

## X.5 ACCESSORY STRUCTURES

The accessory structure controls of the Ordinance apply unless specifically regulated by this section. In the case of conflict between a specific provision in this section and the Ordinance, this section controls.

### A. Amateur Radio Equipment

Equipment for amateur radio is subject to the standards of Section 12.108(6) of this Ordinance.

### B. Automated Teller Machine (ATM)

1. An automated teller machine (ATM) may be integrated into a structure's exterior wall or freestanding on the lot, with another principal use.
2. All ATMs designed to be accessed by a vehicle must meet the drive-through standards of Section X.9.4.C.1.

### C. Charging Station

Charging station equipment is permitted.

### D. Donation Boxes

1. Only one donation box is permitted per lot.
2. Donation boxes can only be located to the rear of the principal building. No donation box may be located within a required parking space.
3. Donation boxes must be maintained in good condition and appearance with no structural damage, holes, or visible rust.
4. Donation boxes must contain the name of the operator on the front of each donation box.

### E. Exterior Lighting

The following exterior lighting requirements apply to lighting on private property. These lighting regulations do not apply to lighting in the right-of-way or the illumination of signs, which are regulated separately.

### 1. Maximum Lighting Regulations

The maximum allowable footcandle at any lot line is as follows:

- a. Any use abutting a residential use: Zero footcandles.
- b. Where a non-residential use abuts a non-residential use: One footcandle.
- c. Any use at the lot line abutting a street, as measured at the curb line: One footcandle

### 2. Lighting Design

- a. All lighting must be of full cut off luminaire design.
- b. The maximum total height of a freestanding full cut off luminaire is 22 feet.
- c. Flashing lighting is prohibited.

### 3. Exceptions to Lighting Standards

- a. When additional security lighting is required per additional federal, state, or local regulations that exceeds the standards of this section, stronger lighting is permitted to meet the requirements of such regulations.
- b. All temporary emergency lighting required by public safety agencies, other emergency services, or construction are not subject to the requirements of this section.

### F. Fences and Walls

Where a buffer yard with a fence is required by Section X.7.5, the buffer yard regulations control.

1. Fences and walls are permitted in side and rear setbacks only. Fences and walls are permitted along the street frontage setback for attached unit multi-family only.

- 2. Fences and walls in side and rear setbacks are limited to eight feet in height. Fences along the street frontage setback for attached unit multi-family are limited to three feet in height. Fence or wall height is measured from the adjacent ground to the highest point, except that decorative posts of a fence or wall may exceed the maximum height by nine inches.
- 3. Permitted fence and wall materials are:
  - a. Treated wood, cedar, or redwood
  - b. Simulated wood
  - c. Decorative brick
  - d. Stone
  - e. Finished masonry
  - f. Wrought-iron or aluminum or steel designed to simulate wrought-iron

**G. Flat Roof Features**

Accessory rooftop features of a flat roof, such as green roofs, rooftop decks, rooftop gardens, and stormwater management systems are permitted on any flat roof building.

**H. 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.

**1. Ground-Mounted Equipment**

- a. 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. If location criteria cannot be met, the Planning Director, in coordination with the utility authority, may waive this requirement or provide an alternative standard.

- b. If mechanical equipment is located in a required rear setback abutting a single-family residential district or visible from a public or private street, or public path, or abutting required open space, it must be screened from view by a decorative wall or solid fence and/or hedges, a minimum of 36 inches in height at planting. The wall or fence must be of a height equal to or up to a maximum of one foot greater than the height of the mechanical equipment being screened.

**2. Roof-Mounted Equipment**

Roof-mounted equipment must be screened from view from a point six feet above any adjacent sidewalk, from an adjacent single-family district, from any required on-site open space, and from any abutting public path. Equipment must be screened using a parapet wall, penthouse structure, or similar architectural treatment.

**3. Wall-Mounted Equipment**

Wall-mounted mechanical equipment is only permitted on the side or rear facades of the structure.

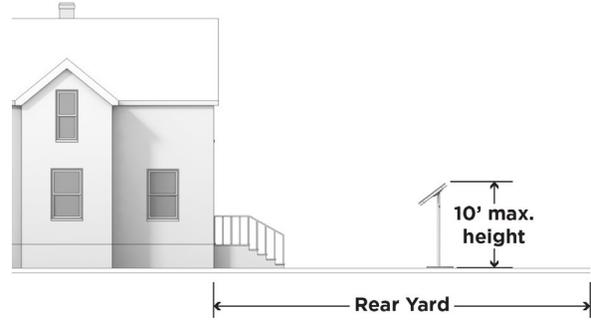
**I. Large Waste Containers and Recycling Stations**

The requirements of Section 12.403 of this Ordinance apply. The the following additional standards apply to large waste containers and recycling stations in the TOD Districts that are permanently stored outside a building.

- 1. Large waste containers and recycling stations stored outside must be located to the side or rear of the structure and cannot be located within the build-to zone of any primary frontage.
- 2. All large waste containers and recycling stations stored outside of a structure must be located to the side or rear of the structure.

**J. Retail and Shipping Service Kiosks/Lockers**

1. Retail and shipping service kiosks/lockers may be placed against the exterior of the principal building to the side or rear of the structure. A freestanding retail kiosk/locker may be located within the associated parking lot or structure. All parking spaces must remain unobstructed.
2. A retail and shipping service kiosk/locker cannot encroach into any public right-of-way, build-to zone or required setback, sight triangle, or buffer yard.
3. No retail or shipping service kiosk/locker can obstruct any door or be located within 15 feet directly in front of an active door. A minimum clear width for pedestrian traffic of eight feet must be maintained at all doors and along any sidewalks.
4. Each individual retail and shipping service kiosk/locker cannot exceed seven feet in height, six feet in width and ten feet in length.



