

ARTICLE IV
PERFORMANCE STANDARDS

Section 4.1 General Performance Standards

Compliance: All uses in all districts shall be subject to the following standards of operations.

Section 4.2 Environmental Performance Standards

The developer shall determine the presence of environmental or natural features on any site proposed for land development and shall meet the following standards for environmental protection. Site alterations, regrading, filling or clearing of vegetation prior to approval of the plans for development shall be a violation of this Article.

- 4.2.1 Floodplain Delineation: One hundred (100) year floodplains shall be delineated as per the provisions of Ordinance #4 of 1987, as amended from time to time, or by accepted analytical procedures approved by the Borough Engineer.
- 4.2.2 Floodplains Development: Development activities shall be regulated as per the provisions of Ordinance #4 of 1987, as amended from time to time, and applicable Commonwealth regulations, specifically Chapter 105, Title 25 of the Pennsylvania Code.
- 4.2.3 Steep Slopes: In areas of steep slopes, i.e., those above fifteen percent (15%), the following standards shall apply:
 - A. 16-25%: No more than sixty percent (60%) of such areas shall be developed and/or regraded or stripped of vegetation.
 - B. 26% or more: Earth disturbance activities in conservation overlay areas are restricted as outlined in Article XI.
- 4.2.4 Forest: No more than fifty percent (50%) of any forest as defined may be cleared or developed.
- 4.2.5 Ponds, Watercourses or Wetlands: No development, filling, piping or diverting shall be permitted except for required roads and utility line extensions, unless permitted by the appropriate state, county or regulatory agency.
- 4.2.6 Stormwater Drainage and Management: All plans shall comply with the provisions of Ordinance #3 of 1990, and all amendments thereto.
- 4.2.7 Soil Erosion and Sedimentation: With any earth disturbance there shall be control of erosion and the protection of streams and ponds from sedimentation in accordance with the "Clean Streams Law P.L. 1987", Chapter 102 of Title 25 of the Pennsylvania Code, and the "Soil Erosion and Sedimentation Control Manual" of the Pennsylvania Department of Environmental Protection. In addition, a Soil Erosion and Sediment Control Plan (ES & SC Plan) shall be required as part of the application for any Borough permit where earth disturbance or excavation will occur. As a minimum where sediment can be transported away from the disturbed area, a silt fence or straw bale barrier shall be erected and maintained in working

clearance is required to ensure adequate sight distances. Any removal should, where feasible, involve relocation rather than clearing.

- B. Buffer width and planting material shall be laid out to respect existing or proposed off-site uses. The minimum width may be used where compatible single-family uses adjoin or where the property abuts non-buildable land. The object of the planting shall be defined in the plan as visual screening or to prevent access to hazardous areas.
- C. Generally, a minimum of twenty-five percent (25%) of plant material shall be evergreen, ten percent (10%) deciduous. Planting shall be adequate in quantity to fully cover the twenty-five (25) minimum foot buffer, but may be clumped or grouped for maximum efficiency.
 - (1) Where glare from exterior lighting is a problem, fifty percent (50%) of the planting shall be evergreen.
 - (2) Where hazardous conditions exist, hedge row planting should be such as to make access difficult.
 - (3) Where visual screening is most important, evergreens and flowering trees should be increased to fifty percent (50%) of the total.
- D. Self-maintaining ground cover or grass shall be planted to the edge of the buffer.
- E. Prior to the issuance of any zoning approval, complete plans showing the arrangement of all buffer yards, the placement, species and size of all plant materials, and the placement, size, materials and type of all fences to be placed in such buffer yards shall be reviewed to ascertain that the plans are in conformance with the terms of this ordinance.

Section 4.4 Odor

Those standards for the control of odorous emissions established by the Allegheny County Department of Health shall be applied in all zoning districts. Where an odor is deemed offensive a duly authorized Borough representative shall refer the matter to the County Health Department.

Section 4.5 Storage and Waste Disposal

- 4.5.1 No highly flammable, explosive or toxic liquids, solids or gases shall be stored in bulk (over five hundred (500) gallons), above ground except 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.
- 4.5.2 All permanent bulk outdoor storage facilities for fuel over five hundred (500) gallons, raw materials and products and all fuel, raw materials and products stored outdoors, shall be enclosed by an approved safety fence.
- 4.5.3 No materials or wastes shall be deposited upon a lot in such form or manner that they may 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

order until vegetation is fully established or erosion resistant ground cover has been installed. Additional sediment pollution control measures may be required where land development is more extensive than single family construction.

