

ARTICLE XVIII

SUPPLEMENTARY REGULATIONS

SECTION 1800 GENERAL

The supplementary regulations in this Article supplement the requirements of Articles IV through XV governing each Zoning District and shall apply to all uses in all Zoning Districts.

SECTION 1801 PERFORMANCE STANDARDS

The following standards shall apply to all permitted uses, conditional uses and uses by special exception in all Zoning Districts. In reviewing an application for zoning approval, the Zoning Officer, the Board of Supervisors or the Zoning Hearing Board, as the case may be, may require a qualified consultant, whose cost shall be borne by the applicant, to provide an expert opinion regarding the ability of the proposed use to comply with these Performance Standards and any recommended measures to guarantee continuing compliance after the use is established. Continuing compliance shall be subject to the enforcement provisions of Section 2301 of this Ordinance.

1801.1 Fire Protection

Fire prevention and fighting equipment acceptable to the Board of Fire Underwriters shall be readily available when any activity involving the handling or storage of flammable or explosive materials is carried on.

1801.2 Electrical Disturbance

No activity shall cause electrical disturbance adversely affecting radio or other equipment in the vicinity.

1801.3 Noise

No operation or activity shall cause or create noise in excess of the sound levels prescribed below:

- a. **Residential Districts:** At no point beyond the boundary of any lot within the R-R, R-1, R-2, R-3 and R-4 Districts shall the exterior noise level resulting from any use or activity located on such lot exceed a maximum of sixty decibels (60 dBA) for more than four (4) hours during a twenty-four (24) hour equivalent period.
- b. **Educational, Commercial and Office Park Districts:** At no point on or beyond the boundary of any lot within the E-C, O-P, C-1, C-2, C-3 or C-4 Districts shall the exterior noise level resulting from any use or activity located on such lot

exceed a maximum of sixty-five decibels (65 dBA) for more than eight (8) hours during a twenty-four (24) hour equivalent period.

- c. **Industrial Districts:** At no point on or beyond the boundary of any lot within the I-1 District shall the exterior noise level resulting from any use or activity located on such lot exceed a maximum of seventy-five decibels (75 dBA) for more than eight (8) hours during a twenty-four (24) hour equivalent period.
- d. Where two (2) or more Zoning Districts in which different noise levels are prescribed share a common boundary, the most restrictive noise level standards shall govern.
- e. The following uses or activities shall be exempted from the noise regulations:
 - 1. Noises emanating from construction or maintenance activities between 7:00 A.M. and 9:00 P.M.;
 - 2. Noises caused by safety signals, warning devices and other emergency-related activities or uses;
 - 3. Noises emanating from public or private recreational uses between 7:00 A.M. and Midnight.
- f. In addition to the above regulations, all uses and activities within the Township shall conform to all applicable County, State and Federal regulations. Whenever the regulations contained herein are at variance with any other lawfully adopted rules or requirements, the more restrictive shall govern.

1801.4 Vibrations

Vibrations detectable without instruments on neighboring property in any Zoning District shall be prohibited.

1801.5 Odors

No malodorous gas or matter shall be permitted which is discernable on any adjoining lot or property.

1801.6 Smoke, Ash, Dust, Fumes, Vapors and Gases

There shall be no emission of smoke, ash, dust, fumes, vapors or gases which violates applicable Federal, State or County laws or regulations.