

42-5.17 GROUND MOUNTED MECHANICALS

Ground mounted mechanical equipment may be placed on the site or lot as noted below. The terms “ground mounted mechanical equipment” means air conditioner units, generators, transformers, pool equipment or other related equipment. For purposes of this Section, ground mounted mechanicals shall not be considered an accessory use nor be subject to Section 42-5.1 Accessory Structures. Ground mounted mechanical equipment shall be located immediately adjacent to the residential or nonresidential building and have a clearance of no more than 5 ft. from the building intended to be served.

1. One-family residential districts. Ground mounted mechanical equipment shall be permitted in a rear yard when placed immediately adjacent to the residential building. Said equipment may be permitted in any side yard or secondary frontage subject to all of the following:
 - A. For placement of said equipment in a side yard:
 - i. The equipment shall be placed immediately adjacent to the residential building.
 - ii. The equipment may project up to six (6) feet into the required sixteen (16) foot side yard setback as measured from the residential building.
 - iii. Said equipment in side yards shall be screened from view through the use of evergreen plant material at least the height of the unit at the point of placement of the equipment, or by a screen wall consisting of materials compatible with those used on the main building and shall be no closer than ten (10) feet to the side lot line.
 - B. For placement of said equipment in a secondary frontage:
 - i. The equipment shall be placed immediately adjacent to the residential building.
 - ii. The equipment may project ten (10) feet into the required secondary front yard setback as measured from the residential building.
 - iii. Said equipment in secondary front yards shall be screened from public view through the use of evergreen plant material at least the height of the unit at the point of placement of the equipment, or by a screen wall consisting of materials compatible with

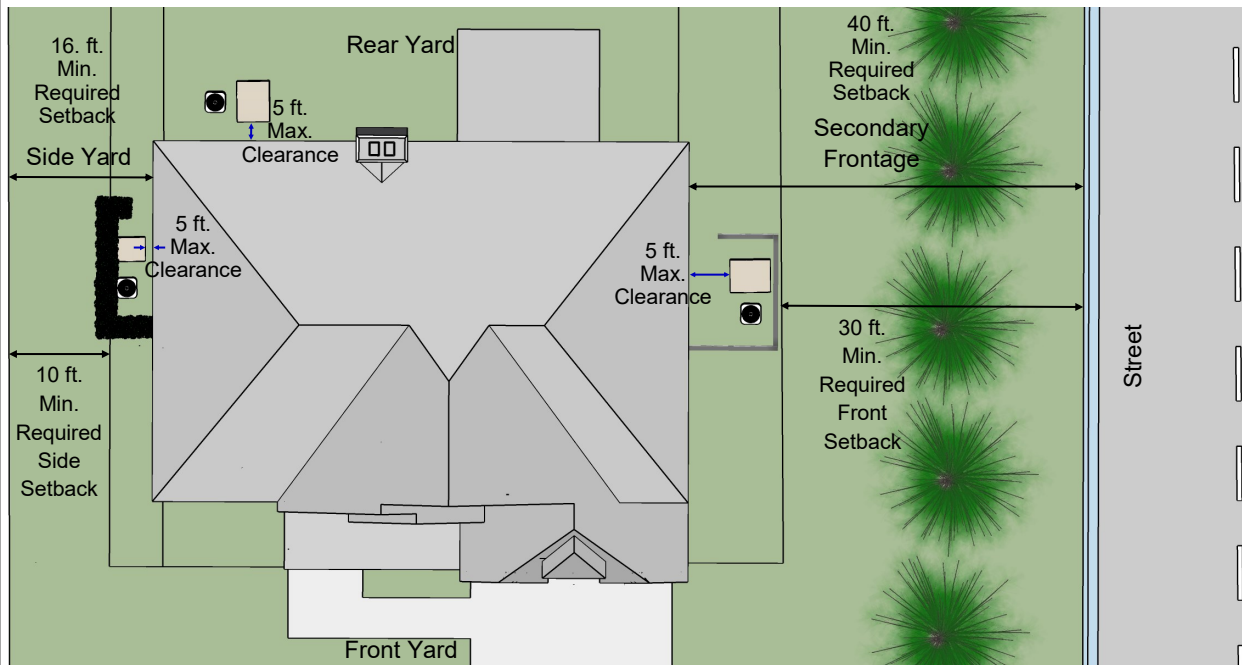
those used on the main building and shall be no more than ten (10) feet as measured from the residential building.

