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Adopted July 2, 2001

**NOISE AND LIGHT PERFORMANCE STANDARDS
for development and redevelopment in the
OFFICE/INSTITUTIONAL-4 (OI-4) ZONING DISTRICT**

This document represents a common understanding of Town and University officials regarding what will be expected and accepted as fulfilling the requirements of Section 16.3.1 of the Development ordinance for information on Noise and Light Management to be submitted as part of a Main Campus Development Plan.

Purpose

These standards are intended to establish maximum acceptable noise and light impacts on property* outside of the OI-4 Zoning District which result from development and redevelopment associated with an approved Development Plan.

Noise Standards

Noise levels on property* outside of the OI-4 Zoning District and resulting from development and redevelopment associated with an approved Development Plan shall not exceed noise levels allowed by the Town of Chapel Hill Noise Ordinance as established at the time the development or redevelopment receives final Town approval under Article 16 of the Development Ordinance.

Each application for a Site Development Permit associated with an approved Development Plan must include a signed and sealed letter from a Professional Engineer, licensed in the State of North Carolina and with demonstrable expertise in acoustical design and attenuation practices, certifying that any increase in measurable noise above existing pre-Development Plan noise levels on property* outside of the OI-4 Zoning District will not exceed the levels allowed in the Noise Ordinance.

Light Standards

Design Requirements: All lighting, including that used in and around buildings, recreation areas, parking areas, walkways, roadways, and signs shall be designed to minimize spillover of light onto property* outside of the OI-4 Zoning District. Lighting shall also be designed to prevent glare that could impair vision and/or otherwise deteriorate normally accepted qualities and uses of property* outside of the OI-4 Zoning District.

Standards: The following standards apply to new lighting associated with an approved Development Plan.

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Outdoor lighting, except sports and athletic field lighting, shall be mounted at heights no greater than fifteen (15) feet for non-cutoff lights; and no greater than thirty-five (35) feet for cutoff lights.

Lighting for sports and athletic fields must include glare control features and must be designed so that primary illumination is directed onto the play area and immediate surroundings, and such that offsite illumination/glare is restricted.

Increases in illumination on property* outside of the OI-4 Zoning District shall not result in lighting levels in excess of 0.3 foot-candles, measured at ground level. On property* outside of the OI-4 Zoning District, where existing ambient lighting levels are in excess of 0.3 foot-candles, no increase in measurable lighting levels will be allowed as result of an approved Development Plan.

Submittals: Each application for a Site Development Permit shall include a lighting plan that shows existing and proposed lighting fixture types and locations. The plan shall indicate, by isolux contour diagram and grid points, the measured and calculated pre-development and post-development foot-candles at grade both on the development site and on property* outside of the OI-4 Zoning District where lighting impacts are expected. The lighting plan must be sealed by a Professional Engineer licensed in the State of North Carolina and with demonstrable expertise in lighting design and mitigation strategies.

*These Noise and Light Standards shall not be enforced and need not be met on property outside of the OI-4 Zoning District that is in the same ownership as property within the OI-4 Zoning District.