

Zoning Regulations
Chapter 19.34- Accessory Uses
19.34.040 (F) - Permanent Emergency Standby Generators
Single Family and Two Family Dwellings

Permanent emergency standby generators shall be permitted as an accessory use for single-family and two-family dwellings subject to the following conditions:

- a. Said generators shall be used during emergency situations only which result in power failures; and
- b. Said generators shall be installed in accordance with NFPA 37 Standards for the Installation and Use of Stationary Combustion Engines; and
- c. Said generators shall be connected to a natural gas line; and
- d. Said generators shall be located within the building envelope, but no further than five (5) feet from a wall of the principal structure and not in a front or side yard; and
- e. Said generators shall only be tested during daylight hours; and
- f. Said generators shall be contained in an enclosed cabinet or housing that provides sound attenuation; and
- g. The footprint of the cabinet shall not exceed twelve (12) square feet; the pad shall not exceed sixteen (16) square feet and the height of the cabinet shall not exceed forty eight (48) inches.
- h. The applicant shall obtain a permit from the City prior to installation.
- i. Proposed locations of permanent standby emergency generators that do not meet subsection (d) above, but are not located in a front yard may be submitted to the Building Official or his/her designee for review and approval. The Building Official or his/her designee shall give consideration to the following criteria in approving or disapproving a location:
 1. That there are special circumstances or condition affecting the property.
 2. That adequate distance exists between the proposed location and adjacent property.
 3. That the proposed location will be adequately screened from the street.
 4. That the proposed location will not cause significant adverse impact on adjacent properties.
 5. That the Building Official or his/her designee may impose any conditions deemed necessary to mitigate any negative impact of the proposed location.
 6. If in the opinion of the Building Official or his/her designee, the proposed generator does not meet the criteria stated above, an application may be made to the Planning Commission for site plan approval.

Zoning Regulations
Chapter 19.34- Accessory Uses
19.34.040 (F) Permanent Emergency Standby Generators
Commercial Applications and Multi-Family Dwellings

Permanent emergency standby generators shall be permitted as an accessory use for commercial and multi-family uses subject to the following conditions:

- a. Said generators shall be used during emergency situations only which result in power failures; and
- b. Said generators shall be installed in accordance with NFPA 37 Standards for the Installation and Use of Stationary Combustion Engines; and
- c. Said generators shall only be tested during daylight hours; and
- d. Said generators shall be screened by plant materials, walls, fences and earth berms or any combination thereof and said screening shall be shown on the site plan; and
- e. The applicant shall obtain site plan approval from the Planning Commission prior to obtaining a permit and installing the generator.