

NOTICE

Effective December 13, 2013, Indian River County has adopted a new requirement relating to installation of outdoor mechanical equipment on residential lots in Planned Developments (PDs) and small-lot subdivisions with reduced yard setbacks. The new requirement, which offers three alternatives for installation, reads as follows:

“In order to minimize potential noise nuisance to adjacent properties, air conditioners, pool heaters and similar mechanical equipment in Planned Developments and small-lot subdivisions with reduced yard setbacks shall be:

- *located adjacent to a garage or other non-living area, and not located adjacent to an outdoor living area such as a porch or patio; or*
- *located at least 10 feet from all property lines; or*
- *county-approved as a “quiet” low decibel model unit or installed with a county-approved sound barrier or other county-approved noise-mitigating improvement.”*

For purposes of this requirement, a “quiet” low decibel model unit is a unit with a manufacturer’s decibel rating of 60 dBA or quieter.

The new requirement does NOT apply to:

- installation of outdoor mechanical equipment in “standard” subdivisions that do not have reduced yard setbacks;
- outdoor mechanical equipment in reduced yard setback developments that was legally installed, or building permit applied for, on or before December 13, 2013;
- “change-out”/ replacement of previously permitted outdoor mechanical equipment in the same location/footprint.

For more information, contact the County Planning Office at 772-226-1259.