

Standby Generator Ordinance

Revisions Proposed by George Dandalides

8/26/2026

Standby Generator Ordinance - Priorities

- Safety – Eliminate exhaust hazard
 - CO emissions into any dwelling (homeowner or adjacent dwelling)
 - Exhaust emissions into any dwelling (homeowner or adjacent dwelling)
- Nuisance
 - Noise level at neighboring dwellings
- Visual aesthetics
 - Visual screening from neighboring properties, road, and lake

Generator Facts

- Carbon Monoxide is only marginally lighter than air, so it does not readily rise or fall, but mixes quickly with the surrounding air
- Generator exhaust is hot, so it will generally rise as it mixes with the surrounding air
- Generac sound output specification
 - Spec for 22-28kw output generators
 - 67 db(A) at normal load taken at 23ft
 - Measured from the front of the generator

GENERAC

Specifications

Generator	22 kW	24 kW	26 kW	28 kW
Model	22 kW*	24 kW*	26 kW*	28 kW*
Maximum continuous power capacity (LP)	22 kW*	24 kW*	26 kW*	28 kW*
Maximum continuous power capacity (NG)	21 kW*	22.5 kW*	24 kW*	25 kW*
Rated voltage	240			
Rated maximum continuous load current – 240 Volts (LP / NG)	92 / 88	100 / 94	108 / 100	116 / 104
Total Harmonic Distortion	Less than 5%			
Main line circuit breaker	100 amp	110 amp	125 amp	
Phase	1			
Number of rotor poles	2			
Rated AC frequency	60 Hz			
Power factor	1.0			
Battery requirement (not included)	12 volts, AGM Powersport Battery Group 8743SL, 455CCA minimum			
Unit weight (lb / kg)	431 / 205	481 / 220	524 / 238	
Dimensions (L x W x H) in / cm	46.4 x 26.3 x 30.7 / 117.9 x 66.8 x 77.9			
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet Test** low speed exercise mode **	55	55	55	55
Exercise duration	Adjustable 5 - 20 min (5 min factory default)			

Ordinance Considerations

- Our ordinance should prioritize the safety of both the owner of the generator and the neighboring properties.
- Although used only in a power outage situation, standby generators create a prolonged noise issue for neighboring properties. With our tight (5 ft) side-yard setbacks in some residential districts, standby generator location between dwellings with these tight spaces is unreasonable, providing limited options.
- The Generac sound specification is 67 db(A) under load at 23 ft. Our ordinance requirement (currently 55 decibels at 10 ft) should be both measurable and achievable.
- The current ordinance favors the generator owner, putting the neighbor at a disadvantage. Consideration should be equal. The ordinance must allow installation of a standby generator without negatively impacting neighboring residents.

Proposed Single Family Ordinance Revisions

Single Family Residential. Freestanding heating, ventilation, standby generators, and air conditioning equipment may be located in any yard other than the required front yard of the principal structure (**standby generators are exempt from front yard restriction on RL lots**), subject to the following requirements (window-mounted room air-conditioners are exempt from these requirements):

- a) Location. Placement of accessory mechanical equipment shall not be permitted **within 15 feet of a property line, or** within 10 feet of an **opening** window **or door** on **any adjacent** dwelling **as measured by the shortest distance between the generator and the property line, or window or door opening.**
- b) Screening. Accessory mechanical equipment shall be screened in a manner which will reduce the noise output of the unit and to shield the equipment from view of any road, adjacent residence, or the Lake. The maximum noise output from any such unit shall not exceed **70** decibels, measured **at a distance of ten (10) feet from the unit at the shortest distance from the unit to an adjacent dwelling.**

