

6. CODES FOR INDUSTRIAL DEVELOPMENT AND USE

6.1 Code for Industries in Urban Areas

PURPOSE

The purpose of the code is to achieve the following outcomes:

- (a) A wide range of industries, including manufacturing, processing, transport and storage/distribution uses, is consolidated within the major industrial areas are shown on the Strategic Plan map;
- (b) Industries having potential for serious or material environmental harm or nuisance are located where air emissions, odour and/or noise generation, the handling and storage of dangerous goods, traffic generation and other effects, can be adequately controlled and/or buffered, generally in parts of the major industrial areas which are more remote from residential and other sensitive uses;

- (c) Smaller-scale service trades and light industry activities which serve surrounding community needs and provide local employment opportunities are also located in the frame areas of the Shire's larger centres, and, for premises at an appropriately small-scale, the village centres, where the proposed development:
 - (i) has adequate accessibility,
 - (ii) is able to be economically serviced, and
 - (iii) is unlikely to adversely affect residential or any other sensitive receiving environments.

(1) Element: Site Suitability

PURPOSE

To provide for industrial premises to be established on suitable land having particular regard to topography, accessibility, provision for utility services, surrounding land use, the desirability of consolidating areas of industrial use, and the desired character of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must be established on land included in an industrial precinct, or where in another precinct, at a suitable location having particular regard to topography, accessibility, provision of utility services, surrounding land use, and the desired character of the precinct.	<p>A1.1 Premises are established on land in a Core Industry or Business and Industry Precinct with reticulated water supply, sewerage and electricity.</p> <p>OR</p> <p>A1.2 Premises are established on a site within a Town Centre Frame or Village Centre Precinct which allows for the Acceptable Measures of the other Elements of this code to be achieved.</p>
P2 Premises must be established on a site having sufficient area and dimensions to accommodate the building or buildings, associated parking area, service vehicle provision, storage areas, landscaping, vehicle access and on-site vehicle movement.	<p>A2.1 Premises are established on a regular-shaped site having an area of at least 2000 m² and an average width of not less than 40 metres in a Core Industry precinct, and 1000 m² and 25 metres elsewhere.</p>

(2) Element: Site Layout

PURPOSE

To achieve a coherent site layout that provides an efficient, safe and attractive working environment, and protect the amenity of any adjoining or nearby residential development or other sensitive receiving environment.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The site layout must take into account on-site and surrounding topography, drainage patterns, utility services, access, vegetation, and adjoining land use.	A1 For assessable development, development is undertaken in accordance with a site analysis plan that demonstrates how the considerations referred to in the Performance Criteria are proposed to be taken into account.
P2 The site layout and building form must assist in minimising noise generation and spill lighting, and screening unsightly open storage and other outdoor use areas from public view.	A2 The site layout and building form maximise protection of surrounding sensitive uses from adverse impacts by having: <ul style="list-style-type: none"> • all or most building openings facing away from sensitive uses, and • external lighting oriented away from sensitive uses, and • open use areas separated from sensitive uses by buildings or solid screen fencing at least 1.8m high, and • landscaping which complies with the Acceptable Measures of Element (4) below.
P3 The site layout must contribute as much as possible to energy efficiency (in terms of heating, cooling, lighting and natural ventilation) and water conservation.	A3 Landscaping is established and maintained to maximise summer shading and is in accordance with the relevant Acceptable Measures of Council's Landscaping Code and Element (4) below.
P4 Where the site is not being fully developed at one time, the layout must allow for later development to be carried out in an orderly and efficient manner.	A4 The layout of any early stage of site development allows for the orderly and efficient development of the balance of the site.

(3) Element: Waste Management¹**PURPOSE**

To ensure that development of industrial premises incorporates suitable provisions for the collection and storage of waste and recyclable materials which are appropriate and adequate for the type and amount of waste generated.

