

Sec. I. Introduction.

INDUSTRIAL TECHNOLOGY I-T – The Industrial Technology Zone (I-T) is intended not for manufacturing uses, but for emerging technology uses requiring large physical footprints, and not akin to other industrial or other uses.

Permitted uses in I-T districts:

- A. Data center or small data center (such use shall be permitted for an applicant qualifying as a hyperscaler; or an entity who works directly with a hyperscaler and can demonstrate same.)
 - a. Any applicant applying for a zoning permit to operate a data center shall be responsible for demonstrating that they neither qualify for nor seek exemption from [tangible personal] property taxes.
- B. Utility. Electricity substations, transmission lines, and distribution needed to support a I-T district campus development may be sited in the I-T district, provided that siting of public facilities shall be in substantial accord with the comprehensive plan, as applicable.

Accessory uses in I-T districts:

- (1) Water treatment plant, publicly or privately owned, if approved by the Department of Public Works and incorporated into a Water Services Agreement approved by the City Commission after a public hearing;
- (2) Self-generating power infrastructure;
- (3) Utility-scale solar-generating facilities or power generation battery storage facilities where the solar or battery storage facility serves the principal use of a parcel within the I-T district;
- (4) Sewage treatment plant, publicly or privately owned, if approved by the Department of Public Works and incorporated into a Wastewater Services Agreement approved by the City Commission after a public hearing;
- (5) Elevated water storage tank or tower;
- (6) Small cell or roof-mounted telecommunications towers or facilities not in excess of height limitation specified below;
- (7) Central heating or cooling facility;
- (8) Food service facility similar to an employee cafeteria for service to employees or occupants of a secure facility not open to the general public;
- (9) Security building;
- (10) General storage and maintenance facility serving primarily the contiguous properties in common ownership;
- (11) Structured parking; and
- (12) General office serving primarily the internal administration or training of employees of contiguous properties in common ownership.

1. Definitions for I-T Zone

- a. A “campus” is defined as an inter-connected network of physical facilities and cohesive perimeter buffers located within a contiguous geographic area governed by a unified site or masterplan whether in single or multiple ownership.

- b. An “opaque buffer” is defined as an opaque screen from the ground to a height of at least 6 feet. This type of buffer prevents visual contact between uses and creates a strong impression of total separation. Option 1 for opaque buffers shall be a minimum of 25 feet, and shall be composed of 3 evergreen trees + 4 ACI (“aggregate caliper inches”) of canopy trees + 13.5 ACI of understory trees + 23 shrubs per 100 linear feet. Option 2 for opaque buffers shall be a minimum of 15 feet, and shall be composed of a six-foot-tall opaque fence + 2 evergreen trees + 4 ACI of canopy trees + 15 ACI of understory trees + 23 shrubs per 100 linear feet.
- c. The following definitions enumerate the categories of data centers:
 - i. Enterprise Data Centers: Built, owned, and operated by companies for their own internal use, usually on-premise.
 - ii. Colocation Data Centers ("Colo"): Facilities where organizations rent space, power, and cooling to house their own servers.
 - iii. Cloud Data Centers: Off-premises services managed by third-party providers (e.g., Google Cloud, AWS) that host data and applications for multiple clients.
 - iv. Managed Services Data Centers: Third-party providers manage the infrastructure, storage, and computing services directly for a client.
 - v. Edge Data Centers: Small, decentralized facilities located near end-users to reduce latency for real-time applications like IoT or 5G.
 - vi. Hyperscale Data Centers: Massive, scalable facilities designed for cloud providers, often exceeding thousands of servers.

