubs. Shrubs shall be selected from the appropriate recommended plant list.

The backyard of each Homesite shall be landscape to provide for adequate privacy and screening of outdoor service areas and garages.

*Irrigation:*

To aid in water conservation, careful planting design should reduce water consumption needs while using minimal and efficient irrigation systems. The use of indigenous and/or drought tolerant plant materials is recommended to reduce water needs and to reduce and aid in minimizing soil erosion. The use of organic mulches at appropriate depths is encouraged.

All permanent irrigation systems shall be below ground and fully automatic. All Homesites shall provide for irrigation of planting areas within street right-of-ways along their front property line. Use of water conserving systems is strongly encouraged such as drip irrigation and/or moisture sensors. All irrigation heads, where used, shall be adjusted to minimize runoff. All irrigation heads adjacent to paved areas, curbs and turf shall be of a pop-up type.

## **MEDIUM DENSITY MULTI-FAMILY HOMESITES: OTHER MULTI-FAMILY HOMESITES**

*Description:* Buildings located within the residential districts of Southview other than the Southview Mixed Use District and the SouthRidge Mixed Use District will generally be sited in small multi-family clusters that offer multi-family residential neighborhoods in quiet, secluded locations in Southview with shared open spaces. Efficient, flexible floor plans will be offered in one and two story configurations.

*Appropriate Site Slopes for Homesite Selection:* 0 – 20%

*Homesite Uses:*

- Medium Density Multi-Family dwellings.
- Home occupation.
- Open space, landscaping, and landscape elements, use easements, open space easements and hiking.
- Accessory uses and buildings.
- Temporary offices and sales center.
- Signs as provided in Article 13.

- Temporary contractor construction buildings, trailers and storage areas.
- Off-street parking as provided in Article 12.
- Public utilities and easements.

### *General Development Guidelines*

Minimum and maximum building setbacks have been established in order to insure that all buildings are located in the most suitable location and an intimate neighborhood atmosphere is established. All buildings on these Homesites must take place within the minimum and maximum building setbacks areas as described in the following table.

| Min./Max. Lot Size per D.U.          | Appropriate Homesite Slope Range | Min./Max. Street Frontage              | Min./Max. Lot Width at Building Line | <sup>3</sup> Min. Front Set Back (from edge of Rt. of Way) | Min. Side Yard Set Back |
|--------------------------------------|----------------------------------|--|--------------------------------------|--|-------------------------|
| 3,000                                | 0% - 20%                         | 20'/30'                                | 20'                                  | 10'  | 5'                      |
| 5,000                                |                                  | 50'                                    | 50'                                  |  |                         |
| <sup>2</sup> Min. Combined Side Yard | Min. Rear Yard (to main bldg)    | Min. Rear Yard (to rear access garage) | <sup>3</sup> Max. Building Coverage  | Max. Front setback (from edge of Rt. Of Way)               | Maximum Bldg. Height    |
| 10'                                  | 20'                              | 5'                                     | 70%                                  | 25'  | 35'                     |

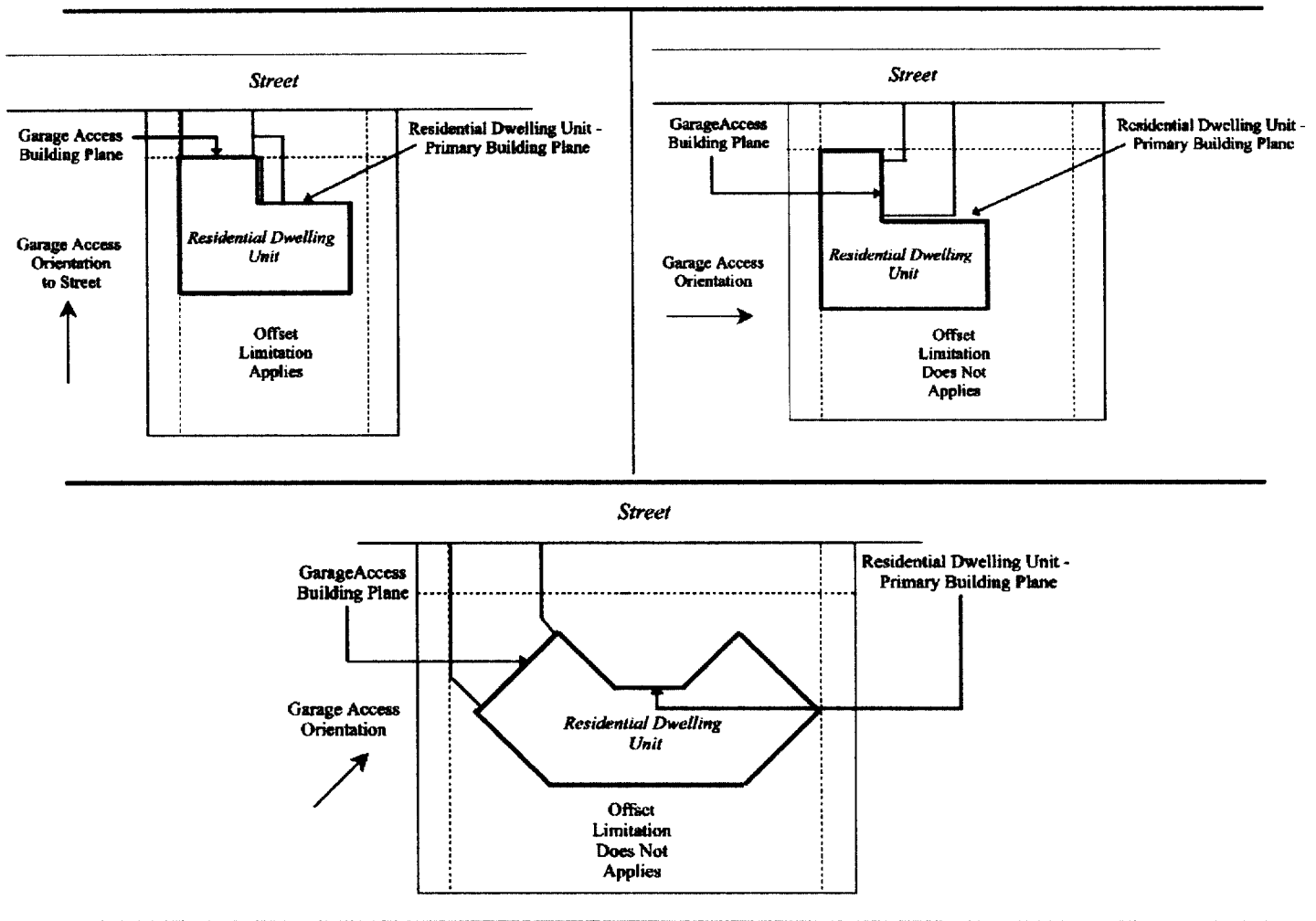
1. Garages shall have a minimum front setback of 10' from the edge of the right of way.
2. Combined side yard distances refer to the sum of the two setbacks for any one Homesite.
3. Maximum Building Coverage is the total allowable percentage of the Homesite that may be covered by a building or buildings.

### *Residential Dwelling Unit - Primary Building Plane/Garage Access Building Plane Offset Limitation:*

In general, where any exterior building plane of an attached garage is parallel with the center-line of a street located adjacent to the attached garage and the primary access orientation of the garage faces the street, no building plane of the attached garage shall extend beyond 12 feet from the primary front building plane of the residential dwelling unit. For purposes of this design limitation, the primary access orientation of a garage shall be determined by reference to the building plane of the garage that contains one or more garage access doors that exceed 48 inches in width.

This offset limitation shall not apply to residential designs where the primary access orientation of an attached garage is not toward the street, such as residential dwelling units designed with side-loading garages or garages that extend from the primary residential structure at an angle other than 90 degrees.

Where a residential dwelling unit borders two or more streets, such as in the case of corner homesites, whether this design limitation applies shall be determined with reference to the primary street orientation of the residential dwelling unit. A residential dwelling unit's primary street orientation shall be determined by reference to the building plane of the residential dwelling unit that contains the primary front entry door (other than an entry door into the garage) into the residential dwelling unit.



### *Architectural Design Features:*

The intent of the Southview architectural guidelines is to encourage a diversity of design and at the same time produce a harmonious community which reflects the:

- Rural setting of Southview;
- Local climate;
- Continuity with the characteristics, forms and materials of small town regional building traditions; and
- Pedestrian orientation.

### *Grading:*

All grading shall emphasize minimizing disruption of the site in fitting new improvements onto the site. Grading for individual Homesites must observe the following criteria:

All cuts, fills, and retaining walls must blend into, and create smooth transitions at the top and bottom of slopes to appear to be extensions of natural landforms.

Slopes will not exceed 2:1 unless it can be demonstrated the steeper slope is the only possible design solution. Cut and fill slopes are to be re-vegetated and should be completed as soon as possible and erosion control measures should be implemented upon completion of grading.

*Drainage Systems:*

New drainage ways are to be designed to appear and function like natural drainage-ways. Increased water flow off of the Homesites shall be managed to the greatest extent possible within the Homesite by systems that retain water and encourage percolation.

