

## ARTICLE 19

### OUTDOOR LIGHTING REGULATIONS

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#### SECTION 19-1 PURPOSE

- 19-101.** These regulations require minimum standards for outdoor lighting to
- Provide for and control lighting in outdoor public places where public health, safety and welfare are potential concerns;
  - Protect drivers and pedestrians from the glare of non-vehicular light sources;
  - Protect neighbors from nuisance glare and light trespass from improperly selected or poorly placed, aimed, applied, maintained or shielded light sources; and
  - Promote energy efficient lighting design and operation.

#### SECTION 19-2 GENERAL PROVISIONS

**19-201.** *Applicability.* To require minimum standards for outdoor lighting including but not limited to the following:

- Buildings, structures and architectural elements;
- Parking lot lighting;
- Landscape lighting;
- Recreation areas; and
- Other lighting outdoor lighting.

**19-202.** The Outdoor Lighting Regulations will be applicable within the following districts:

- High-intensity multi-family residential (R-3) uses;
- Commercial (C-1, C-2 , C-3) uses;
- Industrial uses; (C-I, I-1 and I-2 uses);
- Planned Unit Developments (PUD); and
- Public uses.

**19-203.** *Exclusions:* The following uses are exempt from these regulations:

- Agricultural (A-L) uses;
- Single-family residential (R-1 and R-2) uses;
- Temporary holiday or seasonal decorative lighting; and
- Emergency and public safety lighting (policy, fire, public safety, construction, etc.)
- Required lighting (Federal Aviation Administration or other State or Federal Agency)

**19-204.** *Criteria.* All site lighting shall have intensities and uniformities in accordance with the recommended practices of the Illuminating Engineering Society of North America (IES).

## **SECTION 19-3 Layout and Design Requirements**

### **19-301. Lighting Fixture Design**

- a. The style, color and design of the fixtures shall be compatible with the overall design concept and use of materials for the building and overall site.
- b. For the lighting of roadways, storage areas, loading docks, building entrances, sidewalks, paths, site entrances and parking areas, fixtures shall be aimed straight down and shall meet IES full-cutoff criteria.
- c. For the lighting facades, landscaping, signs, billboards, fountains, displays, flags and statuary, the use of lighting fixtures shall be installed and aimed so as to project their output directly on the object and away from neighboring residences and/or adjacent uses

### **19-302. Control of Glare**

- a. All lighting shall be located, aimed and maintained to avoid light trespass to adjacent properties and roadways.
- b. An excessively high level of illumination and lighting designed or situated in such a manner as to be mistaken for traffic signals or presenting a hazard to safe driving is prohibited.
- c. Parking lots and vehicular and pedestrian way lighting (except for safety and security applications), for commercial, industrial and public uses shall be automatically extinguished no later than one hour after the close of business or facility operation. When safety or security lighting is proposed by Applicant for after-hours illumination, it shall not be in excess of thirty-three (33) percent of the illumination levels normally required or permitted during business hours.
- d. Externally illuminated billboards and signs shall be lighted by fixtures mounted at the top of the billboard or sign and aimed downward. The fixtures shall be designed, fitted and aimed to place the light output on and not beyond the sign or billboard.
- e. Under-canopy lighting, for such applications as a gas/service station, hotel/theater marquee, fast-food/bank/drugstore drive thru, shall be accomplished using flat-lens full cutoff fixtures aimed straight down and shielded in such a manner that the lowest opaque edge of the fixture shall be below the light source.
- f. Flood lighting shall be avoided except for loading areas.

## **SECTION 19-4 Plan Submission**

**19-401.** Lighting Plans shall be submitted for rezoning or building permit application.

## **SECTION 19-5 Nonconforming Lighting**

**19-501.** Any lighting fixture or lighting installation existing on the effective date of this regulation that does not conform to the requirements shall be considered as a lawful nonconformance. A nonconforming lighting fixture or lighting installation shall be made to conform with the requirements of this regulation when:

- a. Alternations to existing lighting. When poles or supports are removed and replaced for reasons other than acts of God or accidents.
- b. New Parking lots or parking lot additions.
- c. New buildings, structures or additions.
- d. Change in use or intensity.