



**Montgomery County
Department of Permitting Services**

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**Site Plan Requirements For Installation Of All New Aboveground Generators,
Condensing Units, Fuel Tanks**

Site Plan Requirements for Mechanical Permits

On April 1, 2009, the Department of Permitting Services began requiring a zoning review for setbacks based upon a site plan drawing showing the location of the above types of units. Permit applicants for equipment that will be set on site are responsible for providing a site plan with the proposed location of the equipment.

Air conditioners, heat pumps, condensing units, aboveground generators of any type and above ground fuel tanks must meet setbacks in accordance with the Zoning Ordinance, Chapter 59 of the Montgomery County code. A zoning review is required since the setbacks for these structures are dependent upon the zone in which the property is located. Air Conditioners and heat pumps may not project more that 5 feet into any minimum front or rear yard.

For the purposes of this policy, new buildings and new additions being constructed and requiring a permit for ABOVEGROUND generators, condensing units and/or fuel tanks outside of the new building or new addition are required to provide a site plan showing the proposed location of the equipment and the distance from the property line to the equipment (not the pad on which it sits). The site plan must be drawn to a common engineer's scale so that we can determine if all of the setback requirements are being met for the unit(s) being installed.

REPLACEMENT of air conditioners, heat pumps, condensing units and aboveground generators and fuel tanks, or replacement of old components of existing units in the same location DO NOT require a site plan. Units that are increasing the tonnage WILL REQUIRE a site plan. Any air conditioners or heat pumps existing within any minimum side yard prior to July 27, 1982, may be continued and replaced.

The site plan drawing must be to scale and must show the location of the house in relation to the property lines, AND the location of the unit(S) in relation to the property lines.

Frequently Asked Questions

Who Must Submit A Site Plan In Order To Obtain A Permit?

Any applicant, who is obtaining a permit to set a unit or fuel tank on residential property, must submit a site plan with the permit application and undergo a zoning review if there was never a unit in place. If the electrical contractor is only pre-wiring a unit and is not setting the unit then a site plan is not required. If you replacing these units in kind, that is same tonnage and in the same exact location a site plan is not required.

What Is A Site Plan?

A site plan is a document showing the location of the house with respect to the property lines, and it is generally signed and sealed by a Maryland licensed engineer or surveyor. A site plan is usually drawn to a common engineer's scale. A homeowner will have received this document during the settlement process for the purchase of their home. If you do not have a copy, your Title Insurance Company may have a copy of the site plan. A site plan is NOT a plat of your property.

When Do I Need A Site Plan?

You need a site plan for all new building and new additions being constructed and requiring a permit for ABOVEGROUND generators, condensing units and fuel tanks on the outside of a new building or new addition. You must provide us with a site plan showing the proposed location of the equipment and the distances from the property line to the new equipment (not the pad on which the unit sits).

YOU DO NOT NEED A SITE PLAN if the new air conditioner, heat pump, condensing unit, aboveground generator of any type of aboveground fuel tank is replacing an existing unit in the same location or is located underground.

Drawings that show only the property boundaries will not be accepted for review. The drawing must also show all building improvements and the setbacks from the buildings and equipment to the property line.

You do not need a site plan if you are replacing an existing unit with a new unit and the new unit is in the **SAME LOCATION**, is the **SAME TONNAGE**, is **INSIDE THE STRUCTURE**, or is **UNDERGROUND**.