Proposed Single Family Ordinance Revisions

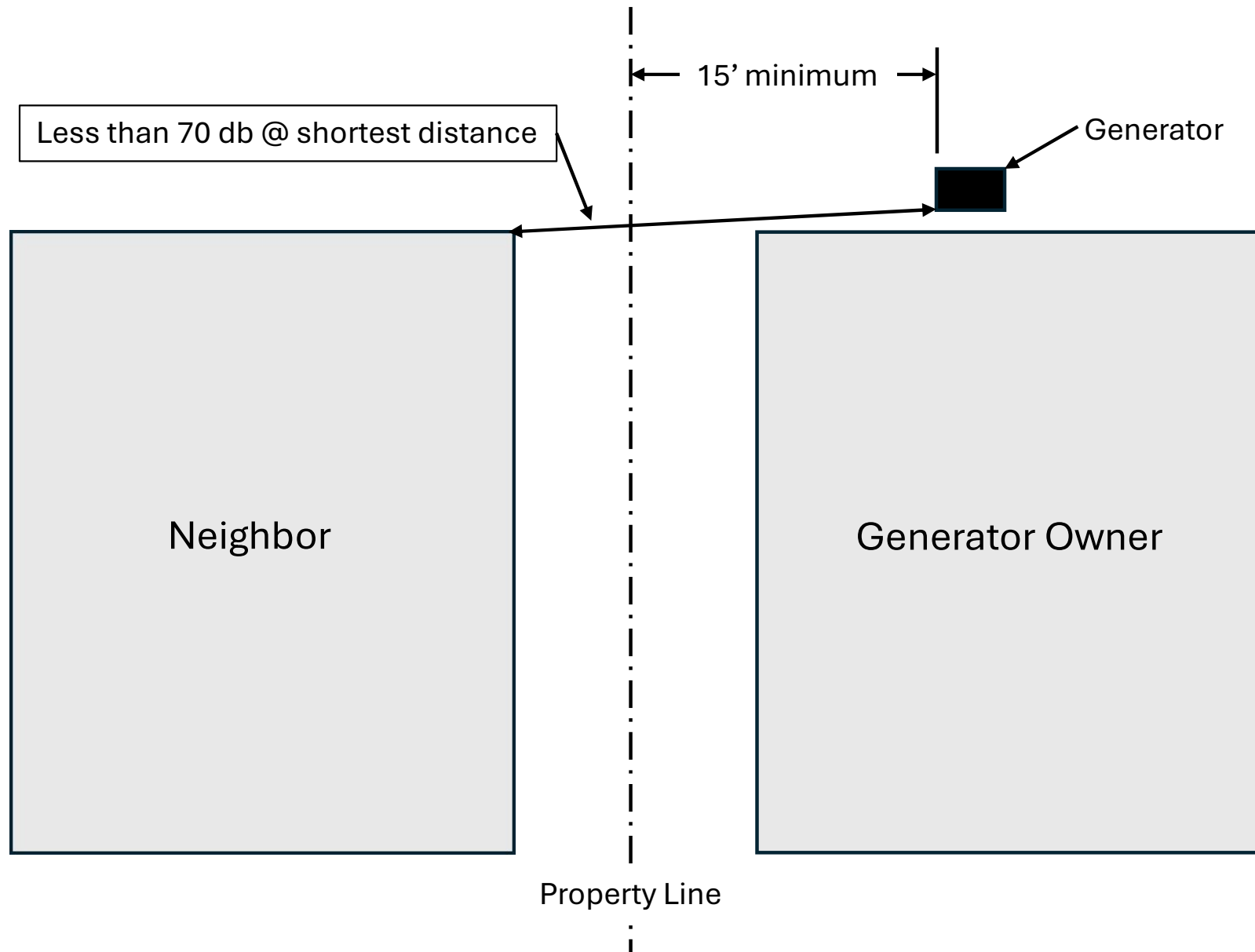
Single Family Residential. (continued)

- c) Operations. Standby generators shall operate only during power outages, except as provided for testing and maintenance.
- d) Testing and Maintenance. Automatic maintenance and routine testing of standby generators is limited to Monday through Friday between the hours of 12:00p.m. to 4:00p.m.