All Homesite finished grades shall slope away from buildings at a minimum gradient of two percent. Finish grade elevation shall be designed so that no obstructions are created which prevent positive drainage away from all buildings. Minimal use of landscape irrigation on Homesites is encouraged to limit runoff and erosion.

*Landscaping:* The landscape design of each Homesite shall extend, preserve and enhance the landscape framework of the community, while creating privacy and enhancing the property value of each Homesite. Plantings are to be designed to help define use areas on the Homesite, to screen outdoor service areas and other improvements from adjacent Homesites and off-site views, and to enhance important view-sheds.

Landscape improvement shall incorporate, rehabilitate and enhance the existing site, incorporate indigenous species and minimize areas of intensive irrigation. Landscape plantings should consist of a few different varieties and types in order to create a more unified rather than fragmented landscape. New trees and plantings are to be a mix of sizes that will blend naturally into the surrounding site.

Plants that require little maintenance should be favored over those that require constant spray or pruning. The minimal use of pesticides is encouraged to naturalized plantings to the site and for health and safety concerns.

The use of larger specimen trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate amelioration, or define patio and outdoor areas.

Plant materials used for erosion control are to establish rapid surface stabilization. Ground covers, wildflower seeding and sod are to be done using native material and approved local practices.

Landscaping on Homesites shall cover the entire Homesite and be completed within 12 months from the start of home construction. Front yards shall maintain not less than 70% of the front yard area in vegetation coverings.

To the extent possible, building improvements shall be designed around any existing major trees or shrubs on the Homesite. Tree protection and fertilization measure measures are to be taken on all

trees (6 in. caliper or more) within thirty feet of the construction activity including trees outside of the building envelope.

*Plantings:*

A formal, manicured landscape will be established on these Homesite to create a sense of pride of ownership and encourages walking and interaction with other members of the community.

**Tree planting requirements** - Each owner shall plant or retain on their Homesite a minimum of 1 tree (2 in. caliper as measured six inches from the ground for deciduous species and/or 8 ft. height for evergreen species) for every 15 feet of Homesite street frontage. (For example, a Homesite with 60 feet of street frontage would require a minimum of 4 trees to be planted or retained). Trees may be planted or retained at any location throughout the Homesite, however at least two trees must be planted or retained on the street frontage side of Homesite. Corner lots shall use the longer side street frontage to calculate the number of trees required. Tree species are to be selected from the appropriate recommended plant list.

**Shrub planting requirements** - Each owner shall plant a minimum of two shrubs (5 gal. size) per 1,000 square feet of the Homesite. (For example, a Homesite consisting of 6,000 square feet would require a minimum of 12 shrubs to be planted). Homesites should be rounded up to the nearest 1,000 square foot to calculate the number of required shrubs. Shrubs shall be selected from the appropriate recommended plant list.

The backyard of each Homesite shall be landscape to provide for adequate privacy and screening of outdoor service areas and garages.

*Irrigation:*

To aid in water conservation, careful planting design should reduce water consumption needs while using minimal and efficient irrigation systems. The use of indigenous and/or drought tolerant plant materials is recommended to reduce water needs and to reduce and aid in minimizing soil erosion. The use of organic mulches at appropriate depths is encouraged.

All permanent irrigation systems shall be below ground and fully automatic. All Homesites shall provide for irrigation of planting areas within street right-of-ways along their front property line. Use of water conserving systems is strongly encouraged such as drip irrigation and/or moisture sensors. All irrigation heads, where used, are to be adjusted to minimize runoff. All irrigation heads adjacent to paved areas, curbs and turf shall be of a pop-up type.

## ARTICLE VI SOUTHVIEW COMMERCIAL DISTRICT

A separate document addressing non-residential Development Guidelines for Southview will be provided for commercial development of this District.

## ARTICLE VII SOUTHVIEW MIXED USE DISTRICT

A separate document addressing non-residential Development Guidelines for Southview will be provided upon the proposed commercial development of this District.

## ARTICLE VIII SOUTHRIDGE MIXED USE DISTRICT

A separate document addressing non-residential Development Guidelines for Southview will be provided upon the proposed commercial development of this District.

## ARTICLE IX PRIVATE RESERVE SPACE & PARKS

### **Intent**

The intent of this section is to set forth standards that will provide for the use and maintenance of open space and parks within Southview. Open space occurring within Southview is designed to be an integral part of the character and visual amenities of the project.

The following standards shall apply to the privately owned open space areas designated on the Master Plan and all open space areas contained within each planning area. The recreational facilities located in these open space areas and the private recreational area is intended to enhance the entire Southview community.

A diverse open space system will also provide visual buffers between land uses and varying residential densities. Other design elements to be considered in developing the open space include the utilization of natural systems for drainage, reduction in runoff velocities, absorption and retention of surface stormwater.

### **Uses Permitted:**

1. Open space and open space easements
2. Bike and pedestrian trails
3. Jogging and hiking trails
4. Public gathering facilities ranging from park benches, picnic tables, and playground equipment to open wall group shelters
5. Maintenance and public utility facilities
6. Information facilities relating to open space uses
7. Tennis courts, swimming and other recreational areas and facilities
8. Utility easements

**General Standards:**

1. Areas disturbed during construction shall comply with the provisions set forth in the Environmental Protection section of this document.
2. Architectural control provisions as provided in Article II shall apply.
3. Fences abutting any open space shall be the responsibility of the Homeowner for construction and maintenance and shall adhere to the standards set forth in Article II.
4. Repair of open space areas, drainageways or facilities which are damaged or altered by the construction of underground utilities, development of homesites, homes or any other structures or landscaping activities shall be the responsibility of the entity doing such damage or alterations. Such areas shall be restored to their original condition before damage or alterations.
5. Open space areas and easements shall be maintained by one or more private maintenance entities, which will be established by and responsible to the Committee. The responsibility of such an entity shall include:
  - a. Where practicable, maintenance, mowing and fertilization of grassed areas;
  - b. Maintenance, repair and operation of irrigation systems;
  - c. Replacement of diseased or dead plant material;
  - d. Trash collection;
  - e. Snow removal on private streets and sidewalks and parking areas located adjacent to private streets;
  - f. Maintenance and repair of any site furniture and/or play equipment;
  - g. Maintenance and repair of trails, private drives and parking areas and culverts; and
6. The width of any open space easement shall not be less than 20 feet.

**Design Criteria**

When natural settings reasonably require and do not provide sufficient screening or buffering, a variety of landscape treatments shall be utilized and shall include at least one or any combination of the following treatments:

1. Stabilized earth berms;
2. Vegetative planting
3. Fencing or walls
4. Open space buffer zones

The width and composition of buffers may vary according to landscape treatments utilized and the degree of buffering necessary for different conditions. Plant material selected for visual screening or noise buffering shall have a year-round effectiveness. Plant groupings for buffering noise shall be planted in graduated heights in order to maximize effectiveness. Trees and shrubs used in medians shall be located not closer than 25 feet to the end of the median at intersections. Under certain conditions where traffic visibility warrants, a greater setback may be necessary. Plant materials selected for use in Southview shall be compatible with the native vegetation associations located on the site. Irrigation systems used within



Southview shall be water and energy efficient and shall utilize, wherever possible, drip irrigation systems.

Retaining walls may be utilized to reduce excess slope grades. Maximum height for retaining walls shall be 8 feet. Retaining walls ranging 4' to 8' in height will be designed so as not to impair traffic visibility. In areas where slopes require higher walls, walls shall be tiered in order to provide areas for vegetation and reduce the visual impact of walls. In areas where extreme slopes or unstable soil conditions occur, walls greater than four feet in height shall be engineered. Material used for fences and walls shall comply with Article 2 of this document.

The pedestrian circulation system developed within the open space and other planning areas in Southview is intended to provide internal access among uses for a variety of circulation modes including:

1. Hiking;
2. Bicycling; and
3. Jogging.

Shoulder widths for pedestrian trails and paths shall be a minimum of 11/2 feet except where trails are adjacent to steep slopes or stable objects in which case the minimum shall be two feet.

## ARTICLE X SOUTHVIEW RECREATION DISTRICT

The Southview Recreation District is a privately held and operated recreation facility. Use of the Recreation District by Southview residents shall be granted under an irrevocable license from the owner of the facility to Southview's homeowners association. The use of the facility by the residents of Southview will be subject to regulation by the owner of the facility, which can be amended from time to time at the owner's sole discretion. The owner of the facility shall publish its rules and regulations, as amended, by delivering a copy of its rules, regulations and amendments to Southview's homeowners association. It shall be the association's responsibility to provide its members with notice of the rules, regulations and amendments. Nonresident and commercial use of the recreation facility shall be available at the owner's discretion without notice or consent by Southview's homeowners association.

## ARTICLE XI ROADWAYS

### **Intent**

The Southview property includes a variety of terrain that poses site limitations that are not characteristic of the rest of the City of Klamath Falls. Therefore, a street system utilizing

both City standard streets and private streets may be used within Southview based on a hierarchy of roadway types which respond to the physical constraints of the site and to projected traffic volume generated by the land uses. This type of approach can eliminate excessive pavement widths, minimize cut/fill slopes and vegetative clearing and reduce excess stormwater runoff volume and velocity. An overall street plan will enable Southview to develop an efficient and environmentally sensitive street pattern with an emphasis on vehicular safety and maintenance while meeting the needs of emergency vehicle access and response times.

