

## 8.26 Site Lighting

The purpose of the site lighting regulations is to ensure public safety and welfare and to protect the night sky. External lighting shall meet the following standards unless otherwise permitted or restricted by this ordinance.

### .1 General Requirements:

a. *At a minimum, all lighting installations shall be designed to achieve no greater than the minimal illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA).*

b. *Including the base/mounting fixture, the maximum height for lighting (pole mounted and wall mounted) shall be 40 feet except for sports complex lighting as addressed in sections 9.21 and 9.35 of this ordinance.*

c. *To prevent glare on off-site locations, all outdoor lighting fixtures shall be full cut-off. Where necessary to prevent light trespass or glare, accessories such as hoods and shields shall be used on fixtures. No source of glare shall be visible from any adjacent property or street.*

d. *Light trespass shall be prevented by employing lighting shields, hoods, walls, or fences which control light projection. In no case shall the spillover light level from site lighting onto adjacent property or a public road exceed 1.0 foot-candle measured at the property line.*

*For "indoor/outdoor amusement facilities" uses within the SP district, the 1.0 foot-candle limits shall be measured 20' from the property line when bordering right-of-way or other SP zoning.*

e. *Security lighting (floodlights, where permitted, wall packs, and etc.) shall be shielded and directed at a downward angle no higher than 45 degrees above straight down (half-way between straight down and straight to the side) measured perpendicular from the pole or mounting wall.*

f. *Unless otherwise specified by this ordinance, uniformity ratios shall not exceed 4:1. Uniformity shall be based on average illuminance. Uniformity ratios shall only be measured for developed areas of the site for parcels greater than one acre.*

*For "indoor/outdoor amusement facilities" uses within the SP district, the uniformity ratio shall be analyzed for mini golf, go-carts, attractions, and open space separately.*

g. *Parking lot lighting shall not exceed an initial maximum output of ten foot-candles as measured at ground level from any orientation.*

*Uniformity ratios for Mini Golf shall not exceed 6:1.  
Uniformity ratios for Go Cart Tracks shall not exceed 5:1.*

h. *Unless provided elsewhere, canopy lighting shall not exceed an initial maximum output of fifteen footcandles as measured at ground level from any point underneath the canopy and from any orientation of the measuring device.*

i. *An isolux lighting plan shall be required for all non-residential projects as part of the site plan approval process. Such plan shall indicate lighting levels expressed as footcandles at grade by contour diagram or grid points over the entire site and shall be sealed by a registered engineer. The zoning administrator may*

*waive this requirement for projects located on less than one acre where specific lighting fixtures to be used are indicated on the site plan.*

*j. An as-built/installed lighting certification sealed by a registered engineer stating that all site lighting is installed according to an approved site plan shall be required prior to issuance of a certificate of occupancy for all non-residential projects.*

*k. Decorative lighting shall:*

- (1) Be focused toward the ground,*
- (2) Be designed and installed to prevent light trespass and unnecessary glare, and*
- (3) Only be used to highlight significant architectural or natural features.*

**(4) For "indoor/outdoor amusement facilities" uses within the SP district, amusement ride lighting is allowed but only during hours of operation and shall be turned off during non-operating hours.**

*l. Outdoor lighting not necessary for security purposes shall be turned off during non-operating hours.*

## .2 Light Level Standards

*The following levels shall be met unless otherwise specified:*

<b>Uses</b>	<b>Max. Footcandle</b>
Automotive Sales	30
Banks:	0
• ATM's	10
• Parking Areas	10
Civic and Institutional	10
Convenience Stores, Gas Station	10
• Parking Area	10
• Canopy	35
Office Uses	10
Industrial	15
Retail, Commercial Uses	10
Shopping Centers	10
All other uses not listed	4

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<b>Indoor/outdoor amusement facilities</b>	
<b>open area</b>	<b>10</b>
<b>Mini golf</b>	<b>20</b>
<b>Go-Cart Tracks</b>	<b>20</b>

*a. Drop lenses and similar lighting fixtures are prohibited.*

*b. Floodlights are not permitted for illumination in non-residential districts except in loading areas of light and heavy manufacturing uses. Floodlights, when permitted in loading areas, shall:*

- (1) be fully shielded;*
- (2) be aimed at no higher than a 45 degree angle (halfway between the horizontal plane and*

straight down) unless a sight line graphic is submitted demonstrating that no off site glare will be created from any portion of the lighting fixture due to screening by existing topography, accessory buildings, landscaping, etc.;

(3) be focused toward the primary building or the loading area only;

(4) not be aimed toward an adjoining residential zone or conforming residential land use;

(5) not emit glare or light trespass onto adjacent streets or properties.

In all applications, lighting shall be directed downward. Floodlights in residential districts shall not shine directly onto an adjacent property or public rights-of-way.

c. Canopies and awnings used for building accents shall not be internally illuminated.

d. Flashing, colored or obtrusive lighting is prohibited.

e. The use of laser source light or any similar high intensity light for outdoor advertising or entertainment is prohibited.

f. The operation of searchlights for advertising purposes is prohibited.

g. Black lights and neon lights (including argon and similar rare gas fixtures), except for signage, are prohibited.

Indoor/outdoor amusement facilities uses within the SP district are exempt from the following restrictions (c.) above if screened from the public right-of-way.

#### .4 Exemptions to these requirements.

The following shall be exempt from the lighting requirements of this ordinance:

In Indoor/outdoor amusement facilities uses within the SP district, amusement ride lighting may utilize flashing and/or colored lights subject to .1(k)(4) above.

Indoor/outdoor amusement facilities uses within the SP district are exempt from the following restrictions (g.) above if screened from the public right-of-way.

c. Lighting used for nighttime street construction and repair.

d. The lighting of official governmental flags shall not be subject to these lighting standards. Such lighting shall utilize a narrow cone beam of light of no more than 150 watts.

e. Seasonal decorations.

#### .5 Maintenance requirements.

a. All light fixtures that are required to be shielded shall be installed and maintained in such a manner that the shielding is effective as required.

b. Anything other than routine servicing and same-type lamp replacement of any exterior lighting shall require town approval prior to installation.

c. Any damaged, broken or malfunctioning light fixture or pole which results in failure to meet any part of this ordinance shall be repaired or replaced immediately.