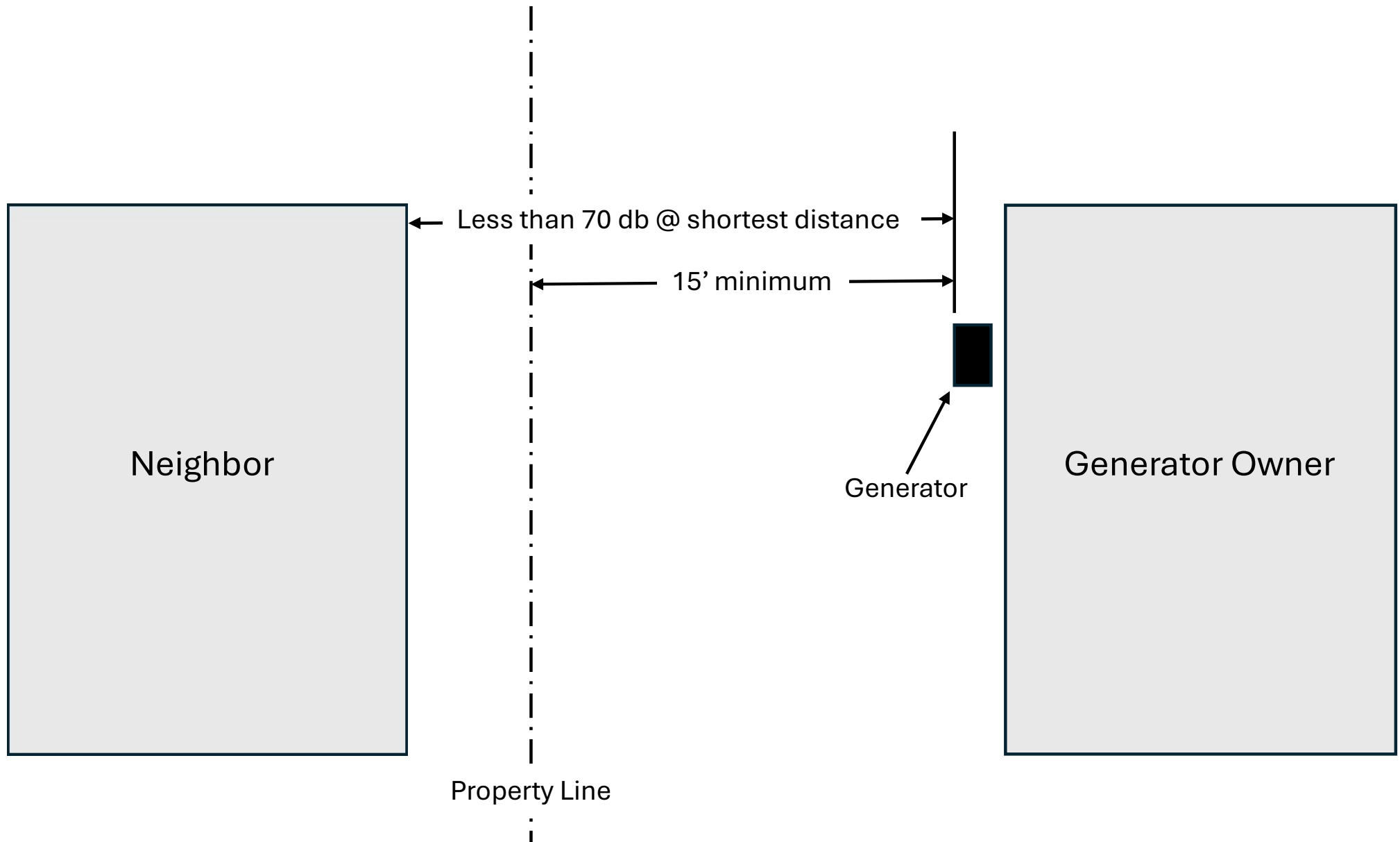
Rationale For Proposed Changes

- An ordinance requirement of a minimum of 10 ft from any opening door or window on any dwelling protects all residents from CO and exhaust emissions.
- In districts where minimal (5 ft) side-yard setbacks are allowed, standby generators would be driven to the front or back yards, providing more opportunity to reduce or eliminate noise issues with neighbors.
- An ordinance requirement of 70 db(A) is both measurable and achievable to a Generac specification of 67 db(A) measured from the generator to an adjacent dwelling.
- An ordinance requirement of a minimum 15 ft distance from the nearest property line places the generator at a sufficient distance from an adjacent dwelling enabling meeting the noise requirement.
- Defining the measurement points as the minimum distance between the generator and a window opening, a door opening, a property line, or an adjacent dwelling removes the subjectivity of measuring; it is a minimum point to point measurement.