The Project Founder acknowledges that the City will consider the following standards (which may be less stringent than current City standards) as typical standards for development within the Southview property. These standards will be subject to review at each subdivision stage and may be modified by the City as necessary to insure that the roadways satisfy the intent noted above. The City may require stricter standards, depending on the traffic, topography and other considerations. No road construction shall take place without review and approval of the City.

### **Roadway Classification**

A description of each street type within Southview with typical plan and section views follows.

#### **Street Types:**

**Major Road:** This road is designed to convey vehicles from local streets to Highway 140 and the Lindley Way area. The major road occurs as a through road running north/south through the west side of the property and in the center of the project from Highway 140 through the SouthRidge Mixed Use District to the Lindley Way area. Direct driveway access is discouraged. However, isolated cases may necessitate direct driveway access due to site characteristics. Typical section views are provided on Figure 3.

**Local streets:** Local streets are divided into two categories, with standards directly related to the projected traffic volumes.

Moderate use local streets are intended to carry traffic volumes from less dense areas, such as low and moderate density single family detached and some multifamily areas to major roads. Direct driveway access is allowable. Typical section views are provided on Figure 3.

Low use local streets are intended to carry traffic volumes from low and moderate density single family detached and attached residential areas to moderate use or high use local streets. In certain situations where site conditions such as steep terrain warrant additional flexibility, cul-de-sacs, eyebrows and turnarounds may be necessary. Under such circumstances, this street type would only be used in areas with low traffic volumes. Typical section views are provided on Figure 3.

**Roadway Maintenance:** All streets and roads within the Southview Planned Unit Development shall be private. As such, all areas within the rights-of-way and easements of streets and roads shall be the responsibility of a homeowners' association for the SouthView Planned Unit Development. The responsibilities shall include, but not be limited to:

**Maintenance of Native Areas:**

1. Where practicable, mowing of grassed areas; and
2. Maintenance of drainage swales and retaining walls.

**Maintenance of Landscaped Areas:**

1. Mowing and fertilization of grassed areas;
2. Pruning and trimming of trees and/or shrubs containing dead material and/or branches that affect traffic or pedestrian safety;
3. Replacement of diseased or dead plant material;
4. Maintenance, repair and operation of irrigation systems; and
5. Maintenance of retaining walls and drainage swales.

**Private Roads:** In areas where site planning necessitates private streets, maintenance shall be conducted by a private entity. The function and responsibilities of such an entity shall include the following:

1. Maintenance and repair of roadway pavement and shoulders;
2. Snow plowing and sanding (Snow shall not be plowed on to public roads;
3. Mowing of grassed areas and timber management in forested areas;
4. Maintenance and repair of culverts and drainage swales;

### **General Standards and Requirements**

No onstreet parking shall be permitted on any public or private streets except as provided for in the Southview Mixed Use District, SouthRidge Mixed Use District or the roadway design standards set forth in Figure 3.

**Slope treatment and erosion control:** All cut and fill slopes created by road construction will comply with the requirements of Article 14 in this document. The slope ratio for cut and fill slopes will allow for ease of stabilization, revegetation and maintenance. When steep slopes necessitate retainage, the environmental considerations listed in Articles 2 and 14 of this document shall be followed. The Committee shall review all retaining walls, culverts, and bridges for approval.

**Drainage:** The stormwater collection network, used within street right-of-ways, will utilize conveyance swales and, when necessary, check dams. Provisions in Article 14 shall be followed.

## ARTICLE XII OFF STREET PARKING

### **Intent**

The intent of this section is to set forth standards governing provisions for offstreet parking within Southview. The criteria established for offstreet parking is based on design philosophies which consider the type of residential land use and the demand generated, ease of utilization and access, the safety of motorists and pedestrians, and the ease of maintenance for snow removal.

The following standards shall apply to off-street parking facilities:

All off-street parking will be located off private drives, turnarounds, loopstreets or eyebrows, and shall be conveniently located to the use or uses they serve in order to encourage utilization. Offstreet parking areas will not encourage or require motorists to back directly from a parking space onto a major street. Common or joint uses of parking facilities shall not be permitted without previous approval of the Committee.

Stormwater runoff should be sufficiently distributed to prevent soil erosion and disturbance of vegetation in adjacent areas. All drainage plans will be subject to review by the Committee. Maximum grade in parking areas shall not exceed six percent. Cut or fill slopes created by parking area regrading, shall not exceed 3:1 and shall be sufficiently stabilized to prevent soil erosion (see Article 13).

With the exception of single family dwellings, offstreet parking facilities do not have to be located on the same lot as the use or uses which generate the requirement, provided the total parking requirement is satisfied and that no parking area is located more than 300 feet from the use it is intended to serve.

All parking spaces shall be paved utilizing concrete, asphalt or other material approved by the Committee and maintained. All parking areas shall ensure adequate areas for snow stacking either within the parking area itself or immediately adjacent.

Parking facilities shall not be used for maintenance, sale, or dismantling of any vehicles, equipment, materials, or supplies. No vehicles or equipment shall be allowed to remain on a driveway or parking area unless such vehicles or equipment are stored within garages. No campers, boats, or other recreational vehicles shall be permitted on driveways, or nondesignated parking areas except on a temporary basis of up to one week. Parking of recreational vehicles shall be only in areas specifically designated for that purpose. The location of such parking areas will require adequate visual screening and shall be subject to approval by the Committee.

Lighting systems designed for illumination of parking areas and driveways shall use levels of illumination (foot candles) appropriate for the square footage of the lighted area. The type of light source and fixture will be designated to conserve energy and be in character with a residential community. No illumination sources shall be placed in a location or be of an

intensity to disturb neighbors, pedestrians or motorists. All systems will be subject to review by the Committee.

### **Residential Standards and Requirements**

#### **Single Family Dwelling Units:**

1. All open off street parking spaces shall be a minimum of 20 feet in length and 9.5 feet in width and shall be located between the garage building plane and the backside of the street or sidewalk.
2. All enclosed parking spaces shall be a minimum of 18 feet in length and 9 feet in width. Subject to an expressed waiver of this restriction by the Committee, partially covered/enclosed parking spaces and/or storage spaces shall not be permitted within Southview nor shall open parking adjacent to the primary residence be permitted. Further, expansion of driveway paving shall not be permitted beyond the building lines of the primary residence. Any enclosed parking space/storage space constructed after an occupancy permit for the primary dwelling has been issued shall be attached to the primary residence, shall incorporate similar architectural features, materials and colors as the primary residence and shall not penetrate the building plane of the primary residence that is adjacent to the proposed enclosed parking space/storage space.
3. Each residential dwelling unit will have at least 1 enclosed space and 1 guest space. Guest spaces shall be located on the residential unit driveway.

#### **Multifamily Dwelling Units:**

1. Standard size open parking spaces shall be a minimum of 20 feet in length and 9.5 feet in width, and enclosed spaces shall be 18 feet in length and 9 feet in width.
2. Townhouse and attached single family parking ratio: 2 offstreet parking spaces per dwelling unit. Where spaces are enclosed, they may be in individual garages or in a group garage.
3. Duplex and larger multiple family units parking ratio:
  - a. Efficiency studio - 1.0 off-street parking space per dwelling unit;
  - b. 1 bedroom - 1.5 off-street parking space per dwelling unit;
  - c. Divisible unit - 0.5 off-street parking space for each divisible unit;
  - d. Each additional unit or bedroom – 0.5 off-street parking spaces for each divisible unit or bedroom.
4. Clustered open parking spaces will be screened from adjacent residential dwellings, recreational areas and open space by the methods described in Article 7. Clustered open parking areas will be subject to approval by the Committee.

### **Non-Residential Standards and Requirements.**

The following standards will apply to all nonresidential uses including those located in residential areas:

1. All standard parking spaces shall have a minimum of 20 feet in length and 9.5 feet in width.
2. Setbacks required for parking areas are as follows:
  - a. All parking spaces or areas shall be located no closer than 5 feet from any property line.
  - b. All parking spaces or areas shall be located no closer than 10 feet from exterior walls of buildings.
  - c. All parking areas will require adequate landscape treatment as specified in Article 7 of this document. Nonresidential parking areas adjacent to residential areas will require a landscape plan for visual screening and buffering and must be submitted for approval to the Committee.

The following lists the minimum number of parking spaces required for each nonresidential category:

1. Recreation centers: 1 space for each 150 square feet of gross floor area.
2. Educational institutions: For elementary, primary and junior high school, 2 spaces for every classroom.
3. Cafes, cocktail lounges, taverns, and restaurants: 2 spaces per each 100 square feet of gross floor area.

### **Commercial Uses:**

1. Less than 5,000 square feet of gross floor area: 1 per 350 square feet of gross floor area of gross floor area (minimum 2 per building)
2. Offices, businesses, professional agencies, and banks: 1 space for every 300 square feet of gross floor area.
3. Assembly halls, gymnasiums and theaters: 1 space for every 4 seats.
4. Fractional amounts are raised to the nearest whole number.

