



**COVER SHEET**  
**ORS: 205.234**

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After recording, return to:

Greg Bessert

1st-07-302

The date of the instrument attached is N/A

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Planned Community  
Declaration

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

Southview

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

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4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ N/A

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

\_\_\_\_\_

6) RE-RECORDED to correct: \_\_\_\_\_  
Previously recorded as: \_\_\_\_\_

# *Southview Planned Unit Development: Development Guidelines*

## ARTICLE VI SOUTHVIEW COMMERCIAL DISTRICT

### *A. SITE PLANNING STANDARDS*

The intent of these design standards is to allow maximum flexibility in the design of new non-residential developments, including office, retail, commercial and mixed-use.

The objectives of these standards are the encouragement of well-designed developments that: (1) promote economic diversification/provide employment opportunities; (2) promote pedestrian activity; (3) create functional and visual diversity; (4) create pleasant places to work and shop, and (5) protect significant features of the natural environment.

Review of non-residential development will consider the following criteria:

- a. Preservation and/or treatment of natural features,*
- b. Compatibility with surrounding uses;*
- c. Relationship to transit corridors;*
- d. Proportional size, mix and arrangement of buildings,*
- e. Placement and orientation of parking;*
- f. Provisions of amenities (landscaping, plazas, pedestrian friendly environment, etc.); and*
- g. Overall site circulation of vehicles and pedestrians.*

#### **1. SITE CHARACTER**

- a. Natural amenities such as mountain views, riparian corridors, and other natural features (i.e., rock outcropping, mature trees, etc.) unique to the site shall be considered in development proposals.
- b. Buildings shall not be permitted to face their rear or loading areas onto existing or planned amenities (e.g., parks, open space, water features or public right-of-way) unless visually screened or provided with architectural articulation.
- c. Development of sloped properties shall generally follow the natural contours of the land. Terraced parking lots, stepped building pads, and larger setbacks should be used to preserve the general shape of natural landforms and to minimize grade differentials with adjacent streets and with adjoining properties. This is especially important when adjacent downhill properties are residential.

#### **2. LAND USE BUFFERING**

- a. Noise, traffic or odor generating activities and hazardous activities shall be located adjacent to similar activities on adjacent properties whenever possible. Do not locate these activities within close proximity to residential or other sensitive uses (e.g. offices, etc.).
- b. Loading areas, access and circulation driveways, trash and storage areas, and rooftop equipment shall be visually screened and located as far as possible from adjacent residences. Adjacent residential and non-residential uses shall be as segregated as is necessary to maintain a livable residential

## *Southview Planned Unit Development: Development Guidelines*

environment. This may be achieved with masonry walls, landscaping, berms, building orientation, and activity limitations.

c. When adjacent residential and non-residential uses can mutually benefit from connection rather than separation, applicable connective elements such as walkways, common landscape areas, building orientation, and unfenced property lines shall be employed.

d. Window orientation and materials in nonresidential buildings shall preclude a direct line of sight into adjacent residential property through the use of screen walls, landscaping and/or window placement.

e. Evergreen trees shall be planted to screen parking lots and non-residential building walls to provide a visual barrier between non-residential and residential uses. In no instance shall evergreen trees be planted further apart than 30 feet on center.

### **3. COMMERCIAL AND RESIDENTIAL LAND USES OR STANDARD BUILDING PLACEMENT**

a. On commercial and office sites 3 acres and larger, a minimum 15% of the total primary building frontage shall be located at or near the front setback line. Such siting, together with landscape treatment, reinforces and strengthens the streetscape, and helps to screen off-street parking areas.

b. Corner buildings shall have a strong tie to the setback lines of each street. This does not preclude angled or sculpted building corners, or an open plaza at the corner.

c. Active building elevations with public access or windows shall face public streets. Loading areas shall never face public streets, except for industrial buildings adequately screened by a mix of evergreen and deciduous trees.

d. Multiple buildings in a single project must demonstrate a positive functional relationship with one another. This creates opportunities for plazas and pedestrian areas while preventing long "barrack-like" rows of buildings. When clustering is impractical, a visual link shall be established between buildings. This link shall be accomplished through the use of an arcade system, trellis, colonnade or other open structures.

