

Article X. Performance Standards

157.148. PURPOSE

The purpose of this Article is to establish performance standards for all land, land uses and improvements in the City of Camden in order to promote compatibility among uses, protect and enhance the character of the city, and to protect the health, safety and welfare of the city by minimizing offsite impacts related to light and glare, noise, odor, vibration, and pollution.

157.149. LIGHT AND GLARE

The purpose of this section is to provide standards for outdoor lighting and glare which will provide for nighttime safety, security and utility while reducing light pollution and light trespass.

- A. Applicability.** The provisions of this section shall apply to any and all exterior artificial light sources not having specific special regulations.
- B. Exemptions.** The following are exempted from the requirements of this section.
1. Lighting fixtures and standards required by federal, state, county or city agencies, including street lights within public rights-of-way.
 2. Outdoor lighting fixtures used or required by law enforcement, fire and emergency services, transportation or similar governmental agencies to perform emergency or construction repair work, or to perform nighttime road construction on major thoroughfares.
- C. Lighting.** Exterior lighting of buildings, properties, developments, signs or other features, and for any use, including, but not limited to, residential, commercial and industrial uses, shall meet the following requirements.
1. Exterior light fixtures shall be directed so that no light spills over onto adjacent properties or rights-of-way.
 2. Because of their unique requirement for nighttime visibility and their limited hours of operation, stadiums, ball fields, playing fields and tennis courts are exempted from the general standards of this section. However, lighting for these outdoor recreational uses shall be shielded to minimize light and glare trespass onto adjacent and nearby properties.
 3. No flashing lights shall be permitted.

4. No installation or erection of any lighting which may be confused with warning signals, emergency signals or traffic signals shall be permitted.
 5. Pole heights that are appropriate to the lighting application shall be used; however, under no circumstances shall light poles exceed thirty five feet.
 6. Mounted fixtures shall not exceed the height of the building or structure on which they are mounted.
 7. All on-site roadway intersections within a manufactured home park or a multi-family residential, commercial or mixed-use development containing two or more separate structures shall be provided with a street light and street lights shall be provided along roadways in the interior of such developments at not less than 400-foot intervals.
- D. Glare.** No light source or direct or sky reflected glare, whether from exterior lighting, high temperature processing, combustion, welding, or otherwise, shall be visible from beyond any property line. Light sources shall be arranged, hooded or otherwise controlled to deflect light (both direct and reflected) away from adjoining property or public rights-of-way.
1. Safety Hazard. Any artificial light source which creates glare observable within the normal range of vision from any public walk or thoroughfare under normal weather conditions is considered a safety hazard and is prohibited.
 2. Nuisance. Any artificial light source which creates glare observable within the normal range of vision, under normal weather conditions, from any property other than the property where the light source is located is considered a nuisance and is prohibited.

157.150. ODOR

There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive to a person of normal sensibilities at the property line of adjacent properties or rights-of-way.

157.151. VIBRATION

A person, business or industry may not cause or permit, beyond the property line of any such vibration source, vibration of sufficient intensity to cause another person of normal sensibilities to be aware of the vibration by such direct means as sensation of touch or visual observation of moving objects. The observer shall be located at or within the property line of the receiving property or right-of-way when vibration determinations are made. This standard shall not apply

to vibrations created during the process of construction between the hours of 7:00 a.m. and 9:00 p.m.

157.152. PERFORMANCE STANDARDS FOR MANUFACTURING, MINING, AND WASTE COLLECTION, TREATMENT, DISPOSAL AND REMEDIATION

The following performance standards shall be applied, in addition to those provided in §§ 157.149 through 157.151, to ensure that all manufacturing uses (NAICS 311-339); mining (NAICS 211-213); and waste treatment, disposal and remediation systems (NAICS 5621, 5622 and 5529) shall produce no injurious or obnoxious conditions related to the operation of such uses sufficient to create a nuisance beyond the premises. Additionally, waste treatment, disposal and remediation systems, including landfills, must be in compliance with DHEC requirements. Furthermore, the Zoning Administrator may require that an engineer certify that the proposed project will not violate the restrictions listed herein.

- A. Noise.** All noise shall be muffled so as not to be offensive to a person with normal sensibilities due to noise level, intermittence, beat frequency or shrillness. In no event shall the sound pressure level of noise radiated continuously from a facility exceed the values provided below where measured at the property line of any such sound-emitting source. If sound levels are suspected to be offensive to a person with normal sensibilities by the Zoning Administrator through observation, the property owner will be required to conduct and document noise level tests as needed to demonstrate that the noise generated does not exceed the values provided for herein. Such tests must be conducted at the cost of the property owner by a qualified professional with proven expertise in the area of noise level measurement and testing.
1. The maximum permissible noise level at the property line of any such sound-emitting source for noise radiated continuously from a facility between the hours of 9 p.m. and 7 a.m. (night time) shall be 65 decibels (dB), and between 7 a.m. and 9 p.m. (day time) shall be 70 dB. Where the lot containing such use is adjacent to a residence or residential zoning district, the permissible noise levels shall be 10 dB less than those above.
 2. Such measurements are expressed in terms of the Equivalent Sound Level and all measurements taken shall compute the Equivalent Sound Level.
 3. Noise levels shall be measured with a sound level meter that conforms to the most current specifications as recommended by the American Standards Institute (ANSI). The meter shall be set for a “slow” response when taking measurements. An A-weighted filter constructed in accordance with the specifications of ANSI, which automatically takes into account the varying effect on the human ear of different pitches, shall be used on any sound level meter taking measurements in relation to the requirements of this section.