## **ARTICLE XIII SIGNAGE**

### **Intent**

The purpose of this section is to set forth the standards for the design, location and construction of signs within Southview. These standards are based on the design and development philosophy of Southview as a development with varying land uses as integral parts of a cohesive whole. Individual projects within Southview will be able to develop their own identity while maintaining a unified image. Strict adherence to these standards will result in a well-conceived visual environment. The standards set forth in this section are intended to supplement or exceed the standards provided in the City Community

**Development Ordinance.** In general, the standards and requirements set forth in the City Community Development Ordinance are intended to apply to signage located in Southview in addition to the standards and requirements set forth herein.

**General Standards**

No sign whose surface area exceeds 4 square feet shall be displayed or placed upon any lot, building or structure without a permit. The Committee shall review permit applications and approval shall be based on compliance with the standards set forth in this section.

The Committee shall establish a sign permit fee of \$15.00.

All signs within Southview shall be subject to approval by the Committee and, if applicable, the City of Klamath Falls.

Maintenance of signs shall be the responsibility of the owner or a designated private maintenance entity and shall be kept in good repair at all times.

All signs of a permanent nature shall have lighting from within the sign itself, from above or below the sign face, or from the ground directly below the face. The source of illumination shall not be visible from a right-of-way or adjacent property.

Absent a written waiver of the following provisions signed by the Committee and the City of Klamath Falls Planning Department, the following signs shall not be permitted in Southview:

1. Any sign designed to flash or rotate.
2. No portable sign located on one or more wheels.
3. Any signs painted on the exterior of a building.
4. Any sign attached to a building that extends above the roofline or above the top of the parapet of the front wall, whichever is higher.
5. Any sign which impairs the visibility of traffic control devices or directional signs.

Construction of signs shall comply with the Environmental Protection section of this document. Building material and architectural style of all sign faces shall be compatible with the architectural style established in the architectural control section of this document and by the Committee.

All signs shall be required to limit lettering type styles to Albertus Book and Helvetica Medium. The Association at the owner's expense shall remove any sign erected in violation of these regulations.

**Temporary Sign Standards**

Signs of a temporary nature will be necessary to inform prospective community residents of future land uses, land uses under construction, and lots and/or dwellings for sale. Signs for future land use sites or sites under construction shall adhere to the following standards:

1. Signs shall be vertical in format to allow greater flexibility for varying amounts of lettering.
2. Number of signs:
  - a. 1 (per lot less than 5 acres)
  - b. 2 (per lot larger than 5 acres)
3. Maximum faces: 1
4. Maximum height: 5'6" in height
5. Face dimensions: 4'2" in height
6. 3 feet in width
7. Individual placard lettering color: Black

**Single Family Residential For Sale Signs:**

1. One for sale sign shall be permitted for each lot and shall adhere to the following standards:
2. Number of signs: 1
3. Maximum faces: 2
4. Maximum height: 3 feet
5. Face dimensions: 1'6" x 2'
6. Individual lettering style: Logos and lettering style will vary with real estate agent

**Directional/Informational Signs.**

Directional/information signs shall be allowed within Southview, as deemed necessary by the Committee, to inform residents and prospective community residents of locations to key facilities. Directional/Informational signs shall be either permanent or temporary in nature. Temporary portable signs with one or more wheels shall not be allowed. Signs shall be horizontal in nature and shall be required to display the Southview logo and shall comply with the following standards.

1. Maximum height: 7.5 feet
2. Maximum face dimensions: 4 feet in height, 6 feet in width

**Main Project Entry Signs**

Permanent project entry signs shall be permitted at the primary entrances to the project and shall be intended as entrance features as well as signage. These features may be suitably landscaped and contain water features, rock formations, and similar elements of an attractive nature. For such entry signs, the following standards shall apply:



1. Signs shall be horizontal in format, though the sign backdrop (rock formation, trees and landscaping) may be vertical.
2. All signs shall be ground lit.
3. Maximum sign face size: 6'-0" x 16'-0"
4. Maximum number of faces: 2
5. Maximum height off ground level: 10'-0"
6. Minimum setback: 10 feet from property line

#### **Residential Neighborhood Signs**

1. Individual Project Entrance Signs:
2. Permanent entrance signs shall be permitted for individual neighborhoods. All individual entrance signs shall be horizontal in format.
3. Maximum number of signs for each principal use shall not exceed two and will adhere to the following standards:
4. Maximum faces: 2
5. Maximum height: 6 feet
6. Maximum sign face: 16 square feet
7. Individual Project of developments shall be allowed to develop their own project names, but shall be required to utilize the Southview logo. Entrance signs shall be required to place the Southview logo in such a manner so as to have a suitable graphic relationship with the development or project names.

## **ARTICLE XIV ENVIRONMENTAL PROTECTION**

#### **Intent**

Development of the Master Plan for Southview was founded on planning principles that included balancing state and local requirements to maximize land use within Urban Growth Boundaries with maintaining the integrity of Southview's natural setting. It is the intent of this section to establish provisions at a site planning and design level that will ensure a continued environmental concern for the quality of Southview's natural setting in open space areas as well as other land use planning areas.

#### **Environmental Protection During Construction:**

During clearing operations, trees and debris shall not be allowed to fall outside the clearing limits where such a fall would damage or injure trees and shrubs that are scheduled to remain. Extreme care will be exercised by all equipment operators to prevent damage to the fragile landscape. Ropes or cable will not be fastened to trees except for support or stabilization purposes. Waste materials will be promptly removed from the construction site. Under no circumstances should waste materials of any kind be dumped or temporarily stored on slopes or in drainages. Measures will be taken by every member of the construction force as needed to eliminate or minimize any interference or disturbance to wildlife. Where drainage channels are encountered on the site, "filters" will be used to control sediment flow. Filters will be staked as a barrier parallel to the slope contour in channels or packed loosely in wire mesh set in the channel to stop sediment and reduce velocities until final channel

stabilization has been established. Individual areas within Southview will require different treatment and conservation methods during construction and lot development to ensure proper protection. Appropriate enforcement provisions and penalties will be established along with the restrictive covenants for these areas as they are platted, and will be directly related to development sensitivity. All construction personnel will be instructed in fire protection and fire fighting techniques.

### Drainage

Surface drainage shall utilize, wherever possible and practical, natural swales and retention/detention ponds. Sideslopes shall be grassed or stabilized with an appropriate ground cover but shall not be lined with concrete, asphalt or other impervious surface.

Channel widths and bottom for conveyance swales shall vary according to the stormwater flow for that watershed. Bottoms of swales shall be grassed or lined with stones, or coarse gravel, but shall not be concrete or asphalt lined. Where drainage velocities in swales are expected to be great, check-dams within the swale shall be permitted. Concrete or asphalt check-dams shall not be permitted unless faced with rock.

### Slope Stabilization Revegetation

Slopes disturbed during construction activities shall adhere to the following standards:

Desirable slope grades shall be a maximum of 2:1. When site conditions warrant, slopes greater than 2:1 may be permitted upon approval by the Committee, provided that mesh and other intensive revegetation procedures are implemented. Specific detailed revegetation techniques shall be provided within the restrictive covenants for each area at the time of platting. Seed mixtures used in revegetation shall be compatible with the indigenous plant material in terms of soil holding capabilities, moisture requirements and cover capabilities. Introduced plantings shall be chosen to closely conform visually to the natural site conditions prior to disturbance, provided the intent of soil and slope stabilization is met.

IN WITNESS WHEREOF, Declarant has executed this instrument this 6<sup>th</sup> day of August 2004.

Southview Properties, LLC

By: Gregory P. Bessert  
Gregory P. Bessert, Manager

STATE OF OREGON     )  
                                      ) ss.  
County of Klamath     )

This instrument was acknowledged before me on August 6, 2004, by Gregory P. Bessert  
of Southview Properties.



Sarah Wiseman  
Notary Public for Oregon  
My commission expires: 10/16/06

EXHIBIT 1SOUTHVIEW PLANNED UNIT DEVELOPMENT

ALL OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN KLAMATH COUNTY, OREGON:

TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN,  
SECTION 36: THE SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  AND ALL OF THE SE  $\frac{1}{4}$ , ALSO THE SW  $\frac{1}{4}$  NE  $\frac{1}{4}$

TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN,  
SECTION 31: THE SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  AND THE W  $\frac{1}{2}$  SW  $\frac{1}{4}$

TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN,  
SECTION 6: THE N  $\frac{1}{2}$  N  $\frac{1}{2}$

TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN,  
SECTION 1: A PORTION OF THE N  $\frac{1}{2}$  NE  $\frac{1}{4}$  OF THE SECTION DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID SECTION 1; THENCE WEST  
ALONG THE NORTH BOUNDARY OF THE SECTION TO THE NORTH-SOUTH  
CENTER LINE OF SAID SECTION; THENCE SOUTH TO THE INTERSECTION OF  
THE NORTH-SOUTH CENTER LINE OF THE SECTION WITH THE NORTHERLY  
BOUNDARY OF STATE HIGHWAY 140; THENCE FOLLOWING THE  
NORTHERLY BOUNDARY OF HIGHWAY 140 SOUTHEASTERLY TO ITS  
INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE N  $\frac{1}{2}$  NE  $\frac{1}{4}$  OF  
SAID SECTION 1; THENCE EAST ON THE SOUTH BOUNDARY OF THE N  $\frac{1}{2}$   
NE  $\frac{1}{4}$  TO ITS INTERSECTION WITH EAST BOUNDARY OF SECTION 1;  
THENCE NORTH TO THE POINT OF BEGINNING.

