

CITY OF SOUTHFIELD
Department of Building & Safety Engineering

Requirements for Residential Generators

All permanent installation of generators placed outside for residential use, are required to obtain permits as listed below:

- A residential **zoning** permit is required. 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/installation instructions.

▶ **Zoning Permit Fees**

Application fee: \$40.00

Residential zoning review fee: \$25.00

Residential zoning permit fee: \$60.00

Refundable bond: \$50.00

Fees due at time of application \$115 with balance due of \$60 at issuance of permit.

- The zoning permit can be issued to:
 1. The Homeowner
 2. A Licensed Builder, Electrical or Mechanical Contractor
- Electrical permit required. (Fees vary based on work performed, see electrical permit fee schedule) 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
- Mechanical permit is required for **natural gas or propane** generators. (Fees vary based on work performed, see mechanical permit fee schedule)
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
- The generator **shall not** be located within any of the **required** front or side yard setbacks based on the zoning district. (See Page 2)
- 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.
- 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 at (248) 796-4100 in the Building Department for further information.

NOTE: Generator fees for Bingham Farms are based on the cost of the work and are issued as Building Permits not zoning permits.

ARTICLE 22 - SCHEDULE OF REGULATIONS

ENGLISH SYSTEM

5.193 RESIDENTIAL ZONING DISTRICTS

| ZONING DISTRICT | REQUIRED LOT AREA | | AREA REQUIRED FOR DEVELOPMENT PURPOSES <small>Acres</small> | MINIMUM LOT WIDTH Feet | MAXIMUM HEIGHT (w) | | 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 | (f) 8 | (f) 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 | | 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) | |