

## Section 26 - Sensory Impact

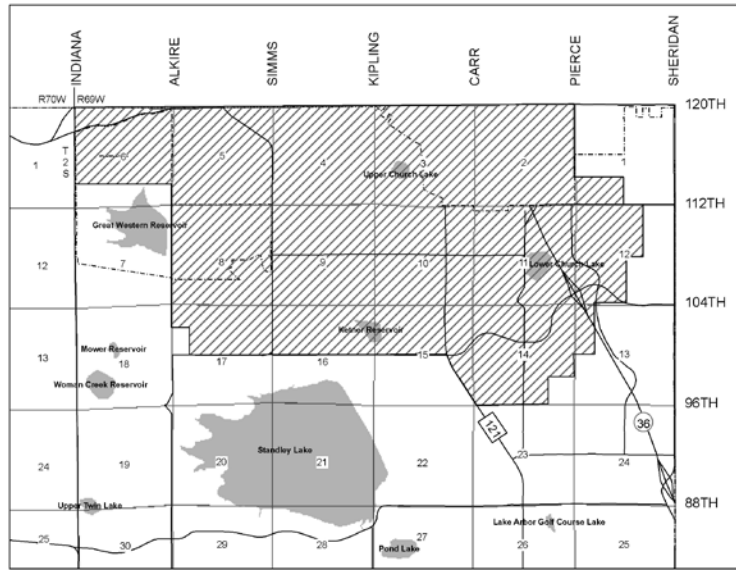
(orig. 7-12-05)

### A. Standards

1. Proposed developments shall not create Sensory Impacts, including noise, odor, and visual impacts. (orig. 4-4-06)
2. Proposed development shall be designed to prevent sensory impacts on future occupants. Buildable areas shall be oriented away or buffered from the impacts of conflicting land uses, including its lighting, odors, visual impacts, and noise. (orig. 4-4-06)
3. Odor: Proposed developments shall meet the standards set forth in "Colorado Air Quality Control Regulations and Ambient Air Quality Standards." (reloc. 7-12-05; am. 4-4-06)
4. Noise
  - a. Noise generated from the proposed development shall not exceed the dBA levels set forth in Section 25-12-103, C.R.S. or as may be amended from time to time. The dBA levels are depicted in the dBA Table: (reloc. 7-12-05; am. 4-4-06)

<b>dBA TABLE</b>					
<b>TIME</b>	7 a.m. to 7 p.m.	7 a.m. to 7 p.m.	7 a.m. to 7 p.m.	7 p.m. to 7 a.m.	7 p.m. to 7 a.m.
<b>FREQUENCY</b>	L <sub>25</sub>	L <sub>0</sub>	Periodic/ Impulsive	L <sub>0</sub>	Periodic/ Impulsive
Park/School, Residential	55	65	50	50	45
Commercial	60	70	55	55	50
Light Industrial	70	80	65	65	60
Industrial	80	90	75	75	70

- b. Noise projected from existing roadways and uses onto proposed park, school, or residential developments shall not exceed the dBA levels as shown in the dBA Table. If noise levels exceed the dBA levels set forth in the dBA Table, mitigation that reduces levels to or below the required dBA shall be provided. Mitigation shall be prepared and designed by a qualified professional, such as an acoustical engineer registered in the State of Colorado. (orig. 4-4-06; am. 7-17-18)
    - c. Avigation easements within the Airport Influence Area, as delineated by diagonal hatching on the following Map, shall be provided. (reloc. 7-12-05; am. 4-4-06)



**B. Sensory Impact Assessment**

1. Preparation

The Sensory Impact Assessment shall be prepared and signed by a qualified professional planner, certified industrial hygienist, or landscape architect or engineer, registered in the State of Colorado. (orig. 4-4-06)

2. Content

a. Identification of all existing and or projected Sensory Impacts. (orig. 4-4-06)

3. Approval

a. The Sensory Impact Assessment shall be reviewed by Planning and Zoning and Public Health. (orig. 4-4-06; am. 12-21-10)

b. If the Sensory Impact Assessment yields evidence of adverse Sensory Impacts, a Sensory Impact Report shall be required. (orig. 4-4-06)

**C. Sensory Impact Report**

1. Preparation

The Sensory Impact Report shall be prepared and signed by a certified industrial hygienist or acoustical engineer registered in the State of Colorado. (orig. 4-4-06)

2. Content

a. A study of all existing and/or projected Sensory Impacts, including levels, occurrences, and frequencies. (reloc. 7-12-05; am. 4-4-06)

b. A Sensory Impact Map showing:

(1) The proposed development including lots, tracts, and street/road alignments. (reloc. 7-12-05; am. 4-4-06)

(2) The natural topography as shown by contour lines. (reloc. 7-12-05; am. 4-4-06)

- (3) The location of all emission sources. (reloc. 7-12-05; am. 4-4-06)
- (4) The distance between emission sources and the receiver. (reloc. 7-12-05; am. 4-4-06)
- (5) Intervening structures, vegetation and terrain that affect the relationship between emission sources and the receiver. (reloc. 7-12-05; am. 4-4-06)

3. Approval

- a. The Sensory Impact Report shall be reviewed by Planning and Zoning and Public Health. (orig. 4-4-06; am. 12-21-10)
- b. If the Sensory Impact Report yields evidence of adverse Sensory Impacts, a Sensory Impact Plan shall be required. (orig. 4-4-06)

**D. Sensory Impact Plans**

1. Preparation

- a. Plans (excluding plans for engineered structures) shall be prepared and signed by a qualified certified industrial hygienist or acoustical engineer registered in the State of Colorado. (reloc. 7-12-05; am. 4-4-06)
- b. Plans for engineered structures shall be prepared and signed by a professional engineer, registered in the State of Colorado and qualified in the field of civil engineering. (reloc. 7-12-05)
- c. Plans shall assure that sensory impact factors affecting the planning, design and construction of the proposed development or being emitted from the proposed development are recognized and mitigated. (am. 7-12-05; am. 4-4-06)

2. Content

- a. Solutions and alternatives to abate, minimize, and/or improve the emission levels including, if applicable, but not limited to the following: (reloc. 7-12-05)
  - (1) Aesthetically designed barriers including earth berms, walls, fences, and dense vegetation that will withstand climatic conditions and not create unsafe traffic conditions located between the emission source and the receiver. (reloc. 7-12-05)
  - (2) Open space, such as parks and greenbelts, located between the emission source and the receiver. (reloc. 7-12-05)
  - (3) Architectural design and/or construction techniques. (reloc. 7-12-05)
- b. Evidence that the identified solutions and alternatives will abate the impacts. (orig. 4-4-06)
- c. The entity/entities that will implement the plan, construct required improvements and be responsible for the maintenance of the improvements and appropriate easements, if any. (reloc. 7-12-05)
- d. Avigation easement if required. (orig. 4-4-06)

3. Approvals

Plans shall be verified by Planning and Zoning and Public Health prior to the development's approval. (am. 7-12-05; am. 4-4-06; am. 12-21-10; am. 7-17-18)