

- 2) A condition of every approval of a wireless communication facility shall be adequate provision for removal of all or part of the facility by users and owners upon cessation of operation.

**SECTION 18.24 AIR CONDITIONING CONDENSERS, HEAT PUMP UNITS, AND EMERGENCY ELECTRICAL GENERATORS**

In the R-1A, R-1B and R2 Districts, air conditioning condensers, heat pump units, and emergency electrical generators are permitted subject to the following:

- a. Permanent Installation and Location of Equipment.
  - 1) Air conditioning condensers, heat pump units, and emergency electrical generators shall be permanently located on a concrete slab or prefabricated base specifically designed to support the equipment and reduce vibration transmission. Mechanical, electrical, and energy standards for equipment selection and installation shall comply with all current State of Michigan codes, City of Northville ordinances, and recommended manufacturer instructions. If conflicts occur between codes and manufacturer installation recommendations, the most stringent shall apply.
  - 2) Air conditioning condensers, heat pump units, and emergency electrical generators shall be located in the rear yard, within 12 feet of the principal structure, except as noted in the following Subsection 3.
  - 3) Air conditioning condensers, heat pump units, and emergency electrical generators may be permitted in a side yard under the following conditions:
    - (a) The side yard placement of a condenser unit, heat pump unit, or generator shall not encroach into the required side yard setback and shall be within 12 feet of the principal structure.
  - 4) Air conditioning condensers, heat pump units, and emergency electrical generators shall not be located in the front yard.
  - 5) Equipment shall be screened from view of neighboring properties. The screening shall be a minimum of 12 inches higher than the equipment. Screening materials and methods shall be submitted with permit applications.
  - 6) Placement of air conditioning condensers, heat pump units, and emergency electrical generators in existing nonconforming side yards shall be prohibited.

b. Enclosure, Production of Sounds and Exhaust Gases.

- 1) Regardless of installation location, air conditioning condensers and heat pump units shall be required to maintain an operational noise generation level of no more than 65 dBA, as measured six (6) feet above ground level at property lines.
- 2) Emergency electrical generator sounds produced at full load shall be no more than 75 dBA, as measured six (6) feet above ground level at property lines. Permit inspection approval is contingent upon a dBA sound test conducted by the Community Development Department with both the permit holder and a Community Development Department representative present. Note inverter type generators shall be tested at full load.
- 3) In order to comply with the maximum noise level, generators may be enclosed within a sound attenuated cabinet or enclosure if the sound attenuated elements do not conflict with the manufacturer specifications of the unit.
- 4) Necessary generator testing shall be conducted Monday through Friday between the hours of 10:00 a.m. and 4:00 p.m., local prevailing time. No testing is permitted on weekends.
- 5) Any and all exhaust gases must be in compliance with any applicable emission regulations. Additionally, emergency electrical generator installations shall adhere to current National Fire Protection Association (NFPA) standards, including minimum clearance from combustible and non-combustible surfaces, and prevention of carbon monoxide accumulation and infiltration into habitable spaces.
- 6) Generators shall be adequately screened from adjacent properties with appropriate landscaping, fencing, or other appropriate means as approved by the Community Development Department. Screening materials may be masonry, wood, landscaped hedges or other opaque material. Color and texture of a masonry screen wall shall be compatible with the color and texture of the principal building on the site.

c. Portable Generators.

- 1) Portable generator sounds produced at full load shall be no more than 75 dBA, as measured six (6) feet above ground level at property lines. Portable generators that exceed this level will be required to take measures to limit the sound at property lines by changing the location of the portable generator and/or providing additional acoustic treatments to comply with the maximum noise level.

*(Rev. 06/25)*