¹ To demonstrate compliance with this element, Council may request the preparation of a waste management plan in accordance with Planning Scheme Policy No 10 Preparation of Waste Management Plans.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 WASTE STORAGE Premises must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are suitably located for use, servicing and to minimise impacts on the amenity of users, occupiers and neighbours of the premises</p>	<p>A1.1 Each industrial unit has a level area provided for the permanent storage of waste and recyclable items in standard waste containers. Each such waste storage area:</p> <ul style="list-style-type: none"> (a) is easily accessed and convenient to use, and (b) has unobstructed access provided for removal of the containers to the roadside/service point for servicing, and (c) is located within 40 metres of the service point and for steep properties is located adjacent to the service point, and (d) is not located adjacent to the living, eating, working or customer areas of neighbouring properties, and (e) is located or screened such that the containers are not visible from neighbouring properties or passing vehicle and pedestrian traffic, and (f) is of sufficient area to fully contain the required number of waste containers, and (g) is a constructed hardstand area with screening, and (h) where the waste storage area caters to more than one unit, the waste storage area is located on land over which each property to which the area caters has control via access rights or ownership. <p>AND</p> <p>A1.2 Where waste services other than kerbside wheelie bin services are to be used, service points for servicing of the waste containers are provided on the site such that:</p> <ul style="list-style-type: none"> (a) the permanent waste storage areas are also the service points and are located to allow servicing of the bins directly, or (b) a hardstand area is constructed at each service point for the temporary storage of waste containers awaiting servicing and this area meets acceptable measures A1.1 d) and A1.1f) and where servicing is more frequent than twice weekly A1.1e). (c) Access from the permanent waste storage area to the temporary storage area/service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred. <p>AND</p> <p>A1.3 Where waste areas cater to more than 2 wheelie bins or any waste containers other than wheelie bins, a waste wash-down area is provided for the regular cleaning of waste containers if the waste includes putrescible or wet waste. This waste wash-down area meets the following criteria:</p> <ul style="list-style-type: none"> (a) is incorporated into the waste storage area, or is located such that waste containers can be easily moved to the waste wash-down area, and (b) is not located adjacent to customer, eating or living areas of any unit or neighbouring property, and (c) the floor is graded to fall to a drainage point located within the wash-down area, and (d) drainage is by means of a trapped gully connected to the sewer, and (e) rainfall and other surface water can not flow into the wash-down area, and (f) a hosecock is located in the vicinity of the wash-down area.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 WASTE SERVICING Waste service points and associated vehicle access, must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, with minimal impact to surrounding land uses and users of the area.</p>	<p>A2.1 The kerbside is used as the service point, only for wheelie bin services and where sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are:</p> <ul style="list-style-type: none"> (a) clearly separated from car parking bays, loading bays and any other similar areas, and (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and (c) clear of footpaths and pedestrian access, and (d) not in front of shop entrances or residential premises, and (e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and (g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse), and (h) serviced at a maximum frequency of twice per week. <p>AND</p> <p>A2.2 Waste service points which are accessed by entering the property are located so that:</p> <ul style="list-style-type: none"> (a) traffic flow during servicing is not impeded, and (b) the collection vehicle remains entirely on the property during servicing, and (c) they are clearly separated from car parking bays, loading bays and any other similar areas, and (d) for wheelie bins or front lift bins, sufficient height is allowed for servicing, and (e) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and (f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres, particularly if required to reverse out of the property. <p>AND</p> <p>A2.3 Where the service point is accessed by a private access roadway or entry to the property, this roadway:</p> <ul style="list-style-type: none"> (a) is constructed to allow unobstructed access to and from the service point, and (b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and (c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and (d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and (e) minimises the need for reversing (maximum 60m depending on the site), and (f) provides clear unimpeded vision for the driver for all vehicle manoeuvres.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P3 WASTE MINIMISATION Premises must accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.</p>	<p>A3.1 Each waste storage area includes recycling provisions and: (a) has sufficient space to store all the recycling containers within the waste storage area, and (b) is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s).</p> <p>AND</p> <p>A3.2 For any industrial activity which requires and environmental licence or is a notifiable activity, recycling provisions are in accordance with an approved Waste Management Plan, developed in accordance with Planning Policy No. 10, and which demonstrates the proposals satisfaction of the performance criteria.</p>