SECTION 1: ALSO THE EASTERLY 40 FEET OF THE SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  THAT LIES  
NORTHERLY OF HIGHWAY 140

SECTION 1: ALSO A PORTION OF THE SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON PIN ON THE NORTH LINE OF SAID SW  $\frac{1}{4}$  NE  
 $\frac{1}{4}$  FROM WHICH THE NORTHEAST 1/16 CORNER OF SAID SECTION 1 BEARS  
S. 89° 31' 34" E 40.00 FEET; THENCE S. 00° 08' 01" E. PARALLEL TO THE EAST  
LINE OF SAID SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , 432.41 FEET TO A 5/8 INCH IRON PIN ON THE  
NORTHEASTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 140;  
THENCE N. 56° 11' 22" W. ALONG SAID RIGHT OF WAY LINE, 146.70 FEET TO  
A 5/8 INCH IRON PIN IN AN EXISTING FENCE; THENCE N. 11° 57' 35" E.,  
GENERALLY ALONG SAID EXISTING FENCE, 358.95 FEET TO A 5/8 INCH  
IRON PIN ON THE NORTH LINE OF SAID SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; THENCE S. 89° 31' 34"  
E. 46.50 FEET TO THE POINT OF BEGINNING

# Southview Design Review Process

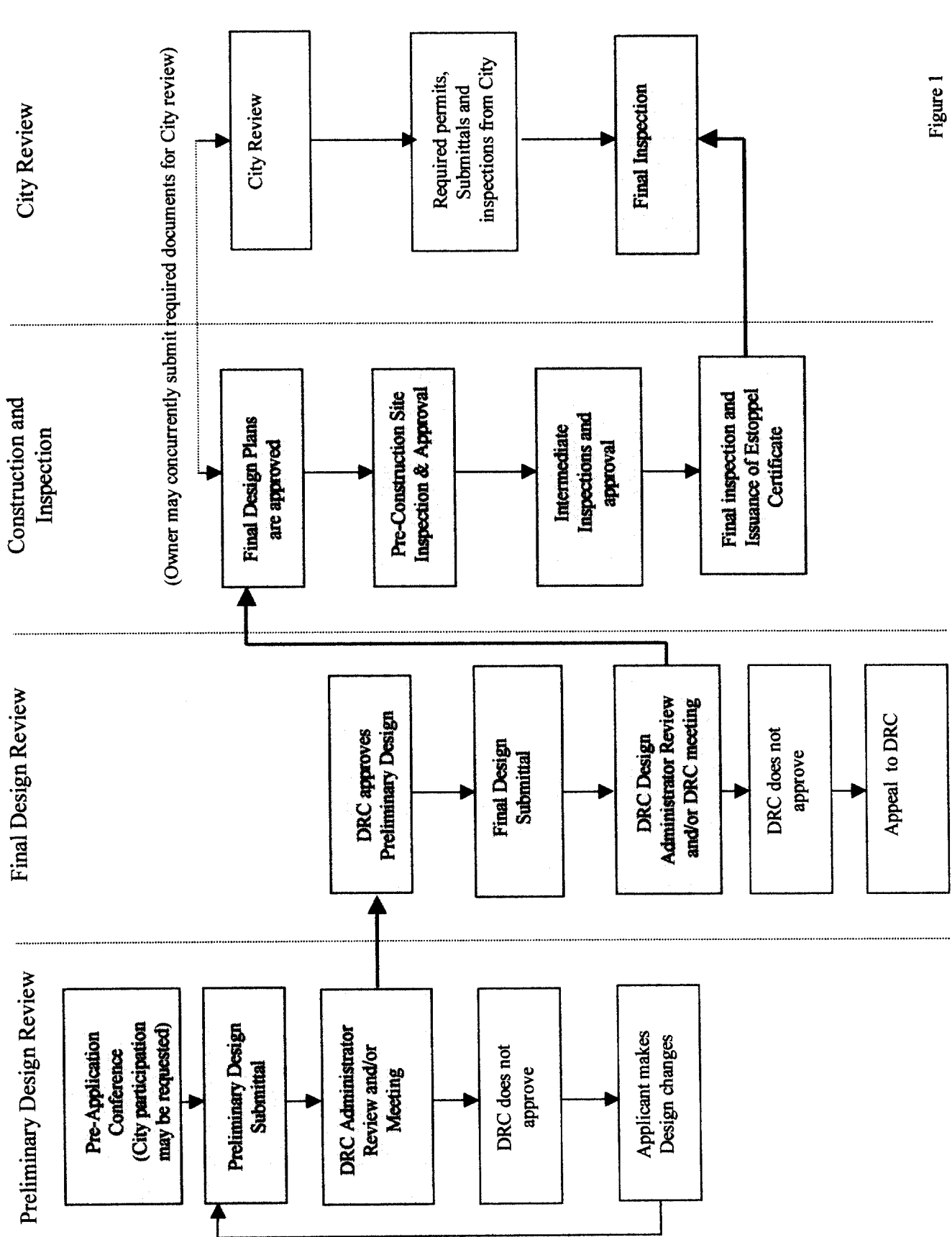


Figure 1

***South View Properties  
2002 District Boundary Realignment***

| <u>PUD District</u>             | <u>Net Acreage</u> | <u>Residential Units</u> |
|---------------------------------|--------------------|--------------------------|
| South View Commercial District  | 2.45               | 0                        |
| South View Mixed Use District   | 24.60              | 120                      |
| South View Recreation District  | 22.16              | 0                        |
| Woodlands Residential District  | 89.56              | 350                      |
| SouthRidge Mixed Use District   | 40.15              | 100                      |
| SouthRidge Residential District | 56.56              | 290                      |
| Tower Line Residential District | 102.21             | 300                      |
| EastRidge Residential District  | 55.27              | 170                      |
| Major Circulation               | 31.50              |                          |
| Private Reserve                 | 180.54             |                          |
|                                 | <u>605.00</u>      | <u>1330</u>              |



