

Chapter 96

MECHANICAL EQUIPMENT, OUTDOOR

[HISTORY: Adopted by the Board of Trustees of the Village of Saddle Rock 7-9-1984 by L.L. No. 5-1984. Amendments noted when applicable.]

GENERAL REFERENCES

Zoning — See Ch. 150.

§ 96-1. Location. [Amended 5-1-2002 by L.L. No. 1-2002]

- A. All outdoor compressors, cooling towers, heat exchangers, generators and/or other mechanical equipment or devices used in connection with airconditioning or heating systems or for the purpose of heating or cooling buildings or structures or for the purpose of generating electricity to any building or structure shall be located only in a rear yard immediately adjacent to the rear wall of the dwelling or building and at least 20 feet distant from any property line.
- B. Notwithstanding the provisions of Subsection A hereof, in the case of a corner lot the equipment described in Subsection A hereof may be located in a side yard, immediately adjacent to the side wall of the dwelling or building and at least 20 feet distant from any property line, under the following conditions:
 - (1) All such equipment or devices which lawfully exist on the effective date of this subsection may be replaced in kind and location;
 - (2) Any such equipment or devices which do not lawfully exist on the effective date of this subsection may be located in a side yard as permitted by this subsection, in a location approved by the Building Inspector based upon his discretion as to which side yard and location would be the most appropriate and would result in the least impact upon adjoining properties.
- C. Notwithstanding the provisions of Subsections A and B hereof, in the case of a lot fronting on three streets, the equipment described in Subsection A hereof may be located in a side yard, immediately adjacent to the side wall of the dwelling or building and at least 20 feet distant from any property line, or in a front yard, under the following conditions:
 - (1) All such equipment or devices which lawfully exist on the effective date of this subsection may be replaced in kind and location;
 - (2) Any such equipment or devices which do not lawfully exist on the effective date of this subsection may be located in a side yard or a front yard as permitted by this subsection, in a location approved by the Building Inspector based upon his discretion as to which side yard and front yard and location would be the most appropriate and would result in the least impact upon adjoining properties.

§ 96-2. Permit required.

- A. No compressor, cooling tower, heat exchanger or other mechanical equipment or device used in connection with air-conditioning or heating systems or for the purpose of heating or cooling buildings or structures shall be installed or maintained until a written permit for such installation and maintenance is obtained from the Building Inspector.
- B. No generator or other mechanical equipment or device used in connection with the generation or creation of electricity or for the purpose of furnishing or providing electrical power or energy to any building or structure shall be installed or maintained until a written permit for such installation or maintenance is obtained from the Building Inspector.

§ 96-3. Permit fee. ¹

The fee for the permit required by § 96-2A hereof shall be \$25, which shall be paid together with submission of the application for the permit.

§ 96-4. Provisions not applicable.

This chapter shall not be applicable to any mechanical equipment, device or generator lawfully installed and operating on the effective date of this chapter.

1. Editor's Note: See also Ch. A156, Fees.