

## § 803.6 Prohibited *Accessory Use* or *Structures*

803.6.1 In no case, shall a Vehicle of any kind or type without current license plates be parked or stored on any property other than in a completely enclosed Building.

803.6.2 Outdoor placement of commercial vending machines anywhere on site in a Residential or CBD District are prohibited.

## § 804 Air Conditioning Systems/Mechanical Equipment

Air conditioning systems shall be subject to the following additional requirements:

§ 804.1 In all R-1 and R-2 Districts, any outdoor installation constructed or placed on a *Lot* in connection with an air conditioning system designed to air condition all or part of a residence shall be located in a *Front Yard* provided that it shall not be located more than five (5) feet in front of the *Building Line* or shall not be located less than seven (7) feet from the *Side Lot Line* and adequately screened as outlined in § 814. In a *Side and Rear Yard*, no less than seven (7) feet from the side or *Rear Lot Line*.

§ 804.2 In all other Residential Districts, any outdoor installation constructed or placed on a *Lot* in connection with an air conditioning system designed to air condition all or part of a residence may be located in a *Front Yard* provided that it shall not be located more than five (5) feet in front of the *Building Line* or shall not be located less than five (5) feet from the *Side Lot Line* and adequately screened as outlined in § 814. In a *Side or Rear Yard*, no less than five (5) feet from the side or *Rear Lot Line*.

§ 804.3 In all Districts, the front and side setbacks for an air conditioning system shall follow the setbacks set for the most restrictive of the abutting districts.

§ 804.4 To the maximum extent practical, all roof-mounted and ground-mounted mechanical equipment shall be screened from view or isolated so as not to be visible from any *Public Right-of-Way* or residential district within one hundred fifty (150) feet of the subject *Lot*, measured from a point five (5) feet above Grade. Roof screens, when used, shall be coordinated with the *Building* to maintain a unified appearance.

§ 804.5 Mechanical equipment and open storage areas shall be screened from *Public Streets, Alleys, paths, Private Streets* and abutting *Lots* to a minimum height of six (6) feet. When solid screening is used, the materials shall be compatible with the *Building* as outlined in § 703.2 Allowed Materials.

## § 805 Carports

A carport or porte-cochere may be erected over a *Driveway* in a portion of a *Side Yard*, provided that such a *Structure* is:

§ 805.1 Not more than one (1) *Story* or fourteen (14) feet in height and twenty-four (24) feet in length.

§ 805.2 Entirely open on at least three (3) sides, except for the necessary supporting columns and customary architectural features.

§ 805.3 Not located less than (3) feet from a *Side Lot Line*; provided, however, that no carport shall be located within a required *Side Yard* abutting a *Street Right-of-Way* for a *Corner Lot*.

## § 806 Dumpsters and Refuse Collection Areas

### § 806.1 Dumpsters

Dumpsters must be completely screened from view when visible from any Residential or Open Space District with screening that is at least as tall as the dumpster. This provision shall apply to all dumpsters, including those used for the collection and storage of recyclable materials, whether *Public* or *Private*.

### § 806.2 Refuse Collection Areas in All R-1, R-2, R-3 and O-S Districts

806.2.1 All refuse storage shall be in the side and rear of the Buildings and shall be screened from the Public Right-of-Way.

806.2.2 Deposited refuse should not be visible from outside the refuse enclosure.

### § 806.3 Refuse Collection Areas in All R-4, R-5, R-6, R-7 and Commercial Districts

806.3.1 All refuse collection areas shall be in the side and rear of the Buildings.

806.3.2 All refuse collection areas should be effectively designed to contain all refuse generated on site and deposited between collections. Deposited refuse should not be visible from outside the refuse enclosure.

806.3.3 Screening shall be of sufficient height and density to completely hide the storage from public view. All screening shall be maintained in such manner as to present a neat and orderly appearance at all times.

806.3.4 Refuse collection areas should be so located upon the Lot as to provide clear and convenient access to refuse collection Vehicles.

## § 807 Dwelling Unit Standards

The intent of this Section is to establish standards to prevent the overcrowding of *Dwelling Units* and overly dense development of neighborhoods, and to ensure satisfactory amenities as conversions take place. Conversion of existing *Buildings* to