

DISTANCE PROTECTS RURAL EDGES

Noise, light, habitat conversion, and displaced wildlife can affect farms and forests beyond the campus.

1 HABITAT LOSS

Large campuses and related infrastructure can remove and fragment usable habitat.

2 NOISE + LIGHT

Continuous sound and night lighting can extend well beyond the building footprint.

3 FARM CONFLICT

Displaced wildlife may move into crops, vineyards, and remaining wooded edges.

4 CORRIDOR VALUE

Retained woodland and wide native buffers help preserve movement between habitats.

The paper recommends upper-tier setbacks because open rural terrain can carry impacts farther.

MAKE ROOM FOR WHAT WAS ALREADY THERE.

MOVE BEYOND THE BASELINE

The most protective examples use greater distance for sensitive uses, agriculture, and natural areas.

COMMON RULE

- 200-500 ft buildings
- 300 ft equipment
- Thin landscaping
- Fixed minimum



UPPER-TIER RULE

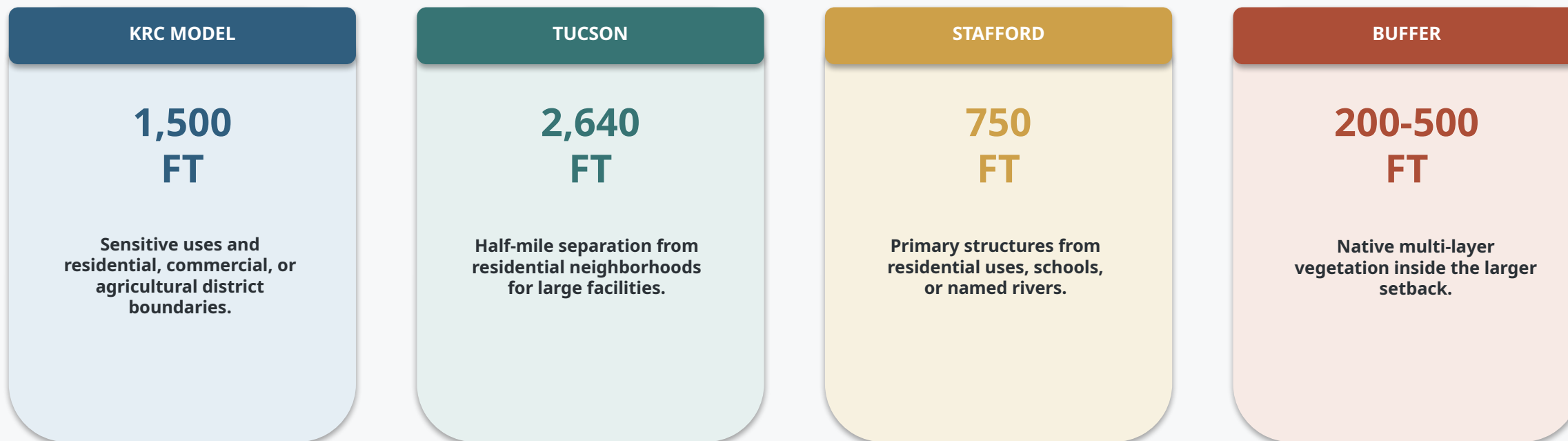
- 1,000-1,500 ft sensitive uses
- 1,000-2,000 ft stacks
- 200-500 ft native buffer
- Modeling may require more

Setbacks work best with retained woodland, acoustic controls, dark-sky lighting, surveys, and monitoring.

DISTANCE IS THE FIRST LINE OF DEFENSE.

FOUR PROTECTIVE EXAMPLES

The issue paper compares model and adopted standards at the upper end of current practice.



Different jurisdictions use different definitions and measurements; New Kent must write each distance precisely.

THE NUMBER NEEDS A CLEAR MEASURING POINT.

THE CITIZEN 4x4

Four requirements connect setback numbers to actual wildlife, farm, and forest protection.

01	MAP HABITAT	Survey wildlife corridors, forests, farms, vineyards, streams, and sensitive edges.
02	SET BACK NOISE	Measure from the right boundary and keep generators and stacks farther away.
03	RETAIN WOODLAND	Use existing forest plus native multi-layer buffers inside the setback.
04	MONITOR WILDLIFE	Require pre- and post-construction surveys and adaptive mitigation.

A setback is protective only when it is paired with the habitat map, noise limits, lighting rules, and enforcement.

PROTECT THE EDGE TO PROTECT THE LAND.