

COUNTY-WIDE CERTIFICATE OF APPROPRIATENESS

New or replacement, rooftop or ground-mounted equipment

DESIGN CRITERIA		
Size, scale, location	Replacement equipment (new units replacing old units in the same location) shall not be more visible than the existing equipment.	
	New equipment shall not be visible from the EC.	
Roof form	Rooftop equipment on new buildings shall be screened by appropriately scaled parapets, the roof, or other appropriately scaled architectural elements that are fully coordinated with the building design.	
Location	Buildings or structures shall be used to screen ground-mounted equipment from the EC. In situations where no structure is available for screening, equipment shall be located as distant from the EC as possible to minimize visibility, with screening devices added to eliminate visibility.	The criteria for screening fences apply.
Colors	Replacement equipment that remains visible from the EC must be colored to reduce visibility – either coordinated with the building or to blend with the background.	
Screening devices	Walls, fences and other architectural features may be considered for screening mechanical equipment. Such features must be coordinated in material, color, and scale with the building. Durability and maintenance shall be considered when reviewing proposed screening materials.	The criteria for screening fences apply.
Planting	Planting may be required in conjunction with walls or fencing to provide a design that is coordinated and compatible with the building and site.	
	Screening consisting solely of planting may be considered based on: size of the area to be screened, proximity to the EC, density of planting, and ability of the planting to provide immediate screening.	The quantity, quality, size, location and choice of landscape materials shall be such that at least 33% of the screening effect will be achieved within 3 years of planting.
NOTE	All equipment guidelines apply.	