**Solar Panels, Freestanding**

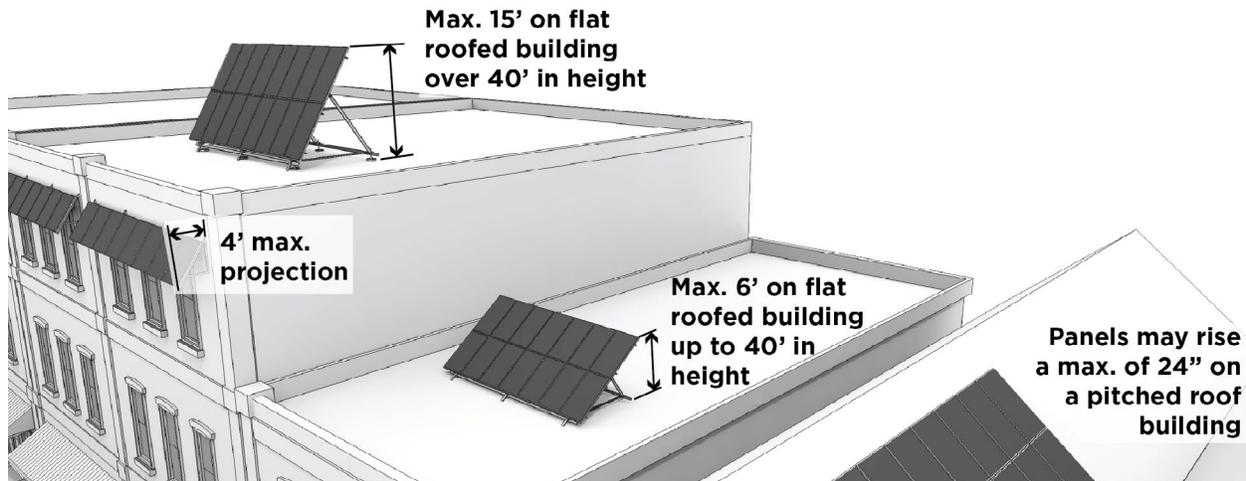
6. Solar panels mounted on a building wall may project up to four feet from the building facade, are permitted on the second story and above, and must be integrated into the structure as an architectural feature.
7. The maximum height of a freestanding system is ten feet. Freestanding systems cannot be located in front of any facade that abuts a street.
8. Solar panels may be co-located on other on-site structures, such as light poles. Solar panels may project up to two feet above the height of such structures.

**K. Solar Panels**

1. Solar panels are permitted to provide energy to the structure on-site.
2. Solar panels must be placed so that glare is not directed onto nearby properties or roadways.
3. A building-mounted system may be mounted on the roof or wall of a principal building or accessory structure.
4. 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.
5. On pitched roof buildings, the maximum height a roof-mounted solar panel may rise is 24 inches.

**L. Wind Turbines**

1. Wind turbines are permitted to provide energy to the structure on-site.
2. 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.
3. Wind turbines are subject to the following height restrictions:
  - a. The maximum height of a ground-mounted wind turbine is 25 feet.
  - b. The maximum height of any wind turbine mounted upon a structure is 15 feet above the height of such structure.



**Solar Panels, Building Mounted**

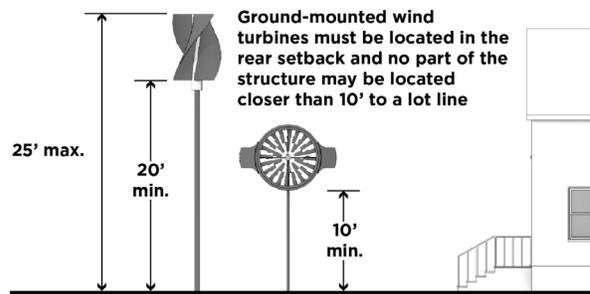
- c. Maximum height is the total height of the turbine system, including the tower and the maximum vertical height of the turbine blades. Maximum height therefore is calculated measuring the length of a prop at maximum vertical rotation to the base of the tower. The maximum height of any ground-mounted wind turbine is measured from grade to the length of a prop at maximum vertical rotation.
  - d. 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.
4. Ground-mounted wind turbines are permitted only in the rear setback. No part of the wind system structure, including guy wire anchors, may be located closer than ten feet to any lot line.

**M. Utilities (On-Site)**

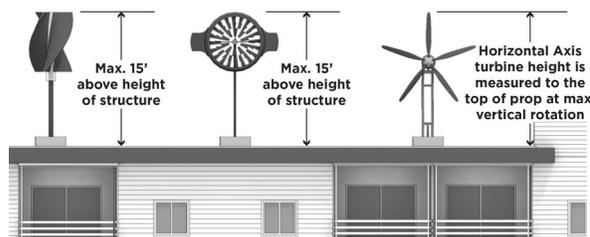
- 1. All on-site utilities must be located to the side or rear of the structure, unless placed in an underground vault or within the structure.
- 2. All on-site utilities must be screened on three sides by a solid fence, wall, or wall extension of the principal building equal to or a maximum of one foot greater than the height of the utilities. The enclosure must be gated on the fourth side. Such gate must

be solid. Alternatively a hedge row may be used to screen on-site utilities. Such hedge row must be planted to create a visual barrier and exceed the height of utilities by one foot within three years of planting.

- 3. Utility boxes may be wrapped or similarly designed with artwork installed on all sides as an alternative to screening. Such wrapping may not function as a sign. Such wrapping must be maintained in good condition and may alternate between wrappings. If such artwork is removed, screening is required.



**Wind Turbines, Ground-Mounted**



**Wind Turbines, Structure-Mounted**