

C. Failure to comply with any applicable provision of this chapter, or with conditions that may be imposed in connection with site plan review approval or issuance of a building permit, will constitute a public nuisance. (Ord. 1044 §3 (part), 2003)

## Chapter 17.34

### PUBLIC UTILITY FACILITIES

#### Sections:

- 17.34.010 Purpose.
- 17.34.020 Location criteria.
- 17.34.030 Design standards.
- 17.34.040 Site plan requirements.
- 17.34.050 Landscaping.
- 17.34.060 Refuse enclosures.
- 17.34.070 Fencing and screening.
- 17.34.080 Performance standards.

17.34.010 Purpose. The purpose of this chapter is to provide standards of development designed to lessen the negative impacts caused by public utility facilities and to insure their compatibility with neighboring uses. (Ord. 822 §1(part), 1989)

17.34.020 Location criteria. A. Such uses shall be located on arterial or larger streets unless another location shall be approved by the planning commission.

B. Such uses shall not be located on any side of, or across from any residential use, park, school or church unless such use is a water well, pump station, enclosed water storage facility or cellular telephone antenna.

C. The site shall be of sufficient size to accommodate all structures and required parking for the site. (Ord. 963 §§26(part), 27, 1995: Ord. 822 §1(part), 1989)

17.34.030 Design standards. The design and appearance of public utility facilities shall be compatible with surrounding uses and shall not detract from the neighborhood in which the use is located. The design of such facilities shall include, but not be limited to:

A. Structures located on the site shall not exceed the maximum allowable height within the zone district unless approved by the planning commission.

B. Offices, maintenance buildings and, where possible, the facility itself shall incorporate building materials which are compatible with materials used in surrounding development.

C. Any loading dock or door facing a public or private street shall be located in such a way that all truck maneuvering shall take place on site whenever possible.

D. Control of lighting and light fixtures. (Ord. 963 §26(part), 1995; Ord. 822 §1(part), 1989)

17.34.040 Site plan requirements. A. Minimum site area: none.

B. Minimum setbacks.

1. Front setback: twenty feet.

2. Side and rear setback: ten feet. (Ord. 963 §26(part), 1995; Ord. 822 §1(part), 1989)

17.34.050 Landscaping. A. Landscaped areas shall consist of trees, planted groundcover, shrubs, or a combination thereof.

B. All landscaped areas shall contain an accepted irrigation system (sprinklers, bubblers or diffuser heads) with an automatic timer-clock mechanism. All landscaped areas shall be contained within six-inch concrete or eight-inch masonry planter curbing.

C. All landscaped areas shall be maintained by the owner or operator in a reasonably litter-free, weed-free condition and all plant materials shall be kept in a healthy, growing condition. (Ord. 963 §26(part), 1995; Ord. 822 §1(part), 1989)

17.34.060 Refuse enclosures. Refuse disposal areas shall be adequately screened from view utilizing a decorative wood or masonry enclosure or a combination thereof, which is compatible with the design of the principal structure on the site. The minimum interior dimensions of any refuse enclosure shall be five feet by seven feet. (Ord. 963 §26(part), 1995; Ord. 822 §1(part), 1989)



17.34.070 Fencing and screening. Except for areas used for driveways, a solid masonry wall or chain link fence containing sight-obscuring slats shall be maintained along all lot lines. The maximum height of the fence cannot exceed eight feet. The fence constructed along any street side of the site shall be located to the rear of any required setback.

B. Required parking shall be provided and developed in accordance with the provisions of Chapter 17.60 of these regulations. (Ord. 963 §26(part), 1995; Ord. 822 §1(part), 1989)

17.34.080 Performance standards. Public utility facilities shall be operated in a manner which does not interfere with the normal use of the adjoining properties. Accordingly, the following performance standards shall be applicable to all such establishments:

A. Noise levels measured at property lines shall not exceed the levels prescribed in the noise regulations of the city.

B. The premises shall be kept clean and the operator shall insure that no trash or litter originating from the site is deposited on neighboring properties or on the public right-of-way.

C. No undesirable odors shall be generated from the site. (Ord. 963 §28(part), 1995; Ord. 822 §1(part), 1989)

## Chapter 17.36

### BOARDING AND ROOMINGHOUSES

#### Sections:

- 17.36.010 Purpose.
- 17.36.020 Conditional use permit--Required.
- 17.36.030 Design standards.
- 17.36.040 Performance standards.

17.36.010 Purpose. The purpose of this chapter is to provide standards to insure that residences used as boarding or roominghouses shall be compatible with surrounding neighbors and will not adversely impact the area in which such use is located. (Ord. 822 §1(part), 1989)