

CITY OF APPLE VALLEY  
ZONING CODE EXCERPT

**§ 155.348 SCREENING.**

(B) Screening in business, industrial and institutional districts:

(1) Where any business, institutional or industrial use (that is, structure, parking or storage) is adjacent to and within 100 feet of property zoned for residential use, that business or industry shall provide screening along the boundary of the residential property. Screening shall also be provided where a business or industry is across the street from a residential zone, but not on that side of a business or industry considered to be the front (as determined by the building inspector).

(2) In business, industrial and institutional districts, all exterior storage shall be screened. The exceptions are:

(a) Retail merchandise being displayed as permitted by this chapter; and

(b) Materials and equipment being used for construction on the premises.

(C) In all zoning districts, all waste material, debris, refuse or garbage shall be kept in an enclosed building or enclosed within a container. The container shall be completely screened by a

(‘81 Code, § A1-55) (Ord. 291, passed 4-21-83)

wall or an equivalent visual screen. The screen or enclosed building shall be architecturally compatible with the principal building it serves.

(D) Type of screening.

(1) The screening required in this section shall consist of an attractive solid fence or wall or landscaping or earth berm but shall not extend within 30 feet of any public street where the screening in excess of three feet in height is needed.

(2) Where landscaping, such as a hedge, is used, the landscape feature shall provide a year-round solid screen before the requirements of this section are met.

(3) Natural features, such as differences in elevation, tree masses or similar natural features, may negate the need for man-made screening in certain areas. This determination shall be made by the Zoning Administrator.

(E) It shall be the responsibility of the property owner to maintain all screening so as not to be unsightly, a nuisance or create a hazard or safety problem.