e. Buildings along transit routes shall have an entrance oriented toward transit stops for convenient access by transit passengers.

f. Open space areas shall be grouped into useable, prominent landscape areas, rather than equally distributing them into areas of low impact such as at building peripheries, minimal side yard setbacks, behind a structure, or to areas of little impact to the public's view. The intent is to provide useable open space within a complex of buildings or project, and shall not be required with every building or project nor shall every area of surrounding buildings or projects to be useable space.

g. Site Design shall place buildings so that outdoor seating areas are created. The space between buildings can be used as outdoor seating areas on the site. These spaces shall have clear, useable shapes

## *Southview Planned Unit Development: Development Guidelines*

that are not simply left over areas between buildings. This standard does not require that all spaces between buildings be designed as outdoor seating areas.

h. Loading facilities shall not be located at the front of buildings where it is difficult to adequately screen them from view. Such facilities are more appropriate at the rear of the site. Industrial loading facilities shall be reviewed on a case-by-case basis.

### **4. TRASH/LOADING/STORAGE AREAS**

a. All trash and garbage bins shall be stored in an enclosure.

b. Trash enclosures shall allow convenient access for each tenant.

c. Trash enclosures shall be constructed to be architecturally compatible with the project. All trash enclosures shall be treated with anti-graffiti material. The trash enclosures shall be constructed of substantial building materials used in the design of the building. Gates shall be constructed of durable materials that screens at a minimum of 80% of the view into the trash enclosure. Wood or chain link gates shall not be allowed.

d. Trash enclosures must include provisions for concrete pads or appropriately designed asphalt sections in front of the enclosure. The area in front of the trash enclosure shall be a minimum of 6 feet to reduce pavement damage from disposal trucks.

e. When non-residential buildings are adjacent to residential properties, loading and delivery shall be planned to occur on the side of a building away from residences. Loading and delivery areas shall not be located in a required setback area.

f. A loading and delivery space may be located adjacent to parking areas for a multifamily project, when another location is not feasible. Loading and delivery spaces shall be located as far away as possible from single-family residential properties.

g. A loading area shall be provided for each freestanding restaurant site or other accommodations made.

h. Loading docks shall not be directly visible from a public street. Screening shall be complete (if landscaping is used then 80% landscape screening within 3 years) and shall match the design of the building. Industrial and warehousing land uses shall be evaluated on a case-by-case basis.

i. Truck maneuvering/circulation areas adjacent to residential properties shall be designated to prohibit trucks from parking and idling in these locations, except in approved loading spaces or docks.

j. Outdoor storage shall only occur within permitted storage areas, which are permanently screened from view.

k. Required parking or loading areas shall not be used for outdoor storage (merchandise).

## ***Southview Planned Unit Development: Development Guidelines***

1. Chain link fencing with slats can be used for outdoor storage on an industrial lot where it is visible from public streets, on-site major circulation aisles, adjacent residential uses, or pedestrian areas.

### **5. UTILITY AND MECHANICAL EQUIPMENT**

- a. Utility equipment such as electric and gas meters, electrical panels, and junction boxes shall be located in a utility room within the building, or screened from view of pedestrian areas to the extent possible.
- b. Transformers should never be the dominant element of the front landscape/setback area to extent possible. The intent is to soften the effect or draw one's eye away from the transformers by using landscaping or structural components.
- c. All utility lines from the service drop to the site shall be underground.
- d. All mechanical equipment (such as compressors, air conditioners, antennas, pumps, heating and ventilating equipment, emergency generators, chillers, watertanks, stand pipes, solar collectors, satellite dishes and communications equipment, and any other type of mechanical equipment for the building) shall be concealed from view from public streets and neighboring properties.
- e. All screening shall be architecturally compatible with the project.
- f. Mechanical equipment shall not be located on the roof of a structure, unless the equipment can be hidden by building elements that were designed for that purpose as an integral part of the building design. Hidden is defined as when not visible at 5 feet above ground level.