2. Requirements for all I-T – zoned parcels

- a. As further set out below, a Water Services Agreement must be executed before any development in the I-T zone may submit site and building plans to Planning and Zoning.
- b. As part of their rezoning application, applicants shall be required to execute a “Performance Agreement”/“Community Benefit Agreement”] on a form acceptable to the County and the City of Harrodsburg.
- c. An Environmental Impact Assessment shall be required as part of any Rezoning application. If the rezoning is approved, Assessments shall be submitted, updated, every six months during construction, and every year thereafter. The assessment shall be prepared by a third-party professional engineer, ecologist, environmental planner, or other qualified individual. Any such assessment shall include a description of the proposed use, including its location and relationship to other projects or proposals, with adequate data and detail for the Planning Commission to assess the environmental impact of the proposed use. The assessment shall also include a comprehensive description of the existing environment and probable future effects of the proposal. This description shall focus on the elements of the environment most likely to be affected as well as potential regional effects and ecological interrelationships and shall also include a detailed examination of public resources most likely impacted by the Development. At a minimum, the assessment shall address the following:
 - i. Air pollution impacts from Data Center operations. The assessment shall identify all sources of fine particulate matter (PM2.5), volatile organic compounds, and nitrogen oxides at the Data Center as well as any other air pollution types regulated by state and federal agencies. The assessment shall

- specify best management practices for preventing and reducing polluting emissions at the Data Center. The owner and/or operator of the Data Center shall have anti-idling signs prominently posted in areas where ten (10) or more trucks may park or congregate;
- ii. Water pollution impacts from Data Center operations. The assessment shall identify all sources of microbes, toxic chemicals, physical pollutants, and radiological pollutants at the Data Center. The assessment shall specify best management practices for preventing and reducing water pollution emanating from the Data Center;
 - iii. The potential for public nuisance to residents resulting from operations and truck traffic, including but not limited to noise, glare, light, and visual obstacles;
 - iv. An erosion control/stormwater management plan compliant with any stormwater quality management plan adopted by applicable local, state, and federal laws and ordinances;
 - v. Consistency with the Comprehensive Plan. The assessment shall state the impact of the proposed use on the Comprehensive Plan's goals, objectives, and strategies. Where the proposed use conflicts with any part of the Comprehensive Plan, the assessment shall identify mitigation measures that may be undertaken to offset any degradation, diminution, or depletion of public natural resources;
 - vi. A description of alternatives to the impact(s);
 - vii. A statement of any adverse impact(s) that cannot be avoided;
 - viii. A list of steps/structural controls proposed to minimize damage to the site before and after construction; and
 - ix. Full and accurate identification of any critical impact area. A critical impact area is any area, condition, or feature that is environmentally sensitive or that, if disturbed during construction, would have an adverse impact on the natural environment. Such critical impact areas include but are not limited to floodplains, riparian buffers, streams, wetlands, slopes greater than 15%, highly acid or highly erodible soils, hydric soils, hydrologic soil groups, areas of high-water table, and mature stands of native vegetation and aquifer recharge and discharge areas. An Environmental Impact Assessment shall state the impact of the proposed use on any critical impact area and all adverse impacts that cannot be avoided as well as all environmental protection measures, procedures, and schedules to be utilized to minimize damage to critical impact areas both during and after construction.

Development standards. The following additional development standards shall be required and provided for in the site plan and shall apply to all development and redevelopment within the I-T district inclusive of any of the foregoing permitted uses. In addition to recording approved site plans in the Office of the Mercer County Clerk, a recorded Certificate of Land Use Restriction shall set out applicable ongoing requirements, including, without limitation, the requirement set out below of reimbursing municipal engineer salary expenses, and any other conditions applied in conjunction with this Ordinance.

- (1) Any data center project over 100MW of capacity shall reimburse the city and county for full-time engineer and inspector positions annually, at a minimum level of \$200,000 not to exceed \$300,000 in reimbursable expense (subject to inflationary adjustment), for up to 5 years, or

until construction is complete. This requirement shall survive regardless any changes in facility ownership and occupancy.

