

# POLICIES

- ▶ Comprehensive / General Plan
- ▶ Project Review Guidelines



**CHECKLIST FOR REVIEW OF NOISE-SENSITIVE DEVELOPMENT PROJECTS**

- ✓ 1. Is proposed land use "noise-sensitive"?
- ✓ 2. If yes, is proposed land use in 60 DNL contour? (If so, route application to Airport Manager.)
- 3. Is sound insulation proposed?
- 4. Can site be arranged to reduce noise exposure?

# REGULATIONS

- ▶ Compatible Use Zoning
- ▶ Zoning Changes - Residential Density - Large Lots, Planned Unit Development
- ▶ Airport Noise Overlay Zoning
- ▶ Subdivision Regulations
- ▶ Building Codes
- ▶ Transfer of Development Rights
- ▶ Environmental Zoning
- ▶ Fair Disclosure By Sellers



# EXPENDITURES

- ▶ Property Acquisition
- ▶ Noise and Avigation Easement Purchase
- ▶ Development Rights Purchase
- ▶ Purchase Assurance
- ▶ Sales Assistance
- ▶ Sound Insulation



## TECHNIQUES FOR GUIDING NEW DEVELOPMENT TO PREVENT FUTURE NOISE IMPACTS

**POLICY TECHNIQUES** - Non-regulatory governmental actions to encourage noise-compatible development near airport.

**Comprehensive Planning:** Policies supporting land use compatibility near airport. Involves land use plans and policies to guide consideration of rezonings, variances, conditional uses, public projects.

**Project Review Guidelines:** Adoption of guidelines which ensure that noise compatibility issues are considered during reviews of development proposals.

**REGULATORY TECHNIQUES** - Local land use regulations requiring compatible development in airport area.

**Compatible Use Zoning:** Commercial, industrial, agriculture, or open space zoning.

**Zoning Changes, Residential Density:** Large-lot zoning or planned unit development.

**Noise Overlay Zoning:** Special regulations within high-noise areas.

**Subdivision Regulations:** Require dedication of noise and aviation easements, plat notes.

**Building Codes:** Require sound insulation in new construction.

**Transfer of Development Rights:** Zoning framework to authorize private sale of development rights to encourage sparse development in high-noise areas.

**Environmental Zoning:** Environmental protection zoning to support airport land use compatibility.

**Fair Disclosure Regulations:** Require seller to notify buyer of aircraft noise.

## TECHNIQUES FOR MITIGATING EXISTING NOISE IMPACTS

**EXPENDITURE TECHNIQUES** - Because of high costs, these techniques are usually applied only within 65 DNL contour where Federal funding assistance may be available.

**Property Acquisition:** Outright purchase of property.

**Noise and Aviation Easement Purchase:** Purchase of easement only.

**Development Rights Purchase:** Purchase of rights to develop property.

**Purchase Assurance:** Airport acts as buyer of last resort, then resells property and retains easements.

**Sales Assistance:** Provide assistance to property owners in selling homes. Airport retains noise easements.

**Sound Insulation:** Installation of sound insulation in existing homes and noise-sensitive institutions.

