

PLUMBING AND MECHANICAL INTERPRETATION MANUAL



CODE: Dallas Development Code

DATE:

CODE REF: Section 51A-4.402(a)(4)

12/15/2006

SUBJECT: Condensing Unit In required side yard

Location of Condensing Unit In required side yard.

Condensing units that are located in a required side yard must comply with Section 51A-4.402(a)(4) of the Dallas Development Code, which states the following
Section 51A-

4.402(a)(4) A unitary air conditioning unit which has a standard sound rating number (SRN) designation of 20 or less according to the Air Conditioning and Refrigeration Institute may be located in the required side yard, but not nearer than three feet to the property line as follows:

- (A) No more than three units with a SRN designation of 18 or less with a minimum separation of 10 feet between units.
- (B) No more than two units with a SRN designation of 19 or less with a minimum separation of 10 feet between units; or
- (C) No more than one unit with a SRN designation of 20.

Min side yard in ft.	Side Yard Requirements (ft.)													
	(Condensing Unit may not set less than 3 ft. to property line when setting in required side yard)													
Zoning	A	R-1/2 ac	R-1 ac	R-16	R-13	R-10	R-7.5	R-5	D	TH(1-4)	MF-1	MF-2	MF-3	MF-4
SFD	20	10	10	10	8	6	5	5	5	n/a	n/a	n/a	n/a	n/a
Duplex	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	5	n/a	n/a	n/a	n/a	n/a
MF	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	15	15	10	10
MF	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10	10

Note: All Planned Developments (PD's) have special requirements, check with the local district building inspector for side yard Requirements.

*** Contact district mechanical inspector for more information concerning side yard requirements.**

SIGNATURE: *Lonnie Erwin,*
Chief Plumbing and Mechanical Inspector
City of Dallas