

17.12.070: SCREENING AND LANDSCAPING:

- A. Where any industrial/manufacturing lot shares a common boundary with property zoned agricultural or residential, a screen shall be provided at least five feet eleven inches (5'11") in height. The screen may be a fence, wall, berm or approved landscaping, or some combination of the same. In addition, an approved landscape buffer shall be provided along such boundaries as specified in section [17.12.030](#) of this chapter.
- B. All mechanical equipment related to the building, including heating and air conditioning units and trash dumpsters, shall be completely screened from surrounding properties by use of a solid screening fence or wall five feet eleven inches (5'11") in height or shall be enclosed within a building. Trash dumpsters shall be located a minimum twenty five feet (25') from any property zoned agricultural or residential.
- C. Wherever off street parking areas are situated across the roadway from property zoned agricultural or residential, a berm or retaining wall in conjunction with a berm, three feet (3') in height, shall be constructed within the required setback to adequately screen the parking.
- D. Landscaping shall be required on ten percent (10%) of the gross area of the proposed project site. "Gross area" is interpreted as the total project site area remaining after any required road right of way dedication.
- E. All landscaping shall be maintained in a healthy, neat and orderly condition, free of weeds and litter. All paved areas, walls or fences shall be in good repair without broken parts, holes, potholes or litter.
- F. The planning commission may modify any provision of the screening and landscaping section of this chapter if strict adherence to a requirement should be delayed or is deemed unnecessary. (Ord. 2004-10, 8-10-2004)