



City of Coronado Public Handout #18

MECHANICAL EQUIPMENT

November 2, 2017

Purpose: Zoning and building regulations for the location and design criteria for the replacement or new installation of mechanical equipment such as, but limited to air conditioning and pool equipment.

Authority: City of Coronado Municipal Code - Title 86, Chapter 56, Zoning
City of Coronado Municipal Code – Title 70, Building and Construction

Diagrams: 1. Site Plan Example

Permit Requirements:

1. Permit Application *
2. 2 Copies of Site Plan with location of mechanical equipment shown and setbacks called out – See site plan example attachment for required items.
3. If located within a condominium a Home Owners Association (HOA) approval letter is required.

*Required forms can be obtained from City of Coronado website under building services section.

MECHANICAL EQUIPMENT

Municipal Code Title

November 2, 2017

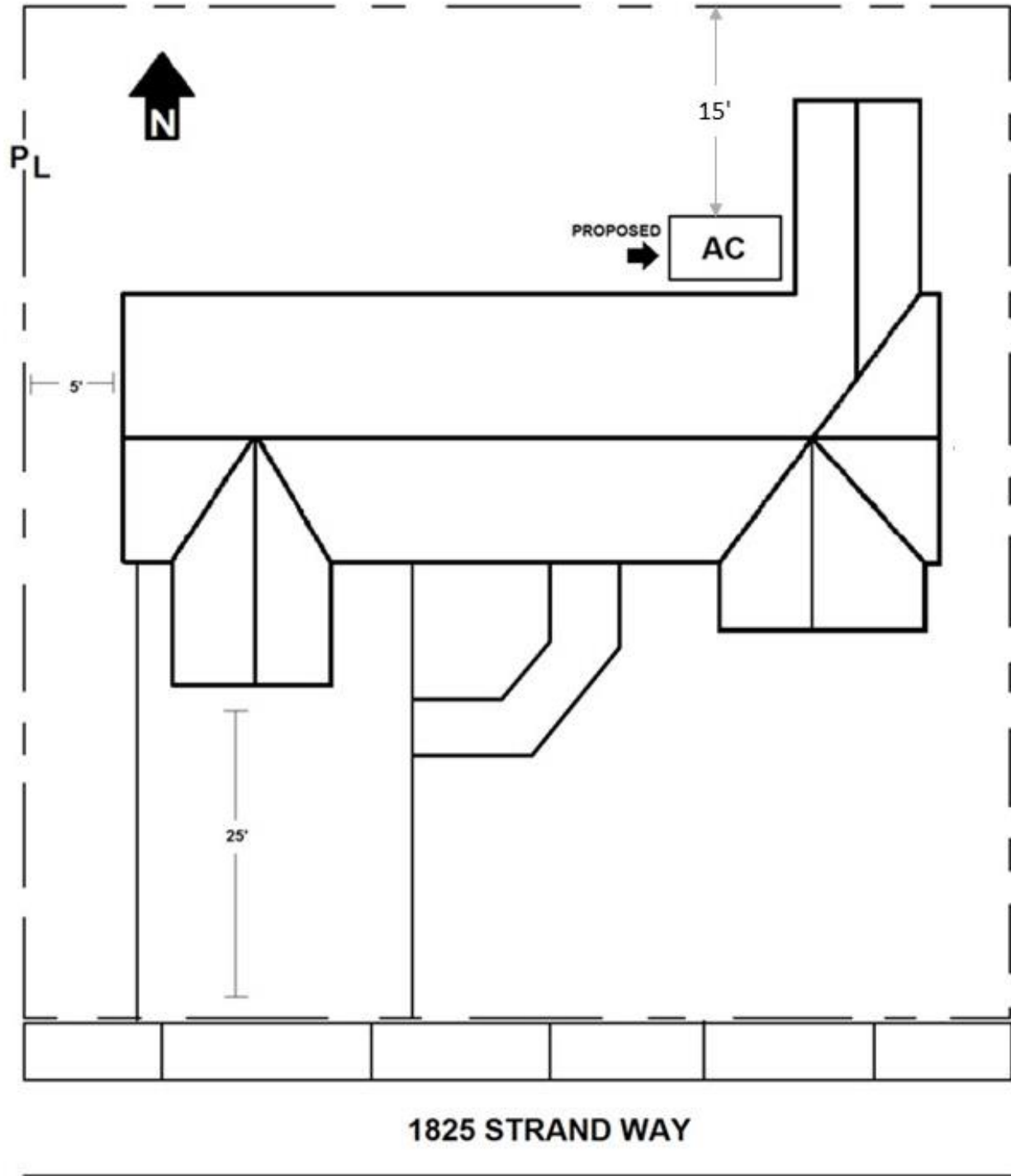
Note: The following regulations are excerpts; additional ordinances in other chapters may apply.

86.56.120 Mechanical equipment.

A. Setbacks. New or Replacement Mechanical equipment such as, but not limited to, air conditioning and pool equipment, whether below or above grade, shall not be permitted in any required front, side or rear yards except that the front yard need not exceed 20 feet, the side yard ten feet and the rear yard five feet. If located on a roof, the equipment shall be positioned a minimum of two feet from an exterior facade. Transformers, gas or electric meters, tankless water heaters designed as an architectural projection in accordance with 86.56.580, and similar equipment shall be exempt from this section.

B. Required Screening. In all zones, all mechanical equipment where the top of said equipment is greater than six feet above “grade” shall be screened on all sides. The required screening shall be part of the building architecture and not a freestanding wall and said equipment or screening shall not protrude above the daylight plane or building height limit. Mechanical equipment located in a front yard shall be screened on all sides. (Ord. 2068 § 10, 2017)

Site Plan Example



REQUIRED ITEMS

1. Project Location/Street Address
2. Measurements
3. Proposed location of mechanical equipment
4. Plot Lines/Setbacks
5. Project Description