

Article 10. Lighting

50-10.1 General Requirements.

A. Intent. All site lighting should be designed and installed to align with the following:

- (1) Maintain adequate site lighting.*
- (2) Provide security for people and property.*
- (3) Prevent unintentional dispersing of light to adjacent properties and illumination of natural areas.*
- (4) Align with the Community Sustainability Plan.*

B. Applicability. These standards apply to all development or redevelopment, except that involving a residential structure containing up to four (4) residential units.

C. Design Standards. Design and installation of lighting shall adhere to the following:

(1) Wall-Mounted Lights. Wall-mounted lights shall be fully shielded to direct all light downward. Unshielded wall-pack lights are prohibited.

(2) Height.

(a) Light fixtures shall be no more than twenty (20) feet high whether mounted on poles or building walls or by other means.

(b) Illumination of seating areas, building entrances, and walkways shall be accomplished by use of bollard-style fixtures or other low, ground-mounted fixtures not over four (4) feet in height.

(c) Lighting height above twenty (20) feet is permitted for entertainment and sports-outdoor, schools, and college and university uses with a special use permit.

(3) Direction of Lighting.

a) No light source shall be directly visible from any adjacent property located in a residential Zone District.

b) No light sources shall be directed outward toward property boundaries or adjacent rights-of-way.

c) Upward-directed lighting shall not be used to illuminate building facades, illuminate flags, statues, or any other objects, except for low-voltage architectural lighting.

d) Architectural, landscape, and decorative lighting used to illuminate flags, statues, or any other objects shall use a narrowly directed light whose light source is not visible from adjacent residential properties or public streets.

(4) Shielding.

a) Exterior. Light fixtures in excess of sixty (60) watts or one hundred (100) lumens shall use full cut-off lenses or hoods.

b) Interior. No interior light source shall emit light directly onto adjacent residential property.

c) Canopies. No light source in a canopy structure shall extend downward further than the lowest edge of the canopy ceiling.

(5) Hue. Approved lighting sources shall be color-correct types such as halogen or metal halide. Lighting types of limited spectral emission, such as low-pressure sodium or mercury vapor lights, are prohibited.

(6) Maximum Initial Lamp Wattage. Maximum initial lamp wattage in parking areas shall not exceed the following:

a) Residential. Sixty (60) watts for five (5) or fewer parking spaces. One hundred (100) watts for six (6) or more spaces.

b) Nonresidential. Two hundred fifty (250) watts for five (5) or fewer parking spaces. Four hundred (400) watts for six (6) or more spaces.

Figure 10.1-1 Shielding Examples

(7) Illumination Levels.

a) Parking Areas. Pavement level lighting in parking lots shall be at least 0.1 footcandle of light.

[1] Potentially hazardous locations may be individually illuminated with at least 0.3 footcandle of light at the pavement level, if approved through Site Plan Review.

(b) Business Hours. Lights for commercial or industrial users within one hundred (100) feet of a residential property line shall be reduced to no more than 0.05 footcandle of light after business hours.

(c) Spillover Light. Lighting for commercial or industrial users shall not create greater than 0.05 footcandle of spillover light at the border with any single-family zone district.

(87) Uniformity Ratios. The ratio of maximum to minimum lighting on a given property, measured at ground level, shall not exceed the following:

(a) 15:1 in residential zone district

(b) 10:1 in non residential zone districts

(9) Canopy Lighting.

(a) Light fixtures mounted on gasoline and fuel sales and other canopies shall be recessed so that the lens cover is flush with the bottom surface of the canopy or shielded by the fixture or the edge of the canopy so that light is restrained to 85° or less from horizontal.

(b) As an alternative to recessed lighting, indirect lighting may be used where light is beamed upward and then reflected down from the underside of the canopy. When this method is used, light fixtures must be shielded so that direct light is focused exclusively on the underside of the canopy and is not visible from any residential use adjacent to or across a street or alley from the subject property, or from any public right-of-way.

(c) Lights shall not be mounted on the top or sides (fascias) of the canopy. Signing that is in compliance with sign regulations may be placed on these surfaces.

