



Tolleson Development Services

City of Tolleson: Screening Review Checklist

Screening/Fencing:

Review #: _____

Project: _____

Date: _____

Consultant: _____

By: _____

Owner: _____

12-4-102 - SCREENING REGULATIONS

(A) The screening standards of this section apply to all new buildings and uses and expansions of buildings and uses in all zoning use districts. Single family residences not being developed as a P.A.D. are excepted from these regulations unless otherwise specified.

Current Zoning of Parcel: _____
New or Expanded Building/Use: _____

(C) In residential, commercial and industrial developments, excluding single family not part of a P.A.D., the following is required.

(1) All outdoor storage areas for materials, trash, mechanical equipment, vehicles or other similar items shall be screened from view by a minimum six-foot high wall constructed of or finished with materials to match the main building of the site.

(2) Parking areas shall be screened from street view to a minimum height of three feet above the highest finished grade of the parking area.

(a) Industrial lots not adjacent to an arterial street shall be screened by the use of walls, berms, landscaping or any combination of the three.

(b) All other areas shall be screened by the use of walls, berms or combination of the two. The screening may be supplemented by up to 25% intermittent landscaping

(3) All loading, delivery and service bays shall be screened from street view by a wood, brick, slump block, masonry wall with stucco or mortar wash, or compatible alternatives approved by the Zoning Administrator and the screen shall be six feet in height. See Masonry Wall or division (S)(c) below

(4) Roof-mounted mechanical equipment shall be screened by parapet walls or other screening devices to be no lower in height than six inches below the height of the mechanical equipment on side, front or rear walls, whichever is adjacent to public streets or residential districts.

(5) A brick, slump block or masonry wall with stucco or mortar wash finish, or compatible alternative approved by the Zoning Administrator (collectively, the "Wall") shall be constructed as follows. (See Ord. 380, N.S., passed 3-23-1999)

(a) To a height of six feet on a lot used for commercial, mobile home park or multi-family use along any lot line abutting against, in common with, or separated only by an alley from, a residence or residential district. (See Ord. 380, N.S., passed 3-23-1999)

(b) To a height of six feet on a lot used for industrial use along all lot lines other than those lot lines abutting against or in common with the public rights-of-way that the property use for ingress and egress (the "Frontage Lot Lines"). Notwithstanding the foregoing, the city may require a wall to be constructed to a height not to exceed six feet along all or part of the frontage lot line as may be deemed necessary by the Zoning Administrator to shield the property's activities from the public. (See Ord. 380, N.S., passed 3-23-1999)

(c) Definition. MASONRY WALL. The "Wall" shall be constructed of standard eight inches by eight inches by 16 inches and shall be in conformance with ASTM C90 for load bearing concrete masonry unit. See Ordinance 380 N.S. for the "Wall."

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(6) All outdoor lighting shall be directed down and screened away from adjacent properties and streets.

(7) In Commercial and 1-1 and 1-2 Industrial Districts, the walls may be constructed to a maximum of eight feet around the boundary of the uses unless the wall(s) are also exterior building walls in which case the wall height is subject to the building height limitation for the zoning district. (See Ord. 380, N.S.,passed 3-23-1999

(8) No hazardous materials may be used or located on the top of a required or permitted wall in any district. (See Ord. 380, N.S.,passed 3-23-1999)

(9) In all districts, fences constructed of chain link wire, wire mesh, multiple strands of wire and the like are prohibited unless the fence is completely screened from public view, from any public rights-of-way or any adjacent property by landscaped berms, masonry walls, or compatible opaque alternatives approved by the Zoning Administrator.

(10) In Commercial and Industrial Districts, wrought iron or tubular steel fences which are visible from either public rights-of-way or adjacent property are allowed in lieu of screening materials otherwise required by this section, only if approved by the City Council in conjunction with a new or amended site plan application