### ***B. PARKING AND CIRCULATION STANDARDS***

#### **1. PARKING LOT DESIGN STANDARDS**

- a. Circulation for vehicles in a parking lot must be within the property and cannot use a public street to move from one portion of the parking lot to another.
- b. Minimize aisle intersections and dead ends.
- c. Parking lots containing over 125 parking spaces shall be designed with a clear hierarchy of circulation: major entry drives with no parking; all major circulation drives with little or no parking; designated pedestrian walkways; and then parking aisles for direct access to parking spaces.
- d. No more than 10% of the required parking shall be located in the rear service area of a project site and this shall be limited to employee parking.
- e. Parking lots shall be separated from buildings by a landscape strip or a combination of a landscape strip and sidewalk at least 7 feet wide. If using only a landscape strip, it must be a minimum of 5 feet wide. Wheel stops shall also be provided to prevent overhang of vehicles into the landscape strip. Walkways shall be a minimum of 4 feet wide when using wheel stops to prevent vehicular

## ***Southview Planned Unit Development: Development Guidelines***

overhang, or a minimum of 6 feet wide when not providing wheel stops. Parking aisles or spaces directly abutting the building are prohibited.

- f. For commercial centers, shopping cart corrals shall be provided in parking lots for customer drop-off.

### **2. PROJECT ENTRY DESIGN STANDARDS**

- a. In parking lots with over 125 parking stalls, a main entry drive shall extend from the public street to the front cross aisle and shall:
  - 1. Include a minimum 4-foot wide sidewalk from the street to the front cross aisle on at least one side;
  - 2. Include 10 foot wide landscaped parkways on each side;
  - 3. Contain no parking stalls along the entry drive; and
  - 4. Include a minimum 7-foot wide enhanced paving crosswalk to delineate the pedestrian crossing at the public sidewalk.
- b. In all parking lots there shall be adequate queuing distance off the street to prevent backing up onto the street.
- c. There shall be adequate spacing between neighboring non-residential entry drives.

### **3. RECIPROCAL ACCESS REQUIREMENTS**

All site plans utilizing reciprocal access shall demonstrate how reciprocal access and circulation patterns to adjacent sites will be provided.

### **4. SITE ACCESS/EGRESS STANDARDS**

Developments that provide over 125 parking stalls and are located on an arterial or larger road designation shall coordinate access/egress points with median openings and existing driveways on the opposite side of the roadway, except for right- in/right-out points.

### **5. NON-RESIDENTIAL PEDESTRIAN ACCESS STANDARDS**

- a. Drop-off points (i.e., wider aisles) shall be located near major building entries and plaza areas for commercial or office projects over 50,000 square feet of building area.
- b. Separate cars and pedestrians by designing parking lots so that pedestrians walk are parallel to moving cars in parking aisles. The design shall minimize the need for the pedestrians to cross parking aisles and landscape islands to reach building entries.

## ***Southview Planned Unit Development: Development Guidelines***

- c. Clearly defined pedestrian access shall be provided from transit/bus stops to primary building entrances.
- d. Bicycle racks shall be provided *for all* projects that are adjacent to any bicycle trail.
- e. Provisions for access by disabled persons shall be incorporated into the overall pedestrian circulation system.
- f. All projects shall be required to demonstrate connection of the on-site pedestrian circulation system to the off-site public sidewalk.
- g. In parking lots with over 125 parking stalls, a separate pedestrian walkway shall be provided from the public sidewalk to the on-site walkways. At a minimum, this main entry sidewalk shall:
  - 1. Be located on one side of the main entry drive aisle.
  - 2. Be a minimum of 4 feet wide at all points including locations where signs, poles, fire hydrants, newspaper racks etc., are placed in the walkway.
  - 3. Be raised and protected from the drive aisle by a 6-inch high curb.
  - 4. Be constructed of concrete, concrete paver, brick, tile pavers, or combination.