- (2) In addition to water and wastewater provisions herein, any data center project shall enter into a community benefit agreement to fund necessary community investments in increased staff and equipment for police/sheriff, fire, and EMS.
- (3) A viewshed analysis shall be submitted during the zone map amendment process. The analysis shall include three-dimensional imagery of the proposal and the surrounding buildings and properties to better understand how the proposed building will impact the nearby built and natural environment
- (4) Minimum setback requirements and other dimensional standards.
 - (a) Adjacent to residential zoning districts or residential uses: minimum setbacks shall be 750 feet.
 - (b) Adjacent to planned unit developments: minimum setbacks shall be 750 feet.
 - (c) Adjacent to agricultural zoning districts: minimum setbacks shall be 250 feet.
 - (d) Adjacent to commercial zoning districts: minimum setbacks shall be 500 feet.
 - (e) Adjacent to industrial zoning districts: minimum setbacks shall be 50 feet.
 - (f) Adjacent to public streets: minimum setbacks shall be 500 feet.
 - (g) Between buildings: Within a common scheme of development where individual lots or building sites are to be sited, the minimum setback between buildings on adjacent lots or building sites shall be 25 feet. Covered walkways connecting buildings, or connecting buildings with parking areas or structures, shall be permitted in such setback areas. Driveways, parking, and covered entrances may be within the foregoing setback areas; however, no driveway may be closer than five (5) feet to any adjoining lot line, and parking and covered entrances shall follow setbacks set out in prior subsections above.
 - (h) Building height. The maximum height shall be no more than fifty feet.
 - i. Limitations.
 - (a) The appurtenance shall not interfere with Federal Aviation Regulations, Part 77, Objects Affecting Navigable Airspace;
 - (b) The appurtenance shall not be constructed for the purpose of providing additional floor area in the building; and
 - (c) The appurtenance shall comply with the screening requirements for mechanical equipment and appurtenances in this chapter.
 - ii. Similarly, the height of utility infrastructure shall be so restricted to the extent allowed by law.
 - (i) Campuses in the I-T district shall encompass a minimum of 300 contiguous acres.
 - i. Cumulative combined acreage zoned I-T in unincorporated Mercer County and the City of Harrodsburg, shall not exceed 1,500 acres.
 - ii. Additionally, I-T district campuses in unincorporated Mercer County shall be in areas suitable for industrial development of adequate existing or new infrastructure. Suitability shall include, without limitation, falling inside an area defined by a radius of 1-1/2 miles emanating from the intersection of the eastern right-of-way of Curdsville Road and the main entrance to the E.W. Brown power plant property.
- (5) Perimeter buffers.
 - (a) All buffers may be situated within required setbacks, except for setbacks from state and federal highways.

