

Village of Westhampton Beach

Stand-By Generators for Residential Properties

Stand-By generators are becoming more common. Here are some common questions and answers concerning generators.

Do I need a permit for a generator on a residential property?

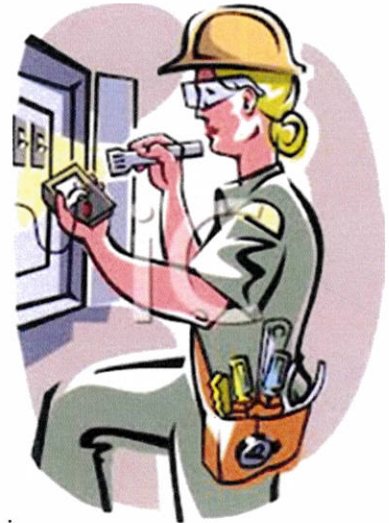
Yes, a permit is required for a generator.

What information is required for the permit?

Filing for a permit requires you to fill out a building permit application along with the following information.

A survey showing location of the generator with respect to lot lines, buildings and lot coverage.

A copy of the Manufacturers specifications and installation instructions for generator.



Does my generator have to meet the required accessory zoning setbacks?

Yes, all generators must meet the accessory setback and zoning regulations.

What are the required location and setbacks for a generator on a residential property?

All generators in the R-1, R-2, R-3 and R-5 zoning district must be setback at least 20' from any property line. Generators installed in the R-4 zoning district must be setback 15' from a property line.

Can I locate my generator in the front yard?

In the R-1, R-2, R-4 and R-5 zoning districts generators cannot be located in front or side yards, they must only be located in the rear yard. In the R-3 zoning district on Dune Road generators may be located in the front or rear yard but not within the side yard of the principle building.

Are there any other regulations that may affect the installation of my generator?

Generators located within the Flood Zone must be installed above the base flood elevation plus 2' of freeboard. Contact the Building Department for that information specific to your lot. In addition, the manufacturer has very specific requirements for safety which may require noncombustible platforms, special clearance to combustible walls and structures and clearances to operable windows or air intake inlets. The Building Department does not have those requirements, they must be provided by the applicant.

Is a Certificate of Compliance required for the Generator?

Yes. You will have to Call the Building Department and arrange for a final inspection. In addition, a Certificate of Compliance will have to be obtained from the Town of Southampton for the electrical work. If the generator is gas fired an affidavit will also be required from the gas installer.