

CHAPTER VIII.5. SCREENING REQUIREMENTS

Section VIII.5.1. Purpose

This Chapter provides for visual screening as a transition between land uses of different character and to minimize noise, glare, light, litter and other potential nuisances. Screening required in this Chapter is intended to improve the appearance of development and provide an attractive streetscape.

Section VIII.5.2. Types of Screening

A. Screening types and composition are described below in Exhibit VIII.5.2-1.

EXHIBIT VIII.5.2-1 TYPES OF SCREENING	
TYPE	DESCRIPTION & COMPOSITION
Type 1	Six (6) foot tall screening wall with 10-foot landscape strip with shade trees* spaced 50 feet on center
Type 2	Eight (8) foot tall screening wall with 10-foot landscape strip with shade trees* spaced 30 feet on center
Type 3	Six (6) foot tall living screening with irrigation (See section VIII.5.2.B.)
Type 4	Six (6) foot tall wrought iron or tubular steel fence with columns made of brick, stone, decorative blocks or thin-wall brick and a six (6) foot tall living screen with irrigation (See section VIII.5.2.B.)
<i>*Shade trees that may be used are listed in Exhibit VIII.3.3-2 of this Article.</i>	

B. Living screens shall be irrigated and utilize native or adapted plant species that are drought tolerant, from the approved plants in Exhibit VIII.3.3-4 list marked as evergreen or other species as may be approved by the Parks and Recreation Director. Shrubs shall be a minimum of four (4) feet in height at planting and shall achieve a height of six (6) feet in two (2) years (for a required six (6) foot tall living screen) or eight (8) feet in three (3) years (for an eight-foot (8') tall living screen). The property owner and/or developer shall furnish all labor, materials, equipment, accessories, meters, irrigation and services necessary to install, maintain, and replace all plant materials when and if they become damaged or die.

Section VIII.5.3. Screening Between Different Zoning Districts, Uses, or Use Categories

A. Screening is required between the following zoning districts, uses, or use categories:

EXHIBIT VIII.5.3-1 EXISTING ADJACENT ZONING DISTRICT, USE, OR USE CATEGORY							
Zoning District, Use, Or Use Category Of Development Or Redevelopment	Single-Family Attached Dwelling Use, Single-Family Detached Dwelling Use, or Single-Family Zoning District (R-5, R-6, R-7.5, R-9, R-12, R-18, TH, TH2, ETH, MHP)	Multi-Family Dwelling Use or Multi-Family Zoning District (MF-1, MF-2, MF-3)	Public Park and Playground Use; or Country Club or Golf Course Use	Uses in the Following Use Categories: Office Uses; Retail Uses; Service Uses; Educational Institutional, Public and Special Uses; Agricultural and Animal Uses	Uses in the Following Use Categories: Manufacturing and Industrial Uses, Transportation, Utility and Communications Uses; Vehicle and Related Uses; and Warehouse and Storage Uses	Religious Facilities Use, Cemetery Use, Mausoleum Use, or Columbarium Use	Public and Parochial Schools Use
Single-Family Attached Dwelling Use, Single-Family Detached Dwelling Use, or Single-Family Zoning District (R-5, R-6, R-7.5, R-9, R-12, R-18, TH, TH2, ETH, MHP)	None	Type 1	None	Type 1	Type 2	Type 3	Type 4
Multi-Family Dwelling Use or Multi-Family Zoning District (MF-1, MF-2, MF-3)	Type 1	None	None	Type 1	Type 2	Type 3	Type 4
Uses in the Following Use Categories: Office Uses, Retail Uses, and Service Uses	Type 1	Type 1	Type 3	None	None	None	None
Manufacturing and Industrial Uses, Transportation, Utility and Communications Uses; Vehicle	Type 2	Type 2	Type 4	None	None	None	None

and Related Uses; and Warehouse and Storage Uses Communications Uses; Vehicle and Related Uses; and Warehouse and Storage							
Religious Facilities Use, Cemetery Use, Mausoleum Use, Columbarium Use	Type 3	Type 3	None	None	None	None	None
Public and Parochial Schools Use	Type 4	Type 4	None	None	None	None	None

- B. **Responsibility for Construction and Maintenance** - Where development or redevelopment triggers screening as required in Exhibit VIII.5.3-1, the owner or developer of the development or redevelopment shall be responsible for constructing and maintaining, or causing to be constructed or maintained, said screening.

