

Section 309 Performance Standards

The following performance standards, together with all applicable state and federal standards, shall be met. No use is permitted which would constitute a nuisance. Many types of nuisances, if left uncorrected, may become a public health threat. A nuisance is defined to mean any condition, activity, situation or use of premises *vacant lot*, or of buildings which is detrimental to the property of others or which causes or tends to cause substantial diminution in the value of other property in the neighborhood, *even if only to interfere with panoramic view*, in which such premises are located; or which may cause or result in annoyance or disturbance to persons beyond the boundaries of such property; or which may cause interference with the health and/or safety of a person beyond the boundaries of such property; or which disturbs the peaceful use of the property of others in the Town of Sugar Hill. In all cases, the enforcing official shall take into consideration the location of the use or condition and the nature and condition of the surrounding neighborhood. Complaints under this Section 309 must include the exact location and type of nuisance in order to allow a thorough investigation.

The standards listed in this Section 309 are not an exclusive list; any other activity or use which is not listed but which constitutes a nuisance is likewise prohibited. No use, regardless of whether it requires a land use permit, shall in the course of normal operation:

1. Noise: Emit noise in excess of 70 decibels at the property line .See Town of Sugar Hill Noise Ordinance.
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2. Odor: Emit any odor which is injurious to the health and safety of persons in the adjoining area or deprives a person of the reasonable use of his property.
3. Dust or Dirt: Emit any dust or dirt which is injurious to the health and safety of persons in the adjoining area or deprives a person of the reasonable use of his property.
4. Smoke: Emit any smoke in excess of the Ringlemann Chart No. 2.
5. Noxious Gases: Emit any noxious gases which endanger the health, comfort, safety or welfare of any person, or which have a tendency to cause injury or damage to property, business, or vegetation.
6. Vibration: Cause a vibration which creates a displacement of 0.002 of one inch.
7. Vision Impairment: Lighting or signs which create glare which could impair the vision of a driver of any motor vehicle or result in an unreasonable intrusion on adjoining property which deprives the owner thereof of its reasonable use.
8. Junk and Other Accumulations: Retain, collect, place or permit to be placed on the property any of the following: junk; trash; yard waste; garbage; construction debris or rubble; building or earthen materials; abandoned, discarded or unused objects or

equipment such as but not limited to automobiles, furniture, paper, cardboard, plastic, glass, crockery, scrap metal, tires, stoves, refrigerators, freezers, cans or containers.

9. Stagnant Water: Create or permit to continue to exist abandoned or unused swimming pools or other catchment areas with stagnant water which may provide a breeding area for mosquitoes.
10. Sewage and Other Material: Apply or permit to be applied to the property biosolids (also known as sewage sludge); allow improper discharges from septic systems, holding tanks, sinks, or other types of drains.