### **6. PERIMETER LANDSCAPE**

- a. All sites shall incorporate screening at their periphery. Perimeter landscaping is considered as part of the required landscaping and is not in addition. Screening shall be implemented utilizing the following:
  - 1. Utilize evergreen shrubs and ornamental grasses that are 30-36-inches high at maturity to create a loose, informal landscape screen.
  - 2. Provide evergreen trees at 4 trees per 100 lineal feet of landscape area. Evergreen trees shall be installed at a mix of 50% 6 foot in height and 50% 8 foot in height.
- b. Street frontage required minimum width of landscaping along street frontage shall be minimum of 10 feet and incorporate one of the following:
  - 1. Utilize minimum 12-foot planter along street with a minimum 24-inch high earth berm with 3:1 slope.
  - 2. Utilize an opaque masonry wall of appropriate materials that is a minimum of 36-inches lower the grade of the parking lot by 24- in relation to the adjacent public street.
  - 3. Hedge or combination of shrubs to create appearance of screening 36-inch height maximum at time of planting.

## ***Southview Planned Unit Development: Development Guidelines***

- c. Perimeter landscaping adjacent to residential land use (existing or approved) shall include a landscape planter of 10 feet wide with minimum 6 foot high solid screening wall with landscape planted at 1 tree per 25 lineal feet and 5 shrubs for every tree

### **7. LANDSCAPING REQUIREMENTS FOR PARKING LOTS (OVER 125 SPACES)**

- a. In parking lots with over 125 parking spaces, the project shall incorporate large planting islands at the ends of parking rows that are a minimum of 300 square feet for double loaded parking and 150 square feet for single loaded parking, with a 9 foot minimum interior width. They shall be planted with shade trees, low shrubs and/or groundcover. A 6-inch high curb on all sides shall protect them.
- b. Parking lots shall include landscaping that accents the driveways from the street, frames the major circulation aisles, and highlights pedestrian pathways.

### **8. PARKING LOT LIGHTING**

- a. Parking lot lighting is required for public safety; such lighting facilities shall be located, with hoods provided and adjusted, so as to preclude the direct glare of the lights from shining directly onto adjoining property or streets.
- b. The height of parking lot lighting shall not exceed 27 feet from grade of parking lot, the height of the tallest building on the site or requirements in the cooperative planning areas, whichever is less.
- c. The parking lot lighting poles shall be decorative, complementary and consistent with the architecture of the project.

## ***C. LANDSCAPE STANDARDS***

### **1. STANDARD DESIGN CONCEPTS**

- a. Specimen trees, 3-inch caliper deciduous or 10-foot tall evergreen shall be used in informal groupings and rows at major focal points such as project entries.
- b. Two or more of the following four design concepts shall be utilized in all project design:
  - 1. Use of flowering vines on walls and arbors.
  - 2. Use of plantings to create shadows and patterns against walls.
  - 3. Use of herbaceous perennials and ornamental grasses in informal groupings at major focal points such as project entries.
  - 4. Use groundcovers as a turf replacement in areas that receive minimal pedestrian traffic, i.e., along walkways and in medians.

### **2. SIGHT DISTANCE TREE AND SHRUB SPACING**

Trees and shrubs should be placed so as to be in conformance with safe siting standards set forth in the current edition of "A Policy on Geometric *Design of Highway and Streets*", published by the American Association of State Highway and Transportation Officials,

## ***Southview Planned Unit Development: Development Guidelines***

### **3. IRRIGATION**

- a. Permanent landscape irrigation shall be provided for all landscape material.
- b. Deep root irrigation is required for all trees and shrubs.
- c. Use of laser-drilled soaker hose or mini- is encouraged or equivalent technology is required on slopes and large perennial/annual bed.

### **4. GENERAL**

- a. All landscape planters shall be protected by a minimum 6-inch high concrete curb.
- b. All ground surfaces shall have one or more of the following treatments: paving, turf, minus 4-inch rounded river rock, 4-inch deep bark mulch placed over a pre-emergent herbicide; and/or decomposed granite with pre-emergent herbicide using weed barrier underneath. This does not exclude the use of accent boulders and rocks.
- c. All new trees shall be double staked and loosely secured around center leader to allow for movement with a rubber or plastic strip, or other approved commercial tie material. Wire ties shall not be used.

### ***D. ARCHITECTURAL STANDARD FOR COMPATIBILITY AND CONTEXT***

This section provides general design principals that are applicable to non-residential projects including retail, service, industrial and office uses. This section provides the basic concepts for the creation of good community design and quality development. These general standards are to be used in conjunction with more specific standards for specific development types found in other parts of this manual.

