

(m) Solid Waste. All trash and rubbish shall be stored in vermin-proof containers with tight-fitting lids. Where storage areas for trash and rubbish are required, they shall be provided with a complete visual screen. No such storage area shall be located within thirty (30) feet of any lot line. All garbage and similar organic rubbish shall be stored within airtight, leak-proof, and vermin-proof containers until such waste material is collected. No such waste material shall remain on-site for more than forty-eight (48) hours."

SECTION 15. Section 1612, entitled "Performance Standards" of Part 16, entitled "General Regulations", of Chapter XXXII, entitled "Zoning" of the Code of Ordinances of the Township of Tilden, is hereby amended and restated in its entirety as follows:

"Section 1612. Environmental Performance Standards. All uses in all districts shall be in conformity with the following standards.

(a) No land, building, structure, or premises shall be used, altered, or occupied in such a manner as to create any dangerous, injurious, noxious, or otherwise objectionable conditions.

(b) The emission of smoke, dust, fumes, gases, odors, mists, vapors, pollens, and similar matter, or any combination thereof, which can cause any damage to human or animal health, to vegetation or to property, or which can cause any soiling or staining of persons or property at the point beyond the lot line of the use creating the emission, is prohibited.

(c) Standards concerning such emissions shall be in accord with the rules and regulations of the Commonwealth of Pennsylvania or any applicable Township ordinance, whichever is more restrictive.

(d) Any operation producing glare and/or heat shall be performed within an enclosed building or in such a manner as not to be visible or to produce any effect beyond the property line of the lot on which the operation is located.

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

(f) Every use requiring power shall be so operated that the service lines, substation, or other facilities shall conform to the highest safety requirements. Such use shall be so constructed and installed as to be an integral part of the architectural features of the plant and, except for essential poles and wires, shall not extend into any yard, and shall be suitably screened from streets or any adjacent property which would be deleteriously affected by such use.

(g) The following shall apply to the storage of materials and the disposal

of materials:

(1) No highly flammable or explosive liquids, solids, or gases shall be stored in bulk above ground except tanks or drums of fuel directly connecting with energy devices, heating devices, or appliances located and operated on the same lot as the tanks or drums of fuel.

(2) All outdoor storage facilities for fuel, raw materials, and products and all fuel, raw materials, and products stored outdoors shall be enclosed by an approved safety fence.

(3) No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces, nor shall any substance which can contaminate a stream or water course or otherwise render such stream or water course undesirable as a source of water supply or recreation, or which will destroy aquatic life, be allowed to enter any stream or water course.

(4) All 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 which are adequate to eliminate such hazards.

(5) All trash and rubbish shall be stored in vermin-proof containers with tight-fitting lids. Where storage areas for trash and rubbish are required, they shall be completely screened. All garbage and similar organic rubbish shall be stored within airtight, vermin-proof containers until such waste material is collected.

SECTION 16. Section 1617, entitled "Regulations Pertaining to Telecommunications Signal Facilities", of Chapter 16, entitled "General Regulations", of Chapter XXXII, entitled "Zoning" is hereby deleted in its entirety. Section 1618 through Section 1620 are hereby renumbered Section 1617 through Section 1619, respectively.

SECTION 17. Chapter XXXII, entitled "Zoning" of the Code of Ordinances of the Township of Tilden, is hereby amended to add a new Part 17, entitled "Performance Standards" as follows:

#### "PART 17

#### PERFORMANCE STANDARDS

Section 1701. Purpose. In addition to all other requirements of this Chapter, the following performance standards shall apply to specific uses permitted in the various zoning districts.