Section VIII.5.4. Screening of Ground-Mounted and Roof-Mounted Equipment

- A. Roof-mounted equipment shall be screened from a viewpoint measured at five (5) feet above grade at the street line along all right-of-way frontages by a parapet wall or similar feature that is an integral part of the building or structure. See Exhibit VIII.5.4-1.
- B. Except as otherwise provided for in section VIII.5.7 (Screening Requirements for Ground-Mounted Solar Energy System), ground-mounted equipment shall be screened from view along all right-of-way frontages by a living screen, a wrought iron or tubular steel fence, or screening wall that is compatible with the architecture, materials, and landscaping of the site. The screening shall be of a height equal to or greater than the height of the ground-mounted equipment being screened. See Exhibit VIII.5.4-1.

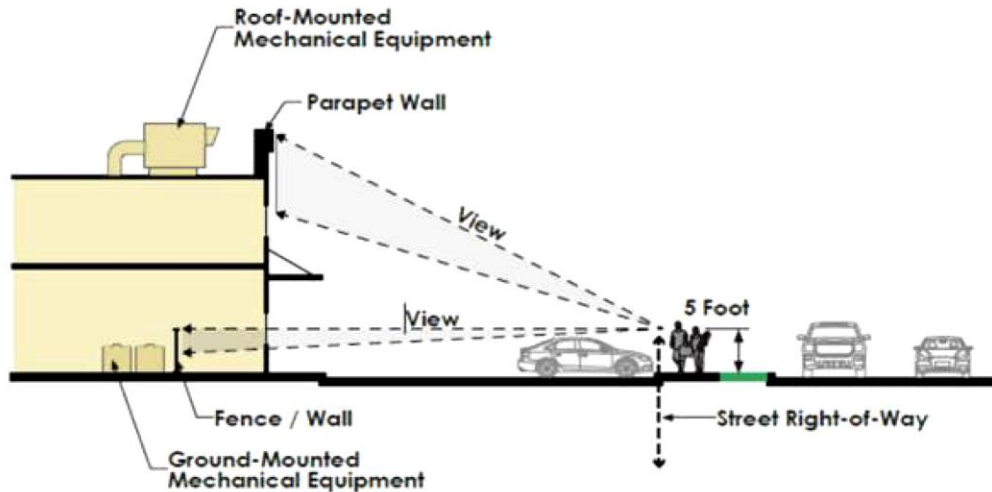


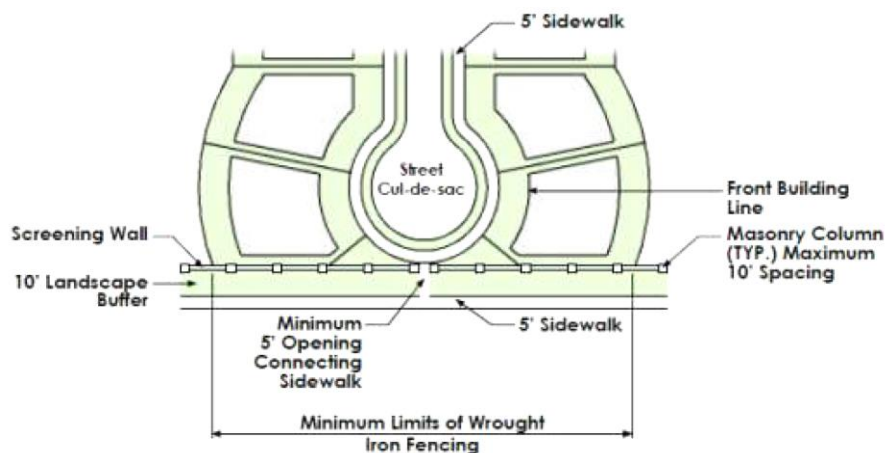
EXHIBIT VIII.5.4-1 SCREENING ROOF AND GROUND MOUNTED EQUIPEMENT

Section VIII.5.5. Screening Residential Adjacent to Thoroughfares

All new subdivisions for single-family detached, two-family and single-family attached lots which back or side to thoroughfares, as identified on the Thoroughfare Plan, shall provide screening from the thoroughfare. Screening is also required where an alley is parallel to and adjacent to a thoroughfare. Screening shall meet the following requirements:

