

TOWNSHIP OF MIDDLETOWN

Planning and Community Development

ERIN URIARTE
Zoning Officer

1 Kings Highway
Middletown, NJ 07748-2594

Tel: (732) 615-2278



Settled in 1664
"Proud of Our Rich Heritage"

GENERATOR REQUIREMENTS

540-508I & 540-632

Fixed-location generators, equipment associated with heating, ventilation, air conditioning, and the like are not permitted in an established front, street side or street rear yard area (except in R-110, R-130 & R-220 zones) and shall comply with the following setback requirements:

- For residential land uses on lots containing **21,780 square feet or less**, the minimum required **setback shall be five feet**.
- For residential land uses on lots containing **more than 21,780 square feet**, the minimum required setback shall be **50% of the required accessory structure setback** for the applicable zone district.
- For nonresidential and mixed land uses, the required accessory structure setback for the relevant zone district shall apply.

Generators must be screened from public view. This screening shall consist of densely planted evergreen shrubs, which shall grow to not less than five feet after one growing season, along with a solid screening element.

- A solid and uniform fence at least five feet in height on four sides of said equipment.
- A masonry wall at least five feet in height on four sides of said equipment.

The requirements shall not be construed to prevent an opening in any required screening for maintenance purposes. However, any such opening shall be made as inconspicuous as is possible so as not to present any unsightly display of said equipment to public view.