

APPENDIX A
AMENDMENTS TO CHAPTER 11.14

Chapter 11.14 – MECHANICAL EQUIPMENT

Section 11.14.010 – Purpose

- A. The purpose and intent of this chapter is to provide a uniform and comprehensive set of regulations and standards for mechanical equipment on any property or parcel in the City of Los Altos. These regulations are intended to prescribe clear criteria for permitting, siting, and installation of all mechanical equipment and appurtenances.

Section 11.14.020 – Definition

“Mechanical Equipment” includes but is not limited to heating or air conditioning units, sump pumps, generators, heat pumps, heat exchangers, water heaters, condensers and ventilation equipment and similar appurtenances.

Section 11.14.030 – Applicability

- A. This chapter shall apply to all new mechanical equipment and appurtenances requiring a building permit.
- B. Existing mechanical equipment and appurtenances that were lawfully permitted before the effective date of this chapter shall be deemed legal nonconforming.
- i. When existing mechanical equipment and appurtenances are voluntarily being eliminated or replaced, the new mechanical equipment shall comply with all provisions of this chapter.

Section 11.14.040 – General Standards

- A. Any mechanical equipment and appurtenances which are higher than eighteen inches as measured from the surface immediately adjacent shall comply with the side and rear yard setbacks of the zoning district of the property where such equipment is located.
- i. Mechanical equipment and appurtenances shall not be located closer than ten (10) feet from any property line when the required side and rear yard setbacks of the zoning district are zero feet or no setback requirements.
- B. All mechanical equipment and appurtenances shall be screened from public view.
- C. All mechanical equipment and appurtenances shall comply with the noise requirements set forth in Chapter 6.16.

Section 11.14.050 – Roof Mounted Equipment and Appurtenances

- A. All roof mounted equipment and appurtenances shall be shielded and architecturally screened from public view as visible from any property line of the subject site.
- i. All screening material shall be compatible with and integrated into the architectural design of the existing or proposed structure the equipment and appurtenances are immediately affixed to and shall be equal to or taller than the height of the equipment.
- ii. Any noise generating roof mounted equipment and appurtenances shall be required to conduct a noise reading by a certified acoustical consultant and furnish a signed

letter indicating compliance with the City of Los Altos Noise Ordinance, Chapter 6.16.