

4.2 Air Conditioners / Evaporative Coolers

For 28 Comment

Why is this change needed?

When submitting applications homeowners have told us this section was unclear as written. The requirement for screening shrub has been removed. This was submitted for 28 day comment recently and thank you for the many responses. After analyzing homeowner response, it was clear that the rewrite has community support. However, that clear message the DRC received from SCSH residents as “NO MORE SCREENING SHRUBS”.

~~4.2—Air Conditioners / Evaporator Coolers:~~

~~Wall type air conditioner/cooler units may be considered on a case-by-case basis. The maximum height is five (5) feet from the existing grade to the top of the unit including mounting hardware, measured at wall. Unit must be screened from view by a wall or shrubbery. A minimum of a five (5) gallon plant will be required. Lattice is not permitted for screening purposes. Installation of units in the side man-door of the garage, or any window of the residential structure, is not permitted. A vent may be installed above or below the unit, said vent must be painted to match the stucco. (See 4.13, “Equipment, Ground Mounted”)~~

4.2 Air Conditioners / Evaporative Coolers

Neither wall-mounted nor window air conditioners are permitted. Installation of an air conditioner or evaporative cooler in the side man-door of the garage, or any window of the residential structure, is not permitted.

Where appropriate the requirements and constraints associated with 4.12 Equipment, Ground Mounted apply.

4.2.2 Wall-mounted evaporative coolers for a garage are permitted subject to the following constraints on the installation:

1. The maximum height of the top of the evaporative cooler is 5 feet above grade.
2. A vent may be installed above or below the unit and will be through louvers **colored** to match the stucco wall in which the vent is placed.
- ~~3.—The cooler be screened from view from the street by a shrub or a wall. A lattice is not permitted for screening purposes.~~

4.2.3 Mini-split air conditioners for a garage are permitted subject to the following constraints on the installation:

1. The height of the external condenser unit may not exceed 5 feet above grade.
2. The external condenser unit must be mounted on a concrete slab or a prefabricated, weather-tolerant (such as fiberglass) base colored gray or in earth tones.
- ~~3.—The external condenser unit be screened by a shrub or a wall. A lattice is not permitted for screening purposes.~~

4. Any tubing or electrical wiring or service will either a) be routed within the wall or inside the garage, or b) be contained within an enclosure attached to the wall and **colored** the same color as the wall.