Section 3-504  Outdoor Illumination

3-504.A. Purpose. The purpose of this section is to regulate outdoor lighting fixtures and lamps (bulbs) to promote energy efficiency, decrease light pollution, maintain nighttime public safety and security, preserve the night sky and prevent light trespass which is detrimental to the environment and to the public use and enjoyment of public and private property. Outdoor illumination is regulated by the Land Use Code and the Design Guidelines.

3-504.B. General Provisions. All non-exempt outdoor light fixtures and illuminating devices permanently or temporarily installed outdoors, shall meet the following requirements:

3-504.B.1. They shall be down lit and shielded so that no light rays are emitted at angles above the horizontal plane.

3-504.B.2. Exterior bulbs shall be limited to the equivalent of the Lumen output of a 40 watt incandescent bulb. This is approximately 450-550 lumens, depending upon the manufacturer.

3-504.B.3. Blinking, flashing, rotating or moving lights are prohibited.

3-504.B.4. Exterior lighting fixtures require approval through the H.A.R.C. process, which review will include, but not be limited to the number of fixtures, location, type, compatibility and conformance.

3-504.B.5. Movement sensor lighting requires approval from the Planning Director who shall consider nuisance and impacts to adjacent properties when determining appropriateness.

3-504.C. Exemptions. The following are exempt from the provisions of 3-504.B.

3-504.C.1. Approved Historic Lighting Fixtures. Non-conforming lighting fixtures attached to a rated structure which are consistent with the character of the rated structure may be exempted with approvals from the H.A.R.C. Approved fixtures shall be consistent with the architectural period and design of style of the structure and the bulb shall not exceed approximately 450-550 lumens.

3-504.C.2. Governmental Lighting. All governmental lighting installed for the benefit of public health, safety and welfare.

3-504.C.3. Holiday Lighting. Holiday lighting which is temporary in nature shall be exempt from the provisions of this section, provided that such lighting does not create dangerous glare on adjacent streets or properties, is maintained in an attractive condition, and does not constitute a fire hazard. LED and energy efficient holiday lighting is encouraged.
3-504.D. **Applicability.** A lighting plan and cut sheets shall be submitted along with the established submittal requirements as required by the Land Use Code and Design Guidelines for both new construction and redevelopment.

3-504.D.1. **New Construction.** Compliance with the requirements of this section shall be required for all new development.

3-504.D.2. **Redevelopment Standards.** Expansion to the square footage or an exterior remodel of the building or unit triggers compliance with the requirements of this section as follows:

a. When the actual accumulative costs of all development or redevelopment undertaken exceeds twenty-five (25) percent of the value of the existing improved property, all exterior lighting fixtures and lamps shall be brought into full conformance with the requirements of this section.

b. No final inspection of the development or redevelopment of an existing structure shall be performed until the applicable exterior lighting requirements have been completed by the property owner.

3-504.E. **Nonconforming Lights.** The right to operate a lawful nonconforming light shall terminate upon new construction or redevelopment per 3-504.D.