

Equipment Screening Amendments

TITLE 5 – Building Regulations, Chapter 10 – Landscaping, Screening and Tree Preservation, Section 5-10-3: - LANDSCAPING AND SCREENING

EXISTING Subsection 12

(Ord. 93-14, 1-19-1993; amd. Ord. 97-199, 11-18-1997; Ord. 00-02, 1-18-2000)

12. Rooftop Structures And Equipment:

12.1. All roof structures and equipment, such as heating, air conditioning, ventilation, exhaust or other mechanical equipment, located on the roof of any building or structure shall be screened or enclosed in a manner that will mask the equipment from view.

12.2. Equipment screening in the form of parapet walls, unless otherwise approved by the Chief Building Official due to structural reasons, shall be installed such that the entire piece of equipment is completely enclosed on all sides for the full height of the unit plus any supporting curb work.

12.3. Construction of the screening or enclosure shall comply with the provision of Section 1509 of the 2000 International Building Code, and shall be of the same character and design as the building.

12.4. A building permit shall not be issued for any building unless the screening or enclosure is included on the plans submitted with the building permit application.

PROPOSED Subsection 12

12. Rooftop Equipment – Required Screening:

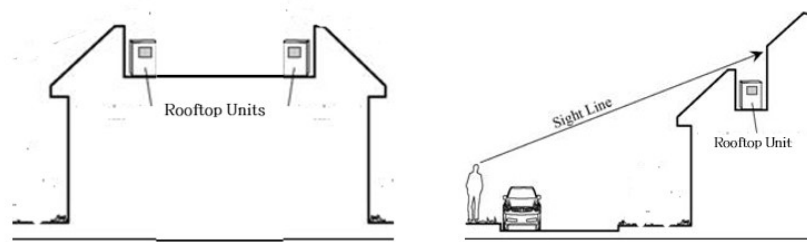
12.1. For the purposes of this Section, rooftop equipment shall include all heating, air conditioning, ventilation, exhaust or other mechanical equipment, as well as all other duct work, vents, stacks, pipes and other related appurtenances. Rooftop equipment shall not include renewable energy systems, which shall be exempt from the screening requirements provided herein.

12.2. All required screening of rooftop equipment shall comply with all building code requirements adopted by the City of Naperville and shall be of the same character and design as the building.

12.3. A building permit shall not be issued and/or final inspections shall not be approved unless the rooftop equipment is in compliance with the following:

12.3.1. For new construction or projects including substantial exterior renovations, as determined by the Zoning Administrator, equipment screening in the form of parapet walls shall be installed such that all rooftop equipment is completely enclosed on all sides for the full height of the rooftop equipment plus any support curb work. On pitched roofs, equipment shall be located within a recessed area, preferably in the middle of the roof. If a recessed location on a building with a pitched roof is not possible, equipment shall be ground mounted and screened in accordance with Section 13.

Figure 1: Pitched Roof Recessed Area for Rooftop Equipment



12.3.2. For existing buildings, unless reduced or waived by Section 12.3.3., required screening shall be provided such that all **new** rooftop equipment is enclosed on all sides for the full height of the rooftop equipment plus any support curb work. This requirement shall apply for any new installation to support the objective of achieving overall screening. New equipment screening within a parapet wall is preferred, but alternate screening methods (e.g. individual unit/cluster screening) may be used on buildings without existing parapets or with existing unscreened units, subject to approval of the Zoning Administrator. Alternative screening methods shall:

12.3.2.1 Provide a solid physical screen that matches the color of the nearest façade wall (when on a flat roof) or the color of the roof (when on a pitched roof).

12.3.2.2 Be comprised of factory pre-finished metal, wood laminated with metal, or other durable building materials in a manner architecturally integral to the style and materials of the building upon which it is located.

12.3.2.3 On a pitched roof, comply with location requirements described with Section 12.3.1.

12.3.2.4 Generally be several times wider than the equipment, but no taller than the equipment, to avoid the effect of creating simply a larger vertical protrusion.

12.3.2.5 In instances where more than one rooftop unit is to be installed, placement made to accommodate a single, larger screen to encompass multiple pieces of equipment is preferred over several individual screening units.

12.3.3. For non-conforming properties, buildings greater than 150,000 square feet in area OR properties located in the ORI, RD or I zoning districts surrounded on all sides by other industrial properties, the Zoning Administrator shall have the authority to reduce, waive, or allow for other alternative methods to effectively screen new rooftop equipment if the petitioner demonstrates through submittal of structural reports and renderings one or more of the following conditions exist:

- 12.3.3.1. Equipment is setback from the roof edge at least 3 feet in depth for every 1 foot in equipment height
- 12.3.3.2. Structural limitations of the existing building and/or roof (e.g., building span which makes a parapet wall or individual unit screening impractical);
- 12.3.3.3. Disproportionate impact of required screening for one tenant within a non-conforming multi-tenant building;
- 12.3.3.4. Line of sight considerations demonstrating at a 6-foot eye-level, measured from property lines and nearby roadways, no more than 20% of any rooftop equipment unit is visible.
- 12.3.3.5. Limited adverse impact on building aesthetics if screening not provided;
- 12.3.3.6. Life safety requirements which necessitate placement, height, or spacing of the rooftop equipment.