Section 4.3 Buffer Yards

Buffer yards as required shall be provided by the developer or applicant of the subject parcel during the initial phase of construction.

- 4.3.1 The buffer yard shall be measured from the zoning district boundary line or from the near street line where a street serves as the district boundary line.
- 4.3.2 The buffer yard may be coterminous with required front, side or rear yards and in case of conflict, the larger yard requirements shall apply.
- 4.3.3 In all buffer yards, a fifteen foot (15') width shall be maintained and kept clean of all debris, rubbish, weeds and tall grass. Buffer yards widths may be averaged with the most narrow portion of the yard being seventy percent (70%) of the minimum established width or ten point five feet (10.5') where physical constraints prevent the provision of the standard width.
- 4.3.4 No structure, manufacturing activity or storage of materials shall be permitted in the buffer yard.
- 4.3.5 All buffer yards, except PRD's and except as provided for in Section 5.3 hereunder, shall include a dense screen planting of trees, shrubs or other plant materials, or both, to the full length of the lot line to serve as a barrier to visibility, airborne particles and glare. Such screen planting shall be in accordance with the following requirements:
 - A. Plant materials used in the screen planting shall be a minimum of fifty percent (50%) evergreen and of such other species and initial heights as will produce a dense visual screen at least eight feet (8') high within five (5) years.
 - B. The screen planting shall be maintained permanently and any plant material which does not live shall be replaced within one (1) year.
 - C. The screen planting shall be so placed that at maturity it will not overhang any street or property line.
 - D. In accordance with the provisions of Section 4.9, a clear sight triangle (Exhibit #2) shall be maintained at all street intersections and at all points where private accessways intersect public streets.
 - E. The screen planting shall be broken only at points of vehicular or pedestrian access.
- 4.3.6 In PRD's, the following minimum standards shall apply to buffer yard (See also Article IV):
 - A. Existing deciduous and coniferous trees above two inches (2") caliper and/or six feet (6') in height shall be preserved in the buffer yard except where

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. A Pennsylvania Department of Environmental Protection approved plan for spill containment shall be submitted to the Borough for review by the Borough Engineer prior to the issuance of any required permit.

4.5.4 Any materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers adequate to eliminate such hazards.

4.5.5 All non-conforming storage and water disposal uses must be brought into conformity with this Article within three (3) years of the adoption of this ordinance.

Section 4.6 Air Pollution

No emission at any point from any chimney or otherwise of visible smoke in excess of that permitted by the Air Pollution Control Regulations of Allegheny County shall be permitted.

Section 4.7 Dust, Fumes, Vapors, and Gases

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.

Section 4.8 Glare

No use shall produce a strong, dazzling light or a reflection of a strong, dazzling light beyond its lot lines or onto any public road.

Section 4.9 Vibrations

No use shall cause earth vibrations or concussions detectable beyond its lot lines without the aid of instruments with the exception of vibration produced as a result of temporary construction activity.

Section 4.10 Discharge

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.

Section 4.11 Heat, Cold, Dampness or Movement of Air

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.

Section 4.12 Noise

No industry which by the nature of its use, operation or activity produces noise of objectionable character or volume will be permitted.

Section 4.13 Electrical Disturbance or Radioactivity

No activities which emit dangerous radioactivity at any point are permitted and 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.

Section 4.14 Maintenance of Yards, Adjacent Undeveloped Property

The owner or lessee of the property, whether occupied or vacant located within or adjacent to any developed area shall maintain such premises so that:

- 4.14.1 Weeds shall be cut prior to their growing to such height as they will go to seed.
- 4.14.2 All portions of the property shall be kept free of junk, debris, disabled motor vehicles, and dangerous, objectionable or noxious matter.

Section 4.15 Vehicle and Equipment Maintenance

- 4.15.1 In industrial and commercially zoned areas, all vehicles and movable equipment repair done on the property shall be performed within an enclosed building, except that minor maintenance activities may be completed on the exterior of a lot where space has been provided for the temporary parking or storage of vehicles and movable equipment.
- 4.15.2 In residentially zoned areas, minor vehicle maintenance activities may be conducted in driveways, but in no case shall repairs be made on vehicles and movable equipment which would result in the storage of said vehicles or movable equipment on the exterior of the lot for more than forty-eight (48) hours.

