



**ORD 32-24: Rules Governing Permanent Generators
Planning and Zoning Commission Meeting
May 1, 2024**

Purpose

Develop regulations for allowing permanent generators in the front yard of single-family homes designed to protect the integrity of single-family neighborhoods.

Background

- 1) In 2023 an applicant appealed a decision by the Building Division that denied the placement of a generator in the front yard of a single-family house.**
- 2) Planning staff recommended that the decision be affirmed; the Interim DCD Director ruled in favor of the applicant.**
- 3) This ordinance proposes locational and screening requirements for new generators placed in the front yard of single-family homes.**

Key Provisions

- 1) **Generators in the front yard or in front of a SF house must be screened from the street & abutting residential sites by an enclosure.**
- 2) **Regulations governing enclosures include:**
 - a) **Max. height of 6 feet unless additional height is required.**
 - b) **Composed of materials consistent with the building.**
 - c) **Painted to match the color of the building.**
 - d) **Must comply with min. setbacks for the zoning district.**
 - e) **Cannot be used for storage or for screening other equipment.**
- 3) **These provisions DO NOT apply to the temporary use of portable generators during emergencies.**

Other Changes

- 1) Section 4.1.5. entitled “*Projections and encroachments into setbacks*” has been revised to include a cross-reference to the new subsection.**
- 2) Several changes are proposed to Table 4.1.5. to make this table easier to understand and to ensure the provisions are administered consistently.**

Recommendation

Staff recommends approval.

Correspondence

None.

Schedule

Introduction: May 15

Public hearing: June 5

Thank you