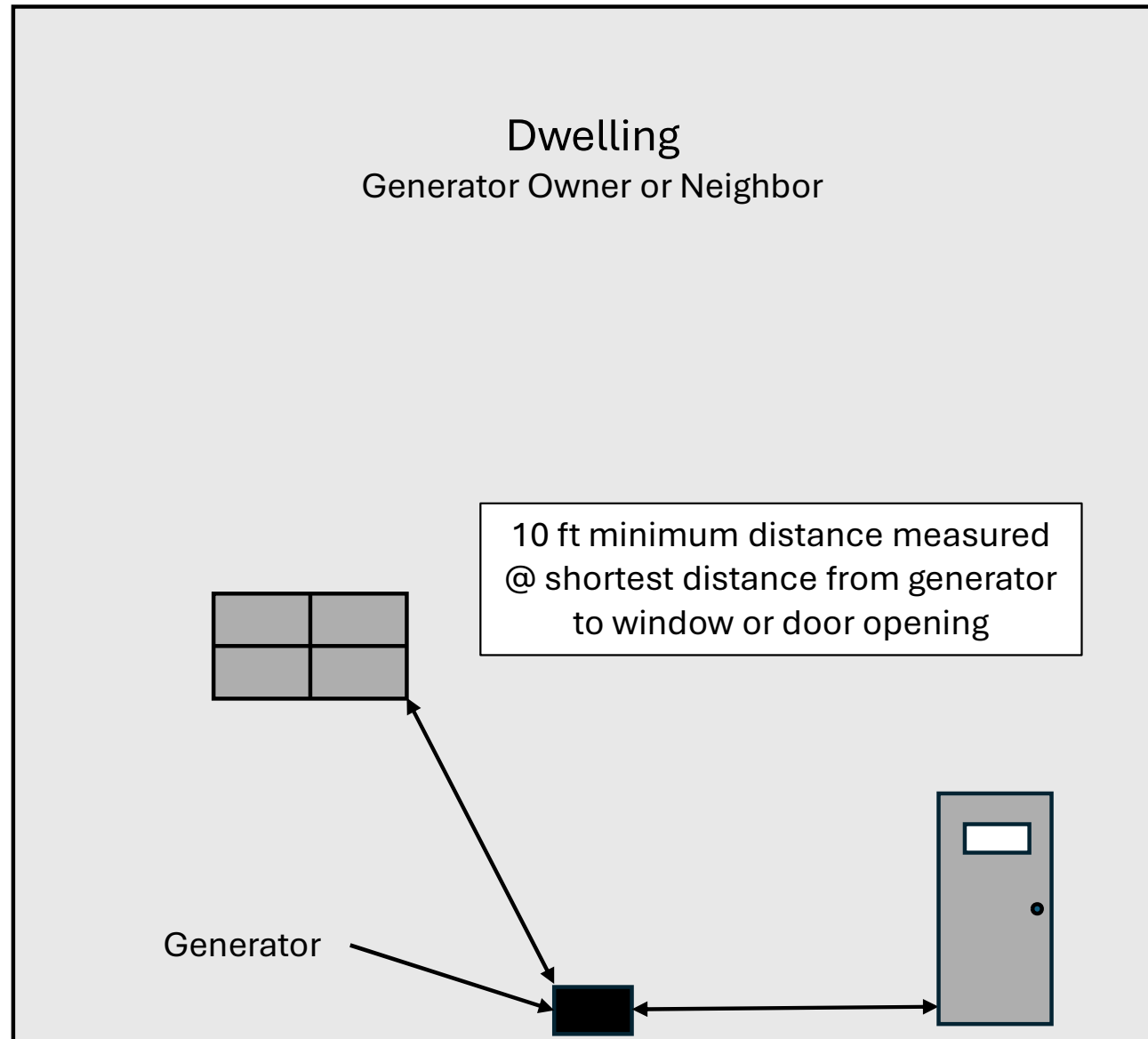
RL Lot With Minimum Side-Yard Setback – Street or Lakeside Location



RL Lot With Large Side-Yard Setback – Side-Yard Location



Minimum 10 ft Between Generator And Opening Window Or Door



Back-Up Information



GENERAC®

Specifications

Generator

Model	22 kW	24 kW	26 kW	28 kW
Maximum continuous power capacity (LP)	22 kW*	24 kW*	26 kW*	28 kW*
Maximum continuous power capacity (NG)	21 kW*	22.5 kW*	24 kW*	25 kW*
Rated voltage	240			
Rated maximum continuous load current – 240 Volts (LP / NG)	92 / 88	100 / 94	108 / 100	116 / 104
Total Harmonic Distortion	Less than 5%			
Main line circuit breaker	100 amp		110 amp	125 amp
Phase	1			
Number of rotor poles	2			
Rated AC frequency	60 Hz			
Power factor	1.0			
Battery requirement (not included)	12 volts, AGM Powersport Battery Group BTX30L 400CCA minimum			
Unit weight (lb / kg)	451 / 205	461 / 209	524 / 238	
Dimensions (L x W x H) in / cm	46.4 x 26.3 x 30.7 / 117.9 x 66.8 x 77.9			
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode **	55	55	55	55
Exercise duration	Adjustable 5 - 20 min (5 min factory default)			

