



Mechanical Equipment

All Zones

9102.01.050(B). Mechanical Equipment Projections in Single-Family Residential Zones.

Mechanical equipment shall comply with the required setbacks set forth for the primary structure. Exceptions: (1) Tankless water heaters may encroach into the required side and rear setbacks by 30 inches. (2) Mechanical equipment serving swimming pools, spas, and water features shall not be set back less than three feet from the rear property line.

9102.01.070 Swimming Pools, Spas, Water Features, and Ornamental Features

A. Purpose and Applicability. The provisions of this Subsection supplement those pertaining to swimming pool enclosures set forth in Article VIII (Building Regulations), Chapter 5 (Swimming Pool Enclosures and Safety Devices) of the Municipal Code.

B. Pools and Spas Setbacks in the R-M, R-0, and R-1 Zones. Private swimming pools and spas may not be constructed and maintained in any required front yard, nor within five feet of any side or rear lot line, nor within 10 feet of the property line on the street side of a corner lot. Pools in the street side yard shall be fully screened from the public right of way. The open portions of such pools or spas shall be deemed as open and unobstructed areas for the purposes of computing landscaping area requirements.

C. Water Features. The following limitations shall apply for the installation of any water feature (including fountains and ponds, but not including swimming pools and spas) and its mechanical equipment:

1. Maximum Height. The maximum height of a water feature shall not exceed four feet six inches, as measured from the adjacent existing grade.

2. Minimum Front Setback. All water features and related mechanical equipment shall be at least 15 feet from the front property line.

3. Minimum Side and Rear Setbacks. All water features and related mechanical equipment shall comply with applicable side and rear setback requirements of the primary structure.

4. Maximum Depth. The maximum water depth of a water feature shall not exceed 18 inches measured from the highest possible water level, or as required by California Building Code Chapter 31 (Special construction), Section 3119.B.5 (Pools), as it may be amended from time to time.

9102.01.100(G). Water Features in the R-2, R-3, and R-3-R Zones

The following limitations shall apply for the installation of any water feature (including fountains and ponds, but excluding swimming pools and spas) and its mechanical equipment:

- 1. Maximum Height.** The maximum height of a water feature shall not exceed four feet six inches, as measured from the adjacent existing grade.
- 2. Minimum Front Setback.** All water features shall be at least 15 feet from the front property line.
- 3. Minimum Side and Rear Setbacks.** All water features shall comply with applicable side and rear setback requirements of the primary structure.
- 4. Maximum Depth.** The maximum water depth of a water feature shall not exceed 18 inches measured from the highest possible water level, or as required by California.

9102.01.110(B). Permitted Mechanical Equipment Projections in Multifamily Residential Zones

Mechanical equipment shall not be located within any required front or side yard setback, and shall not be set back less than three feet from the rear lot line. Exception: Tankless water heaters may encroach 24 inches into any required interior side or rear yard provided that a minimum setback of four feet is maintained.

9103.01.050(D). Height Measurements and Exceptions--Mechanical Equipment Exception to Height Limits in Non-Residential Zones

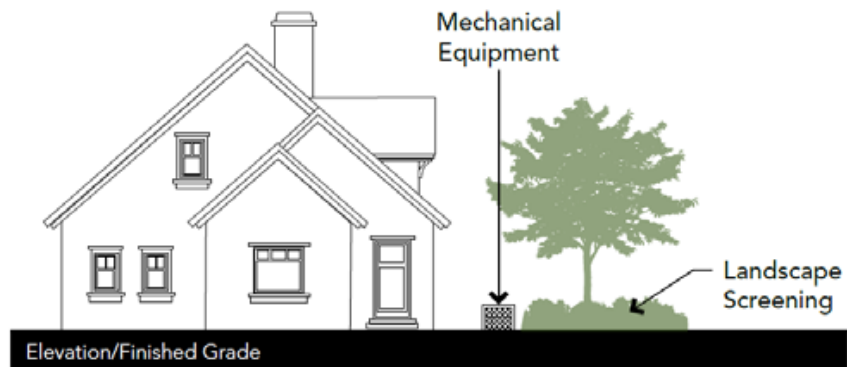
In any Commercial, Industrial, or Mixed-Use Zone, mechanical equipment, including elevators, stairways, tanks, ventilating fans, heating, cooling and air conditioning equipment, equipment appurtenant to solar collectors (but not including solar collector panels; see Subsection 9103.01.100: Solar Energy System) and similar equipment required for the operation of or maintenance of structures, may exceed the maximum height limit by up to 10 feet, provided that no area above the specified height limit is used for the purpose of providing additional floor space.

9103.01.080 Mechanical and Electrical Equipment Screening

A. Screening Required

1. Mechanical equipment, including but not limited to heating and air conditioning devices, shall be located within the building or if mounted elsewhere, shall be screened from public view. Mechanical equipment on the ground or on the roof shall be screened from view from adjacent properties and the public right-of-way by an enclosure designed as part of the building or by appropriate landscaping. See Figure 3-6 (Equipment Screening).

**Figure 3-6
Equipment Screening**



2. Water heaters, electrical boxes, gas meters, landscape irrigation equipment, and similar utility boxes shall either be painted to match the structure, appropriately screened from view, or integrated into the floor plan of the structure.

3. Where feasible and as determined by the Director, appurtenant equipment, plumbing, and related solar energy fixtures shall be installed in the attic, or if infeasible, flush mounted or ground mounted. Appurtenant equipment, plumbing, and related solar energy fixtures shall comply with the setback requirements of the applicable zone and shall be screened from public view.

9103.01.090 Access.

Access shall be maintained to mechanical equipment as may be required by building codes.

9107.05.040 Allowed Modifications, Review Authority, and Noticing Requirements

Requests to modify the setbacks for mechanical and plumbing equipment are subject to Major Director's Review.