**Figure 2**

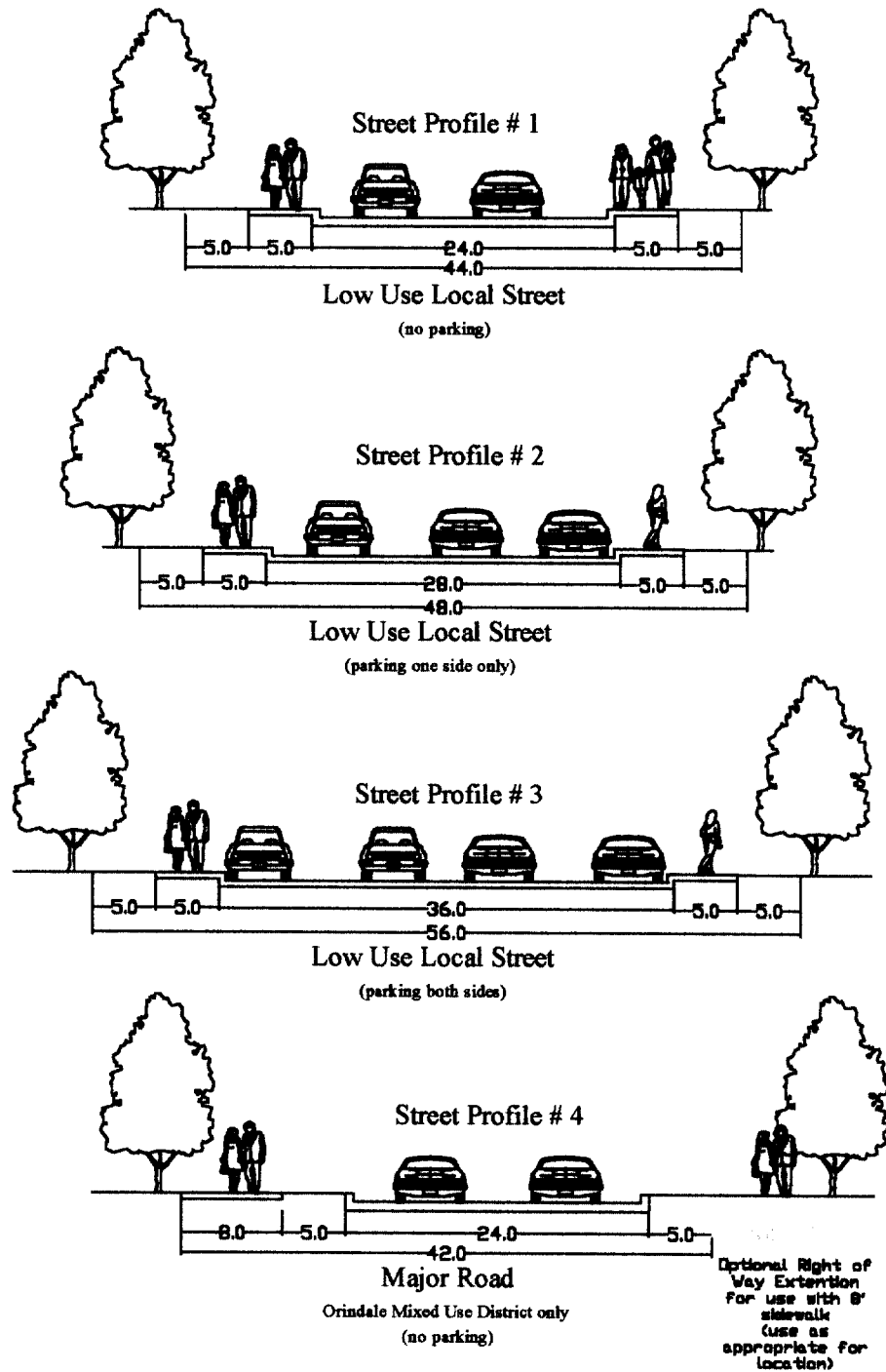
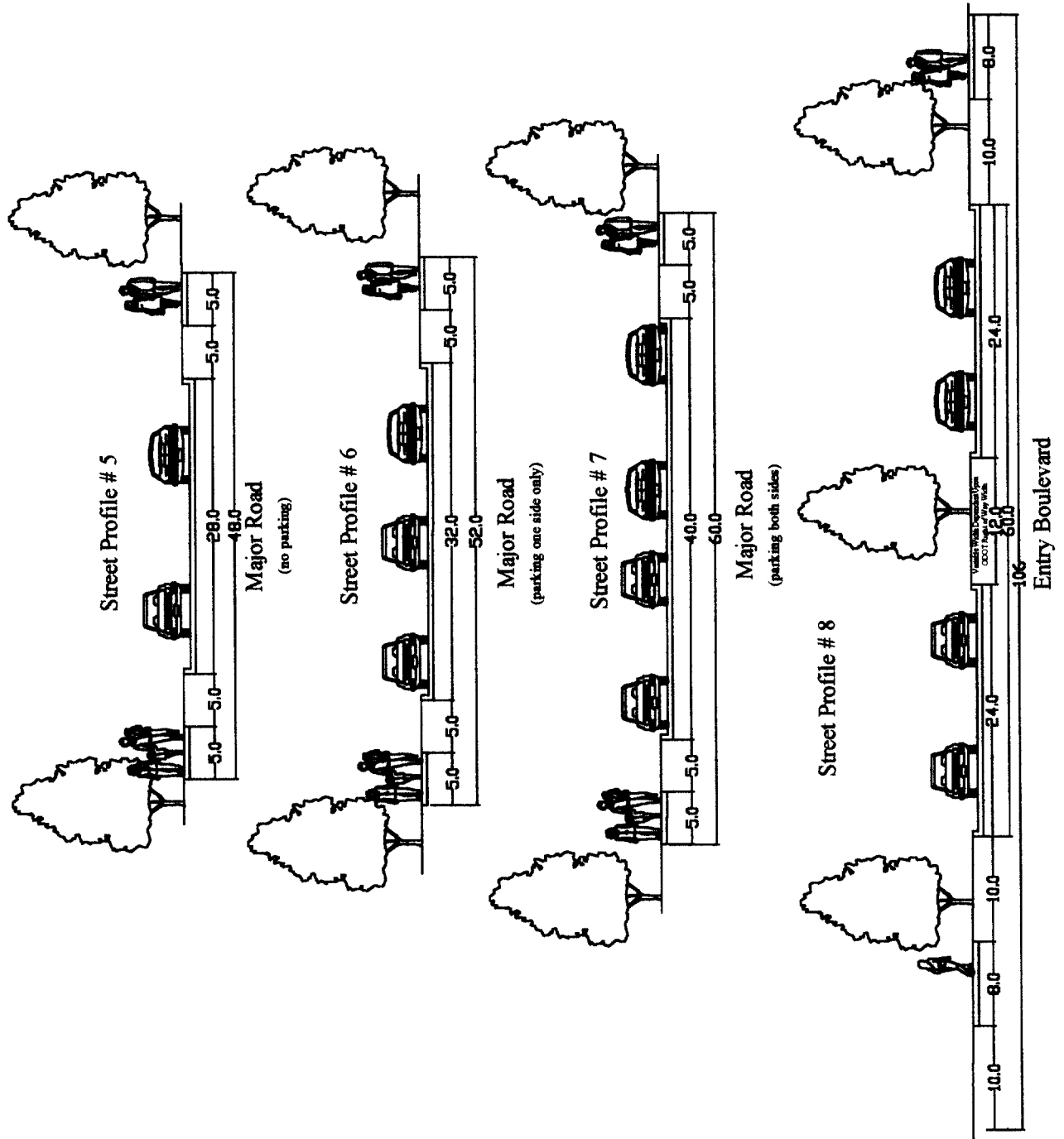
**Street Hierarchy**

Figure 3 - 1

**Street Hierarchy**



**APPENDIX A**  
**RECOMMENDED PLANT MATERIALS**

*VILLAGE CENTER/  
BUSINESS CAMPUS  
PLANT PALETTE*

| <b>Common Name</b>           | <b>Botanical Name</b>    |
|------------------------------|--------------------------|
| <i>Deciduous Shade Trees</i> |                          |
| Autumn Blaze Maple           | Acer freemani x rubrum   |
| Citation Maple               | Acer negundo 'Sensation' |
| Ginkgo                       | Ginkgo biloba            |
| Green Ash varieties          | Fraxinus permysylvanica  |
| Horsechestnut                | Aesculus species         |
| Japanese Pagoda Tree         | Sophora japonica         |
| Linden varieties             | Tilia species            |
| London Plane Tree            | Platanus acerifolia      |
| Norway Maple varieties       | Acer platanoides         |
| Oak varieties                | Quercus species          |
| Sweetgum                     | Liquidamber styraciflua  |
| *Thornless Honey Locust var. | Gleditsia triacanthos    |
| White Ash varieties          | Fraxinus americana       |
| Zelkova serrata              | Japanese zelkova         |
| <i>Small Deciduous Trees</i> |                          |
| Crabapple varieties          | Malus species            |
| Eastern Redbud               | Cercis canadensis        |
| Flowering Dogwood varieties  | Cornus species           |
| Flowering Pear               | Pyrus calleryana         |
| Ginnala Maple                | Acer ginnala             |
| Golden Rain Tree             | Kolreuteria paniculata   |
| Hawthorne varieties          | Crataegus species        |
| Japanese Maple varieties     | Acer palmatum, japonicum |
| Japanese Tree Lilac          | Syringa reticulata       |
| Magnolia varieties           | Magnolia species         |
| Smoke Tree varieties         | Cotinus species          |

\* - Drought tolerant Species

\*1 - Indigenous Species



**APPENDIX  
RECOMMENDED PLANT MATERIALS**

**51917**

*VILLAGE CENTER/  
BUSINESS CAMPUS  
PLANT PALETTE*

| <b>Common Name</b>           | <b>Botanical Name</b>    |
|------------------------------|--------------------------|
| <i>Deciduous Shade Trees</i> |                          |
| Autumn Blaze Maple           | Acer freemani x rubrum   |
| Citation Maple               | Acer negundo 'Sensation' |
| Ginkgo                       | Ginkgo biloba            |
| Green Ash varieties          | Fraxinus permysylvanica  |
| Horsechestnut                | Aesculus species         |
| Japanese Pagoda Tree         | Sophora japonica         |
| Linden varieties             | Tilia species            |
| London Plane Tree            | Platanus acerifolia      |
| Norway Maple varieties       | Acer platanoides         |
| Oak varieties                | Quercus species          |
| Sweetgum                     | Liquidamber styraciflua  |
| *Thornless Honey Locust var. | Gleditsia triacanthos    |
| White Ash varieties          | Fraxinus americana       |
| Zelkova serrata              | Japanese zelkova         |
| <i>Small Deciduous Trees</i> |                          |
| Crabapple varieties          | Malus species            |
| Eastern Redbud               | Cercis canadensis        |
| Flowering Dogwood varieties  | Cornus species           |
| Flowering Pear               | Pyrus calleryana         |
| Ginnala Maple                | Acer ginnala             |
| Golden Rain Tree             | Kolreuteria paniculata   |
| Hawthorne varieties          | Crataegus species        |
| Japanese Maple varieties     | Acer palmatum, japonicum |
| Japanese Tree Lilac          | Syringa reticulata       |
| Magnolia varieties           | Magnolia species         |
| Smoke Tree varieties         | Cotinus species          |

\* - Drought tolerant Species

\*1 - Indigenous Species

**Common Name****Botanical Name***Evergreen Trees*

|                              |                           |
|------------------------------|---------------------------|
| Austrian Pine                | Pinus Nigra.              |
| Colorado Spruce varieties    | Picea pungens             |
| Eastern White Pine varieties | Pinus strobus             |
| Norway Spruce varieties      | Picea abies               |
| Vandewolf's Pine             | Pinus flexilis'Vandewolf' |

