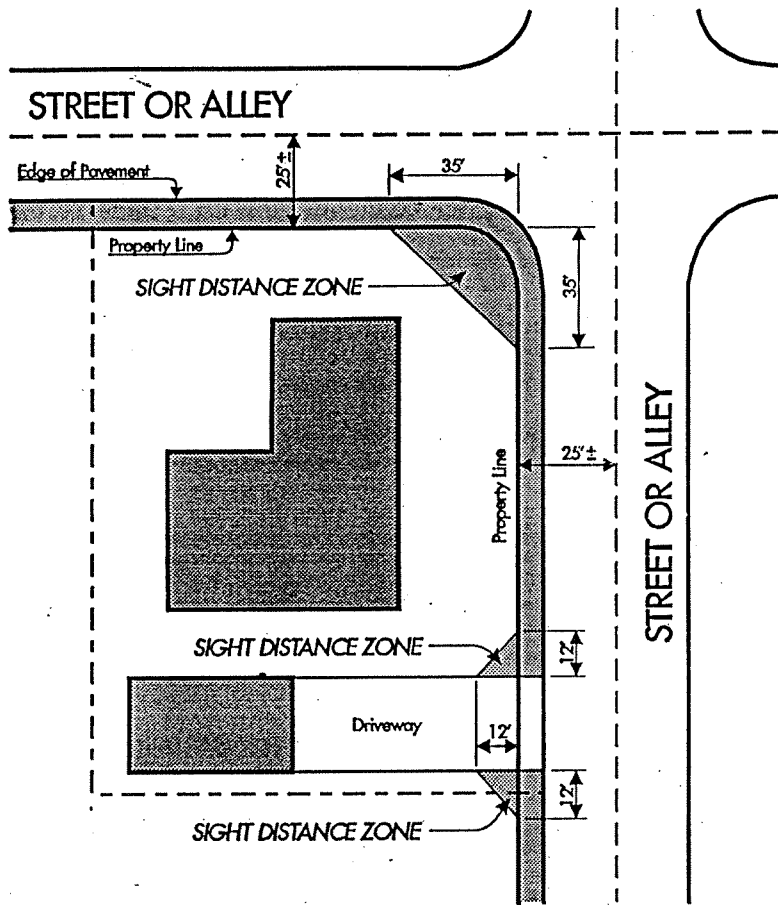


35-16.20 Screening of mechanical equipment

- A. **General requirement.** Except as provided in subsection (B) below, all exterior mechanical equipment shall be screened from view on all sides. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork, and transformers. Screening of the top of equipment may be required by the zoning administrator, if necessary to protect views from an R district.
- B. **Utility meters.** Utility meters shall be screened from view from public rights-of-way, but need not be screened on top or when located on the interior side yard of a single-family dwelling. Meters in a required front yard or in a corner side yard shall be enclosed in subsurface vaults.
- C. **Screening specifications.** Screening materials may be solid concrete, wood, or other opaque material and shall effectively screen mechanical equipment so no portion is visible from a street or adjoining lot. Screening material may have evenly distributed openings or perforations not exceeding 50 percent of the surface area.

35-16.22 Site obstructions at intersections and driveways

- A. **Intersections.** Visibility at street intersections shall not be blocked above a height of 3 feet by vegetation or structures, including but not limited, to fences and walls. This restriction applies to all land within a triangular area bounded by the right-of-way lines and a diagonal line joining points on the right-of-way lines 35 feet back from the point of their intersection. In the case of a rounded corner, the triangular area between the tangents to the curve of the right-of-way line and a diagonal line joining points on the tangents 35 feet back from the point of their intersection. The tangents referred to are those at the beginning and at the end of the curve of the right-of-way line at the corner.
- B. **Driveways.** Visibility of a driveway crossing a street lot line shall not be blocked by vegetation or a structure, including but not limited to fences and walls of a height of 3 feet or greater for a depth of 12 feet as viewed from the edge of the right-of-way on either side of the driveway at a distance of 12 feet.



SIGHT DISTANCES

35-16.24 Tree preservation.

The following supplemental regulations are intended to encourage the preservation of trees throughout the community by establishing reasonable provisions for protecting heritage trees and procedures for tree removal and replacement. Unrestricted removal of trees without replacement will detrimentally affect the City's health, safety and welfare. Specifically, removal of heritage trees will interfere with the city's natural and scenic beauty, diminish the tempering effect of these trees on extreme temperatures and adversely impact the city's unique character and identity.

- A. **Permit required.** No person shall remove, relocate, or demolish a protected tree without: (1) having an approved tree preservation and replacement plan to mitigate