

ARTICLE 3

CHAPTER 5: LIGHTING REQUIREMENTS AND STANDARDS

SEC 3.501 **PURPOSE:** The purpose of this Chapter is to protect and enhance development through the use of appropriate lighting practices. Exterior lighting shall be designed, installed and maintained to control glare and light trespass, minimize obtrusive light, conserve energy, maintain safety, and prevent the degradation of the night sky. The following standards shall apply to all outdoor lighting, including parking areas and areas where on-building lighting or other security lighting is utilized.

SEC. 3.502 **SCOPE:**

- (A) Unless expressly exempted, all exterior lighting intended for permanent installation and operation shall not be erected, constructed, expanded, materially altered, relocated, or reconstructed unless in compliance with lighting provisions of this Chapter.
- (B) The County may require the modification, removal, or limited operation of existing lighting fixtures found to be a public hazard or a public nuisance. Criteria for finding illumination to be a public hazard are as follows:
 - (1) Light trespass or glare which is so intense or contrasts excessively with surrounding illumination that it causes visual impairment or distracts from or impairs the safe operation of a vehicle.
 - (2) Light trespass or glare that impairs a person's visual performance or ability to avoid obstacles in their path.

SEC 3.503 **PERMITS:** A permit is required for multi-family residential uses, non-residential uses, and temporary events.

SEC 3.504 **APPLICATION REQUIREMENTS:** The following information shall be provided with all site plans and may be required by the Zoning Inspector with any building or zoning permit application where exterior lighting is proposed to be altered or installed.

- (A) A lighting plan including the location, type, and height of all existing and proposed light fixtures, such as freestanding, building-mounted, and canopy light fixtures, and all existing and proposed sign lighting.
- (B) A photometric grid indicating the overall light intensity, measured in foot-candles, throughout the site.
- (C) Specifications and details for each type of light fixture, including the total lumen output, type of lamp, and method of shielding.

SEC 3.505 **GENERAL REQUIRMENTS:** A use or activity shall not create a nuisance to surrounding properties or a viewing danger to the safety of motorists or pedestrians. The criteria for finding illumination to be a nuisance may be one of the following:

- (A) Light trespass or glare that deprives an owner or occupant of usual and reasonable use and enjoyment of their property;
- (B) A high frequency and/or duration of periods when light trespass or glare interrupts or interferes with usual and reasonable use and enjoyment of a property;

- (C) Light trespass or glare that causes visual discomfort or impairment of visual performance in a manner that deprives any person from the usual and reasonable enjoyment of the public streets and properties.

SEC 3.506 **DESIGN REQUIRMENTS:** In general, outdoor lighting shall be deflected, shaded, and focused away from adjacent properties and shall not create a spot glare nuisance. Outdoor lighting shall be designed so that any overspill of lighting onto adjacent residential properties shall not exceed two-tenths (0.2) foot-candles. The maximum permitted luminaire height and the maximum permitted illumination shall conform to this Section:

(A) **Lighting Source with No Cut-off or Cut-off Greater than ninety (90) Degrees:**

- (1) For residential uses (excluding multi-family residential): Light sources shall not exceed fifteen (15) feet and shall not exceed two-tenths 0.20 foot-candles at the property line.
- (2) For non-residential and multi-family residential uses: Shall be used only for decorative purposes, provided it does not exceed fifteen (15) feet; luminaires produce no more than one thousand five hundred (1,500) lumens (approximately equal to a one hundred watt (100W) incandescent bulb; and does not exceed three-tenths (0.30) foot-candles at the property line.

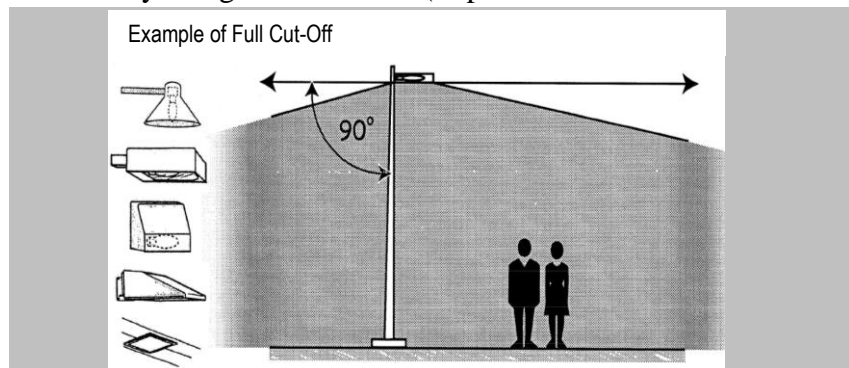
(B) **Lighting Source with Ninety (90) Degree Cut-off (Full Cut-off):**

- (1) For residential uses (excluding Multi-Family Residential): Light sources shall not exceed twenty (20) feet and five tenths (0.50) foot-candles at the property line.
- (2) For non-residential and multi-family residential uses: Light sources shall not exceed twenty five (25) feet in height and two tenths (2.0) foot-candles at the property line.

(C) **Lighting Source with Less than Ninety (90) Degree Cut-off:**

- (1) For residential uses (excluding Multi-Family Residential): Light sources shall not exceed thirty (30) feet and one (1.0) foot-candle at the property line.
- (2) For non-residential and multi-family residential uses: Light sources shall not exceed thirty-five (35) feet and four (4.0) foot-candles at the property line.

- (D) **Canopy Lighting:** Canopy lighting for uses that have sheltered outside work or service areas, such as gas stations, shall be recessed into the canopy so that they cannot be viewed from off-site from an eye height of four feet (to protect automobile drivers from glare). *Figure 3.506-1*



SEC 3.507 LIGHTING FOR OUTDOOR PERFORMANCE AREAS AND RECREATION FACILITIES:

- (A) Shall not exceed thirty (30) foot-candles and shall not exceed eighty (80) feet in height.
- (B) Shall be a minimum distance of one and one-half (1 ½) times the height of the lighting luminaire device from the property lines.
- (C) Existing vegetation that mitigates glare upon residential properties shall be maintained to the greatest extent possible.
- (D) Where playing field or other special activity areas are to be illuminated, lighting fixtures shall be mounted, aimed, and shielded so that their beams fall within the primary playing areas and immediate surroundings, and so that illumination is not directed off the site.
- (E) The main lighting shall not remain longer than fifteen (15) minutes following the end of the event. A low-level lighting system shall be used to facilitate patrons leaving the facility, cleanup, nighttime maintenance, and other closing activities. The low level lighting system shall not exceed three (3) foot-candles at the property line.

SEC 3.508 SEARCH LIGHTING FOR SPECIAL EVENTS OR ATTRACTIONS: One (1) or more light of such type and for such purposes is permitted at a non-residential location for a temporary period not to exceed three (3) calendar days within a one hundred eighty (180) day period, provided its location and operation on a site is in a manner that will not interfere with traffic movement or endanger public safety and its operation is not past midnight on each day allowed. No searchlight shall be permitted within one hundred (100) feet of a residential use.

SEC 3.509 NEON LIGHTING FOR BUILDING ORNAMENTATIONS AND ACCENTUATIONS:

- (A) The intensity of illumination in relation to the height proposed complies with Section 3.506.
- (B) Flashing or blinking illumination is prohibited.
- (C) Use is limited to building edge or border locations, such as around doors, windows and/or along a canopy, awning, marquee, or parapet.
- (D) The lighting is not located on a side of a building that faces an adjacent residential use or zoning district, unless effectively screened from view.

SEC 3.510 EXEMPTIONS: Lighting fixtures and standards required by federal, state, or county agencies, including street lights within public right-of-way.