

CHAPTER 14: PERFORMANCE STANDARDS

14.1. PURPOSE.

The purpose of this Chapter is to measure potential nuisances, from industrial or other uses, factually and objectively in terms of the potential nuisance itself; to ensure that all uses will provide necessary control methods for protection from hazards and nuisances which can be prevented by modern processes of control and nuisance elimination; and to protect any use from arbitrary exclusion based solely on the characteristics of uncontrolled production in this type of use in the past.

14.2. GENERAL PROVISIONS.

No land or building in any district shall be used or occupied in any manner so as to create dangerous, injurious, noxious or otherwise objectionable fire, explosive, or other hazards; noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, glare, liquid or solid refuse or wastes; or other substance, condition or element in such a manner or in such amount as to adversely affect the surrounding area or adjoining premises. The foregoing is hereinafter referred to as “dangerous and objectionable elements”. No use shall be Undertaken or maintained unless it conforms to the regulations of this Chapter in addition to the regulations set forth for the district in which such use is situated.

14.3 PERFORMANCE STANDARDS PROCEDURE.

The Virgin Town Zoning Administrator may require performance standards review for any use in any district when he/she has reason to believe that such use, or the manner of its operation will not or may not conform to the performance standards adopted by the Town of Virgin.