

Sec. 18-263. - Lighting plans.

An outdoor lighting plan shall be submitted in conjunction with applications for subdivision, planned unit development, development within any environmentally sensitive area, special review application and building permit applications for residential, commercial or multi-family buildings. Such lighting plans shall be subject to establishment and approval through the applicable review processes. Said lighting plan shall show the following:

- (1) The location and height of above-grade light fixtures;
- (2) The type (incandescent, halogen, fluorescent, etc.) and luminous intensity of each light source;
- (3) The type of fixture (floodlight, full-cutoff, lantern, recessed, coach light, bollard, pole, etc.);
- (4) Estimates for site illumination resulting from the lighting, measured in foot-candles, including minimum, maximum and average illumination;
- (5) Other information deemed necessary by the Building Official to document compliance with the provisions of this Article.

(Ord. 18-2003 §2)

Sec. 18-266. - Residential single-family lighting standards.

The following lighting standards shall be applicable to residential properties, including single-family dwellings, duplexes and townhomes.

- (1) Outdoor lighting shall be twelve (12) feet or less in height unless it meets one (1) or more of the following criteria:
 - a. Fully shielded with a nonadjustable mounting;
 - b. Lighting for parking and vehicle circulation areas in which case heights up to a maximum of twenty (20) feet may be allowed;
 - c. Building-mounted lighting directed back at a sign or building façade;
 - d. Lighting on above-grade decks or balconies, which shall be fully shielded.
- (2) No exterior light source shall exceed a rating of sixty (60) watts. Outdoor lighting with HID light sources in excess of fifty (50) watts shall be prohibited. In addition, incandescent light sources including halogen shall not exceed sixty (60) watts. Compact fluorescent lamps shall not exceed nine (9) watts.
- (3) All clear-lensed light point sources shall be shielded. All light sources that are not fully shielded shall use other than a clear lens material as the primary lens material to enclose the light bulb to minimize glare from a point source.

- (4) Landscape lighting is limited to thirty-five (35) watts per fixture per one hundred fifty (150) square feet of landscaped area. Uplighting is prohibited as a landscaping element.
- (5) Security lights shall be restricted as follows:
 - a. The point light source shall not be visible from adjoining lots or streets.
 - b. Floodlights must be controlled by a switch or preferably a motion sensor activated only by motion within the owner's property.
 - c. Timer- or photocell-controlled floodlights shall be prohibited.
 - d. Photocell lights shall be allowed under the following circumstances:
 - 1. At primary points of entrance or in critical common areas and multi-family properties;
 - 2. Where the light sources are fully shielded by opaque material;
 - 3. The light source is fluorescent or compact fluorescent to eliminate excess consumption of electricity.
 - e. Lights must be fully shielded, down-directed and screened from adjacent properties in a manner that limits light trespass to 0.1 foot-candle as measured at the property line.
 - f. Light intensity shall not exceed ten (10) foot-candles measured three (3) feet above grade.
 - g. No light fixture shall be greater than twelve (12) feet in height, except pole- or building-mounted, fully shielded and downward-directed lights using a light source of not more than fifty (50) watts.
- (6) Motion sensor lights may be permitted, but only where the sensor is triggered by motion within the owner's property lines.
- (7) Offsite light emission at property lines shall not exceed one-tenth (0.1) foot-candle as measured at the brightest point.

(Ord. 18-2003 §2)