

*What do I do if I have
more questions?*

Contact the Planning Counter.
Staff is available from 7:30
a.m. to 4:30 p.m. Monday
through Friday except holidays
and will be happy to discuss
your project with you.
The Planning counter is
located in the Community and
Economic Development
Department on the 4th Floor
of City Hall, 12725 SW Millikan
Way.

*The instructions contained within this
brochure are not intended to replace
the regulations found in the City
Development Code (Ord. 2050).
Accessory Structure regulations may
be found on the City web site
(www.beavertonoregon.gov) or may
be obtained at the Planning Counter.*

City of Beaverton

**Community and Economic
Development Department
Planning Division
12725 SW Millikan Way
Beaverton, OR. 97076**

Phone: 503-526-2420
Fax: 503-526-2550
Web: www.beavertonoregon.gov



Roof Mounted Equipment

Development Assistance

Community Development Department

Planning Division

12725 SW Millikan Way
PO Box 4755

Beaverton, OR. 97076

Tel: (503) 526-2420

Fax: (503) 526-2550

Web: www.beavertonoregon.gov



Roof Mounted Equipment

What is Section 60.05.15.5?

Section 60.05.15.5 is a Design Review standard which applies to certain roof-mounted equipment. The standard requires that roof-mounted mechanical equipment be screened from view from adjacent streets or adjacent properties. To determine whether your proposed screening meets 60.05.15.5 requirements, you will take measurements at specific points on each of the site's perimeter property lines.

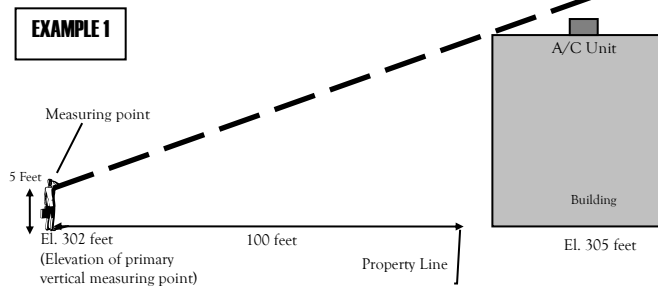
Screening may be accomplished through:

1. A parapet wall; or
2. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or
3. Setting the equipment back so that it is not visible

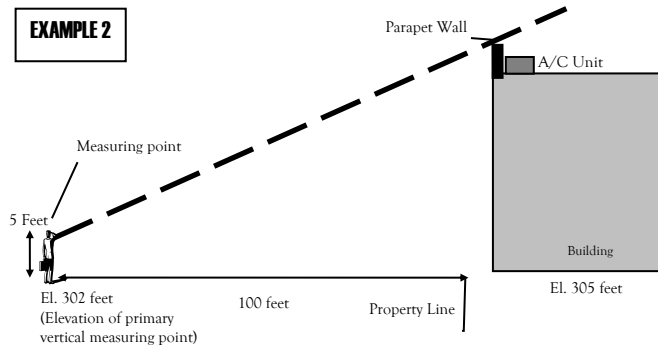
How can I demonstrate compliance with this requirement?

Provide plans showing the location of the equipment and locations of the required measuring points. The primary vertical measuring point is established from the property's front property line. It is measured 100 feet from the front property line and 5 feet above grade. Once the primary vertical measuring point is established, additional measuring points are established and measured at each of the remaining property lines. These additional measuring points are located 100 feet from the individual property line and 5 feet above the elevation established by the primary vertical measuring point.

What type of situation would meet Section 60.05.15.5?

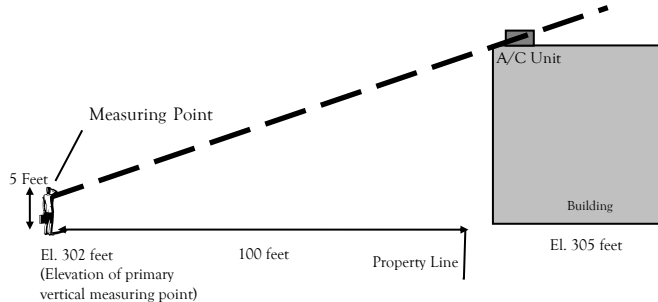


This example meets Section 60.05.15.5 because the rooftop unit is screened by the building. Note that compliance must be demonstrated at **each** of the property's measuring points.



This example meets Section 60.05.15.5 because the rooftop unit is screened by the parapet wall. Note that compliance must be demonstrated for **each** of the property's measuring points.

What type of situation would not meet Section 60.05.15.5?



This example does not meet Section 60.05.15.5 because the rooftop unit is **NOT** screened.

What other plans should I provide?

In addition to the aerial view, you should provide **to-scale elevation plans** showing each required measuring point and the corresponding line of sight from that point to the roof-mounted equipment, as demonstrated on the reverse side. It is important to label the elevation of the primary vertical measuring point on the plan, as the 5 foot measurement is taken from the finished or existing grade of *that point*. The elevation of the primary vertical measuring point is used as the elevation of every measuring point of the site.