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and

RL Lot – Generator and A/C Condenser In Front Of House Decorative Screening From Street View



RL Lot With More Than Minimum Side-Yard Setback



RL Lot With Minimum Side-Yard Setback



- 5-foot side-yard setback
- Both are 3 story homes

RL Lot With Minimum Side-Yard Setback – New Construction



RL Lot With Minimum Side-Yard Setback – New Construction



RL Lot With Generator Streetside – No Screening



Streetside generator
installation with no
screening from street

RL Lot With Minimum Side-Yard Setback



- 5-foot side-yard setback
- Both are 3 story homes
- Generator noise reverberates between the two homes during power outage

RL Lot With Minimum Side-Yard Setback



RL Lot With Minimum Side-Yard Setback



Previous Proposal

COUNCIL ACTION SUMMARY SHEET

MEETING DATE: August 10, 2026

TOPIC Introduction and First Reading of Zoning Ordinance Text Amendment – Standby Generator Mechanical Units

BACKGROUND BRIEF:

Council is scheduled to consider introducing and giving first reading to a zoning ordinance text amendment that would:

- Removal of the noise decibel limit of 55dB at 10'
- Limit operations to only during power outages or during scheduled maintenance testing
- Limit scheduled maintenance testing to Monday through Friday between the hours of 12:00-4:00pm

This amendment was considered and recommended for approval by the Planning Commission in response to complaints received by the Village regarding the placement of stand-by generators. The Planning Commission held a public hearing on the proposed amendments during its July 6, 2026, regular meeting and voted to recommend to Village Council the adoption of the amendments.

Attached is a copy of the report from the Village's planning consultant regarding the proposed amendments. Also attached is correspondence received from a property owner regarding the proposed amendments.

1. **Single Family Residential.** Freestanding heating, ventilation, standby generators, and air conditioning equipment may be located in any yard other than the required front yard of the principal structure, subject to the following requirements (window-mounted room air-conditioners are exempt from these requirements):
 - a) Location. Placement of accessory mechanical equipment shall not be permitted within 10 feet of a window on an adjacent dwelling.
 - b) Screening. Accessory mechanical equipment shall be screened in a manner which will reduce the noise output of the unit and to shield the equipment from view of any road, adjacent residence, or the Lake. ~~The maximum noise output from any such unit shall not exceed 55 decibels, measured at a distance of ten (10) feet from the unit.~~
 - c) Operations. Standby generators shall operate only during power outages, except as provided for testing and maintenance.
 - d) Testing and Maintenance. Automatic maintenance and routine testing of standby generators is limited to Monday through Friday between the hours of 12:00p.m. to 4:00p.m.

2. **Non-Single Family Residential.** Freestanding, roof or building mounted equipment (including air conditioning units, transformers, generators and similar) for all non-single family residential buildings and uses, and those on sites zoned non-single family residential districts shall be located in accordance with the following:
- a) **Front Yards.** Equipment shall not be located in a front yard except the Planning Commission may permit equipment to be located in the front yard upon finding that such location will meet the spirit and intent of the zoning district in which the building is located provided such equipment is not located closer than ten (10) feet from an adjacent residential dwelling or district.
 - b) **Side and Rear Yards.** Equipment shall be permitted in a side or rear yard provided such equipment is not located closer than ten (10) feet from an adjacent residential dwelling or district.
 - c) **Screening.** Equipment shall be screened from public rights-of-way and adjacent uses by evergreen trees or shrubs, walls, or berming. Alternative methods of screening may be approved by the Planning Commission.
 - d) Operations. Standby generators shall operate only during power outages, except as provided for testing and maintenance.
 - e) Testing and Maintenance. Automatic maintenance and routine testing of standby generators is limited to Monday through Friday between the hours of 12:00p.m. to 4:00p.m.
 - f) The Planning Commission shall have the authority to waive or modify the above requirements upon the determination that such waiver or modification meets the spirit and intent of the district in which the equipment is located.