



CITY OF SAN MARINO

PERMITTED LOCATIONS OF AIR CONDITIONING UNITS (HVAC)

Pursuant to San Marino Municipal Code Section 23.06.05 (B)(3):

Front Yard	• AC units are not permitted in the front yard.
Rear Yard	• A minimum setback of 2 feet from the rear property line is required. • It must also meet the side yard setback requirements (refer to Table A below).
Side Yard	• Must meet minimum setbacks from the side yard property line; other conditions apply (refer to Table A below).
Street-Facing Side Yard (Corner Lots Only)	• Condensers must be located at least 5 feet away from the property line facing the street and must be screened from public view.
CA Residential & Mechanical Code Requirements	• Condensers shall not be located within 10 feet of a dryer vent. • Condensers should be provided proper air space, typically 3 feet, for operation, maintenance or repair. • Windows must remain fully operational without obstruction.

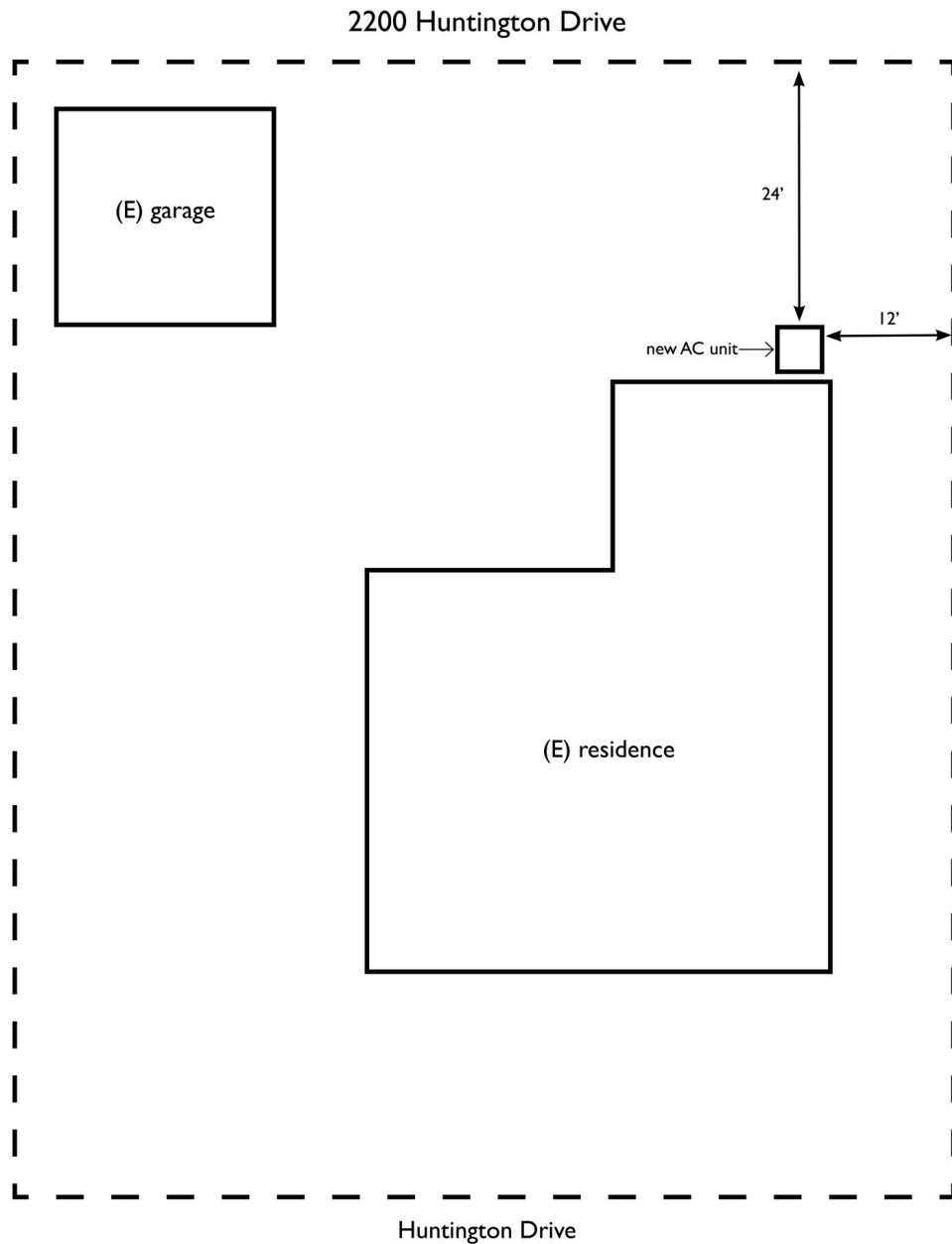
(2022 CRC R303.5, R3035.1, 2022 CMC 502.2, 502.2.1)

Table A

Area District	Rear Yard Location	Side Yard Locations (Interior Lots Only)	
	Side Yard Setback	*Minimum Distance from the Center of AC Unit to the Side Property Line	Conditions Apply (to side yard locations only)
IE	20'	10'	1. Maximum of 2 units 2. Total combined capacity cannot exceed 7 tons 3. Must be enclosed in a wooden structure at least 3' in height 4. Must have a solid wall or fence between adjacent properties 5. Each unit must have a sound rating of 74dB or less 6. Motor units must be housed in insulated compartments 7. Plans and brochures must be submitted to the Community Development Department for review before a permit can be issued
I	20'	10'	
II	12'	18'	
III	12'	18'	
IV	10'	20'	
V	8'	22'	
VI	5'	25'	
VII	5'	25'	

*The City Code uses the distance to the nearest setback line on the adjacent property rather than the actual property line. For simplification, this figure has been converted to the distance to the side yard property line.

Documentation Required for Submittal



- A site plan (minimum 8 1/2" x 11") must be submitted, outlining the lot and all existing structures. The outlines of structures can be approximate but should generally match their shape and orientation.
- Ensure that the address of the subject residence and the fronting street(s) are properly labeled.
- Indicate the location of all AC units and specify if they are new, existing, or to be removed.
- Indicate the distance of the AC unit(s) from the side property line and specify the distance from the rear property line if the unit(s) will be placed within 10 feet of it.
- If the AC unit is proposed to be in a side yard location, provide supporting documentation, such as a brochure and photos, demonstrating compliance with the conditions listed on the previous page.
- Recommended: come prepared with photos of the proposed area of installation for staff's review.