Sec. 26-503. - Exterior lighting.

A. Purpose. The purpose of this section is to regulate the spillover of light and glare from exterior lighting on operators of motor vehicles, pedestrians and land uses in the proximity of the light source. With respect to motor vehicles in particular, safety considerations form the basis of these regulations. In other cases, both the nuisance and hazard aspects of glare, reflected light and incidental spillover light are regulated. This section does not apply to public street lighting or to public outdoor parks and recreation uses.

B. Permit required. An electrical permit application shall be required and a permit issued prior to installation or substantial modification of any exterior lighting. The permit application shall be accompanied by information required by the uniform electrical code and additional information that may be necessary to determine potential negative effects upon adjacent properties and public streets including, but not limited to, a plot plan showing location and orientation of lighting standards, building elevations showing location and orientation of lighting standards, lighting standard specifications including height, type (i.e., cutoff, non-cutoff, spot, floodlight, etc.), peak candlepower diagram, and any shielding devices to be incorporated so as to minimize incidental light spillover or glare.

C. Lighting standards. The following restrictions shall apply to outdoor light control, including lighting within or directed upon outdoor signs:

1. All fixtures shall be fully shielded. For purposes of this section, fully shielded shall mean fixtures constructed so that light rays emitted are projected below, and not above, the horizontal plane of the fixture, such that the source of illumination (bulb or direct lamp) is not visible from adjacent property or rights-of-way. All light fixtures shall be downcast to minimize undesirable effects of illumination such as glare, skyglow and light pollution.

2. All metal halide and fluorescent fixtures shall be filtered with glass, acrylic or translucent enclosures.

3. Only high-pressure sodium (HPS), low pressure sodium (LPS) or incandescent fixtures shall be permitted in commercial and multifamily residential parking areas. The level of illumination shall be consistent with minimum industry standards adopted by the illuminating engineering society.

4. All exterior lighting shall be designed and situated so that substantially all of the directly emitted light falls within the property boundaries.

5. Exterior lighting shall also be designed and situated so that no incidental or reflected light interferes with reasonable enjoyment of adjacent land uses, or safe movement of motor vehicles on public streets.

6. The following exterior lighting is specifically prohibited:
   a. Any light that may be confused with or construed as a traffic control device.
   b. Any animated, flashing or changing intensity lights, except for temporary holiday displays.

7. Lights one hundred (100) watts and less per fixture, fluorescent lights forty (40) watts and less per fixture, gas-fired fixtures and lights used for holiday decorations are exempt from the requirements of this section.

8. For commercial developments, mixed-use developments and multifamily residential developments, exterior freestanding light fixtures shall be mounted no more than eighteen (18) feet high. All other applications shall be limited to a maximum of twelve (12) feet. The height of a mounted lighting fixture shall not exceed the height of the wall it is mounted on.

9. Lighting plan. All applications for commercial, mixed-use and multifamily residential developments shall submit, as part of the final site development approval, a lighting plan which includes the following:
a. Site plan showing locations of all lighting fixtures and a numerical grid of lighting levels (photometric report) or as isoilluminance curves (concentric circular lines representing constant illumination levels).

b. Lamp type and wattage.

c. Mounting heights of all fixtures.

d. Cut sheet showing the design and finishes of all fixtures and designation as cutoff fixtures.

10. Amortization schedule. All nonconforming outdoor light fixtures, including lighted outdoor signs, existing prior to December 1, 2000, shall be brought into conformance with these outdoor lighting provisions on or before December 1, 2005. Any light fixture that is replaced shall comply with the outdoor lighting regulations of this section at the time of such replacement.

(Ord. No. 2001-1215, § 1, 2-26-01)