

ARTICLE 2100. Performance Standards.

§ 212-2101. Emission of offensive odors.

No use shall emit odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond its lot lines. The guide for determining such quantities of offensive odors shall be the fifty percent (50%) response level of Table 1 (Odor Thresholds in Air), Research on Chemical Odors: Part 1 - Odor Thresholds for 53 Commercial Chemicals, October 1968, Manufacturing Chemists Association, Inc., Washington, D.C.

§ 212-2102. Storage of hazardous materials.

- A. No highly flammable or explosive liquids, solid or gasses shall be stored in bulk above ground, except the following:
 - (1) Tanks or drums of fuel connected directly with energy devices or heating appliances located and operated on the same lot as the tanks or drums of fuel, specifically designed to handle the material.
 - (2) Tanks or drums for storage of less than three hundred (300) gallons of fuel oil (other than that used for home heating) or gasoline, provided that such tanks are located no closer than twenty-five (25) feet to any building or lot line of fifty (50) feet from any street line.
- B. All outdoor storage facilities for fuel, raw materials and products and all fuel, raw materials and products stored outdoors shall be enclosed by a six (6) foot chain-link fence or a substitute approved by the Zoning Officer.
- C. No materials or wastes shall be deposited upon a lot in such form or manner that they shall be transported off the lot by natural causes or forces; nor shall any substance which can contaminate wells, watercourses or potable water supplies otherwise render such wells, watercourses or potable water supplies undesirable as sources of water supply or recreation; nor shall any substance which will destroy aquatic life be allowed to enter any wells, watercourses or potable water supplies.
- D. Any materials or wastes which might cause fumes or dust or which constitute a fire hazard or which shall be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers adequate to eliminate such hazards.
- E. All nonconforming storage and water disposal uses shall be brought into conformity with this section within three (3) years of the adoption of this Chapter.
- F. Any activity involving the use or storage of flammable material shall be controlled by the requirements contained in the applicable National Fire Protection Association Code Standards.

§ 212-2103. Visible smoke emissions.

No emission at any point from any chimney or otherwise of visible smoke from commercial and industrial uses in excess of that permitted by the Department of Environmental Protection (DEP) shall be permitted.

§ 212-2104. Air pollutant emissions.

- A. The emission of dust, dirt, fly ash, fumes, vapors or gases which can cause any damage to human health, to animals, to vegetation or to property, or which can cause any soiling or staining of persons or property at any point beyond the lot line of the use creating the emission is herewith prohibited.

- B. No emission of liquid or solid particles from any chimney or other source shall exceed three tenths (0.3) grain per cubic foot of the carrying gas at any point beyond the lot line of the use creating the emission. For measurement of the amount of particles in gases resulting from combustion, standard correction shall be applied to a stack temperature of five hundred degrees Fahrenheit (500° F) and fifty percent (50%) excess air in the stack at full load.
- C. Air pollution requirements shall meet Allegheny County Health Department rules and regulations.

§ 212-2105. Lighting projecting beyond lot lines.

No use shall produce a strong light or a reflection of a strong light greater than one tenth (0.1) footcandle beyond its lot lines or onto any public street.

§ 212-2106. Noise.

The ambient sound level of any operation (other than the operation of motor vehicles or other transportation facilities, operations involved in the construction or demolition of structures, emergency alarm signals or time signals) shall not exceed the decibel levels listed in the tables shown.

- A. The sound pressure level or ambient level is the all-encompassing noise associated with a given environment, being a composite of sounds from any source, near and far. For the purpose of this Chapter, "ambient noise level" is the average over fifteen (15) minutes of the alleged offensive noise, excluding random or intermittent noises. Averaging shall be done by instrument analysis in accordance with American National Standard S.13-1971, or shall be done manually as follows:
 - (1) Observe a sound-level meter for five (5) seconds and record the best estimate of central tendency of the indicator needle and the highest and lowest indications.
 - (2) Repeat the observations as many times as necessary to provide that observations be made at the beginning and at the end of the fifteen-minute period and that there shall be at least as many observations as there are decibels between the lowest low indication and the highest high indication.
 - (3) Calculate the arithmetical average of the observed central tendency indications.
- B. It shall be unlawful for any person to operate any fixed machinery or equipment or similar mechanical device in any manner so as to create any noise which would cause the noise level measured at the property line of the property affected by the noise emission to be beyond permitted levels.

