
9.6. Screening.

9.6.1. Applicability.

- (1) This section shall apply to the following:
 - (a) Electrical transformers or switching gear, air handlers and similar mechanical equipment in multifamily or nonresidential development;
 - (b) Outdoor storage;
 - (c) Loading areas;
 - (d) Trash handling facilities, including dumpsters and recycling; and
 - (e) Uses for which screening is required as a condition of approval.
- (2) The features and uses listed above need not be screened from similar features and uses on adjacent lots, or within the Industrial zoning districts, except where project boundary buffers would be required pursuant to Section 9.9, Project Boundary Buffers.

9.6.2. Standards.

Features and uses specified above shall provide a visual obstruction from adjacent properties in conformance with the following standards:

- (1) The screen may be composed of view-obscuring vegetation used individually, or in combination with a wall, opaque fence, or berm to provide a fully opaque barrier of at least eight feet in height. Trash handling facilities shall be screened with a masonry enclosure and an opaque gate to the height of the facilities plus six inches. Smaller businesses using rolling carts for trash handling similar to those used by residents may use wood fence enclosures for rolling carts used for trash handling. Landscaping around utility equipment shall not be placed around such utility equipment in a manner which will impede maintaining the equipment through access panels or similar devices (e.g., fire hydrants, electrical boxes, HVAC units, meter boxes or panels). Smaller trash handling equipment may be screened with a solid board fence at least six feet in height.
- (2) When vegetation is the primary source of screening, evergreen shrubs at least two feet tall at the time of installation and capable of reaching the desired height within two years of planting shall be installed, at a maximum of three feet on center. Vegetation used to screen electrical equipment shall not be planted closer than three feet from the equipment.
- (3) Except for screening around roof-top equipment, one upright shrub of an evergreen species shall be installed per four linear feet of any wall or fence that faces off-site.

EXAMPLES OF ACCEPTABLE DUMPSTER SCREENING

Masonry Enclosure



Wood Enclosure



Metal Fence w/Slats Enclosure