#### **1. HEIGHT**

- a. Building heights shall address sunlight penetration, ventilation, protection from prevailing winds, enhance public views and minimize obstruction of view from adjoining structures.
- b. Building heights shall set back from adjacent residential uses. As height increases the distance from residential uses shall increase. An example of a staggered setback is the third and fourth floors that are set back an additional distance from the building perimeter.

#### **2. EXTERIOR WALLS**

- a. Design buildings to avoid a "box-like" appearance. Articulation can be horizontal and vertical on walls. There shall be no long expanses of flat wall planes, vertically or horizontally exceeding 50 feet, unless approved by the Director of Community Development. Acceptable methods for articulation shall include the use of cornices or staggered parapet walls, horizontal or vertical wall offsets recessed

## *Southview Planned Unit Development: Development Guidelines*

or extended windows and entries covered arcades, use of color, material changes or similar design elements.

- b. Design all exterior walls to be visually consistent around the entire building. Blank wall architecture is not permitted.
- c. Multiple buildings within a single project must be designed to be compatible, with a unified appearance using similar building material and having varied texture, color or design
- d. Building additions shall be designed to be consistent with the existing building(s) by matching in terms of proportion, style, window and door styles and openings, roofline, materials, color, and other aspects of design.
- e. The following materials are not permitted as the primary (the material used the most on the exterior wall surfaces) exterior wall material:
  - 1. Corrugated reflective silver metal
  - 2. Corrugated fiberglass or plastic
  - 3. Asphalt shingles
  - 4. Unprotected wood

### **3. ROOF DESIGN**

- a. The visible roof profile line shall not continuously run more than 150 feet. Methods to change the roof profile include horizontal and vertical off sets, jogging and varying parapets, roof over hangs, or similar design elements.
- b. Mansard style roofs, canopies, awnings cornices and facade design shall be visually consistent around the entire building perimeter
- c. All roof top equipment shall be screened from public view in a manner matching the architectural style and materials of the existing building. Mechanical equipment added to an existing building shall comply with this provision.
- d. Roof drains, leaders and downspouts shall be designed into the exterior design of the structure.
- e. Corrugated reflective silver metal shall not be used as the primary roofing material.
- f. Pitched roofs shall be considered, particularly in the design of smaller buildings.

### **4. COLOR**


Color can dramatically affect the appearance of buildings and should be carefully considered in relation to the overall design of the building. Color can also affect the apparent scale and proportion of buildings by highlighting architectural elements such as doors, windows, fascias, cornices, lintels and sills. The following standards apply:

## *Southview Planned Unit Development: Development Guidelines*

- a. Large areas (no more than 25% of one exterior side) of intense colors are not allowed.
- b. Bright or intense colors shall be used for accent only.
- c. Subdued colors are recommended for overall color scheme. A bright trim color can be used if it enhances the general appearance of the building.
- d. Minimize the number of color families appearing on the building exterior.
- e. Articulate the different parts of the building's facade by use of color, arrangement of facade elements, and change in materials.
- f. Exterior color elevations for all sides of building(s) shall be provided along with the proposed building materials as part of the initial project submittal.
- g. Colors shall be compatible with the colors of the surrounding area.

This addendum is authorized and approved in accordance with the provisions of the SOUTHVUEW PLANNED UNIT DEVELOPMENT: DEVELOPMENT STANDARDS: MODIFICATION PROCEDURES – Recording Information: Vol. M04 Page 51821, Klamath County.

Dated this 8 day of August, 2007




Gregory P. Bessert  
Design Committee Member, Founder

STATE OF OREGON     )  
                                  ) SS.  
COUNTY OF KLAMATH)

Be it remembered that on this 8th day of August, 2007, peronally appeared before me Gregory P. Bessert, and is known to me to be the identical person described in and who executed the same freely and voluntarily.

In witness whereof I have set my hand and affixed my official notary seal this 8th day of August, 2007.

  
Notary Public for the State of Oregon



# *Southview Planned Unit Development: Development Guidelines*