

19.57.290 Auxiliary Spaces & Mechanical Equipment

A. Standards

1. Auxiliary spaces shall be integrated into overall building and site design so as to minimize visual prominence of these spaces.
2. Building service areas, such as garbage and recycling collection areas shall be screened with fences and/or vegetation.
3. Mechanical equipment shall be placed in areas that are obscured from view and stepped away from the roof edge to ensure being obscured.
4. Mechanical equipment shall be visually integrated with the design of the building, and shall be constructed of or screened by materials and colors that are compatible with adjacent buildings.
5. For exterior waste storage, storage areas shall be designed and constructed to meet the needs of the occupants, efficiency of pickup, and accessibility to occupants and collection companies.
6. Mechanical equipment such as antennas and satellite dishes shall be limited to a maximum of 60 feet, provided they are placed appropriately and are screened from view.

B. Guidelines

1. Screen auxiliary spaces and mechanical equipment from view.
2. Window wells should not be used for mechanical equipment such as air conditioners.

19.57.300 Retaining Walls/Guardrails

A. Standards

1. Blank concrete retaining walls or railings or “jersey barriers” are prohibited in public areas of the site. [However, temporary use of jersey barriers may be utilized with special events review and permit of the City of University Place.](#)

B. Guidelines

1. Provide erosion protection and to prevent foundation settlement and unstable soils conditions.
2. Rock walls, retaining walls, and railings should be designed as any element of the overall site development and in visual accord with other elements in that area.
3. Decorative plantings, patterns, and public art are encouraged treatments for rock walls, retaining walls, and railings.
- 3.4. [All retaining walls, seat walls and railings shall have skateboard deterrents integrated with the design.](#)