

Section 5.5 Exterior Lighting

~~All site lighting for non-residential, mixed use, or multi-family uses shall be located and directed so as not to shine or reflect directly onto any adjacent residential zoning districts and/or uses.~~

5.5.1 PUPOSE AND INTENT

The purpose and intent of this section is to regulate exterior lighting to:

- A. Ensure all exterior lighting is designed and installed to maintain adequate lighting levels on site;*
- B. Assure that excessive light spillage and glare are not directed at adjacent property, neighboring areas, or motorists;*
- C. Provide certainty during the development review process; and*
- D. Provide security for persons and property.*

5.5.2 APPLICABILITY

A. General

Unless exempted by subsection B below, the standards in this section apply to:

- 1. All new non-residential, mixed-use, and multi-family development;*
- 2. Any individual expansion of a building in a non-residential, mixed-use, or multi-family development if the expansions increases the building's floor area by 50 percent or more; and*
- 3. Any expansion or alteration of a lighted outdoor area.*

B. Exemptions

The following types of lighting are exempted from the standards of this section:

- 1. Lighting exempt under state or federal law;*
- 2. FAA-mandated lighting associated with a utility tower or airport;*
- 3. Lighting for public monument and statuary;*
- 4. Lighting solely for signage (for signage lighting standards see Sec. 5.6.2.D, Lighting);*
- 5. Temporary lighting for circuses, fairs, carnivals, and theatrical and other performance areas, provided such lighting is discontinued upon completion of the event or performance;*
- 6. Temporary lighting of construction sites, provided such lighting is discontinued upon completion of the construction activity;*
- 7. Temporary lighting for emergency situations, provided such lighting is discontinued upon abatement of the emergency situation;*
- 8. Security lighting controlled and activated by motion sensor devices for a duration of 15 minutes or less;*

- 9. *Underwater lighting in swimming pools, fountains, and other water features;*
- 10. *Holiday or festive lighting; and*
- 11. *Outdoor lighting fixtures that do not comply with provisions of this section on ____ [insert effective date of this amendment].*

5.5.3 TIME OF REVIEW

Information about the exterior lighting for the site that demonstrates compliance with the standards in this section shall be submitted in conjunction with an application for site plan approval (Section 10.3.6, Site Plan) or zoning compliance approval (Section 10.3.8, Zoning Compliance Approval), whichever comes first.

5.5.4 GENERAL STANDARDS

A. Hours of Illumination

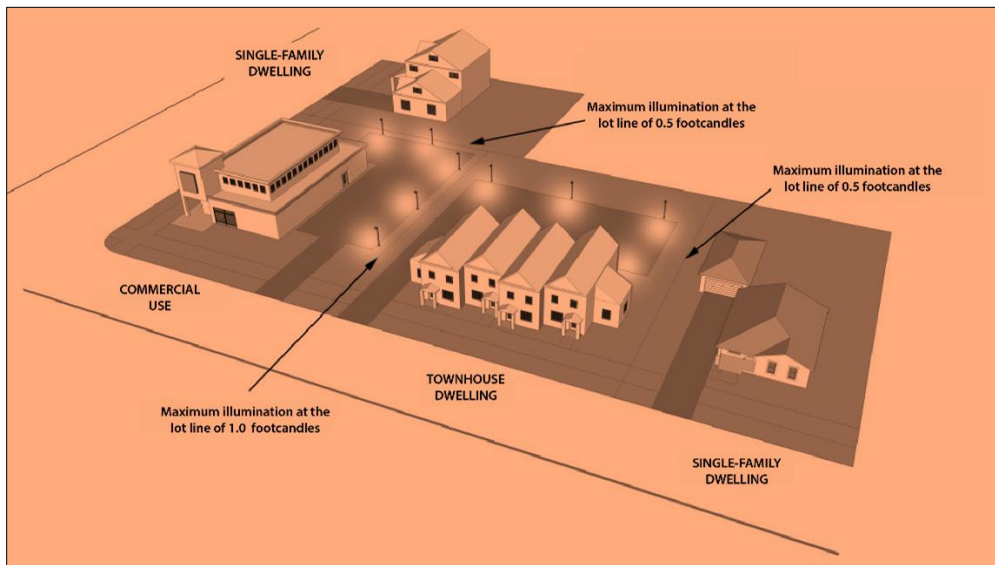
Agricultural uses, civic and institutional uses, commercial uses, mixed-uses, and industrial uses that are adjacent to existing residential development shall extinguish all exterior lighting—except lighting for recreation, security, emergency, or bona fide farm purposes—by 11:00 PM or within one hour of closing, whichever occurs first. For the purposes of this paragraph, lighting “for security or emergency purposes” means the amount of exterior lighting necessary to illuminate possible points of entry or exit into a structure, illumination of exterior walkways, or illumination of outdoor storage areas. Lighting activated by motion sensor devices is strongly encouraged.

B. Maximum Illumination Levels

Except for street lighting, all exterior lighting and indoor lighting visible from outside shall be designed and located so that the maximum illumination measured in foot candles at ground level at a long line (see Figure 5.5.4.B: Maximum Illumination Levels) shall not exceed the standards in Table 5.5.4.B: Maximum Illumination Levels.

Table 5.5.4.B: Maximum Illumination Levels	
Type of Use Abutting Lot Line	Maximum Illumination Level at Lot Line (Foot-Candles)
<i>Single family detached, two-family (duplex), triplex, and quadraplex dwellings, or vacant land in the R-20S, R-20, R-15, and R-10 zoning districts</i>	0.5
<i>All other residential uses and vacant land in all other Residential districts</i>	1.0
<i>All other uses</i>	2.0

Figure 5.5.4.B: Maximum Illumination Levels



5.5.5 PROHIBITED LIGHTING

The following lighting is prohibited:

- A. Light fixtures that imitate an official highway or traffic control light or sign;
- B. Light fixtures that have a flashing or intermittent pattern of illumination, except as permitted for signage in accordance with Section 5.6.2.D, Lighting;
- C. Exterior lighting in the Airport Residential (AR) district that does not comply with Section 3.2.5.E.1, Lighting;
- D. Exterior lighting in the Airport Commerce (AC) district that does not comply with Section 3.4.9.E.2, Lighting; and
- E. Searchlights, except when used by federal, state, or local authorities, or where they are used to illuminate alleys, parking garages, and working (maintenance) areas, so long as they are shielded and aimed so that they do not result in lighting on any adjacent lot or public right-of-way exceeding 2.0 foot candles.

5.5.6 EXEMPTIONS FOR SAFETY REASONS

- A. Government facilities like parks, public safety facilities, and the like, as well as private development may submit a security plan to the Planning Director proposing exterior lighting that deviates from the standards in this section. The Planning Director shall submit the security plan to the Sheriff's Department for review and shall then approve or approve with conditions the security plan and its proposed deviation from the standards, upon finding that:
 - 1. The proposed deviation from the standards is necessary for the adequate protection of the subject land, development, or the public.
 - 2. The condition, location, or use of the land, or the history of activity in the area, indicates the property or any materials stored or used on it are in significantly

greater danger of theft or damage, or members of the public are at greater risk for harm than on surrounding property without the additional lighting; and

- 3. The proposed deviation from the standards is the minimum required, and will not have a significant adverse effect on neighboring lands.*
- B. If the Planning Director finds the applicant fails to demonstrate compliance with subsection A above, the security plan and its proposed deviation from the standards shall be denied.*