

**ARTICLE 18  
SCREENING REQUIREMENTS**

**7 TCC 1-18 (a) Purpose** . The purpose of this Article is to establish standards of screening for those properties within the County's jurisdiction which may be incompatible with adjacent properties.

**7 TCC 1-18 (b) Screening**. Screening shall be designed, planted or constructed and maintained in accordance with the following general guidelines.

- (1) Permanent screening during all seasons shall be required of Industrial and Commercial Districts in the following instances:
  - i. A screen shall be required for an Industrial and or Agricultural-Business use when it is adjoining an R-1, R-2, R-R, C-1 or C-2 District.
  - ii. A screen shall be required for a Neighborhood Commercial use when it is adjoining a R-1, R-2, R-R or A-2 District.
  - iii. A screen shall be required for a Highway Commercial use when it is adjoining an R-1, R-2, R-R or A-2 District.
- (2) No screening shall interfere with sight requirements for safe ingress and egress.
- (3) No screening shall be planted or installed within an underground or overhead utility easement or a drainage easement without the consent of the appropriate utility.
- (4) One (1) of the following screening types or a combination of the following screening types shall be used.
  - i. A dense compact screen of plantings to attain the dimensions specified within a two (2) year time span.
  - ii. A fence (less than fifty (50) percent view through fence) to be maintained at the dimensions specified.
  - iii. A ground contoured earthen berm to be maintained at the dimensions specified.
  - iv. Vegetation and grassed earth berms should be used whenever possible.
  - v. Earthen berms shall have a side slope not less than four (4) feet horizontal distance for each one (1) foot of vertical distance.
  - vi. Screening shall be six (6) feet in height excluding vegetation growth.
  - vii. If a combination of vegetation and screening is to be used, the vegetation shall be placed on the outside perimeter of the fencing.
  - viii. A plan specifying dimensions, locations and types of screening shall be supplied at the time a building permit is applied for.
  - ix. Screening shall be in place prior to the closeout of the building permit, or within the time frame specified by the Community Development Administrator.

**7 TCC 1-18 (c) Maintenance**.

- (1) The plantings, fences, or berms shall be properly maintained in order to fulfill the purpose for which it is established. Such maintenance shall include all actions necessary to keep all screening in good repair and in a neat appearance.

- (2) In the event that any vegetation, fence, or berm is damaged, it shall be replaced within one (1) year or one (1) growing season, whichever is sooner.
- (3) In the event that any fence or berm is damaged, it shall be replaced within six (6) months.