

ALLOWABLE PROJECTIONS AND IMPROVEMENTS IN REQUIRED YARDS

In order to establish a uniform policy for the regulation of mechanical and electrical equipment, the architectural and building projections into required yards, Section 12.22C20 shall be interpreted to permit or prohibit the location of basements, projections and equipment in yards as follows:

1. Pool Filters, Pool Heaters, Air Coolers, Air Conditioning Units and Water Heaters:

- a. Not permitted in a front yard.

EXCEPTION: Individual air coolers or air conditioning units located in a window or wall opening may project 18 inches into a required front yard.

- b. Not permitted in that portion of a required side yard located between the front lot line and the most rear portion of the main building, or to be installed under or enclosed by allowable projections, such as stairways, porches, etc.

EXCEPTION: Tankless Water heater, individual portable air coolers or air conditioning units may project 18 inches into a required side yard, provided such side yard is not reduced to less than three feet in width.

- c. Permitted in any location in a rear yard.

EXCEPTION:

1. When equipment is enclosed by additions connected to the main buildings, such additions must be considered as part of the main building for rear yard determination.

2. On a reversed corner lot, units must be five feet from the rear property line and in line with the required setback on key lot.

2. Water Softeners are:

- a. Not permitted in a front yard.

- b. Permitted to project 18 inches into a side yard, provided such side yard is not reduced to less than three feet in width.

- c. Permitted in any location in a rear yard.

EXCEPTION: When equipment is enclosed by additions connected to the main building, such additions must be considered as part of the main building for rear yard determination.

3. Ventilation Ducts:

- a. Are not permitted in a front yard.
- b. Are not permitted in a side yard, except that vents located within a stuccoed enclosure may project 12 inches into a required side yard, provided such side yard is not reduced to less than three feet in width, and a minimum one-hour separation between duct and building is maintained.
- c. When connected to the main building, ducts may project 30 inches into a required rear yard, provided a minimum one-hour separation is maintained between duct and building (no enclosure required).

NOTE: All duct exhaust outlets must comply with Section 506.9 of the 2011 LA Mechanical Code.

4. Electrical Meter Boxes, Gas Meters and Water Sub-Meters are:

- a. Not permitted in a front yard except that Gas Meters for single family dwellings and duplexes may be located in the front yard provided they do not project more than 18 inches into the required front yard and are no more than 42 inches above finished or natural grade, whichever is lower.
- b. Permitted to project 18 inches into a required side yard, provided side yard is not reduced to less than three feet in width.
- c. Permitted to project 18 inches into required rear yard.

5. Liquefied Petroleum Gas Tanks are:

- a. Permitted in a front yard.
- b. Not permitted in that portion of a side yard located between the front property line and the most rear portion of the main building on the lot.
- c. Permitted in a rear yard.

6. Architectural Projections.

- a. Suspended planter or flower boxes above the first floor level may project 30 inches into a required front yard of building line setback as allowed for Cornices and Balconies.
- b. Vertical fins may project a maximum of 12 inches into a required front yard, provided the fins are not more than six inches in thickness and not less than six feet apart.
- c. A bay window or garden type window of nominal size may project 8 inches into a required side yard, provided the width of the side yard is not reduced to less than three feet.

- d. An eave may project 30 inches into a five foot side yard at the front of the building for a distance of six feet from the front yard.
- e. Section 12.22.C.20 allows balconies, canopies, cornices, belt courses, sills and other similar architectural features (not including bay windows or vertical projections) to project into required yards, passageway or other open spaces.

To differentiate between these allowable projections and vertical projections which are prohibited, a four foot maximum height of allowable projection in any one story will be permitted. No two adjacent stories may be combined to form any one projection exceeding four feet in height.

7. Substructure Projections into Required Yards and Passageways in any zone provided:

- a. Portions of a basement which are located in the required yard do not extend more than 18 inches above existing or finished grade*, whichever is lower.

* "Finished grade" used for this measurement excludes the following:

- i. A driveway with direct access to a basement garage, if it is not more than 10 feet below the existing grade, and is not more than 20 feet wide, and the garage entrance for that driveway is not within the required front yard;
 - ii. A stairwell leading to a basement, if it is not more than 4 feet wide.
- b. For Building Lines, the basement structure must be entirely below the existing or finished grade of a lot whichever is lower.
 - c. Basement portions located in the required yards, including their supporting members, are of Type I construction.
 - d. Section 12.21.C.2.(e) requires a passageway to be open and unobstructed from the ground to the sky. This section shall be interpreted to permit a basement to be located in the passageway, provided the full passageway width is maintained above the basement at the level of travel to the units served by the passageway.

The area above substructure projections in required yards may be utilized for raised planters, walkways, fences, etc., provided the substructure complies with the requirements outlined above and the improvements above the substructure comply with all other municipal code requirements. The height of such improvements shall be measured from the natural ground level adjacent thereto.

In determining the number of stories, any basement containing habitable rooms shall be considered a story. (LAMC 12.21.1A.8).