



RESIDENTIAL AIR CONDITIONERS AND HEAT PUMPS

When considering adding a heat pump or air conditioner to a residential building, the location of the compressor/condenser unit must be considered in order to comply with City land use regulations (to minimize noise impact to neighboring properties). Residential buildings are single-family dwellings, row houses, town houses, and apartment buildings.

The location of a residential air conditioner or heat pump unit for a detached single-family home is required to comply with the following:

- Units cannot be located in the front yard.
- Units cannot be placed in any easement.
- Units must be located (setback) not less than one foot from a side or rear property line.

If the building is attached housing (row house, town house, or an apartment), approval of the unit location is required from Planning Services. You may contact Planning Services at (503) 526-2420 for more information about these requirements.

The purpose for regulating the compressor/condenser unit location includes noise impact to adjacent property, to keep easements free of obstructions, and to verify that the units do not wind up on property other than the one they serve (such as in row houses/town houses that have abutting 'tracts' of land).

Although not enforced by the City, homeowners associations may have additional restrictions for placement of the units.