



AIR CONDITIONER UNIT/ HEAT PUMP GUIDELINES

OBJECTIVE/GOAL:

To provide homeowners with guidelines for the installation of air conditioner units or heat pumps in order to minimize their visual impact on adjoining units and the community in general.

GUIDELINE DETAILS:

Only one air conditioning unit may be installed per residence unless a special exception is given by MVF.

- **Free-standing units**
Free-standing units may replace original units and must be of typical residential size and specifications. If free-standing units do not replace original units, the approved location will take into account visibility and proximity to neighboring properties. Landscaping or other screening may be required to shield the unit from view.
- **Wall-mounted air conditioner units**
Wall-mounted units installed in a workmanship-manner (professional) will be considered on an individual basis and are generally preferred over window units. The size and color of the units must blend into the color of the wall to which they are mounted.
- **Window units**
The Architectural Review Board generally will not approve applications for the permanent installation of window air conditioner units on the front elevation of a house or in a window that is visible from the street (back-to-back and four-plex “corner” houses will be an exception.) Under specific circumstances, seasonal use of units may be considered (April through October) if the installation is in a workmanship-like manner, but even these require prior approval.

APPLICATION CHECKLIST (items to include with your application)

- PIR (Property Improvement Request) form must be completed and signed by the property owner.
- A catalog photograph or drawing of the proposed unit
- Information about the size and color of the unit, and the location of the unit if it is installed on a wall or in a window
- A site plan and other drawings as appropriate showing the location of the free-standing unit and any landscaping or screening, existing or proposed.

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Revised 10/2010 (number of units)

Questions: Call Architectural Standards (301) 948-0110
