

ZONING

330 Attachment 9

Borough of Lansdowne

Appendix A6 General Regulations

A607 Performance Standards.

All uses allowed in the Neighborhood Conservation, Downtown and General Business Districts shall be managed as follows:

A. **Air Pollution Control.** All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. §§ 4001 through 4015, as amended, and the following standards:

1. **Smoke.** Visible air contaminants shall not be emitted in such a manner that the opacity of the emissions is equal to or greater than 10% for a period or periods aggregating more than three minutes in any one hour; or equal to or greater than 30% at any time, and shall comply with Pa. Code Title 25, Chapter 127.A, or its most recent update.

(a) **Particulate, Vaporous, and Gaseous Emissions.**

i. No emission shall be made which can cause any damage to health, to animals or vegetation or other forms of property, or which can cause any excessive soiling at any point.

ii. No emission of particulate matter shall exceed 0.0115 gram per dry standard cubic foot, corrected to 7% oxygen. Provisions must be made to reduce dew point cycling and resulting damage to particulate control devices.

iii. For measurement of the amount of particles in gases resulting from combustion, standards correction shall be applied to a stack temperature of 500° F. and 50% excess air.

2. **Hazardous Air Emission.** All emissions shall comply with National Emissions Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency under the Federal Clean Air Act (42 U.S.C.S., Section 7412) as promulgated in 40 CFR Part 61, or its most recent update.

B. **Noise Control.** The proposed development shall not increase noise levels to the extent that abutting or nearby properties are adversely affected. In order to comply with this, the development must meet the following requirements:

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1. The maximum permissible sound level of any continuous, regular, frequent, or intermittent source of sound produced by any activity shall be limited according to the time of day and land use which abuts it as listed below.

Abutting Use	Sound Level Limits dBA	
	7:00 a.m. to 7:00 p.m.	7:00 p.m. to 7:00 a.m.
Residential	55	45
Commercial	65	55
Industrial	70	60
All other uses	55	45

2. Where abutting property is undeveloped, the sound level shall be equal to or less than the most restrictive other abutting use. Where there are no uses on abutting properties, the sound level at the property line shall be equal to or less than the least stringent use allowed by zoning.
 - (a) Sound levels shall be measured at least four feet above the ground at the property line of the development. Sound levels shall be measured by a meter set on the A-weighted response scale, fast response. The meter shall meet the latest version of American National Standards Institute (ANSI S1.4) “American Standard Specification for General Purpose Sound Level Meters” and shall have been calibrated at a recognized laboratory within the past year.

C. Odor Control.

1. No person shall cause, suffer, or permit the emission into the outdoor atmosphere of any malodorous air contaminants from any source in such a manner that the malodors are detectable outside the property of the person where the source is being generated.
2. Any process which causes an odor emission shall be operated in a manner such that escaping odors are eliminated. Backup odor reduction equipment shall be maintained to support primary odor reduction equipment.

D. Glare or Heat Control. Any operation producing intense glare or heat shall be performed within an enclosed building as to be completely imperceptible from any point beyond the lot lines.

E. Vibration Control. No vibration, which is discernable to the human sense of feeling, shall be perceptible without instruments at any point beyond the lot line.

F. Control of Radioactivity or Electrical Disturbance. There shall be no activities, which emit dangerous or harmful radioactivity. There shall be no electrical disturbance (except from domestic household appliances) adversely affecting the operation of any equipment located beyond the property boundary of the creator of such disturbance.

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G. **Fire and Explosive Hazards.** Flammable and explosive materials shall be stored, used, and transported in accordance with the applicable state and federal regulations regarding such materials and associated storage vessels.

H. **Waste Disposal.**

1. No wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces.
2. Whenever possible, outdoor refuse areas shall be set back 50 feet from abutting properties that have residential or institutional uses or zoning and 20 feet from all other abutting properties.
3. No use shall be conducted in such a way as to discharge any treated or untreated sewage except as shall be approved by the Department of Environmental Protection and/or County Health Department, as appropriate; nor shall industrial wastes be stored, discharged, incinerated, or otherwise disposed of except in conformance with the applicable state and federal regulations regarding solid and hazardous wastes.