- (b) Buffer yard plantings shall be designed to minimize visual impacts from adjacent public streets and properties not in common ownership. Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation and security fencing, may provide an alternative to new buffer yard plantings.
 - (c) An Opaque Buffer shall be established and maintained with a minimum width of 25 feet along the perimeter of each campus. In addition, additional plantings at a rate equivalent to an Opaque Buffer within the setback area but spread outside of the separately landscaped perimeter buffer shall be installed and maintained by the campus owner.
- (6) Buffers associated with each phase or incremental expansion of a campus must be shown on a landscaping plan submitted with each individual site plan. Vegetation that will remain on and is within a landscaping buffer provided on an easement on adjacent property may be used to satisfy the requirements of this subpart.
- (7) Landscaping.
- (a) A minimum of twenty (20)% open space shall be maintained for each campus or contiguous group of parcels in common ownership within the I-T district, including undeveloped land, wetlands, steep slopes, stormwater best management practice features, open areas, landscape buffers, and land used primarily for resource protection or recreational purposes.
 - (b) The on-site open space requirement may be reduced, with prior approval, to 10% on a parcel where all stormwater best management practices are designed to a 2% storm compliance and where all volume and nutrient treatment occurs on-site.
 - (c) Landscaping elements must be shown on a landscaping plan prepared by a landscape architect submitted with a site plan.
- (8) Stormwater.
- (a) Applicant must submit stormwater retention and management plan, prepared by a licensed engineer, with their site plan.
 - (b) Any discharge to the waters of the Commonwealth must receive permitting and may require pretreatment.
 - (c) Prior to issuance of a zoning permit or building permit, I-T zoned parcel landowners shall submit a Floodplain Impact Analysis including, without limitation, a No-Rise Certification, to evaluate how a project may affect existing flooding conditions in the hydraulically-connected area. The analysis and certification must be performed by an engineer, registered in Kentucky, and practicing within his or her area of expertise.
 - (d) Applicants to rezone shall submit a subsurface investigation by developer's engineer (registered in Kentucky) to ensure that karst channels of groundwater are not interrupted; and to ensure the suitability for high load-bearing needed by the developer's design team.
- (9) Noise. Any noise which emanates from operation or other activity associated with any data center or their accessory uses will be limited to a maximum volume in A-weighted decibels of 60 dBA during the day (7:00 a.m. until 8:00 p.m.) and 55 dBA at night (8:00 p.m. through 7:00 a.m.). Such levels may be measured at the campus boundary. Activity within I-T district uses shall not emit persistent, repetitive noise. Notwithstanding the foregoing, the following activities and operations are exempt from the restrictions stated in this subpart:
- (a) Any person operating or causing to be operated any equipment used in construction, repair, testing, alteration or demolition work on buildings, structures, or appurtenances thereto and/or testing of generators as required by any state or federal agency; and

- i. All construction and trucking activities during facilities buildout shall adhere strictly to County quiet hours ordinances, and developer/data center shall maintain and repair all city and county roads within three miles of the job site at their own expense and in line with County Road Department and Kentucky Transportation Cabinet recommendations.
 - ii. Construction traffic shall be coordinated with local Boards of Education so as to avoid hours of school bus travel.
 - (b) Emergency operations, which for purposes of this section shall mean any situation arising from sudden and reasonably unforeseen events beyond the control of the facility operator, which requires the response of emergency vehicles or temporary use of emergency generators.
 - (c) Generator testing conducted between 9:00 a.m. and 5:00 p.m., unless testing at a time outside of this range is required by state agency.
- (10) Noise Studies. A series of noise propagation studies shall be conducted and submitted to the Planning Commission as outlined herein.
- (a) The sound study shall be specific to the proposed site layout and building type, scale, and height shown on the site plan and shall evaluate (i) the noise conditions at the site prior to project development at set locations as determined by the County and (ii) provide model-predicted noise conditions resulting from the proposed project post-development.
 - (b) The sound study shall be prepared by a third-party professional engineer duly licensed in the Commonwealth in accordance with ISO 9613 standards and submitted to the County prior to issuance of final site plan approval.
 - (c) The sound study shall include recommendations for mitigation measures, and which mitigation measures, if applicable, should be incorporated into conditions of issuance of site plan approval. If mitigation measures are building-related, said mitigation measures shall be included in the building plans prior to issuance of building permit(s). In the event the sound study details compliance with Section D(6), then no further mitigation measures will be required.
 - (d) Post-development noise conditions at the campus boundary and/or at any habitable location within property within or adjacent to the I-T district will be evaluated and compared to all local requirements within sixty (60) days after the issuance of the certificate of occupancy for each phase and/or campus facility, and annually thereafter for a period of ten (10) years. Evaluations shall also be conducted, at the discretion of zoning staff, upon the receipt of complaints. Said evaluations shall be conducted by the campus operator at a time(s) generally known for peak data center cooling operations (annually between the months of June and August). In the event that the reports and/or evaluation or complaint-based testing at any habitable location within a receiving property shows that the use emanates sound which exceeds the maximum allowable decibel levels, then the operator shall immediately undertake all necessary efforts to mitigate any violation and in the event it refuses or fails to cure said violation, the County may exercise all legal avenues available recourse to obtain compliance shall be pursued. Local requirements for noise conditions shall include, without limitation.
- 11) Industrial water cooling. Temporary potable water for industrial cooling may be provided through a Water Service Agreement (WSA) approved by the Fiscal Court and by the applicable water and sewer utilities to bridge initial water requirements while an industrial reuse water cooling system is constructed to serve development or redevelopment in the I-T district.
- a. A WSA shall be required prior to the construction and development of said system.

