

## Requirements for Residential Generators

All permanent installation of generators placed outside for residential use are required to obtain permits as required below and approval from the City of Southfield Department of Safety & Engineering.

- I. A zoning compliance permit is required, which can be issued on a building permit application. The application must be submitted with not less than two copies of a site plan showing the proposed location of the generator in relationship to the property lines and the house and two copies of the generator specifications and installation instructions.
- II. The zoning compliance permit can be issued to:
  1. The homeowner
  2. A Licensed Builder, Electrical or Mechanical Contractor.
- III. An electrical permit is required. The electrical permit can be issued to:
  1. The homeowner who resides in the home or is about to reside in the home and will be doing the work themselves.
  2. A Licensed Electrical Contractor.
- IV. A mechanical permit is required for **natural gas or propane** generators in addition to the zoning compliance and electrical permits. The mechanical permit can be issued to:
  1. The homeowner who resides in the home or is about to reside in the home and will be doing the work themselves.
  2. A Licensed Mechanical Contractor.
- V. The placement of the generator shall not be located within any of the **required** front or side yard setbacks based on the zoning district. (See Schedule of Regulations for setback information)
- VI. The intensity level of the sound being emitted from the generator shall not exceed 50 decibels measured at the property line. Approval will be conditional upon a sound test conducted by both the permit holder and the City of Southfield building inspector at final inspection.
- VII. Generators which are located within a condominium or site condominium development are to be evaluated based on specific conditions of the approved site plan. Written association approval is also required. Contact a Plan Examiner in the Building Department for further information. 248-796-4100

ARTICLE 22 - SCHEDULE OF REGULATIONS

ENGLISH SYSTEM

5.193 RESIDENTIAL ZONING DISTRICTS

ZONING DISTRICT	REQUIRED LOT AREA		AREA REQUIRED FOR DEVELOPMENT PURPOSES  Acres	MINIMUM LOT WIDTH  Feet	MAXIMUM HEIGHT		MINIMUM YARD SETBACK IN FEET				MINIMUM FLOOR AREA  Sq. Ft.	MAXIMUM LOT COVERAGE  Percent
	Sq. ft./ Dwelling Unit	Sq. ft./room of 80 sq. ft. or more			Feet	Stories	Front	Least Side	Total Sides	Rear		
R A	7,500			65	25	2	30	(r) 8	(r) 20	35	1,000	25
R 1	9,000			70	25	2	40	8	20	35	1,000	25
R 2	9,000			70	25	2	40	8	20	35	1,000	25
R 3	9,000			70	25	2	40	8	20	35	1,200	25
R 4	9,000			70	25	2	40	10	25	35	1,400	25
R E	20,000			90	25	2	40	10	25	35	1,400	25
R-T		2,000			25	2	30	(a) 30			(t)	
RM Multiple		1,500	2 acres		30	2	(a) 50	(a) 50		(a) 50	(t)	
RMM		(u)	3 acres		70	6	(v) 75	(v) 50		(v) 50	(t)	
RMU		(u)	5 acres		(b)	(b)	(v) 75	(v) 50		(v) 50	(t)	