

**Chapter 160-5.C. Area regulations (commercial).**

**Existing:**

(4) Any mechanical equipment shall be prohibited in the side yard setbacks. Such equipment shall be allowed to encroach into the rear yard and front yard setbacks to a line not less than 10 feet from the rear property line and to a line not less than 15 feet from the front property line. Mechanical equipment located in any rear or front yard setback shall be screened from view with screening that has openings constituting between 20% and 30% of the total surface area of the screening to provide for the flow-through of air. A detailed design drawing of the mechanical equipment, together with any required screening, shall be submitted with the application for a building permit.

**Proposed:**

(4) Any mechanical equipment shall be prohibited in the side yard setbacks except that, in the case of corner lots, the side setback adjacent to the side street with a minimum setback of 15 feet there shall be permitted an encroachment of no more than four feet for such mechanical equipment. Mechanical equipment located in the rear setback must be adjacent to the building and shall be allowed to encroach into the rear yard setback not any closer than six feet from the rear property line and to a line not less than 15 feet from the front property line. Mechanical equipment located in any rear yard, front yard or corner side setback shall be screened from view with screening that has openings constituting between 20% and 30% of the total surface area of the screening to provide for the flow-through of air. A detailed design drawing of the mechanical equipment, together with any required screening, shall be submitted with the application for a building permit.

**Posted: September 25, 2017**