- b. The WSA shall include, at the County's sole discretion, at least the following requirements: (i) that the data center developer shall finance and construct all of the reuse water cooling system, if any shall be used; (ii) that if temporary potable water for data center cooling is necessary the County shall limit the daily quantity and period of use of said water; (iii) establishment of fees for availability and use of any reuse water cooling system; (iv) confirm the available amounts of wastewater capacity to operate any reuse water cooling system and discharging requirements for the same; (v) term for the WSA; (vi) periodic reporting of water usage; and (vi) other terms and conditions mutually agreeable to the County or City of Harrodsburg and data center operator.
 - i. The WSA shall further stipulate that any data center project shall fully fund all water and sewer infrastructure required to serve the project. Said infrastructure shall include, without limitation, treatment capacity for any potable water and sewer that will be needed either in a permanent capacity, or a bridging capacity. (For example, if a data center will use 1 million gallons of finished water a day at the peak of its consumption, whether during construction, ramp up, or operations, it must provide the City/County with all of the funds necessary to design, permit and build water and sewer plant expansions at least that large. City and County utilities reserve the right to cap/throttle daily water usage at the site's declared maximum demand). This agreement shall be executed before any development in the I-T zone may submit site and building plans to Planning and Zoning.
 - c. A WSA shall be subject to a public hearing prior to adoption.
 - d. The WSA shall include an agreement with the City of Harrodsburg for treatment, distribution, and collection, and/or an agreement with Lake Village Water Association or other applicable utility for distribution either directly, or through other agreement with the City of Harrodsburg.
 - e. Any withdrawal of water from Herrington Lake or discharge therein shall be permitted only with approval of the Kentucky Division of Water.
- 12) Fencing. Fencing of the property improvements may be located inside the buffer area. Fences may be up to 8 feet in height in all yards. No barbed wire fencing shall be permitted except on fences surrounding electrical substations.
- 13) Lot Requirements and Streets. I-T district developments may include private roads or commercial driveways with controlled and secured access. Private roads within a I-T district are exempt from applicable Zoning Ordinance or Subdivision Regulations' street, block, and length development standards. Inter-parcel connection requirements may be waived if alternative emergency access areas are available.
- a. Data Centers shall not be accessed from City or County roads. Data Centers shall only be accessed from State-maintained routes.
- 14) Lighting requirements.
- (a) On-site lighting shall comply with lighting standards set out in **the Appendix below**. Signage related to the permitted uses shall not be illuminated.
 - (b) Parking lot or structures, access, and security lighting shall not exceed a height of twenty-five (25) feet.
 - (c) Security entrance gate lighting shall not exceed a maximum illumination of fifteen (15) foot candles.
- 15) Minimizing air pollution particulate. On-site generators shall be equal or greater than the equivalent of Tier 4, pursuant to United States EPA standards.

- 16) Future transportation network. To the extent reasonably practicable, development within the I-T district will be encouraged to reserve adequate right of way area to support future connectivity of road infrastructure.
- 17) Power Source. Though I-T zone developments may install generators as back-up power sources in case of emergency, generators (mobile/portable or otherwise) shall not be used as the primary power source for I-T zone uses. All backup generation shall be housed in either impermeable sound buffer walls or inside of buildings.
- 18) Clean energy. To the extent reasonably practicable, all development within the I-T zone will be encouraged to strive for environmental sustainability, which may include among other initiatives a commitment to develop onsite renewable energy generation.

