

ARTICLE 13. ENVIRONMENTAL PERFORMANCE STANDARDS

- Section 1. Performance Standards General
- Section 2. Lighting
- Section 3. Glare and Heat
- Section 4. Noise
- Section 5. Odors (p.13-2)
- Section 6. Smoke and Particulate Matter
- Section 7. Vibration
- Section 8. Noxious or Toxic Materials
- Section 9. Fire and Explosive Hazards
- Section 10. Solid Waste and Water Materials
- Section 11. Electrical Disturbance

(Revised Entire Article - Ordinance No. 09-03-12)

Section 1. Performance Standards (General)

The standards contained in this Article shall apply to all uses in all zoning districts unless otherwise stated.

Section 2. Lighting

All on-site lighting of buildings, lawns, and parking areas shall be designed so as not to shine or cause glare in excess of one-half (0.5) foot-candle onto any adjacent building or property, or onto any public street or vehicle thereon. {Regulations relating to minimum parking lot lighting may be found in Article 10.0.4.D.4.} **ORD. #10-03-13**

Section 3. Glare and Heat

No use on a property shall produce any glare or heat that is detectable, without the aid of instruments, at the property lines of the lot on which the use is located.

Section 4. Noise

- A. Excessive noise shall be required to be muffled so as not to be objectionable due to intermittence, beat frequency, shrillness, or volume.

Table 13.4 Sound Limits
SOUND PRESSURE LEVEL LIMITS MEASURED IN dB(A)'s

DISTRICTS	DAY	NIGHT
Industrial	65	60
Commercial	60	50
Residential and all other districts	55	45

- 1. Where the emitting and receiving premises are in different districts, the limits governing the more restrictive district shall apply to any regulated noise entering that district.
 - 2. The levels specified may be exceeded by 10dB for a single period, no longer than 15 minutes in any one day.
- B.** Noises shall be measured with a sound level meter meeting the standards of the American National Standards Institute. The instrument shall be set to the A-weighted response scale and the meter to slow response

C. Exempt activities:

1. Home maintenance activities.
2. Noise created by chainsaws, construction, and maintenance activities, other than home maintenance, between 7:00 AM and 10:00 PM.
3. The noises of safety signals, warning devices and emergency pressure relief valves and any other emergency activity.
4. Traffic noise on existing roads.
5. Emergency construction or repair work by public/private utilities, at any hour.
6. Noise created by any recreational activities which are permitted by law including but not limited to parades, sporting events, concerts, and firework displays.

Section 5. Odors

No use on a property shall emit any objectionable odor, or combination of odors that is detectable, without the aid of instruments at the property lines of the lot on which the use is located.

Section 6. Smoke and Particulate Matter

No use on a property shall release fly ash, dust, smoke, or any other type of particulate matter that violates air quality requirements. All activities shall comply with the applicable regulations of the City, County, State, and/or Federal authorities having jurisdiction.

Section 7. Vibration

No use on a property shall cause any objectionable vibrations or concussions that are detectable, without the aid of instruments, at the property lines of the lot on which the use is located.

Section 8. Noxious or Toxic Materials

No use on a property shall accumulate or discharge outside of any building, materials generally known to be toxic or noxious. Such uses shall comply with the applicable regulations of all City, County, State, and/or Federal authorities having jurisdiction.

Section 9. Fire and Explosive Hazards

The storage, use and/or manufacture of combustible, flammable and/or explosive materials shall comply with the current regulations of the Fire Prevention and Building Safety Commission.

Section 10. Solid Waste and Water Materials

1. No use on a property shall accumulate on the lot or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable regulations of the City, County, State, and/or Federal authorities having jurisdiction.
2. No authorization of a use under this Unified Development Ordinance includes the authority to discharge liquid or solid wastes into public waters unless approved by City, County, State, and/or Federal authorities having jurisdiction.
3. No use shall produce erosion or pollutants in such quantity as to be detrimental to adjacent properties or conflict with public water quality standards in violation of the applicable regulations of the City, County, State, and/or Federal authorities having jurisdiction.

Section 11. Electrical Disturbance

No use shall cause electrical disturbance adversely affecting radio, television, or other equipment in the vicinity.