4. Impact noises, generated by sources that do not operate more than one minute in any one-hour period, are permissible up to a level of 10 dB in excess of the figures listed in § 157.152 (A)(1), except when the lot containing such use is adjacent to a residence or a residential zoning district.
5. Noises emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these requirements.

B. Air Pollution.

1. The emission of visible smoke, dust, dirt, fly ash, particulate matter from any pipes, vents, or other openings, or from any other source into the air, shall comply with the regulations of the South Carolina Department of Health and Environmental Control (DHEC).
2. Air pollution emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these requirements.

C. Odor. There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive to a person with normal sensibilities at the property line. Any process which may involve the creation or emission of any such odor shall be provided with both primary and a secondary safeguard system so that control may be maintained in the event of failure of the primary safeguard system.

D. Fumes and Vapors. There shall be no emission of any fumes or vapors of a noxious, toxic or corrosive nature which can cause damage or irritation to health, animals, vegetation, or to any form of property.

E. Heat, Cold, Dampness or Movement of Air. Industrial activities which could produce any adverse effect on the temperature, motion or humidity of the atmosphere beyond the lot line shall not be permitted. Any use requiring an operation producing an intense heat shall be performed with the necessary shielding to prevent such heat from being detectable at the property line of the site on which the use is located.

F. Toxic Matter. The measurement of toxic matter shall be at ground level of habitable elevation and shall be the average of any 24-hour sampling period. The release of any airborne toxic matter shall not exceed the quantities permitted for those toxic materials currently listed in *Threshold Limit Value*, adopted by the American Conference of Governmental Industrial Hygienists. If a toxic substance is not contained in said listing, the applicant shall satisfy the Zoning Administrator that the proposed levels will be safe to the general population.

G. Exterior Illumination.

1. All operations, activities, and uses shall be conducted so as to comply with the performance standards governing exterior illumination prescribed in § 157.149 and below.
2. Requirements for maximum intensity by light source and type of area are provided in the following table. Illumination shall be measured from any point outside the property. If illumination is found to be extending onto neighboring properties by the Zoning Administrator, the property owner will be required to conduct appropriate light/illumination level tests as needed. Measurements are to be conducted by Illumination Engineering Society of North American (IESNA) standards.

Maximum Intensity of Light Sources

Light Sources	Light Sources Visible in:	
	Residential or Medical Areas	Commercial or Industrial Areas
Bare Incandescent Bulbs	15 watts	40 watts
Illuminated Buildings	15 ft. candles	30 ft. candles
Backlighted or Luminous Background signs	150 ft. lamberts	250 ft. lamberts
Outdoor Illuminated Signs and Poster Panels	25 ft. candles	110 ft. candles
Any Other Unshielded Sources, Intrinsic Brightness	50 candela per sq. cm	50 candela per sq. cm

- H. **Radiation Hazard Standard.** All operations, activities and uses shall comply with the regulations of the U.S. Atomic Energy Commission set out in *Chapter 1 of Title 10 of the Code of Federal Regulations* which apply to byproduct material, source material and special nuclear material, as those terms are defined by the *Atomic Energy Act of 1954, as amended, (42 U.S.C. 2014(e), (z), and (aa))*. No activity, operation or use shall cause radiation emissions which are in violation of the *Radiation Health and Safety Act of 1968 (PL 90-602)*, as amended, or the implementing regulations of the SC Department of Health and Environmental Control established pursuant thereto.
- I. **Electromagnetic Radiation and Interference Standard.** No activity, operation or use shall cause electromagnetic radiation interference that: (a) adversely affects persons or the operation of any equipment across lot lines and (b) is not in conformance with the regulations of the Federal Communications Commission.
- J. **Liquid and Solid Waste Standard.** Any activity, operation or device which causes or tends to cause the discharge or other release of liquid or solid waste into public sanitary sewers, storm drains or public waters shall comply with applicable laws, rules and regulations governing such discharge or release, including but not limited to the Federal Water Pollution Control Act as well as state and local provisions regulating sewers and sewage

disposal, pollution of state waters, maintenance and cleanliness of storm drainage facilities, garbage, trash and refuse, and erosion and sediment control.

- K. Compliance guarantee.** The applicant of a permit for a manufacturing or processing plant which would produce any of the elements as noted in this subsection shall acknowledge in writing his understanding of the performance standards applicable to the proposed use and shall submit with the permit application an agreement to conform with such standards at all times. Any violation of the agreement shall constitute a violation of this chapter and the property owner shall be subject to any and all penalties or enforcement actions permitted by this Zoning Ordinance.