

Mechanical Equipment Screening

New language is in ALL CAPS and ~~strike through~~ used for language to be removed

Section 23.6

Property Development Standards for Single-Family Residential District

A. 6. Mechanical Equipment Such as Air Conditioners and Pool Pumps

Mechanical equipment shall be screened by ~~a minimum four (4) foot solid wall~~ A SOLID WALL OR OPAQUE FENCE, AT LEAST ONE (1) FOOT TALLER THAN THE EQUIPMENT BEING SCREENED. THE SOLID WALL OR OPAQUE FENCE SHALL BE INSTALLED TO BLOCK THE VIEW OF THE EQUIPMENT FROM ADJACENT NEIGHBORS AND STREET VIEW except when located:

a. Inside a yard that is screened by a ~~minimum four (4) foot solid wall~~ or OPAQUE FENCE and placed no further than ten (10) feet from the screen wall, EXCEPT IF THE SOLID YARD WALL OR OPAQUE FENCE IS TALL ENOUGH TO BLOCK THE VIEW OF THE EQUIPMENT FROM ADJACENT NEIGHBORS.

b. Greater than forty (40) feet from the property line and indiscernible to an adjacent neighbor due to opaque vegetation or topography.

D. ROOFTOP MECHANICAL EQUIPMENT, VENTS AND DUCTS ADDED ON NEW BUILDINGS OR ADDITIONS SHALL BE SCREENED OR PAINTED TO MATCH THE ROOF COLOR WITH LOW REFLECTIVITY VALUES (LRV) LISTED IN THE DESIGN STANDARDS. SCREENING SHALL BE CONSISTENT WITH BUILDING DESIGN.

Chapter 31 (provided for references but no changes to the two definitions below)

Mechanical Equipment

All devices, appliances, and apparatus involved in the maintenance of environmental conditions within a building or recreational structure, such as a swimming pool or spa. Mechanical equipment shall include HVAC units, air conditioners, pool heaters, pool filters, and pool circulation pumps, amongst others.

Screen

An opaque barrier designed and installed to conceal areas used for storage, refuse, mechanical equipment, parking or delivery service loading bays from street and public view, or to buffer adjacent uses.