3. Use Standards for I-T Zone.

- (1) Differentiated surfaces
 - (a) Any building facade visible from adjacent properties or public streets shall incorporate a differentiation that breaks the mass of the facade every 100 horizontal linear feet and no less frequent than 3 times the average height of the building by changes in at least 2 of the following design elements: building height, building facade step-back or recesses (minimum 2 1/2 feet depth), fenestration, façade materials, pattern, texture, color, or use of accent materials.
 - (b) Windows, doors, or similar fenestration design features such as faux windows must be distributed horizontally and vertically across the façade and comprise a minimum of 5% of each visible building façade.
 - (c) The following elements may be included in the building design:
 - i. A main entrance feature that is differentiated from the remainder of the façade;
 - ii. High albedo or light-colored roof;
 - iii. Enclosures for on-site generators; and
 - iv. Shrouds for any exhaust stacks.
- (2) Building façade material requirements.
 - (a) Primary facade materials shall be limited to one or more of the following: tinted textured masonry block, pre-cast concrete, tilt-up concrete panels, brick or stone veneer, stucco and external insulation finish system that simulates a stucco appearance, metal panel systems, structural metal siding, or smooth-faced concrete blocks. All metal panels shall be fully engineered, architectural quality systems. Facades shall match color schemes associated with Shaker Village;
 - (b) Accent or trim building materials may include any of the primary facade materials, wood, fiber cement, vinyl, or composite trim.
- (3) All ground level and rooftop mechanical equipment and all electrical equipment, electrical yards, or electrical switching stations shall be screened from adjacent properties and public streets by one of the following: solid fencing, parapet walls, or an opaque landscaping buffer with a majority of evergreen trees.
- (4) Screening during construction shall be addressed in a screening plan submitted with the site plan.
- (5) A water-based cooling system associated with a data center shall be evaluated to determine whether existing public water and sanitary sewer conveyance and treatment facilities are adequate for the proposed use; and whether there is sufficient water capacity available to supply the proposed use. All system upgrades costs shall be borne by the developer.

APPENDIX

A. Purpose and intent. The purpose of this section is to regulate light spillage and glare to ensure the safety of motorists and pedestrians, and to ensure lighting does not adversely affect land uses on adjacent lands. More specifically, this section is intended to:

- (1) Regulate lighting to assure that excessive light spillage and glare are not directed at adjacent lands, neighboring areas, and motorists;
- (2) Ensure that all site lighting is designed and installed to maintain adequate lighting levels on site;
- (3) Provide security for persons and land.

B. Applicability.

- (1) General. The provisions of this section shall apply to all development in the City unless exempted in accordance with § 72-58B(4), Exemptions.
- (2) Time of review. Review for compliance with the standards of this section shall occur as part of the review of an application for a site plan, planned development, certificate of appropriateness, or certificate of zoning use, as appropriate by the Development Administrator.
- (3) Existing development. Compliance with these standards, to the maximum extent practicable, shall also apply to redevelopment of an existing structure, building, or use when it is expanded, enlarged, or otherwise increased in intensity equivalent to or beyond 50%.
- (4) Exemptions. The following uses, activities and development are exempt from the exterior lighting standards of this section:
 - (a) FAA-mandated lighting associated with a utility tower or airport;
 - (b) Lighting associated with navigational beacons, the United States flag, or Kentucky flag;
 - (c) Holiday lighting during the months of November, December, and January, provided the lighting does not create unsafe glare on street rights-of-way;
 - (d) Battery-powered emergency lighting; and
 - (e) Architectural lighting of 450 lumens (= 40 watts incandescent) or less.

