

Chapter 3.50

DESIGN STANDARDS FOR
SCREENING AND LANDSCAPING

*The Planning Department is assigned responsibility
for administration of these design standards.*

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**Section 7. HOW MUCH IS TO BE SCREENED AND WHERE THE SCREENS ARE
TO BE LOCATED ON THE PROPERTY:**

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**7.7 Salvage Yards and Scrap Processing Operations Approved by Special Permit or
Permitted as Conditional Use**

7.7.1 The area outside a building used for the storage of salvage material in connection with the operation of a salvage yard or scrap processing operation shall be screened. In addition, the area outside a building used for the storage of vehicles waiting repair in connection with the operation of a vehicle body repair shop shall be screened. The screen shall be evenly distributed horizontally, ~~but~~. It may vary in height and openness so as to provided that it screens at least 90 ~~ninety~~ percent (90%) of the surface area of a vertical plane from the ground elevation to a height of six feet (6') above the ground elevation. The screen shall be installed along the entire perimeter of the outdoor storage area of the salvage or scrap processing operation where salvage material or vehicles waiting repair are held outside of a building, except where such area abuts the outside storage area of another salvage yard or scrap processing operation screened in accordance with a landscape screen approved by the City. If such screening is ineffective because of the topography of the premises or surrounding area or the presence of a public street viaduct, the ninety percent

(90%) screen shall be extended to the height necessary to obstruct the view of the salvage material or vehicles waiting repair. The screen below a height of six feet (6') shall be accomplished by fences or differences in land surface elevations.

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7.11 Storage and/or Display of Merchandise for Service/Repair Facilities and/or Contractor Services, and Refuse Areas, Recycling Bins, Open Storage, Loading Areas, and Ground Level Mechanical Equipment Associated With All Uses.

The ~~above items are required to~~ area outside a building used for (a) storage and/or display of merchandise for service/repair facilities and/or contractor services, (b) refuse areas, (c) recycling bins, (d) open storage, (e) loading areas, and (f) ground level mechanical equipment associated with all uses shall be screened if they are located within 150 feet of street right-of-way and within the public view or abutting a residential district. The screen shall be evenly distributed horizontally; however, it may vary in height ~~so as to~~ provided that it screens at least sixty percent (60%) of the surface area of a vertical plane from the ground elevation to a height of ten feet (10'). Fences shall be softened by landscaping to screen at least thirty percent (30%) of the surface area of a vertical plane from the ground elevation to a height of ten feet (10'). *(Resolution A-83782, March 20, 2006).*