



**City of Austin
Planning & Development Review Department**

TO: Residential Review and Inspections Stakeholders
FROM: Gregory I. Guernsey, AICP, Director,
Planning and Development Review Department

DATE: September 18, 2014
File: Code Interpretation

INTERPRETATION NUMBER: CI2014-0006

TITLE: Mechanical and Pool Equipment in Required Yards

CODE: City of Austin Land Development Code

SECTION: 25-2-513 Openness of Required Yards

PURPOSE: This City Code requires that a yard must be open unobstructed from finished grade to the sky. Exceptions include window sills, belt course, cornice, flue, chimney, eave, box window, cantilevered bay window of two feet, steps/porch/stoop, parking, landscaping, etc. The question relates to pool equipment and if it creates an obstructed yard.

QUESTION: Can pool equipment and mechanical equipment be located in the required yard?

ANSWER: YES. In keeping with existing practices, mechanical equipment, condensing units, pool pumps and related equipment and other similar features will not be viewed as violating the openness of required yards provided the supporting concrete slab or other approved material is not more than 4 inches above the adjoining ground and no enclosure or roof is provided and the equipment maintains the approved clearances. Please note however that placement of such items should not occur within an easement.

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