

**RESOLUTION NO. 6078**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, ADOPTING SCREENING STANDARDS FOR ROOF-MOUNTED EQUIPMENT AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council has determined that screening standards for roof-mounted equipment are necessary on a city-wide basis to protect and enhance the community's aesthetic and environmental quality, thereby contributing to the overall objective of promoting the public health, safety and general welfare; and,

**WHEREAS**, the City Council has considered and received public comment on proposed screening standards for roof-mounted equipment;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:**

**Section 1**

That the Screening Standards for Roof-Mounted Equipment, copy of which is attached hereto and made apart hereto for all purposes, are hereby adopted.

**Section 2**

That this Resolution shall take effect immediately from and after its adoption, and it is so ordered.

PASSED AND APPROVED this 17<sup>th</sup> day of March, 1987.

**THE CITY OF GARLAND, TEXAS**

Bill Tomlinson

Mayor

**ATTEST:**

Velma Drury

City Secretary

## **SCREENING STANDARDS FOR ROOF-MOUNTED EQUIPMENT**

### **1.0 INTENT**

The requirements established herein for the screening of roof-mounted equipment are deemed necessary by the City Council for the following purposes:

- 1.1 To aid in the protection of residential neighborhoods from unsightly conditions created by adjacent activities;
- 1.2 To reduce the impact on residential neighborhoods of noise generated by mechanical equipment mounted on adjacent buildings;
- 1.3 To reduce visual blight and clutter along thoroughfare corridors.

### **2.0 DEFINITION OF ROOF-MOUNTED EQUIPMENT**

For the purpose of meeting these standards, roof-mounted equipment shall be defined to include, but not be limited to, package air conditioning units, air conditioning condensers, power vents, cooling towers, fans, piping and supports.

### **3.0 NON-RESIDENTIAL BUILDINGS ADJACENT TO OR WITHIN 200 FEET OF ANY RESIDENTIAL DISTRICT (INCLUDING MULTIFAMILY DISTRICTS)**

All roof-mounted equipment on non-residential buildings located adjacent to or within 200 feet of any residential district shall be screened from the view of such district.

- 3.1 Overall screening height shall be the height of the highest element of roof-mounted equipment.
- 3.2 Roof-mounted equipment and each side of a screening device shall be painted or otherwise finished so as to be similar in color to the color of the roof surface or to the color of the building facade or trim, whichever color is more effective in minimizing the visibility of the equipment and screen from ground level.

- 3.3 Roof-mounted air conditioning units five tons in size or smaller shall comply with all requirements of 3.0, 3.1 and 3.2 or shall be set back a minimum distance of 30 feet from any building wall which faces a residential district. In any case, the provisions of 3.2 shall apply.

**4.0 MULTIFAMILY RESIDENTIAL BUILDINGS ADJACENT TO OR WITHIN 200 FEET OF SINGLE-FAMILY AND DUPLEX RESIDENTIAL DISTRICTS**

All roof-mounted equipment on multifamily residential buildings located adjacent to or within 200 feet of single-family and duplex residential districts shall be screened from the view of such districts.

- 4.1 Overall screening height shall be the height of the highest element of roof-mounted equipment.
- 4.2 Roof-mounted equipment and each side of a screening device shall be painted or otherwise finished so as to be similar in color to the color of the roof surface or to the color of the building facade or trim, whichever color is more effective in minimizing the visibility of the equipment and screen from ground level.
- 4.3 Roof-mounted air conditioning units five tons in size or smaller shall comply with all requirements of 4.0, 4.1 and 4.2 or shall be set back a minimum distance of 30 feet from any building wall which faces a single-family or duplex residential district. In any case, the provisions of 4.2 shall apply.

**5.0 NON-RESIDENTIAL AND MULTIFAMILY RESIDENTIAL BUILDINGS ADJACENT TO OR WITHIN 200 FEET OF A PUBLIC STREET**

All roof-mounted equipment on non-residential and multifamily residential buildings located adjacent to or within 200 feet of any public street shall comply with all requirements of 3.0, 3.1, 3.2 and 3.3 or shall be set back a minimum distance of 30 feet from any building wall which faces a street.

- 5.1 Where the 30 foot setback option is chosen, roof-mounted equipment shall also be painted or otherwise finished so as to be similar in color to the color of the roof surface or to the color of the building facade or trim, whichever color is more effective in minimizing the visibility of the equipment from ground level.

## **6.0 ALTERNATIVE COMPLIANCE**

Where the Director of Planning determines that stringent enforcement of these standards will create an undue hardship or a condition contrary to the intent of the requirements set forth herein, the Director may approve an alternative screening method upon ascertaining that such method achieves the intent of these standards.

## **7.0 APPEALS**

- 7.1 The Plan Commission shall hear and decide appeals which allege error in any order, requirement, decision or determination made by the Director of Planning in the interpretation of these standards.
- 7.2 When the Plan Commission denies an appeal, a hearing before the City Council shall be set only when an appeal is filed by the applicant with the City Manager within 15 days of the date of denial.