(4) Element: Environmental Performance

PURPOSE

To avoid causing environmental harm or nuisance, particularly by having regard to any standards adopted by Council.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES																																																
<p>P1 AIR QUALITY Development and use must prevent or minimise any emissions of odour, dust and air pollutants such that:</p> <ul style="list-style-type: none"> • nuisance is not caused beyond the site boundaries, • applicable State and national legislative requirements are satisfied, and • air quality conducive to the life, health and well-being of people is maintained. 	<p>A1 Development and use achieves the air emission standards set out in the State's Environmental Protection (Air) Policy provisions, and under that policy are not "unreasonable", or the following (where best available and practical technology cannot achieve lower emission levels):</p> <p>(a) Air Quality Indicators and Goals</p> <table border="1"> <thead> <tr> <th rowspan="2">Air Quality Indicator</th> <th colspan="3">Air Quality Guide</th> </tr> <tr> <th>Measure</th> <th>Unit</th> <th>Averaging Time</th> </tr> </thead> <tbody> <tr> <td>Carbon monoxide</td> <td>8</td> <td>ppm</td> <td>8 hours</td> </tr> <tr> <td>Lead</td> <td>1.5</td> <td>Kg/m³</td> <td>3 months</td> </tr> <tr> <td>Nitrogen dioxide</td> <td>0.16</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td>Ozone</td> <td>0.1</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td rowspan="2">Particles (as PM₁₀)</td> <td>0.08</td> <td>ppm</td> <td>4 hours</td> </tr> <tr> <td>150</td> <td>Kg/m³</td> <td>24 hours</td> </tr> <tr> <td rowspan="2">Sulphur dioxide</td> <td>50</td> <td>Kg/m³</td> <td>1 year</td> </tr> <tr> <td>0.2</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td rowspan="2">Dust</td> <td>0.02</td> <td>ppm</td> <td>1 year</td> </tr> <tr> <td>500</td> <td>Kg/m³</td> <td>20 minutes</td> </tr> <tr> <td></td> <td>120</td> <td>mg/m²</td> <td>24 hours</td> </tr> </tbody> </table> <p>(b) Lead or Sulphur concentrations acceptable in liquid fuel used for stationary fuel burning equipment not exceeding the following values:</p> <ul style="list-style-type: none"> • a concentration of lead or a lead compound of not more than 0.02% by weight or • a concentration of sulphur or a sulphur compound of not more than 3% by weight. <p>(c) Odour emissions which do not cause:</p> <ul style="list-style-type: none"> • a nuisance (ie. in excess of 5 odour units) beyond the site boundaries in a Core Industry precinct, or • a noticeable smell (ie. in excess of 1 odour unit) beyond the site boundaries otherwise. 	Air Quality Indicator	Air Quality Guide			Measure	Unit	Averaging Time	Carbon monoxide	8	ppm	8 hours	Lead	1.5	Kg/m ³	3 months	Nitrogen dioxide	0.16	ppm	1 hour	Ozone	0.1	ppm	1 hour	Particles (as PM ₁₀)	0.08	ppm	4 hours	150	Kg/m ³	24 hours	Sulphur dioxide	50	Kg/m ³	1 year	0.2	ppm	1 hour	Dust	0.02	ppm	1 year	500	Kg/m ³	20 minutes		120	mg/m ²	24 hours
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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 NOISE The emission of sound beyond the boundary of the site¹:</p> <ul style="list-style-type: none"> maintains the EPP (noise) Environmental values of the receiving acoustic environment; and is such that ambient sound levels for any nearby residential land and other noise sensitive places are maintained. 	<p>A2 Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i>.</p>
<p>P3 NOISE Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</p> <ul style="list-style-type: none"> aesthetic quality and compatibility; physical accessibility; provision for casual surveillance of public space from dwellings; and opportunities for concealment or vandalism. 	<p>No Acceptable Measure nominated</p>
<p>P4 WASTE MANAGEMENT Development and use must provide for the collection, treatment and disposal of solid and liquid wastes such that:</p> <ul style="list-style-type: none"> any applicable State and national legislative and policy requirements are satisfied; off-site releases of contaminants do not occur, all wastes are collected and disposed of in accordance with relevant licence and approval conditions, and measures to minimise waste generation and to maximise recycling are identified and implemented, having particular regard to the <i>Waste Management Strategy for Queensland</i>. 	<p>A4 Site specific waste management measures which are based on the hierarchy of:</p> <ol style="list-style-type: none"> waste prevention/avoidance, waste recycling/reuse, waste to energy, waste treatment, and then waste disposal. <ul style="list-style-type: none"> in compliance with the principles and provision of the <i>Waste Management Strategy for Queensland</i>, and any State Environmental Protection (Waste) Policy.
<p>P5 LIGHT, VIBRATION AND RADIATION Development and use must avoid or manage any emissions of light, vibration or radiation beyond the site boundaries such that:</p> <ul style="list-style-type: none"> nuisance is not caused beyond the site boundaries, applicable State and national standards and requirements are met, and unacceptable risks to the environment and to personal and public safety will not be caused. 	<p>A5.1The level of illuminance on any nearby residences does not exceed a value of 1 lux.</p> <p>A5.2 Light spill resulting from direct, reflected or other incidental light does not exceed the criteria in AS 4282-1997 “Control of the obtrusive effects of lighting” at surrounding sensitive uses; and</p> <p>A5.3 The vertical illumination resulting from direct, reflected or other incidental light emanating from lighting does not exceed 1 lux when measured at the boundary of environmentally sensitive areas (Nature Conservation Management Unit or a Nature Conservation Management Area shown on <i>Figure 4 - 2.1.1 Nature - 2.1.1 Nature Conservation Strategy</i>) and protected estate boundaries at any level from ground level upward.</p>

