

Existing Lighting Regulations:

Lighting. Any lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from adjoining residential properties and/or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.

Proposed Lighting Regulations:

The purpose of this subchapter is to provide regulations to balance lighting needs for visibility and personal and property safety with the negative impacts of off-site light spill-over.

- (A) Wall lighting may be used to illuminate the pedestrian walkways, entrance areas, loading docks, and yard areas within 20 feet of the building. No wall lighting may be used exclusively to illuminate areas for motor vehicle parking or access.
- (B) Architectural lighting must be mounted on the building. Architectural lighting directed upward onto the building façade is permitted provided no glare is produced.
- (C) Free-standing luminaire regulations:
 - (1) Height maximums, including the base and support structure, are limited as follows:
 - a. Farther than 200 feet from any property zoned residential: 25 feet.
 - b. Within 200 feet of any property zoned residential: 15 feet.
 - (2) Cut-off angles must be equal to or less than 90 degrees.
 - (3) Ballfield, stadium, or outdoor recreation lighting is exempt from the height and cut-off angle requirements in this section though the design shall constitute the absolute minimum height necessary to light the area and provide shielding to reduce off-field light spill.
- (D) Lighting intensity must adhere to the following table:

Required Minimum and Maximum Light Intensities (as measured in foot candles at the ground level)			
Use	Minimum Intensity	Maximum Intensity	Maximum Intensity at Property Line
Parking areas for non-residential uses	1	15	0.5
Parking areas for multi-family residential uses	1	15	0.5
Private sidewalks and other pedestrian walkways	5	20	0.5
Building entrances and exits	5	20	0.5
Exterior storage areas	0.5	15	0.5
Vehicle sales lots	1	20	0.5
Non-specified uses - For uses not specifically listed above, light requirements may be computed by the zoning administrator.			

- (E) Glare. All lighting must be arranged so as not to produce glare. All properties must be in compliance with the following:
 - (1) All light sources must be controlled and equipped with lenses, louvers, shields, or prismatic control devices designed to prevent off-site views of the light source.
 - (2) No flickering or flashing lights except those associated with public safety activities may be permitted.
 - (3) Light sources that are integrated into a canopy must be designed to be recessed and flush with the ceiling of the canopy, and equipped with a flat lens surface.
 - (4) Residential single-family and townhome uses may have wall-mounted lighting with exposed light sources provided glare is not produced from off-site views.
- (F) Compliance. Any new lighting installed after the effective date of this chapter must be in compliance with the requirements of this chapter. Any lighting in existence before the effective date of this chapter that does not comply with its requirements may be considered legally nonconforming and may be allowed to continue in compliance with Section 140. Lighting may be required to be upgraded, wholly or in part, due to a request for a site plan review, conditional use permit, interim use permit, variance, or plat.
- (G) Seasonal decorative lighting and landscape lighting are not regulated by this section.