12.4. Appeals. Any denials of screening reductions/waivers by the Zoning Administrator can be appealed to the Planning and Zoning Commission.

13. Ground Mounted Equipment – Required Screening:

- 13.1. For the purposes of this Section, ground mounted equipment shall include all heating, air conditioning, ventilation, generators, exhaust or other mechanical equipment. Ground mounted equipment shall not include specialty storage tanks (e.g., grain storage for breweries; compressed natural gas, etc.)
- 13.2. All required ground mounted equipment screening shall be of the same character and design of the building.
- 13.3. A building permit shall not be issued and/or final inspections shall not be approved unless the ground mounted equipment is in compliance with the following:
 - 13.3.1. All ground mounted equipment shall be screened on four (4) sides by a solid fence, wall, or equivalent material to the full height of the equipment, subject to review and approval by the Zoning Administrator.
- 13.4. Exemptions. Screening shall not be required for ground mounted equipment serving single-family detached dwelling units. Ground mounted equipment screening shall not be required for alternative energy producing sources, such as photovoltaic systems, wind generators, or other related systems or equipment
- 13.5. Appeals. Any denials of screening reductions/waivers by the Zoning Administrator can be appealed to the Planning and Zoning Commission.

14: Variances to Roof and Ground Mounted Screening Requirements:

In harmony with the general purposes and intent of this Chapter, a variance to Sections 5-10-3:12 (Rooftop Equipment – Required Screening) or 5-10-3:13 (Ground Mounted Equipment – Required Screening) may be made by the Planning and Zoning Commission if it pertains to development activity requiring or which required Planning and Zoning Commission approval. A variance to these

Sections may be made by the Building Review Board if it does not pertain to development activity requiring or which required Planning and Zoning Commission approval. In each case, the Planning and Zoning Commission or Building Review Board may approve, deny, or approve the petition with conditions, at a meeting which shall be open to the public.

Variance Jurisdiction Amendments – Title 5

TITLE 5 – Building Regulations, Chapter 2 – Construction and Fire Prevention Regulations, Article C - BUILDINGS

- **5-2C-3: - EXTERIOR WALL CONSTRUCTION:**

A minimum of fifty percent (50%) of the exterior wall construction for all multiple-family dwellings, and single-family attached dwellings, two-family dwellings, and any other principal building or structures containing such residential dwelling units (as those terms are defined in Title 6 of this Code) shall be constructed of solid masonry, face brick, manufactured concrete stone veneer (one and one-half-inch average thickness) set individually into mortar bed, or other masonry products as approved by the City Council. In no instance shall EIFS, corrugated or channeled metal, unfinished/smooth face concrete block, be construed as sufficient material to comply with this Section.

The fifty percent (50%) coverage requirement shall be calculated by measuring all facades of the structure, excluding the openings for windows and doors, and dividing that figure by two (2). The builder of the structure shall be authorized to satisfy the fifty percent (50%) requirement by placing the masonry or brick on one or more facades of the structure, provided that the facade that faces the public street or private road that services the structure shall have a minimum of fifty percent (50%) of that facade constructed of solid masonry, face brick, manufactured concrete stone veneer (one and one-half-inch average thickness), or other masonry products approved by the City Council. The requirements of this Section shall apply to new multiple-family dwellings, single-family attached dwellings, two-family dwellings, and any other building or structures containing such residential dwelling units, or to additions that comprise more than fifty percent (50%) of the total gross square footage of such existing building or structure.

5-2C-4: VARIANCES TO EXTERIOR WALL CONSTRUCTION REQUIREMENTS:

In harmony with the general purposes and intent of this Chapter, a variance to Section 5-2C-3 may be made by the Planning and Zoning Commission if it pertains to development activity requiring or which required Planning and Zoning Commission approval. A variance to Section 5-2C-3 may be made by the Building

Review Board if it does not pertain to development activity requiring or which required Planning and Zoning Commission approval. In each case, the Planning and Zoning Commission or Building Review Board may approve, deny, or approve the petition with conditions, at a meeting which shall be open to the public.

TITLE 5 – Building Regulations, Chapter 10 – Landscaping, Screening and Tree Preservation, Section 5-10-7: - VARIANCES

1. Landscape Variances: Variances from the regulations of this Chapter may be made if in harmony with the general purposes and intent of this Chapter. A landscape variance may be made by the Planning and Zoning Commission if it pertains to development activity requiring or which required Planning and Zoning Commission approval. A landscape variance may be made by the Landscape Variance Committee, consisting of the Zoning Administrator and City Engineer or their representatives, if it does not pertain to development activity requiring or which required Planning and Zoning Commission approval. A landscape variance may be made by the Zoning Board of Appeals Planning and Zoning Commission if it is an appeal from a decision of the Landscape Variance Committee. In each case, the Planning and Zoning Commission or Landscape Variance Committee, ~~or the Zoning Board of Appeals~~, as the case may be, may approve, deny, or approve the petition with conditions, at a meeting which shall be open to the public.