

ACCESSORY STRUCTURES

(1) Exterior Lighting

(a) Maximum Lighting Regulations

1. The maximum allowable footcandle at any lot line is as follows:
 - a. Any use abutting a single-family residential use: Zero footcandles.
 - b. Where a nonresidential use abuts a nonresidential use: One footcandle.
 - c. Any use at the lot line abutting a street, as measured at the curb line: One footcandle
2. When additional security lighting is required per additional federal, state, or local regulations that exceeds the lot line light trespass standards imposed by item 1 above, stronger lighting is permitted to meet the requirements of such regulations.
3. No glare onto adjacent properties is permitted.

(b) Permitted Luminaires

1. All luminaires must be of the cut off luminaire design. To be considered a cut off luminaire, the cut off angle must be 75 degrees or less.
2. The maximum total height of a cut off luminaire, either freestanding, wall-mounted, or attached to a structure, is 15 feet.
3. A cut off luminaire must be designed to completely shield the light source from an observer 3.5 feet above the ground at any point along an abutting lot line.

(c) Exceptions to Lighting Standards

1. Streetlight illumination is not subject to the requirements of this section.
2. All temporary emergency lighting required by public safety agencies, other emergency services, or construction are not subject to the requirements of this section.
3. Holiday and seasonal lighting is not subject to the requirements of this section.

(2) Flat Roof Features

Accessory rooftop features of a flat roof, such as green roofs, rooftop decks, rooftop gardens, and stormwater management systems are permitted below the parapet of any flat roof building, and are excluded from the calculation of maximum building height. Flat roof features must meet the following standards:

- (a) For green roofs, rooftop gardens, and similar features, documentation must be submitted demonstrating that the roof can support the additional load of plants, soil, and retained water.
- (b) Rooftop decks or patios must be set back 18 inches from all building edges.
- (c) Rooftop decks or patios must have a guardrail or barrier that is a minimum of 60% open design, and a maximum of four feet in height as measured from the surface of the roof deck or patio. If such guardrail or barrier is constructed of transparent acrylic or similar transparent material, it may exceed the maximum height up to a total six feet.
- (d) The roof must contain sufficient space for future building operation installations, such as mechanical equipment.

(3) Mechanical Equipment

The following standards apply to mechanical equipment. Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment. This section does not apply to window-mounted air conditioners.

(a) Ground-Mounted Equipment

1. Ground-mounted mechanical equipment must be located to the side or rear of the structure and cannot be located along any primary frontage or in any required open space.
2. If mechanical equipment is located to the rear within a setback abutting single-family residential districts or visible from a public or private street, it must be screened from view by a decorative wall or solid fence that is compatible with the architecture of the building and/or landscaping. The wall or fence must be of a height equal to or greater than the height of the mechanical equipment being screened.

(b) Roof-Mounted Equipment

Roof-mounted equipment must be screened from view from a public street. A parapet wall is required to screen the equipment on all sides of the building. Alternatively, the equipment may be housed in a penthouse structure of the same principal building material as the structure and architecturally integrated with the structure.

(c) Wall-Mounted Equipment

1. Wall-mounted mechanical equipment is not permitted on any façade abutting a primary frontage.
2. Wall-mounted mechanical equipment on a secondary frontage that protrudes more than 12 inches from the outer building wall must be screened from view by structural features that are compatible with the architecture of the subject building.

(4) Refuse Dumpsters and Recycling Containers

- (a)** All refuse dumpsters and recycling containers must be located to the side or rear of the structure and cannot be located along any primary frontage.
- (b)** All refuse dumpsters and recycling containers must be fully enclosed on three sides by a solid fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of eight feet in height. The enclosure must be gated on the fourth side. Such gate must be solid.

(5) Solar Panels

- (a)** Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.
- (b)** A building-mounted system may be mounted on the roof or wall of a principal building or accessory structure.
- (c)** On flat roofed buildings up to 40 feet in height, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings over 40 feet in height, the roof-mounted solar panel system is limited to 15 feet above the height of such structure. Roof-mounted solar energy systems are excluded from the calculation of building height.
- (d)** Solar panels mounted on a building wall may project up to 2.5 feet from the building façade and must be integrated into the structure as an architectural feature.
- (e)** Solar panels may be co-located on other structures, such as light poles. Solar panels may project up to two feet above the height of such structures.

(6) Wind Turbines

- (a)** Wind turbines may be designed as either vertical or horizontal axis turbines, with or without exposed blades, including designs that combine elements of the different types of turbines.
- (b)** Wind turbines are subject to the following height restrictions:
1. The maximum height of a ground-mounted wind turbine is 25 feet.

2. The maximum height of any wind turbine mounted upon a structure is 15 feet above the height of such structure.

3. Maximum height is the total height of the turbine system, including the tower and the maximum vertical height of the turbine blades. Maximum height therefore is calculated measuring the length of a prop at maximum vertical rotation to the base of the tower. The maximum height of any ground-mounted wind turbine is measured from grade to the length of a prop at maximum vertical rotation.

4. No portion of exposed turbine blades may be within 20 feet of the ground. Unexposed/enclosed turbine blades may be within ten feet of the ground.

(c) Ground-mounted wind turbines are permitted only in the rear yard. No part of the wind system structure, including guy wire anchors, may be located closer than ten feet to any lot line.

(d) All wind turbines must be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the wind energy system.

(7) Utilities (On-Site)

(a) All site utilities must be located to the side or rear of the structure and cannot be located along any primary frontage unless placed in an underground vault.

(b) All site utilities must be screened on three sides by a solid fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of eight feet in height. The enclosure must be gated on the fourth side. Such gate must be solid. Landscape is required along the non-gated sides as follows:

1. A five foot landscape area is required.

2. One shrub must be planted for every three feet of perimeter yard length, spaced linearly on-center.

3. 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses. Stone, mulch, or other permeable landscape materials are allowed for any remaining area.

(c) Utility boxes may be painted, wrapped, or similarly designed with public art installed on all sides as an alternative to landscape. Such wrapping may not contain any commercial advertising. Such wrapping must be maintained in good condition and may alternate between wrappings. If such public art is removed, landscape is required to be installed.