

10. DEVELOPMENT STANDARDS

Screening

10.8 SCREENING

1. Applicability

- a. Real property within the Commercial Industry district is exempt from the provision of this Section.

2. Loading Facilities

- a. Outdoor loading facilities, including all docks and areas used for the storage and staging of materials must be screened from view by a wall or fully closed fence between six (6) and twelve (12) feet in height, as necessary to sufficiently screen delivery vehicles, and constructed of materials that are compatible with the PRINCIPAL BUILDING in terms of texture, quality, and color.
- b. Exterior entrances and ACCESS to loading facilities that are fully enclosed within a BUILDING must have an opaque, self closing door constructed of materials that are compatible with the PRINCIPAL BUILDING in terms of texture, quality, and color.
- c. Loading facility doors are only permitted to be opened during loading and unloading activities.

3. Service Areas

- a. Trash collection, trash compaction, recycling collection and other similar service areas must be fully enclosed within a BUILDING or located to the side or rear of the buildings.
- b. Exterior entrances and ACCESS to service areas that are fully enclosed within a BUILDING must have an opaque, self closing door constructed of materials that are compatible with the PRINCIPAL BUILDING in terms of texture, quality, and color.
- c. Outdoor service areas that are visible from a public THOROUGHFARE (excluding an ALLEY), CIVIC SPACE, OR ABUTTING properties in the NR zoning district must be fully screened by a wall or fully closed fence at least six (6) feet in height with self-closing ACCESS doors and constructed of materials that are compatible with the PRINCIPAL BUILDING in terms of texture, quality, and color.

4. Mechanical Equipment

- a. ~~Roof-Mounted~~
 - i. ~~Mechanical equipment, except roof-mounted sustainable energy systems, and elevator/stairwell penthouses must be set back at least ten (10) feet from the edge of the exterior wall of a building.~~
 - ii. ~~New buildings must provide a parapet wall or other architectural element constructed of materials that are compatible with the principal building in terms of texture, quality, and color that screens the visibility of roof-mounted mechanical equipment from any a public thoroughfare (excluding an alley) or civic space.~~
 - iii. Roof mounted mechanical equipment must be screened with a parapet wall or enclosed within a rooftop penthouse.
 - iv. Mechanical equipment screening and mechanical penthouses must be set back at least ten (10) feet from the exterior walls of a building.
 - v. The permitted height of mechanical equipment, screening, and mechanical penthouses may be limited for certain building types or for specific zoning districts. See the provisions for each zoning district for more information.
 - vi. Roof-mounted photovoltaic (PV) devices and elevator or stairwell penthouses are exempt.
- b. Wall-Mounted
 - i. Mechanical equipment is not permitted on any FACADE.
 - ii. Mechanical equipment on any surface that is visible from a public THOROUGHFARE (excluding an ALLEY) OR CIVIC SPACE must be screened by landscaping or an opaque screen constructed of materials that are compatible with the PRINCIPAL BUILDING in terms of texture, quality, and color.
- c. Ground-Mounted
 - i. Mechanical equipment that is visible from a public THOROUGHFARE (excluding an ALLEY) OR CIVIC SPACE must be screened by landscaping, a fence, or a wall constructed of materials that are compatible with the PRINCIPAL BUILDING in terms of texture, quality, and color.
 - ii. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

Table 4.1.13 Permitted Uses (continued)

Use Category Specific Use	MR3
Accessory Uses	
Home Occupations (as noted below)	--
Creative Studio	N
Hobby Kennel	N
Home-Based Business	N
Home Day Care	N
Home Office	P
Urban Agriculture (as noted below)	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P
Vehicle Parking, Accessory (except as follows)	P
Home Business Vehicle Parking	N

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §4.1.13.b

14. Development Standards

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 10: DEVELOPMENT Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
 - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
 - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
 - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
 - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the building faces.
 - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.
- c. Rooftop Mechanicals & Penthouses
 - i. Roof mounted mechanical equipment, screening, and mechanical pentouses may have a maximum height of ten (10) feet above the roof surface.

4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

Table 4.2.13 Permitted Uses (continued)

Use Category Specific Use	MR4
Accessory Uses	
Home Occupations (as noted below)	--
Creative Studio	N
Hobby Kennel	N
Home-Based Business	N
Home Day Care	N
Home Office	P
Urban Agriculture (as noted below)	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P
Vehicle Parking, Accessory (except as follows)	P
Home Business Vehicle Parking	N

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §4.2.13.b

14. Development Standards

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 10: DEVELOPMENT STANDARDS of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
 - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
 - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
 - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
 - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the BUILDING faces.
 - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.
- c. Rooftop Mechanicals & Penthouses
 - i. Roof mounted mechanical equipment, screening, and mechanical pentouses may have a maximum height of ten (10) feet above the roof surface.

4. MID-RISE DISTRICTS

Mid-Rise 5 (MR5)

Table 4.3.13 Permitted Uses (continued)

Use Category Specific Use	MR5
Accessory Uses	
Home Occupations (as noted below)	--
Creative Studio	N
Hobby Kennel	N
Home-Based Business	N
Home Day Care	N
Home Office	P
Urban Agriculture (as noted below)	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P
Vehicle Parking, Accessory (except as follows)	P
Home Business Vehicle Parking	N

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §4.3.13.b

14. Development Standards

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 10: DEVELOPMENT STANDARDS of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
 - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
 - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
 - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
 - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the BUILDING faces.
 - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.
- c. Rooftop Mechanicals & Penthouses
 - i. Roof mounted mechanical equipment, screening, and mechanical pentouses may have a maximum height of twenty (20) feet above the roof surface.

4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

Table 4.4.14 Permitted Uses (continued)

Use Category Specific Use	MR6
Accessory Uses	
Home Occupations (as noted below)	--
Creative Studio	N
Hobby Kennel	N
Home-Based Business	N
Home Day Care	N
Home Office	P
Urban Agriculture (as noted below)	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §4.4.14.b

15. Development Standards

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 10: DEVELOPMENT STANDARDS of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
 - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
 - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
 - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
 - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the BUILDING faces.
 - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.
- c. Rooftop Mechanicals & Penthouses
 - i. Roof mounted mechanical equipment, screening, and mechanical pentouses may have a maximum height of twenty (20) feet above the roof surface.