- A. **Screening Options** - Developers may choose from Types 1—4 as described in Section VIII.5.2. above, and meet the requirements of this Section for wall materials and Chapter 3 of this Article for landscaping installation. See Exhibit VIII.5.5-1 for landscaped edge placement.

EXHIBIT VIII.5.5-1 LANDSCAPED EDGE PLACEMENT



B. Screening Placement

1. **Walls** - Walls shall be placed on the property line of lots backing or siding to a street. A four-foot (4') wide easement shall be provided along the length of the wall for city maintenance.

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- a. **Adjacent to An Alley** — Where an alley is parallel to and adjacent to the street, the wall shall be placed where the alley right-of-way meets the street right-of-way, as shown in Exhibit **IX.4.4-19**.
 - b. **Adjacent to Lots that Side to Thoroughfare** - Where single-family lots side to a thoroughfare, a combination of a wall and tubular steel type fence may be installed if the tubular steel type fence does not exceed 40 percent of the surface of the wall. The tubular steel type fence shall not extend beyond the front yard setback as shown in Exhibit VIII.4-1, and where a cul-de-sac extends to the thoroughfare a five-foot (5') wide opening in the fence is required for pedestrian access, as shown in Exhibit VIII.5.4.
 - 2. **Landscaping and Living Screens** as part of required screening under this Section VIII.5.5 shall be located in lots designated to be open spaces and owned and maintained by a homeowners' association.
 - C. **Maintenance Fee** - The developer shall pay a screening wall maintenance fee as required by Volume 1, Chapter 2-201 of the Code of Ordinances (Fee Schedule) for Type 1 and Type 2 screening walls to supplement future maintenance costs.

Section VIII.5.6. Screening Requirements for Outside Storage

- A. Outside storage must be screened as follows unless modified or waived by an alternative standard:
 - 1. Where adjacent to or within 25 feet of a public street, outside storage shall be screened by a minimum six-foot (6') tall screening wall which shall be placed behind the required landscape strip.
 - 2. Where not adjacent to or within 25 feet of a public street, outside storage shall be screened with a minimum six-foot (6') tall fence or screening wall.
- B. Chain link with vinyl slats shall not be used for screening of outside storage.
- C. Gates at access aisles and driveways are not required to be of solid construction.

Section VIII.5.7. Screening Requirements for Ground-Mounted Solar Energy System

- A. **Residential Installations** - Ground-mounted solar energy systems must be screened from adjacent streets and properties by a minimum six-foot (6') tall solid fence.
- B. **Installations on Non-residential Uses** - Ground-mounted solar energy systems must be screened from public streets by a minimum eight-foot (8') tall screening wall.

Section VIII.5.8. Administrative Modifications for Screening

The Planning Director may approve an administrative modification to the requirements of this Article that is being requested for one (1) of the following reasons:

- A. To accommodate a site-specific condition related to screening, including topography, existing vegetation, or other factors specific to the individual property. The Planning Director may approve the installation of either a living screen with irrigation or a wrought iron or tubular steel fence with masonry columns and a living screen with irrigation. Such living screens with irrigation shall meet the requirements contained in Section VIII.5.2.B above.
- B. To accommodate a site-specific condition related to ground-mounted or roof-mounted equipment. The Planning Director may approve other methods to reduce the visual impact of the equipment including increased required yards, additional landscaping, grouping of equipment on the property and painting or otherwise camouflaging the equipment.

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- C. To allow existing screening devices on a property to remain in place as an alternative to the requirements of this Article. The Planning Director shall consider the condition and effectiveness of existing screening and its expected longevity and the compatibility of the specific uses in question and their potential to be reoccupied over time.