

4.20.7.D. Mechanical Equipment & Appurtenances

Definition: Heating and air conditioning equipment, outdoor utility equipment, and other appurtenances as outlined herein (excluding other types of accessory utility structures independently defined herein) necessary for the ordinary mechanical function of a building or use, including but not limited to: traditional HVAC systems and ventilation ducts, exhaust fans, mini-split condensers, heat pumps, ventilation terminals, sump pump terminals, utility lines, gas lines, meters, and electrical utility boxes.

Expectations: That a good faith effort to minimize visual impact from the public right of way and a demonstrated effort to comply with zoning regulation is shown.

Unique Conditions: Building types, uses, and zoning districts will be considered when approving locations and approvals subject to approval by the Zoning Administrator or in coordination with the City Building Official and Fire Marshall's Office.

(1) Ground-Mounted Equipment

- a) **Approved Locations:** Rear and Side Yards
- b) **Prohibited Locations:** Front and Corner Side Yards
- c) **Screening:** All ground-mounted equipment must not be visible from the view of the public right-of-way or screened by year-round evergreen landscaping or permanent opaque screening in accordance with *Section 6.12: Screening of Necessary Appurtenances*.
- d) **Setbacks:** All equipment located in side or rear yards must maintain a minimum setback of **five (5) feet** from all property lines. If existing site or architectural features prohibit the **five (5)-foot** minimum setback, the location shall be subject to approval by the Zoning Administrator or in coordination with the City Building Official and Fire Marshall's Office.

(2) Roof-Mounted Equipment

- a) **Setbacks:** Equipment shall be located on the rear pitch where possible and set back from the roof edge by whichever is greater:
 - i. A minimum of **ten (10) feet** from each roof edge; or
 - ii. A minimum of **ten (10) percent** of the total roof depth (measured from the edge facing the public street to the opposite edge).

Visibility: If visible from a public right-of-way, the equipment must be appropriately screened so that none of the equipment is visible from the street, sidewalks, or neighboring buildings adjacent to the lot.

(3) Facade-Mounted & Wall-Projecting Equipment

This category includes equipment or appurtenances that are façade mounted, incorporated within or projecting through an exterior wall, and exterior ventilation, piping, and conduits.

- a) **Projections Less Than Six (6) Inches:** Equipment or appurtenances less than six (6) inches from the building wall is only permitted on interior side and rear facades unless located on or through an approved architectural projection (such as, but not limited to, a deck, patio, or porch etc.).
- b) **Projections Exceeding Six (6) Inches:** Equipment or appurtenances projecting more than six (6) inches that is *not* located on or through an approved architectural projection is only permitted on an interior side or rear façade, provided:
 - i. The equipment is located no higher than **twenty five (25) percent of the facade** above grade.
 - ii. It is continuously screened from the view of the public right-of-way by year-round evergreen landscaping or permanent opaque screening in accordance with *Section 6.12: Screening of Necessary Appurtenances*.
- c) **Exterior Ventilation Terminals:** Shall not extend more than **six (6) inches** from the building wall, may be located on any part of the side or rear facades, and must have proper termination kits. In cases of Laundromat and commercial ventilation equipment, extension from façade and location subject to approval by the Zoning Administrator or in coordination with the City Building Official and Fire Marshall's Office.
- d) **Exterior Water Expelling Terminals:** Shall be located on or through an approved architectural projection and an effort is demonstrated to retain water on site and/or disperse water into a green infrastructure storm water runoff treatment area.
- e) **Exterior Façade Piping, Conduits, Line Hides, Utility Line Coverings:** Such equipment must have coverings that are low contrast or installed to match the facade color and incorporated into existing trim sections or architectural features wherever possible. If not located on an interior side or rear façade, the location of paintable coverings such as "line hides" is subject to approval by the Zoning

Administrator or in coordination with the City Building Official and Fire Marshall's Office.

(4) Mechanical Equipment Located on Historic Sites or Buildings

a) Any equipment or appurtenance in a historic site or building that is in a front yard, in a corner side yard, on the front façade, or on the side façade is subject to Historic Preservation Review.

b) Any equipment visible from the public right of way and not screened per *Section 6.12: Screening of Necessary Appurtenances* is subject to Historic Preservation Commission Review.