

5. Screening at District Boundaries.

An opaque screen shall be installed and maintained along lot lines that coincide with all district boundaries, other than streets, where the premises abut residential uses. Except as otherwise provided, it shall have a total height of not less than six (6) feet nor more than seven (7) feet. Where there is a difference in elevation on opposite sides of the screen the height shall be measured from the highest elevation. A screen shall consist of one, or any combination, of the following types:

- a. Walls: Construction materials shall only include ceramic tile, stone, brick, concrete panels, concrete blocks, or other such materials as the Planning Commission may approve. Concrete panels and posts must be reinforced with rebar and wire as determined by the Engineering Department.
- b. Berms: A berm shall be not more than twenty (20) feet in width at the base. It shall be constructed of earthen materials and it shall be landscaped.
- c. Solid Fences: A solid fence shall consist of wood and metal or other such materials forming an opaque screen and which conforms to structural requirements of the Uniform Building Code.
- d. Open Fences: An open weave or mesh type fence shall be combined with plant materials to form an opaque screen, as approved by the Administrator.
- e. No signs or sign supports shall be permitted on any required screening.

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f. Notwithstanding the requirements listed above, where the finished elevation of the property is lower at the boundary line, or within five (5) feet inside the boundary line, than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this district.

g. Under special conditions where it has been determined that the development may create unique impacts on an adjoining residential district, the Planning Commission may review and approve other methods of screening such as open construction, screen height, placement of screen or other types of screening.