¹ To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with *Planning Scheme Policy No. 7 - Acoustic Environment Assessment*.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	A5.4 Vibration does not exceed maximum acceptable levels (such as those referred to in the British Standard BS6472:1992 Evaluation of Human Exposure to Vibration in Buildings (1 hz to 80 hz).
P6 ENERGY EFFICIENCY Development and use must use the best available energy efficient technology, in the operation of the premises.	A6 For assessable development, site specific measures apply.
P7 The provision of documentation to demonstrate to Council's satisfaction that environmental management requirements have been properly identified, and can be effectively implemented and monitored, where the development is in relation to either of the following and is not minor: (a) Environmentally assessable industry, or (b) any other use where the Assessment Manager considers such documentation is warranted by a high impact potential, and the carrying out of the required management measures.	A7 Assessable development for which an environmental impact study, management plan, and/or other suitable report or statement has been prepared which satisfies the Assessment Manager that adequate management, technical and financial resources are to be provided to effectively meet environmental management commitments; and then the provision of the required resources.

(5) Element: Landscaping

PURPOSE

To establish and maintain on-site landscaping that:

- creates a pleasant and safe working environment;
- is environmentally responsive, enhances the appearance of the premises and helps the premises blend into the streetscape; and
- helps provide a buffer to nearby incompatible uses.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Landscaping must be designed, established and maintained in a manner to: • be an appropriate scale relative both to the street reserve width and to the size and nature of the development; • incorporate significant existing vegetation, where possible; • be sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, views and drainage;	A1 The provision of on-site landscaping: (a) along the full length of the road frontage of the site, apart from vehicle access points, where such landscaping has a minimum width of 3 metres, and (b) elsewhere on the site to screen outdoor storage areas and other unsightly open areas from public view; provided that the minimum area of such landscaping is: (a) for sites along a Sub-Arterial or Arterial road, 10% of the total site area, or

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 contiued</p> <ul style="list-style-type: none"> • allow adequate lighting and pedestrian and vehicular safety; • effectively screen storage and service areas from views from outside the site; and • provide visual relief and shade, particularly throughout open car parking areas. 	<p>(b) for other sites, 7.5% of the total site area, and</p> <p>(c) at least 50% of the area is located in one area.</p> <p>it complies with the relevant Acceptable Measures of Council’s Landscaping Code.</p>
<p>P2 Where applicable, landscaping must include densely planted buffer areas and/or fencing, which can provide effective visual or acoustic screening to adjoining land used or likely to be used for residential or other incompatible purposes.</p>	<p>A2.1 Densely planted buffer areas, having a minimum width of 10 metres in a Core Industry precinct, or 3 metres otherwise, are established and maintained along any boundary of the site which adjoins land used or intended for use for residential or other incompatible purposes.</p> <p>AND</p> <p>A2.2 Solid screen fencing and/or earth mounding having a minimum height of 1.8 m, and designed and constructed to be visually attractive, is provided along the full length of any boundary referred to in Acceptable Measure A2.1 above.</p>

