



VILLAGE OF EAST HILLS

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GENERATOR REQUIREMENTS

The following is a list of some of the requirements that you should be aware of in planning for the location and installation of your generator:

Zoning and Setbacks:

- Must be located in the side or rear yards only (please note that corner lots have two front yards and one side yard).
- Must be located immediately adjacent to the dwelling.
- Must maintain the minimum setbacks to the property line for your zoning district (see chart).
- Must maintain a minimum of 3' from gas meter and AC condensers.
- Must be screened from view from the street and neighboring properties.

Zone	Rear Yard Min. Required	Side Yard Min. Required	Min. Distance from House
R	10 ft	20 ft	5 ft*
R-1	10 ft	15 ft	5 ft*
R-2	5 ft	10 ft	5 ft*
R-3	5 ft	10 ft	5 ft*
R-4	5 ft	5 ft	5 ft*

*If the manufacturers' specifications allow and the generator has a fireproof enclosure, it may be located 18" from house, unless it is within 5' of operating windows, vents or openings.

Installation:

- Generators must be installed as per all manufacturers' specifications including:
 - Must maintain minimum clearances to house and other obstructions.
 - Must maintain minimum clearances to operating windows, vents, or other openings which may allow carbon monoxide into the dwelling.
 - Must be mounted on an adequate pad. A poured concrete, or other rigid pad designed for this purpose is recommended.

Propane Tanks:

All projects which include the installation of a propane tank will be required to submit a permit issued by the Nassau County Fire Marshall. This must be obtained prior to submitting the permit application to the Village of East Hills. Propane tanks may have separate setback requirements.

In order to close out a generator permit, the following items will be needed:

1. Inspection of gas piping in trench with necessary tracer wire and metal caution tape before backfilling
2. Gas Pressure Test
3. Sticker on the electrical meter which states "Caution: Standby generator automatically starts during power outage"
4. Original Electrical Certificate submitted to the Building Department
5. Final inspection