(1) Noise limits shall not exceed the following:

Table 4-12 - Noise Limits

Zoning District (dBa)	Time Period	Sound Level
R1, R2, R3, R4 and M1	Anytime	55
	7:00 a.m. to 10:00 p.m.	60
	10:01 p.m. to 6:59 a.m.	55
M2 and M3	6:59 a.m. to 9:59 p.m.	60
	10:00 p.m. to 7:00 a.m.	55

(2) If the measurement location is on a boundary between two (2) zoning districts, the lower sound level shall apply.

§ 212-2107. Sewage discharges.

No discharge at any point into any private sewage disposal system or stream or into the ground of any materials in such a way or in such nature or temperature as can contaminate any water supply or otherwise cause the emission of dangerous or objectionable elements or the accumulation of solid wastes conducive to the breeding of rodents or insects is permitted.

§ 212-2108. Conditions at lot lines.

- A. Fences, walls and electric fences. No walls, fences, signs or other structures shall be erected or altered, and no hedge, tree, shrub or other growth shall be maintained or permitted that shall cause damage to traffic on a public street by obscuring the view. The maximum permitted height of a fence in the rear and side yard shall be six (6) feet. Fences in the front yard shall be no higher than four (4) feet and at least fifty percent (50%) open and not of the chain link or wire type generally used for enclosure or containment. On a corner lot the side yard abutting the right-of-way shall be considered a front yard for fencing purposes.
- B. Higher fences between properties in different zoning districts shall be authorized or required at the time of site plan approval. Higher fences along lot lines adjacent to swimming pools or commercial properties shall be authorized by the Borough Council when necessary for effective buffering. Higher fences around recreational facilities or recreation areas shall be required by council. Electrified fences, fences with barbed wire or razor wire or barbed or razor wire electrified fences are not permitted in any residential district except as shall be authorized by Borough Council. Electrical fences as authorized by Borough Council are subject to the following conditions:
 - (1) Electric fences are permitted on farms only, except as shall be authorized in other areas by Borough Council.
 - (2) Warning signs at least three (3) inches by twelve (12) inches shall be placed on the fence every twenty-five (25) feet and at least three (3) feet from ground level.
 - (3) The wire carrying the current shall be placed on the inside fence perimeter.

- (4) Maximum voltage shall not exceed twelve (12) volts.
 - (5) Electric fences shall be properly installed with an approved charger.
 - (6) The placement of the electrified fence should be carefully considered so that it is further away from bus stops, playgrounds, school yards or any type of pedestrian path or facility subject to heavy pedestrian traffic.
- C. Activity affecting atmosphere at lot lines. No activities producing heat, cold, dampness or movement of air are permitted which shall produce any material effect on the temperature, motion or humidity of the atmosphere at the lot line or beyond.

§ 212-2109. Vibrations.

No use shall cause earth vibrations or concussions in excess of the standards outlined below, with the exception of that vibration produced as a result of construction activity. The standards below are as set forth in the Table of Frequency Amplitude Relations. Vibration shall be expressed as displacement in inches and shall be measured with a standard three (3) component measuring system, which is a device for recording the intensity of any vibration in three (3) mutually perpendicular directions.

**Table of
Frequency Amplitude Relations**

Frequency of Ground Motion (cycles per second)	Maximum Amplitude of Ground Motion in Inches, Not More than
Up to 10	0.0305
20	0.0163
30	0.0102
40	0.0076
50	0.0061
60	0.0051

§ 212-2110. Electrical disturbances.

No electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance shall be permitted.

§ 212-2111. Radioactive emissions.

No activity shall emit dangerous radioactivity which exceeds the standards established by the United States Atomic Energy Commission Rules and Regulations, Title 10, Atomic Energy, Part 20, Standards for Protection Against Radiation.

§ 212-2112. Floodplain management.

Refer to Franklin Park Borough, Allegheny County, Pennsylvania, Ordinance No. 250-84, enacted May 9, 1984.