1 Lighting plan.

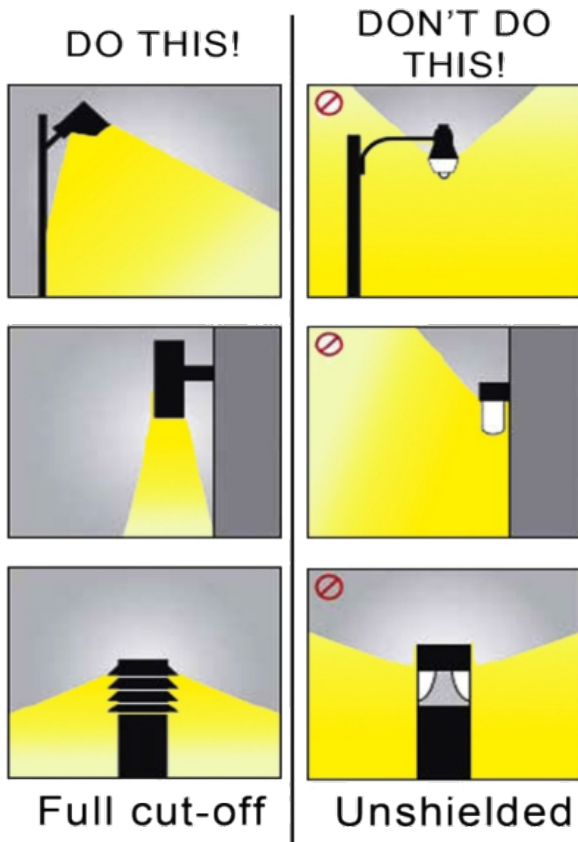
To ensure compliance with the standards of this section, a lighting plan prepared by a lighting engineer demonstrating how exterior lighting will comply with the standards of this section shall be included as part of every development approval application.

2 General standards.

A. Hours of illumination. Institutional uses, commercial uses, and industrial uses that are adjacent to existing residential development shall extinguish all exterior lighting — except lighting necessary for security or emergency purposes — between the hours of 8:00 P.M. and 7:00 A.M. For the purposes of this subsection, lighting "necessary for security or emergency purposes" shall be construed to mean the minimum amount of exterior lighting necessary to illuminate possible points of entry or exit into a structure, to illuminate exterior walkways, or to illuminate outdoor storage areas. Lighting activated by motion sensor devices is strongly encouraged.

B. Shielding. Except for single-family detached and duplex dwellings, all exterior luminaries, including security lighting, shall be full cut-off fixtures and directed downward, consistent with Figure 2B, Full Cut-Off Fixtures. In no case shall lighting be directed above a horizontal plane through the lighting fixture.

Figure 2B. Full Cut-Off Fixtures



C. Maximum height. The height of outdoor lighting, whether mounted on poles, walls, or by other means, shall be no greater than 25 feet above grade.

D. Maximum illumination value.

(1) All outdoor lighting and indoor lighting visible from outside shall be designed and located so that the maximum illumination measured in footcandles at ground level measured at any lot line shall not exceed the standards in Table 2D, Maximum Illumination Levels, and Figure 2D Maximum Illumination Value.

Table 2D Maximum Illumination Levels	
Type of Use Abutting a Lot Line	Maximum Illumination Level at Lot Line (footcandles)
Residential use or vacant land zoned for residential development	0.5
Institutional use	1.0
Commercial use or vacant land [2]	2.0
Industrial use	3.0