- C. Evergreen plant material utilized in vegetative screen walls shall be maintained in a healthy condition. Dead or diseased plant materials shall be replaced with healthy materials of like size and kind.
2. One-family cluster, planned unit developments and multiple-family residential districts.
 - A. Ground mounted mechanical equipment shall be permitted in any side yard, rear yard or secondary frontage when placed immediately adjacent to the residential building.
 - B. Ground mounted mechanical equipment shall be screened from an adjacent public or private street. Said equipment shall be obscured from public view through the use of evergreen plant material at least height of the equipment and located at the point of placement, or by a screen wall at least the height of the equipment and consisting of materials compatible with those used on the main building they are to serve.
 - C. Evergreen plant material utilized in vegetative screen walls shall be maintained in a healthy condition. Dead or diseased plant materials shall be replaced with healthy materials of like size and kind.

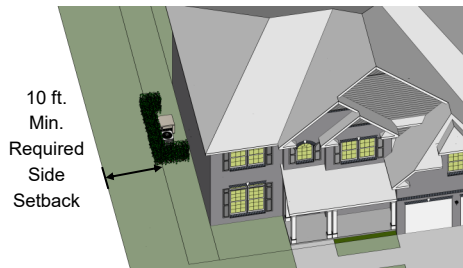


GROUND MOUNTED MECHANICAL OR ELECTRICAL EQUIPMENT SCREENING

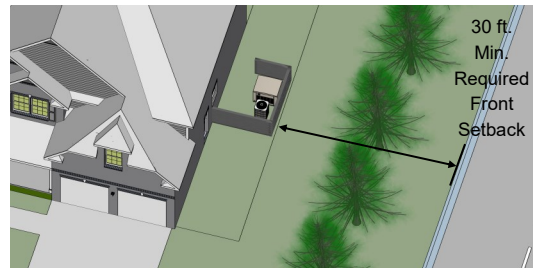
PLAN VIEW



EVERGREEN SCREENING



MATCHED MATERIAL SCREENING



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1 Purpose and Introduction

2 Definitions

3 Zoning Districts

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6 Development Procedures

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- 3. Nonresidential districts. Ground mounted mechanical equipment shall be located immediately adjacent to the main building intended to be served and in all instances be placed in a rear yard when side yards are less than twenty (20) feet in width. When placed in side yards of greater than twenty (20) feet in width, they shall be placed immediately adjacent to the building intended to be served. They shall be screened from view through the use of materials identical to those used in the building at least the height of the equipment and at the point of placement of the equipment, or obscured from public view by evergreen plant material at least the height of the equipment and located at the point of placement.
- 4. When placed on the roof of the structure, they shall be fully obscured from public view meeting all the requirements of height, bulk, setback and materials as set forth in Section 42-3.10.10.
- 5. Ground mounted mechanical equipment shall comply with the decibel requirements of not exceeding seventy (70) dB(a) in compliance with Chapter 14 Environment, Sections 14-22 and 14-23.
- 6. Ground mounted mechanical equipment may be located inside an accessory structure that complies with the requirements of Section 42-5.1 Accessory Structures.

(Amended by Ord. No. 676, Ord. No. 678)

42-5.18 WALL MOUNTED MECHANICALS

Wall mounted mechanical equipment may be placed on the site or lot as noted below. The terms "wall mounted mechanical equipment" means air conditioner units, generators, transformers, pool equipment or other related equipment. For purposes of this Section, wall mounted mechanical equipment shall not be considered an accessory use nor be subject to Section 42-5.1 Accessory Structures.

- 1. One-family residential districts including one family cluster, planned unit developments, and multiple family residential districts. When mounted on the wall, mechanical equipment may be placed on the side, rear or secondary frontage wall of the residence and shall be fully obscured from public view through the use of evergreen plant material at least the height of the equipment and located at the point of placement.
 - A. Evergreen plant material utilized in vegetative screen walls shall be maintained in a healthy condition. Dead or diseased plant materials shall be replaced with healthy materials of like size and kind.
- 2. Nonresidential districts. When mounted on the wall, mechanical equipment may be placed on the rear wall of the building and shall be fully obscured from public view through the use of evergreen plant material at least the height of the equipment and located at the point of placement.
 - A. Evergreen plant material utilized in vegetative screen walls shall be maintained in a healthy condition. Dead or diseased plant materials shall be replaced with healthy materials of like size and kind.
- 2. Wall mounted mechanical equipment shall comply with the decibel requirements of not exceeding seventy (70) dB(a) in compliance with Chapter 14 Environment, Sections 14-22 and 14-23.

(Amended by Ord. No. 676)

