

Article 2: General Development Regulations

Division 9: Mechanical and Utility Equipment Screening Regulations

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.0901 Purpose of Mechanical and Utility Equipment Screening Regulations

The purpose of these regulations is to ensure that mechanical and utility equipment associated with a *development* is appropriately *screened* from *public vantage points*. The intent of these regulations is to minimize visual impacts to surrounding properties and *public rights-of-way*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.0905 When Mechanical and Utility Equipment Screening Regulations Apply

This Division applies to all multiple unit residential, commercial, and industrial *development* that proposes mechanical or utility equipment, whether or not a permit or other approval is required for the *development*, except that solar energy systems are exempt where developed in accordance with Section 141.0418.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 8-7-2015 by O-20555 N.S.; effective 9-6-2015.)

§142.0910 Mechanical and Utility Equipment Screening Regulations

(a) Except when located in the RS, RX, and RT zones, the following equipment and appurtenances shall be screened from public view and be architecturally integrated with the primary building on the *premises*:

- (1) Mechanical equipment
- (2) Tanks
- (3) Ducts
- (4) Elevator enclosures
- (5) Cooling towers
- (6) Mechanical ventilators
- (7) Air conditioners
- (8) Other similar appurtenances

- (b) Exterior facilities associated with a *structure* such as plumbing, heating, cooling, electrical, chemical processing, compressor, motor, and incinerator facilities shall be completely *screened* on all sides with a solid wall or *fence* that is painted or texturized to match the primary building on the *premises*.
- (c) All utilities, such as gas meters, electrical meters and panels, fire control panels, telephone, cable television panels, and similar devices shall be *screened* from public view unless other Municipal Code regulations require that visibility be maintained. Landscape *screening* may be used to *screen* utilities.
- (d) Equipment and appurtenances associated with industrial *development* that is classified as a manufacturing use shall be exempt from the screening requirements in Section 142.0910(a) and (b) if located on a *premises* that is not abutting residentially zoned property.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)

(Amended 8-9-2019 by O-21114 N.S.; effective 9-8-2019.)

(Amended 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)

[Editors Note: Amendments as adopted by O-21836 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-21836-SO.pdf]