

ARTICLE XIX

INDUSTRIAL PERFORMANCE STANDARDS

SECTION 19.00 SCOPE

After the effective date of this Ordinance, any use established or changed to, and any buildings, structure, or tract or land developed, constructed or used for, any permitted or permissible principal or accessory use shall comply with all of the performance standards herein set forth for the district involved. If any existing use or building or other structure is extended, enlarged, moved, structurally altered or reconstructed, or any existing use of land is enlarged or moved, the performance standards for the district involved shall apply with respect to such extended, enlarged, moved, structurally altered or reconstructed building or other structure or portion thereof, and with respect to land use which is enlarged or moved.

SECTION 19.01 STANDARDS FOR INDUSTRIAL DISTRICTS

Any use established in the M-1, industrial district, shall not be permitted to carry on any activity, operation, use of land, building or equipment that produces irritants to the sensory perceptions greater than the following measures which are hereby determined to be the maximum permissible hazard to humans or human activity:

1. Hot forgings, steam or board hammers: Not permitted.
2. Noise: Shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness. Noise as measured at the street or property line may not exceed eighty (80) decibels with a center frequency of one hundred twenty-five (125) cycles per second.
3. Gases, smoke, dust, dirt and fly ash: The emission of gases, smoke, dust, dirt and fly ash shall in no manner be unclean, destructive, unhealthful, hazardous or deleterious to the general welfare. Such emission shall be in strict conformance with all applicable State and County health laws as pertaining to air pollution and smoke abatement.
4. Glare and heat: Other than for normal maintenance and/or construction of principal and accessory buildings and structures, arc welding, acetylene torch cutting or similar processes causing glare and heat shall be performed behind solid walls or frosted glass not less than fifteen (15) feet high as measured from the ground level adjacent to the structure concerned.
5. Fire and safety hazards: The storage and handling of flammable liquids, liquefied petroleum gases, and explosives shall comply with all State rules and regulations, and as established by the Fire Prevention Act, Act 207, Public Acts of 1941, as amended. Further, all above ground storage tanks for flammable, corrosive, or otherwise hazardous liquid materials shall be located not less than one hundred fifty (150) feet

from all property lines, and shall be completely surrounded by earth embankments,

dikes, or other types of retaining walls which will contain the total capacity of all tanks so enclosed.

6. Vibration: Machines or operations which cause vibration shall be permitted, but no operation shall cause a displacement exceeding .003 of one (1) inch as measured at the property line with a frequency of ten (10) cycles per second.