Table 2D Maximum Illumination Levels

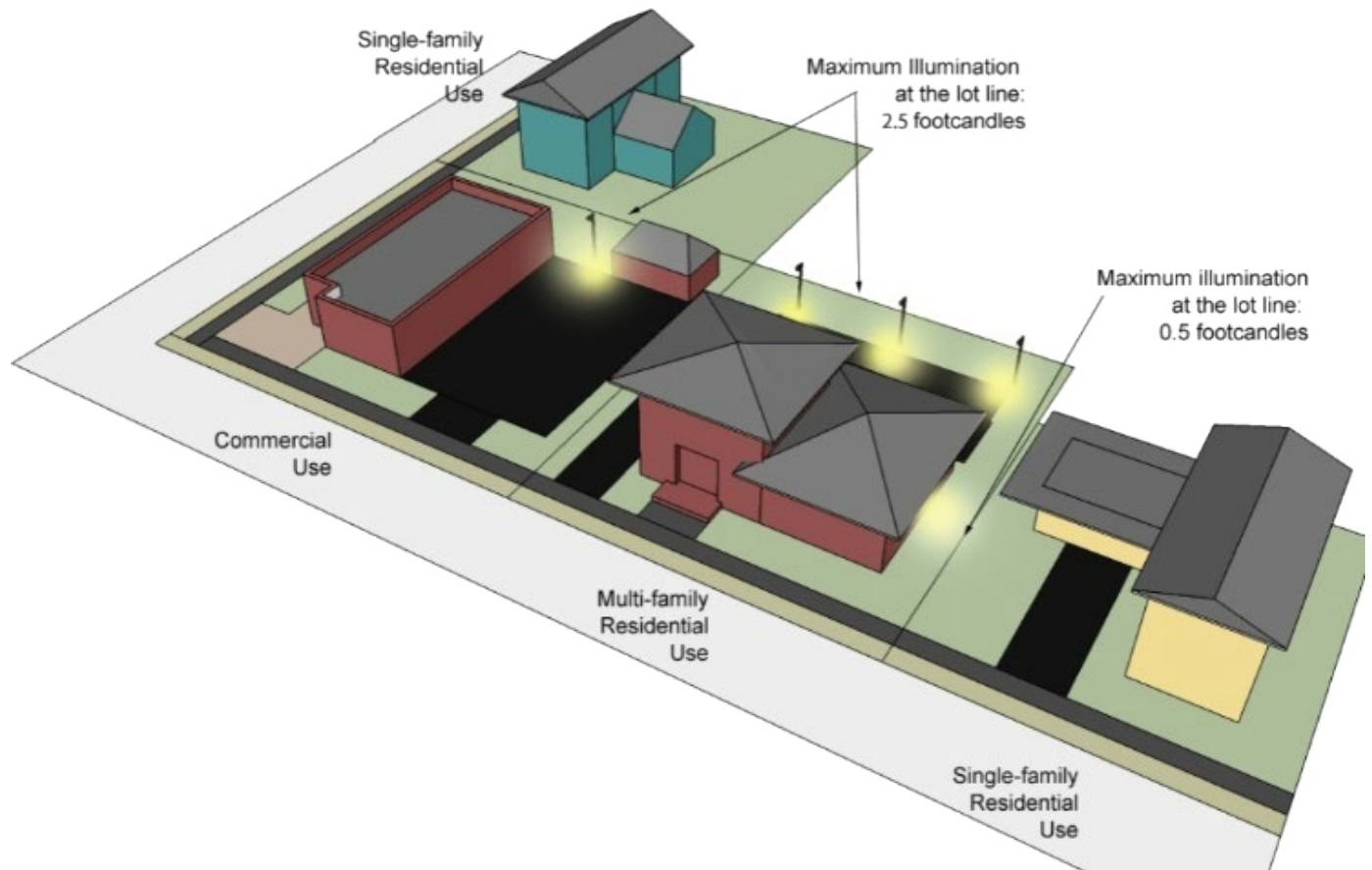
Type of Use Abutting a Lot Line	Maximum Illumination Level at Lot Line (footcandles)
Parking lot	2.5

NOTES:

[1] Includes mixed-use development

(2) In no instance shall illumination levels within a lot or development site exceed three footcandles.

Figure 2D. Maximum Illumination Value



E. Signage. Lighting for signage shall be prohibited.

3Measurement.

A. Light level measurements shall be made from a lot line of the land upon which light to be measured is being generated. If measurement on private property adjacent to the light-generating land is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the land.

B. Measurements shall be made at established grade (ground level), with the light-registering portion of the meter held parallel to the ground pointing up. The meter shall have cosine and color correction and have an accuracy tolerance of no greater than plus or minus 5%.

C. Measurements shall be taken with a light meter that has been calibrated within two years.

D. The Development Administrator shall be responsible for enforcement of the standards in this section.