

**§27-2211. ENVIRONMENTAL PERFORMANCE STANDARDS**

In each zoning district, all existing or proposed uses shall meet the following environmental performance standards, in addition to meeting any laws and regulations of the United States Environmental Protection Agency and the Pennsylvania Department of Environmental Protection and other applicable federal, state, or county regulations.

- A. Air Pollution Controls. All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. 4001-4015 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 percent for a period or periods aggregating more than three minutes in any one hour, or equal to or greater than 30 percent at any time, and shall comply with PA Code Title 25, Chapter 127.A(7), or its most recent update.
  2. Emission of smoke, dust, dirt, fly ash or other particulate matter, or of noxious, toxic or corrosive fumes, vapors or gases in such quantities as to be evident or perceptible at the property line of any lot on which a use is conducted, or which could be injurious to human health, animals, or vegetation; detrimental to the enjoyment of adjoining or nearby properties; or which could soil or stain persons or property, at any point beyond the lot line of the use creating that emission shall be prohibited.
  3. No emission of particular matter shall exceed 0.0115 grams per dry standard cubic foot, corrected to 7 percent oxygen. Provisions must be made to reduce dew point cycling and resulting damage to particulate control devices, and shall comply with PA Code Title 25, Chapter 127.A(1), or its most recent update.
  4. For measurement of the amount of particles in gases resulting from combustion, standards correction shall be applied to a stack temperature of 500 degrees F Fahrenheit and 50 percent excess air.
  5. 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., § 7412) as promulgated in 40 CFR part 61, or its more recent update.
- B. Noise Control.
1. Objectionable noises, due to intermittence, beat frequency, or shrillness, shall be muffled so as not to become a nuisance to adjacent uses.
  2. At no point on the lot boundary of use shall the sound pressure level of any operation exceed the described levels in the designated octave bands shown below, except for alarm systems designed to protect persons or property.

<b>Octave Center Frequency (Hertz)</b>	<b>Band Frequency</b>	<b>Along Boundaries with Residential Districts or Uses, between 7 A.M. and 10 P.M.;</b> <b>Maximum Permitted Octave Band Sound Pressure Level (decibels, dbA scale)</b>	<b>Along Boundaries with Residential Districts or Uses, between 10 P.M. and 7 A. M.;</b> <b>Maximum Permitted Octave Band Sound Pressure Level (decibels, dbA scale)</b>	<b>Along All Other Boundaries;</b> <b>Maximum Permitted Octave Band Sound Pressure Level (decibels, dbA scale)</b>
31.5		75	69	80
63		74	67	79
125		69	62	74
250		64	54	69
500		58	47	63
1000		52	41	57
2000		47	36	52
4000		43	32	48
8000		40	32	45

- Noise shall be measured with a sound level meter meeting the standards of the American National Standards Institute, ANSI S1.2-1962 'American Standard Meter for the Physical Measurements of Sound.'

#### C. Control of Odors.

- No person, land use, or establishment 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 beyond the property line, either at ground level or habitable elevation.
- 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 provided and maintained to support primary odor reduction equipment.
- The location and vertical height of all exhaust fans, vents, chimneys, or any other sources discharging or emitting smoke, fumes, gases, vapors, odors, scents, or aromas shall be shown on the plan, with a description of the source materials.

D. Heat and Glare Control.

1. Any use producing heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point beyond the lot lines.
2. No person, land use, or establishment shall be permitted to produce glare, or reflection of that light, beyond its lot lines onto neighboring properties, or onto any township road or state highway.

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

F. Control of Radioactive, Magnetic or Electrical Disturbance. There shall be no activities which emit dangerous or harmful radioactivity. There shall be no electrical or magnetic disturbance (except from domestic household appliances) adversely affecting any use, process, equipment, appliance, or device located beyond the property boundary of the creator of such disturbance. All uses are obliged to comply with all federal and state regulations.

### **§27-2212 GARAGE/YARD SALES**

Garage/yard sales shall comply with the following regulations:

- A. Garage/yard sales shall be permitted on all residential properties in Upper Salford Township.
- B. A maximum of 2 garage/yard sales shall be permitted per residential property per calendar year.
- C. Garage/yard sales shall last a maximum of 4 consecutive days.
- D. Garage/yard sales shall only be conducted between sunrise and sunset of any given day.

### **§27-2213. MUNICIPAL EXEMPTION**

Municipal uses, such as township buildings, sewage plants, police stations, maintenance garages and facilities, fire stations, ambulance stations, parks, playgrounds, athletic facilities, trails, utility buildings, etc., shall be permitted in all zoning districts and shall be exempt from all zoning regulations, including the dimensional regulations of the zoning district in which the use is located.

### **§27-2214. CONSERVATION EASEMENTS AND DEED RESTRICTIONS**

Land development of property encumbered by conservation easements, restrictive covenants, or deed restrictions which prohibit the development of the land shall not be permitted. Land development of greenway land as required by this chapter shall not be permitted, except as provided for in §27-2206.