

City of Coral Gables Zoning Code Text Amendment Request

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Date of request:

12-22-08

Sponsoring department(s):

Building and Zoning Department

Code section(s) to be amended (attach additional sheets as necessary):

Article 5

Division 18 Screening Section 5-1802. Screening of rooftop equipment

Purpose or explanation of text amendment (attach additional sheets as necessary):

Clarification/amended requirements of screening from view for mechanical equipment.

Proposed text amendment (attach additional sheets as necessary):

Section 5-1802. Screening of rooftop equipment.

Air-cooled condensing and/or compressor equipment, water cooling towers and any other type of mechanical or service equipment or apparatus installed on roofs of all buildings constructed on or after October 1, 1969, shall be screened from view ~~by a parapet or some other type masonry wall or screening.~~ subject to the discretion and approval from the Board of Architects for design and screening material.

Those buildings constructed prior to October 1, 1969, shall be exempt from this requirement until such time as renovation or rehabilitation of any portion of said building is permitted. At the time of permitting for any renovations or rehabilitation in which the value of such construction exceeds twenty (20%) percent of the assessed value of the structure, any air-conditioning and/or mechanical apparatus mounted on roof tops, whether new or existing, shall be screened. Said screen shall be ~~constructed so as to conceal the machinery from the eye on a horizontal plane of observation.~~ subject to the discretion and approval from the Board of Architects for design and screening material.

Sponsoring department(s) signature:

Martha Salazar-Blanco

Martha Salazar-Blanco

12-22-08

Print name

Signature

Date