

EXAMPLE MECHANICAL EQUIPMENT REGULATIONS

Mountain View:

Mechanical equipment. Mechanical equipment, including, but not limited to, air conditioner units, can encroach into the required side or rear yard setback, but must be at least three (3) feet from the property line. No mechanical equipment can be located within the front yard setback or be visible from the public street. Mechanical equipment may be located in a street side yard setback, but must be within a fenced yard consistent with fence setback requirements and traffic safety visibility area(s).

Menlo Park:

Mechanical equipment, ground mounted: Mechanical equipment may be constructed with or subsequent to the construction of a single-family dwelling subject to the following requirements when ground mounted:

- (i) The mechanical equipment shall be located in the rear half of the lot, except that equipment that is screened from view may be located in the front half of the lot subject to written approval of the owner(s) of contiguous property abutting the location of the equipment or a use permit in accordance with Chapter 16.82;
- (ii) The mechanical equipment shall be located a minimum of five feet (5') from any property line;
- (iii) The mechanical equipment shall not exceed fifty (50) dBA as measured at the nearest property line;

Sunnyvale:

Mechanical equipment, such as but not limited to heating or air conditioning units, shall not be located between the face of building and the street, and shall be screened from view. Any mechanical equipment which is higher than eighteen inches must meet the side and rear yard setbacks of the zoning district of the property where such equipment is located. All mechanical equipment shall comply with the noise requirements set forth in Section 19.42.030. (Ord. 2623-99 § 1; prior zoning code § 19.40.090).

Cupertino:

d. Air conditioning units and similar mechanical equipment such as generators, sump pumps, heating, and ventilation equipment shall be ground-mounted and screened from public view or underground, and shall meet accessory structure setbacks and adhere to the requirements of Chapter 10.48 of the Municipal Code

Campbell:

The standards contained in this section are designed to minimize the adverse visual impacts and operational effects of air conditioning units (including similar equipment such as generators, heating, and ventilation equipment) using appropriate design, siting, and screening techniques while providing for the personal needs of residents and local businesses.

A. Disturbance prohibited. Air conditioners and similar equipment shall not be located and operated in a manner that would negatively impact surrounding activities or uses.

B. Screened from public view. Roof- or ground-mounted air conditioning units and similar equipment shall be screened from public view. Acceptable screening methods include, but are not limited to, architectural elements, fences, and landscaping. Replacement of existing equipment shall trigger this requirement.

C. Setbacks. Air conditioning units and similar equipment shall be setback a minimum of three feet from any property line.