(6) Element: Building Setbacks

PURPOSE

To provide for buildings to be sited so that efficient use can be made of the land and an attractive streetscape can be established and maintained.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The building must be setback from the road frontage in such a way that:</p> <ul style="list-style-type: none"> • allowance is made for efficient use of the site; • significant landscaping is able to be provided at the front of the site; • some visitor carparking is able to be provided at an easily visible location at or near the front of the site; • the building contributes to an attractive streetscape character; • the building helps to screen any unsightly outdoor service, storage or other use area; and • the location of utility services and drainage paths are taken into account. 	<p>A1 The building is setback not less than 10 metres from an Arterial road frontage or 6 metres from any other road frontage.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 The building must be sited in relation to side and rear boundaries such that:</p> <ul style="list-style-type: none"> • allowance is made for efficient use of the site; • the location of utility services and drainage paths are taken into account; • the building helps to screen any unsightly outdoor service, storage or other use area; and • existing or likely future use of adjoining land is not significantly adversely affected. 	<p>A2 The building is setback:</p> <ol style="list-style-type: none"> (a) not less than 10 metres from any boundary adjoining land used or intended for use for residential, or other sensitive purposes, or otherwise; (b) more than 6 metres from any side or rear boundary, unless situated with a zero side or rear setback, and (c) more than 6 metres on at least one side boundary if the rear boundary setback is more than 6 metres, at any point along that boundary.

(7) Element: Building Scale and Appearance

PURPOSE

To provide for buildings to be designed and finished to be attractive when viewed from a public street and to be compatible with that of surrounding development.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The front of the building must be designed and oriented to address the street.</p>	<p>A1.1 The main entry to the building is easily identifiable from the street and directly accessible through the front of the building.</p> <p>AND</p> <p>A1.2 The office space of each building is sited and oriented towards the principal road frontage of the site.</p>
<p>P2 The building must be designed and finished to have a high quality, modern appearance.</p>	<p>A2 A building has materials, colours and architectural details of a high standards, and in accordance with the following:</p> <ol style="list-style-type: none"> (a) Materials - brick, masonry, glass, colorbond; (b) Colours - “earth tones”, greens, blues, greys; and (c) External Walls - having a modern/high quality appearance.
<p>P3 The building must have a height and bulk that allows for the building to be set into the landscape/streetscape without becoming visually intrusive.</p>	<p>A3 A building:</p> <ol style="list-style-type: none"> (a) occupying not more than 65% of the area of the site (or 50% where an Environmentally assessable industry); and (b) having a gross floor area not greater than the area of the site, (c) having a height not greater than 15 metres where in a Core Industry Precinct, 12 metres in a Business and Industry precinct or 8.5 metres elsewhere.
<p>P4 The building must have a form and finish recognisable as being compatible with traditionally appropriate built forms for that use.</p>	<p>A4 For assessable development, site specific measures apply.</p>

(8) Element: Service Areas

PURPOSE

To provide on-site service areas, such as garbage bin enclosures, loading/unloading areas and outdoor storage and/or display areas (when provided), which can be conveniently accessed and are visually attractive or screened.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Premises which have waste storage and collection areas, loading/unloading areas and any outdoor storage and/or display facilities:</p> <ul style="list-style-type: none"> • being of sufficient size; • suitably located for convenient use; and • designed to be visually attractive or screened. 	<p>A1.1 Waste storage and loading/unloading areas are located for convenient use and collection, adequately screened from public view and not located closer than 3 metres to the road frontage or 1.5 metres to any other site boundary which adjoins land not in an industrial precinct.</p> <p>AND</p> <p>A1.2 Outdoor storage areas are sited so as to be visually unobtrusive from the street or any nearby residential or other incompatible use, or effectively and attractively screened.</p>

(9) Element: Fences and Walls

PURPOSES

To provide for fences and walls to be erected and maintained in a manner consistent with a high quality appearance.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Fences and walls:</p> <ul style="list-style-type: none"> • are finished and maintained to be visually attractive and to contribute to or blend with the site's landscaping; • where appropriate, are designed and detailed to provide visual interest to the streetscape; • are constructed of materials which are compatible with the buildings on the site; • can provide effective screening from adjoining residential or other incompatible use; and • where appropriate, assist in highlighting entrances and paths. 	<p>A1.1 Where possible, fencing is erected along the building line rather than the street frontage and/or screened by landscaping.</p> <p>AND</p> <p>A1.2 Retaining walls do not exceed a height of 1.5 metres and are landscaped or otherwise detailed to be visually attractive and not appearing to be overbearing.</p> <p>AND</p> <p>A1.3 Solid fencing, walls or landscaped earth mounds are provided to screen views and/or buffer noise to adjoining residences or other incompatible use.</p>