405  EXTERIOR LIGHTING

405.A  Purpose
1. Permit reasonable use of lighting for safety, utility, security, productivity, enjoyment, and commerce.
2. Minimize light pollution, light trespass, and glare.

405.B  Applicability
Exterior lighting standards shall apply to all land use and development in all zone districts unless specifically exempted by this CDC.

405.C  Exemptions
The following exterior lighting shall be exempt from the standards in this Section provided that such lighting does not create a hazard to the public:
1. Temporary holiday tree lighting.
2. Seasonal decorative or display lighting.
3. Public street, highway, signage, or other public lighting installed for the benefit of public health, safety, and welfare.
4. Temporary special use, construction, or emergency lighting, when the Planning Director finds that such exemption is necessary to accommodate a practical need and will not create significant impacts on nearby properties for a significant length of time.

405.D  Standards
1. Fixture Height, Spacing, and Lighting Type
The exterior lighting standards in Table 405-1 shall apply to all zone districts unless a different zone-specific standard is provided.

<table>
<thead>
<tr>
<th>Exterior Lighting</th>
<th>Standard</th>
<th>Zone-Specific Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fixture Height</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street/Parking Area</td>
<td>20’ max.</td>
<td></td>
</tr>
<tr>
<td>Pedestrian</td>
<td>16’ max.</td>
<td>RR, G: 12’ max.</td>
</tr>
<tr>
<td>Recreational Fields</td>
<td>exempt 2</td>
<td></td>
</tr>
<tr>
<td><strong>Spacing</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Lighting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arterial/Collector Streets</td>
<td>500’ min.</td>
<td></td>
</tr>
<tr>
<td>All Streets</td>
<td>at intersections</td>
<td></td>
</tr>
<tr>
<td>Pedestrian Lighting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sidewalks/Walkways</td>
<td>as needed</td>
<td>per adopted streetscape plan</td>
</tr>
<tr>
<td>Trail Lighting</td>
<td></td>
<td>per Open Space and Trail Master Plan</td>
</tr>
<tr>
<td><strong>Lighting Type</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prohibited Lighting</td>
<td>Mercury Vapor</td>
<td>RR, G: lighting shall be white in color</td>
</tr>
<tr>
<td>Permitted Lighting 4</td>
<td>High Pressure Sodium</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Low Pressure Sodium</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Metal Halide</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Incandescent (≤100 watts)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fluorescent (≤40 watts)</td>
<td></td>
</tr>
</tbody>
</table>
2. **Shielding and Light Trespass**
   
   a. All building-mounted and pole-mounted lighting shall be directed downward.
   
   b. All light sources shall be fully shielded so the light source is not visible from adjacent properties and public rights-of-way and to prevent glare.
   
   c. Exterior lighting on single-family and two-family residential lots shall not result in direct light emissions onto adjacent residential lots.

3. **Amount and Location**
   
   The amount and location of lighting shall balance the need for safety with the community goal of minimizing light pollution while achieving the following:
   
   a. Illumination levels shall be highest where driveways intersect with streets; and
   
   b. Illumination levels on walkways shall be adequate to facilitate safe pedestrian travel; and
   
   c. Illumination levels of parking areas shall be the minimum necessary for security and safety; and
   
   d. Lights shall be located to provide higher illumination at building entrances, steps, ramps, driveway crossings, and entrances to parking structures and garages; and
   
   e. Light poles shall be located to avoid conflict with snow management operations; and
   
   f. In public plazas, waterproof outlets shall be provided as a power source for seasonal and special event lighting; and
   
   g. Lighting shall be provided to illuminate artwork.

4. **Hours of Operation**
   
   All exterior lighting shall be turned off during non-operating hours and between the hours of 11:00 p.m. and sunrise unless it meets one of the following exemptions:
   
   a. Lighting for businesses during operating hours open to the public between 11:00 p.m. and sunrise; or
   
   b. Lighting used for security purposes as approved by the Planning Director; or
   
   c. Lighting used to illuminate areas accessible at night, including but not limited to walkways, roadways, driveways, equipment or storage yards, and parking lots, as approved by the Planning Director; or
   
   d. Lighting for outdoor recreation facilities that only remains on for a maximum of one hour after 11:00 p.m. to conclude an event that was in progress under the illumination prior to 11:00 p.m.

5. **Prohibited Lighting**
   
   The following are prohibited:
   
   a. Blinking and flashing lights.
Exposed strip lighting used to illuminate building facades or to outline buildings.

Lighting used to internally or externally illuminate the face of canopies or awnings. Lighting fixtures may be recessed into the underside of a canopy for the purpose of illuminating the area beneath the canopy.

405.E Nonconforming Lighting
1. Nonconforming lighting shall not be moved, altered, or replaced without provisions being made for the lighting to comply with this CDC. Any change in use or alteration to a structure shall cause review for compliance with this Section and for provisions to bring any nonconforming lighting into compliance.
2. All existing exterior lighting that does not conform to the shielding standards of this CDC shall be required to comply with minimum shielding requirements by May 13, 2002.
3. Existing mercury vapor lights in existence or otherwise in compliance with the exterior lighting standards of this CDC may remain in use until such time as the luminaire is to be replaced or repaired.

406 OFF-STREET PARKING

406.A Purpose
1. Prevent a shortage of vehicular parking areas.
2. Require parking areas to be designed, operated, and maintained in a manner that ensures their usefulness, prevents congestion, and protects public safety.
3. Encourage multi-modal transportation.

406.B Applicability
1. Off-street parking standards shall apply to all land use and development in all zone districts unless specifically exempted by this CDC.
2. Nothing in this Section shall be interpreted to repeal any off-street parking regulation imposed pursuant to the Model Traffic Code.

406.C Standards
1. Amount
   a. Off-street parking spaces shall be provided for each use in accordance with Section 300.F.1 and Table 300-1 or as approved through a Planned Unit Development. In circumstances where any general parking standards are in conflict with any zone-specific parking standards, the zone-specific standards shall apply.
   b. Accessible spaces shall be provided in accordance with the Americans with Disabilities Act Accessibility Standards.
   c. Uses required to provide 24 or more parking spaces shall not provide surface parking that exceeds the required number of spaces by more than 25 percent.
2. Location
   a. Accessory parking facilities shall be located on the same site as the use they serve.
   b. Parking spaces, aisles, and turning areas shall be located entirely within lot lines and shall not encroach on any public right-of-way.
   c. Parking facilities with more than four parking spaces shall be designed so that it is not necessary for vehicles to back into any street or public right-of-way.
   d. In the RO zone district, a maximum of two unenclosed parking spaces shall be located