*Deciduous Shrubs*

|                          |                          |
|--------------------------|--------------------------|
| Barberry varieties       | Berberis species         |
| Beauty Bush              | Deutzia gracilis         |
| *Blue Mist Spiraea       | Caryopteris clandonensis |
| Boxwood varieties        | Buxus species            |
| Burning Bush             | Euonymus alta'compacti   |
| *Butterfly Bush          | Buddleia species         |
| Clstena Plum             | Prunus x cistena         |
| *Common Snowberry        | Symphoricarpus albus     |
| Cotoneaster varieties    | Cotoneaster species      |
| Dogwood varieties        | Cornus species           |
| Dwarf Flowering Almond   | Primus glandulosa        |
| Dwarf Blue Arctic Willow | Salix purpurea'nana'     |
| Dwarf Cranberry Bush     | Viburnum species         |
| Euonymous varieties      | Euonymous species        |
| Flowering Quince         | Chaenomeles japonica     |
| Forsythia                | Forsythia species        |
| Honeysuckle varieties    | Lonicera species         |
| *Lilac varieties         | Syringa species          |
| *1 Mallow Ninebark       | Physocarpus malvaceous   |
| Mock Orange varieties    | Philadelphus species     |
| Privet varieties         | Ligustrum species        |
| Pyracantha varieties     | Pyracantha species       |
| Rose varieties           | Rosa species             |
| Scotch Broom varieties   | Genista species          |
| Shrubby Cinqufoil        | Potentilla fruticosa     |
| *Spirea varieties        | Spiraea species          |
| Viburnum varieties       | Viburnum species         |
| Weigela varieties        | Weigela species          |
| Witch Hazel              | Hamamelis virginiana     |
| Garden Rose varieties    | Rosa species             |

\* - Drought tolerant Species

\*1 - Indigenous Species

## VILLAGE PLANT PALETTE (continued)

**Common Name****Botanical Name****Evergreen Shrubs**

- \*Arborvitae varieties
- Dwarf Spruce varieties
- Dwarf Pine varieties
- Hinoki False Cypress
- Oregon Grape
- Tall Hedge Juniper
- Threadleaf Cypress
- \*Upright Juniper
- Yew varieties
- \*Yucca
- Rhododendron varieties
- Laurel varieties

- Thuja species
- Picea species
- Pinus species
- Chamaecyparis obtusa
- Mahonia Aquifolium
- Juniperus scopulorum varieties
- Chamaecyparis pisifera 'filifera'
- Juniperus chinensis
- Taxus species
- Yucca species
- Rhododendron species
- Prunus species

*Vines*

- \*Boston Ivy
- Clematis varieties
- Climbing Hydrangea
- \*English Ivy
- Honeysuckle
- \*Silver Lace Vine
- Trumpet Vine
- \*Virginia Creeper

- Parthenocissus tricuspidata
- Clematis species
- Hydrangea anomala petiolaris
- Hedera helix
- Lonicera sempervirens
- Polygonum aubertii
- Campsis radicans
- Parthenocissus quinquefolia

*Ground Covers*

- \*Buffalo Juniper
- Cotoneaster varieties
- \*1 Creeping Oregon Grape
- Kinnikinnick
- \*Snow in Summer
- Spreading Rose
- Spreading Juniper
- \*Sunrose, Rockrose
- Winter Creeper

- Juniperus sabina
- Cotoneaster species
- Mahonia repens
- Arctostaphylos uva-ursi
- Cerastium tomentosum
- Rosa species
- Juniperus horizontalis
- Helianthemum nummularium
- Euonymus fortunei

\* - Drought tolerant Species.

\*1 - Indigenous Species.

## VALLEY PLANT PALETTE (continued)

**Common Name****Botanical Name***Deciduous Shade Trees*

Autumn Blaze Maple  
 Green Ash varieties  
 \*Thornless Honey Locust  
 Linden varieties  
 \*Russian Olive  
 Hedge Maple  
 Norway Maple varieties  
 Common Hackberry

Acer freemani x rubrum  
 Fraxinus species  
 Gleditsia triacanthos  
 Tilia species  
 Eleagnus angustifolia  
 Acer campestre,  
 Acer platanoides  
 Celtis occidentalis

*Small Deciduous Trees*

\*Chokecherry  
 Ginnala Maple  
 Crabapple species  
 Hawthorne  
 species Eastern  
 Redbud Flowering  
 Pear Japanese  
 Tree Lilac  
 \*Canada Red Cherry

Prunus  
 virginiana  
 Acer ginnala  
 Malus species  
 Crataegus species  
 Cercis canadensis  
 Pyrus Calleryana  
 Syringa. reticulata  
 Prunus virginiana 'Canada Red'

*Fruit Bearing Trees*

Apple varieties  
 Pear varieties  
 Cherry varieties  
 Plum varieties  
 Apricot varieties  
 Peach varieties

malus species  
 pyrus species  
 prunus species  
 prunus species  
 prunus species  
 prunus species

*Evergreen Trees*

Austrian Pine  
 Norway Spruce  
 Colorado Spruce

Pinus nigra  
 Picea abies  
 Picea pungens 'Glauci'

\* - Drought tolerant Species.

\*I - Indigenous Species.

## VALLEY PLANT PALETTE (continued)

| <b><u>Common Name</u></b> | <b><u>Botanical Name</u></b> |
|---------------------------|------------------------------|
| <i>Deciduous Shrubs</i>   |                              |
| *Blue Mist                | Caryopteris clandonensis     |
| Spiraea Butterfly         | Buddleia. species            |
| Bush Cisterla             | Prunus x cistena             |
| Plum                      | Symphoricarpus albus         |
| *Common Snowberry         | Syringa vulgaris             |
| *Common Lilac             | Rosa foetida                 |
| *Copper Rose Cranberry    | Cotoneaster apiculatus       |
| Cotoneaster Dwarf         | Prunus glandulosa            |
| Flowering Almond          | Syringa patula 'Miss Kim'    |
| Dwarf Korean Lilac        | Chaenomeles japonica         |
| *Flowering Quince         | Forsythia species            |
| Forsythia Garden          | Rosa species                 |
| Rose varieties            | Lonicera species             |
| Honeysuckle               | Physocarpus malvaceous       |
| *1 Mallow                 | Philadelphus species         |
| Ninebark                  | Rhus trilobata               |
| Mockorange                | Cornus sericea               |
| *Oakbrush Sumac           | Berberis, species            |
| Red Twig                  | Rosa rugosa                  |
| Dogwood Rose              | Amelanchier alnifolia        |
| Glow Barberry             | Spiraea species              |
| *Rugosa rose              | Phus typhina                 |
| *1 Saskatoon              | Rosa woodsii                 |
| Serviceberry              | Weigela florida              |
| <i>Evergreen Shrubs</i>   |                              |
| *Juniper varieties        | Juniperus species            |
| *Arborvitae varieties     | Thuja species                |
| Oregon Grape              | Mahonia Aquifolium           |

\* - Drought tolerant

\*1 - Species. Indigenous

## VALLEY PLANT PALETTE (continued)

Common NameBotanical Name*Ground Covers*

|                          |                          |
|--------------------------|--------------------------|
| *1 Creeping Oregon Grape | Mahonia repens           |
| *Spreading juniper       | Juniperus horizontalis   |
| *Low-Grow Sumac          | Rhus aromatica           |
| Spreading Rose           | Rosa species             |
| Cotoneaster var.         | Cotoneaster species      |
| *1 Kinnikinnick          | Arctostaphylos; uva-ursi |
| Winter Creeper           | Euonymus fortunei        |

*Perennials*

|                        |                      |
|------------------------|----------------------|
| * 1 Yarrow             | Achillea species     |
| *1 Blue Flax           | Linum species        |
| * I Evening Primrose   | Oenothera species    |
| *I Penstemon varieties | Penstemon species    |
| *I Scarlet Globemallow | Sphaeralcea coccinea |
| *Snow in Summer        | Cerastium tomentosum |

*Dryland Meadow Grass Mix*

|                         |                            |
|-------------------------|----------------------------|
| *I Bluebunch Wheatgrass | Agropyron spicatum         |
| *Streambank Wheatgrass  | Agropyron riparium 'Sodar' |
| *Blue Grama             | Bouteloua gracilis         |
| *I Great Basin Wildrye  | Elymus cinereus            |
| * 1 Idaho               | Festuca idahoensis         |
| Fescue                  | Festuca ovina 'Covar       |
| *Sheep Fescue           | Stipa comata               |

Garden Annuals and Perennials (flowers, fruits, vegetables) There are hundreds of annuals and perennials appropriate for home gardens.

\* - Drought tolerant Species.

\*1 -Indigenous Species.

