

SECTION 9504. AIR CONDITIONING, MECHANICAL ROOF, AND UTILITY EQUIPMENT.

All air conditioning, mechanical roof, and utility equipment shall be designed and located so as to not transmit noise or vibration to abutting properties. Such equipment shall also be screened from view from abutting or adjacent properties or public streets by the use of landscape screens, walls, or other devices, and such screening shall consider the view of air conditioning equipment from abutting multi-story buildings. See Figures 9.5.1 and 9.5.2.

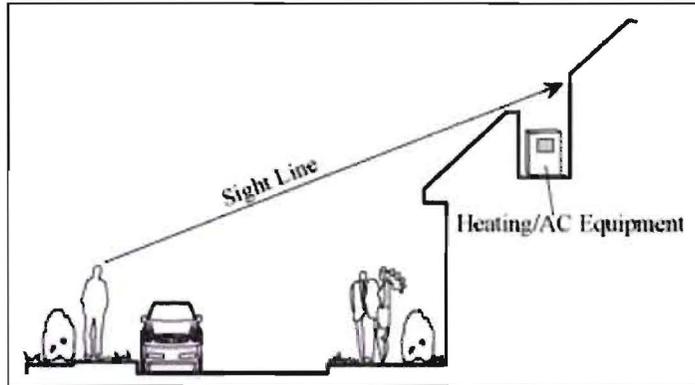


Figure 9.5.1. Typical Screening of Mechanical Roof Equipment

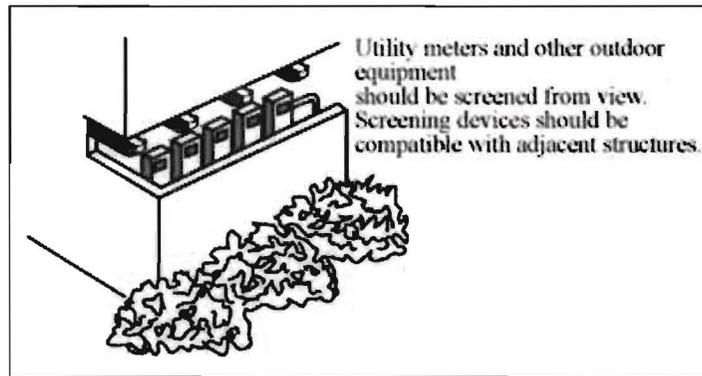


Figure 9.5.2. Typical Screening of Outdoor Surface Equipment

The determination of the adequacy of screening shall be made at the time of Site Plan Review. In addition, the following shall be required:

- (a) In residential zones, no swimming pool, water heater, or air conditioning equipment shall be located in any street setback or within five (5) feet of an interior property line.
- (b) In the R-1 and R-2 zone, there shall be no roof mounted equipment, except small wind energy systems, solar water heaters, solar power, or other passive solar energy systems.
- (c) In commercial or industrial zones, no swimming pool, air conditioning, or utility equipment (transformer pads, and the like) shall be located within any portion of a street setback required to be landscaped or within a setback required adjacent to a residential zone.
- (d) Screening materials shall be architecturally compatible with the principal building and adjacent structures subject to the approval of the City Planner.