



**PALM BEACH COUNTY
 PLANNING, ZONING AND BUILDING DEPARTMENT
 ZONING DEPARTMENT
 POLICY AND PROCEDURE**

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PPM # ZO-O-025

**Issued: 08/29/06
 Effective: 08/29/06
 Revised: 09/30/10**

SUBJECT: Permanent Emergency Generators to be Shown on “Plan” for Purposes of Permitting

PURPOSE: To clarify procedures for the permitting and siting of permanent emergency generators. In order to ensure compliance with zoning regulations outlined in the ULDC Article 5.B.1.A.18, staff shall require the location of the generator to be shown on a site plan at time of submittal for a building permit. When an applicant applies for a building permit for a generator both Zoning and Building staff will review the application for compliance with the applicable Zoning and Building regulations. The Unified Land Development Code (ULDC) establishes specific standards for permanently installed generators that must be met prior to issuance of a permit and final inspection.

BACKGROUND: The ULDC was amended in 2006, Ordinance 2006-04, Article 5.B.1.A, Permanent Generators, and Article 3.E.2.C.j., Recreation Clubhouse Emergency Generators, to include specific standards. The ULDC did not establish specific permitting and siting procedures. This PPM will clarify the procedures an applicant must follow.

PROCEDURES: The following procedures clarify how to address the location of permanent generators in developments with or without an approved site plan.

Developments with an approved site plan

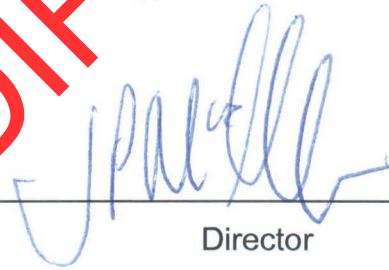
1. The applicant shall make an appointment with the Administrative Review / Public Information (ARPI) staff to amend the approved site plan to include the location of the generator and all above ground ancillary equipment (such as propane tanks). The contractor shall be required to provide authorization from the property owner prior to amending the approved site plan. Staff shall indicate the location of the generator and note the associated Permit Review (PR) number, as provided by the applicant.

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 NO LONGER APPLICABLE

2. The proposed generator and above ground ancillary equipment shall:
 - a. comply with all applicable ULDC requirements;
 - b. not be located in required landscape areas, or parking and loading spaces; and,
 - c. be located in proximity to existing mechanical equipment whenever possible to ensure existing buffering, setbacks, etc are utilized.
3. The applicant shall submit copies of the amended site plan to the Building Division as a part of the permit application.

Developments without an approved Site Plan

1. The Building Division staff will process these applications pursuant to established permit application requirements as well as applicable ULDC provisions.
2. The applicant shall submit copies of an overall plan or plot plan of the property to the Building Division as a part of the permit application. Copies of the overall plan or plot plan may be available via the Building Division Records Section
3. The plan shall clearly indicate the location of all existing structures and the proposed location of the generator and all above ground ancillary equipment
4. Staff shall ensure the application complies with item 2 under Developments with an approved site plan.



Director

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