## FOOTHILLS PLANT PALETTE

**Common Name****Botanical Name***Deciduous Shade Trees*

Green Ash

\*Thornless Honey

Locust Common

Hackberry

\*1 Nettleaf Hackberry

\*Russian Olive

Fraxinus species

Gleditsia triacanthos

Celtis occidentalis

Celtis reticulata

Eleagnus angustifolia

Acer campestre

*Small Deciduous Trees*

\* 1 Chokecherry

\*Gambel Oak

Ginnala Maple

\*Rocky Mt. Maple

\*Laevis Serviceberry

Crabapple species

Hawthorne species

Eastern Redbud

Mountain Ash

Japanese Tree Lilac

\*Canada Red Cherry

Prunus virginiana

Quercus gambelii

Acer ginnala

Acer glabrum

Amelanchier laevis

Malus species

Crataegus species

Cercis canadensis

Sorbus species

Syringa reticulata

Prunus virginiana 'Canada Red'

*Evergreen Trees*

\*Utah Juniper

\*Rocky Mt. Juniper

Bristlecone Pine

Mugo Pine

Pinyon Pine

Austrian Pine

Colorado Spruce

Juniper vs osteosperma

juniperus scopulorum

Pinus aristata

Pious mugo

Pinus edulis

Pinus nigra

Picea pungens

\* - Drought tolerant Species.

\*1 - Indigenous Species.

## FOOTHILLS PLANT PALETTE (continued)

**Common Name***Deciduous Shrubs*

\*Big Sage  
 \*Siberian Pea Shrub  
 \*Fernbush  
 \*I Rubber Rabbitbrush  
 \*Western Sand Cherry  
 \*Nanking Cherry  
 \*1 Antelope  
 Bitterbrush  
 \*1 Smooth  
 Sumac  
 \*Oakbrush Sumac  
 \*Staghorn Sumac  
 \*1 Woods Rose  
 \*Rugosa rose  
 \*Buffaloberry  
 \*1 Saskatoon  
 Serviceberry  
 \*Copper Rose  
 \*Blue Mist Spiraea  
 \*Flowering Quince  
 \*Shrubby Cinqufoil  
 \*Common Lilac  
 \*Butterfly Bush  
     Dwarf Flowering Almond  
     Cistena Plum  
 \*Spirea varieties

*Evergreen Shrubs*

\*Fourwing Salt Bush  
 \*Gardner Salt Bush  
 \*Curleaf Mountain Mahogany  
 \*Upright Juniper  
 \*Yucca  
     Oregon Grape

**Botanical Name**

Artemisia patula  
 Caragana arborescens  
 Chamaebatiaria millifolium  
 Chrysothamnus nauseosus  
 Prunus besseyi  
 Prunus tomentosa  
 Purshia tridentata  
 Rhus glabra  
 Rhus trilobata  
 Phus typhina  
 Rosa woodsii  
 Rosa rugosa  
 Shepherdia species  
 Amelanchier alnifolia  
 Rosa foetida  
 Caryopteris clandonensis  
 Chaenomeles japonica  
 Potentilla fruticosa  
 Syringa vulgaris  
 Buddleia species  
 Prunus glandulosa.  
 Prunus x cistena  
 Spiraea species  
 Weigela florida  
 Physocarpus malvaceous  
 Philadelphus lewisii

Atriplex canescens  
 Atriplex gardneri  
 Cercocarpus ledifolius  
 Juniperus chinensis  
 Yucca species  
 Mahonia Aquifolium

\* - Drought tolerant Species.

\*1 - Indigenous Species.



## FOOTHILLS PLANT PALETTE (continued)

| <u>Common Name</u>              | <u>Botanical Name</u>            |
|---------------------------------|----------------------------------|
| <i>Ground Covers</i>            |                                  |
| *1 Creeping Oregon Grape        | Mahonia repens                   |
| *Spreading Juniper              | Juniperus horizontalis varieties |
| *Low-Grow Sumac                 | Rhus aromatica                   |
| *Sedum varieties                | Sedum species                    |
| *Snow in Summer                 | Ceratium tomentosum              |
| *Sage varieties                 | Artemisia species                |
| <i>Perennials</i>               |                                  |
| *1 Yarrow                       | Achillea species                 |
| *Sulphur Flower                 | Eriogonum umbellatum             |
| *Mexican Hat                    | Ratibida columnaris              |
| *Showy Goldeneye                | Viguiera multiflora              |
| *1 Blue Flax                    | Linum species                    |
| *1 Evening Primrose             | Oenothera species                |
| *1 Penstemon varieties          | Penstemon species                |
| *Scarlet Globemallow            | Sphaeralcea coccinea             |
| <i>Dryland Meadow Grass Mix</i> |                                  |
| *Bluebunch Wheatgrass;          | Agropyron spicatum               |
| *Streambank Wheatgrass          | Agropyron riparium 'Sodar'       |
| *Blue Grama                     | Bouteloua gracilis               |
| *Great Basin Wildrye            | Elymus cinereus                  |
| *1 Idaho Fescue                 | Festuca idahoensis               |
| *Sheep Fescue                   | Festuca ovina 'Covar             |
| *Neadle and Thread              | Stipa comata                     |

Garden Annuals and Perennials (flowers, fruits, vegetables) There are hundreds of annuals and perennials appropriate for home gardens.

- \* - Drought tolerant Species.
- \*1 -Indigenous Species.

*GRASSLAND PLANT PALETTE***Common Name****Botanical Name***Grasses*

Siberian Wheatgrass P-27  
 'Bozoisky' Russ. Wildrye  
 'Covar' Sheep Fescue

Agropyron fragile ssp. sibericum  
 Elymus junceus  
 Festuca ovina 'Covar'

*Forbs/Shrubs*

\*1 'Appar' Blue Flax  
 'Delar' Small Burnet  
 \*I Grey Rabbitbrush  
 \*1 Western Yarrow

Linum lewisii (Appar)  
 Sanguisorba minor  
 Chrysothamnus nauseosus  
 Achillea millefolium

*Shrubland Plants*

\*1 Bitterbrush  
 \*I Grey Rabbitbrush  
 Syringa  
 \*I Mallow Ninebark I  
 Chokecherry  
 Dwarf smooth Sumac  
 \*I Wood Rose

Purshia tridentata  
 Chrysothamnus nauseosus  
 Philadelphus lewisii  
 Physocarpus malvaceus  
 Prunus virginiana  
 Rhus glabra 'cismontana'  
 Rosa woodsii

*Woodland Plants*

\*I Chokecherry  
 \*I Hackberry, Nettleaf  
 \*1 Hawthorn, Black  
 \*1 Serviceberry

Prunus virginiana  
 Celtis reticulata  
 Crataegus douglasii  
 Arnelanchier alnifolia

For additional information on fire safe landscaping, refer to the  
Wildfire Survival Guide by Maureen Gilmer.

\* - Drought tolerant Species.

\*1 - Indigenous Species.

**Common Name****Botanical Name***Deciduous Shade Trees*

\*1 Netleaf Hackberry

Celtis reticulata

\*Russian Olive

Eleagnus angustifolia

*Evergreen Trees*

\*Utah Juniper

Juniper vs osteosperma

\*Rocky Mt. Juniper

juniperus scopulorum

*Deciduous Shrubs*

\*Big Sage

Artemisia patula

\* 1 Rubber Rabbitbrush

Chrysothamnus nauseosus

\* 1 Antelope Bitterbrush

Purshia tridentata

\*1 Smooth Sumac

Rhus glabra

\*1 Woods Rose

Rosa woodsii

\*1 Saskatoon Serviceberry

Amelanchier alnifolia

\*1 Mallow Ninebark

Physocarpus malvaceus

\*Syringa

Philadelphus lewisii

*Evergreen Shrubs*

\*Curleaf Mountain Mahogany

Cercocarpus ledifolius

*Perennials*

\* 1

Achillea. species

Yarrow

Linum species

\*1 Blue Flax

Oenothera species

\* 1 Evening

Penstemon species

Primrose

Sphaeralcea coccinea

*Dryland Meadow Grass Mix*

\*Bluebunch Wheatgrass

Agropyron spicatum

\*Streambank Wheatgrass

Agropyron riparium

\*Blue Grama

'Sodar' Bouteloua gracilis

\*Great Basin Wildrye

Elymus cinereus

\* 1 Idaho

Festuca idahoensis

*Fescue*

\*Sheep Fescue

Festuca ovina

\*Needle and Thread

'Covar Stipa. comata.

\* - Drought tolerant Species.

\*1 - Indigenous Species.

*WOODLANDS PLANT PALETTE***Common Name****Botanical Name***Deciduous Shade Trees*

\*1 Netleaf Hackberry

Celtis, reticulata

\*Russian Olive

Eleagnus angustifolia

*Small Deciduous Trees*

\*1 Chokecherry

Prunus virginiana

\*Rocky Mt. Maple

Acer glabrum

*Evergreen Trees*

\*Utah Juniper

Juniper vs osteosperma

\*Rocky Mt. Juniper

Juniperus scopulorum

*Deciduous Shrubs*

\*1 Smooth Sumac I

Rhus glabra

Woods Rose I

Rosa woodsii

Saskatoon

Amelanchier alnifolia

Serviceberry

Physocarpus malvaceus

\*1 Mallow Ninebark

Philadelphus lewisii

*Evergreen Shrubs*

\*Curleaf Mountain Mahogany

Cercocarpus ledifolius

*Ground Covers*

\*1 Creeping Oregon Grape

Mahonia repens

\* - Drought tolerant Species.

\*1 - Indigenous Species.