1003.169 Lighting Regulations


This section contains the lighting regulations generally applicable to various sections of this Chapter.

2. Statement of Intent.

The general purpose of this section is to require outdoor lighting that is adequate for safety and convenience; in scale with the activity to be illuminated and its surroundings; directed to the surface or activity to be illuminated; and contribute to a pleasant nighttime environment in an efficient manner. Additional specific purposes are to:

(1) Provide safety and personal security as well as convenience and utility in areas of public use or traverse, for uses where there is outdoor public activity during hours of darkness;
(2) Permit reasonable use of outdoor lighting for nighttime safety, enjoyment, and commerce; Control glare and excessive brightness to improve visual performance, allow better visibility with relatively less light, and reduce trespass light onto neighboring properties;
(3) Regulate the type of light fixture, lamps and standards.

3. Existing Lighting.

When 60 percent or more of existing outdoor light fixtures are being replaced or modified, then all lighting shall be made to conform to the provisions of this ordinance.

4. Lighting Exemptions.

The following types of lighting are exempt from the requirements of this section.

(1) Lighting required for single-family and single-family attached residences
(2) Street Lighting
(3) Lighting for public monuments, statuary, and landmark sites
(4) Lighting for signage as regulated under Section 1003.168
(5) Temporary decorative seasonal lighting
(6) Temporary lighting for emergency conditions, nighttime work and construction, theatrical, television, and performance areas, or for special public events or private events approved by the county.
(7) Lighting required and regulated by the Federal Aviation Administration or other federal or state agency.

5. Lighting Plan.

All developments requiring submission of a site plan where changes to exterior lighting are proposed shall submit an outdoor lighting plan prepared by a lighting vendor or a similarly qualified professional as approved by the Director of Planning. The plan must be submitted concurrently with any application for development or site plan if required. Lighting plan requirements may be waived by the Director of Planning.

Lighting Plan Requirements

(1) The lighting plan shall include plans and specifications for parking lot and garage lights, and exterior building lights. A diagram indicating the location of all standards and fixtures and the proposed type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices as well as a photometric plan denoting foot candle levels;
(2) The specifications shall include details of the pole, fixture height and design, luminaire

The following standards shall apply to all outdoor lighting:

1. No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.
2. All illumination structures, except for approved street lights, shall maintain a cut-off angle of not greater than 85 degrees and shall be so arranged as not to case light greater than 0.1 footcandles on any public right-of-way or on adjacent properties in the “NU” Non-Urban, “PS” Park and Scenic, or any “R” Residence District.
3. The maximum height of any lighting pole serving a residential use shall be 16 feet. The maximum height serving any other type of use shall be 25 feet. For parking lots larger than five acres, the maximum height shall be 35 feet if the pole is located at least 100 feet from any residential use or except as provided in this ordinance for outdoor recreational uses.
4. Parking lot lighting shall be fully shielded with flat-lens enclosed luminaries.
5. Light fixtures mounted on canopies shall be recessed so that lens cover is recessed or flush with the bottom surface of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees beyond the vertical plane.
6. For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roof line or beyond the property line.
7. Lighting Controls shall be provided on lighting that automatically extinguish all outdoor lighting when sufficient daylight is available. Automatic controls shall not be required for tunnels, parking garages, garage entrances, and similar conditions.

7. Parking Lot Illumination Levels.

The maximum allowable illumination at any point in the plane of the property line of any property, residential or non-residential, shall be as set forth in the following table:

<table>
<thead>
<tr>
<th>Outdoor lighting shall meet the following requirements:</th>
</tr>
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<tbody>
<tr>
<td><strong>ALLOWABLE PARKING LOT LIGHTING INTENSITY</strong></td>
</tr>
<tr>
<td><em>(In Footcandles (fc) at grade level)</em></td>
</tr>
<tr>
<td>Maximum level at property lines adjacent to Commercial or Industrial Districts</td>
</tr>
<tr>
<td>Maximum level at property lines adjacent to “R”, “NU”, “PS” or “KP” zoned property</td>
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<tr>
<td>Maximum level-5 feet from base of light standard</td>
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<tr>
<td>Maximum level- under canopies</td>
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</tbody>
</table>

8. Outdoor Recreational and Athletic Fields.

The following uses with high-intensity or special-purpose lighting shall be subject to review and approval by the Planning Commission pursuant to the procedures set forth in Section 1003.181, Conditional Use Permits. The Planning Commission shall impose appropriate conditions on the proposed use to mitigate any potential adverse impacts of outdoor lighting associated with the use.
(1) Major Outdoor Recreation Facility
Lighting of outdoor recreation and athletic fields shall require a Conditional Use Permit
(C.U.P.) procedure, per Section 1003.181. The Planning Commission may impose
conditions related to the following:
(a) Light controls to reduce lighting at specific curfew times
(b) Pole height (Maximum permitted light post height: 80 feet at finished grade) and location
(c) Lighting shall not exceed 0.8 maintained footcandles; as measured vertically five (5) feet
above grade, along any adjoining property line of an “R” “NU” or “KP” zoning district
(d) Limits on hours of illumination: Outdoor recreational lighting shall be extinguished
  between the hours of 11 p.m. and 7 a.m. or one hour after activities or games on the site
  are completed, whichever is later.

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