

4. DEVELOPMENT CODE

4.10. SERVICES AND UTILITIES PLACEMENT AND SCREENING

A. Purpose. This Section establishes standards to ensure mechanical, electrical, plumbing, and venting systems and public utility connections are placed and/or integrated into the design of new buildings and their landscapes.

B. Applicability. All new development shall locate and design services and utilities in accordance with the requirements of this Section 4.10.

C. Design Standards.

1. Service Areas.

- a. For lots with alley access, service entrances, waste disposal areas, and other similar service areas shall be located adjacent to the alley and take their access from it.
- b. When an alley is not present, service entrances, waste disposal areas, and other similar service areas shall be located as far away from – and screened from views from – the Primary and Secondary streets as practical.
- c. Noise- and/or odor-generating equipment and/or containers shall be located in areas that will not create a nuisance to adjacent properties. Services and garbage bins shall be located in a manner that does not impact single family neighbors.
- d. Access openings to trash enclosures shall not be located within 50 feet of the Primary Street property line.

2. Mechanical and Electrical Equipment.

- a. All mechanical and electrical equipment – including, but not limited to, air-conditioning units, antennas, garage door motors – whether roof-mounted, ground-mounted or otherwise, shall be screened from public view or located so as not to be visible from Primary or Side Streets. Such equipment and related screening shall be designed with

materials and colors that conform to and are an integral part of the design of the building.

- b. Satellite dishes shall be screened from view of Primary and Side Streets. Applicants shall work with satellite providers to locate satellite dishes out of view on building roofs and/or on rear yard or side yard facing facades. In multi-family and multi-tenant buildings, conduits shall be provided from satellite dish locations to each unit.
- c. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located on or within 10 feet of the Primary Street property line or any on-site common open spaces.

3. Utility Placement and Access.

- a. For project sites provided with an alley, utility access and equipment such as back flow preventers, transformer boxes, gas and electric meters, and other utilities shall be placed within or adjacent to and be accessed from the alley, subject to the requirements and approval of the associated utility company, which shall not be unreasonably withheld.
- b. When an alley is not present, these services shall be located in inconspicuous locations along the sides of project sites and shall be thoroughly screened from public view. Unless expressly required by a utility company, these services shall not be located within the front yard.
- c. Utilities that must be located in a front yard due to utility requirements shall be located away from pedestrian and vehicular routes and screened from the view of the street by landscape. To the extent possible, utilities shall be located within interior building corners, at building offsets, or other similar locations where the building mass acts as a shield from public view.



A utility box screened by landscaping and a low fence.



A back flow preventer that is located immediately adjacent to the building and is screened from the view of the sidewalk and street by shrubs.



A Utility Box in the public realm screened with supergraphics.