

CITY OF MOAB ORDINANCE #2019-03

AN ORDINANCE ENACTING SECTIONS 17.09.060-17.09.069 AND SECTION 17.09.465 OF THE MOAB MUNICIPAL CODE ESTABLISHING OUTDOOR LIGHTING AND SIGN ILLUMINATION STANDARDS AND REPEALING INCONSISTENT LIGHTING PROVISIONS

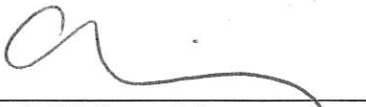
The following describes the intent and purpose of this ordinance:

- a. The City desires to encourage outdoor lighting practices that will minimize light pollution, glare, light trespass, and sky glow to curtail the degradation of the night-time visual environment.
- b. Lighting practices that promote energy conservation are to be encouraged.
- c. Revisions to existing ordinances are necessary to improve night-time safety and security.
- d. Lighting practices are an important component for developing an attractive nighttime appearance in the City.
- e. It is in the best interests of the City that it establish lighting standards, requirements, and processes that are substantially consistent throughout the Moab Municipal Code and substantially with those established by Grand County.
- f. The City finds that this ordinance is necessary, appropriate, and consistent with public health, safety, and welfare.

NOW, THEREFORE, the Moab City Council amends the Code by inserting the new language and making the following amendments/deletions as shown in Attachment 1.

PASSED AND APPROVED by a majority of the City of Moab City Council on August 13, 2019. This ordinance shall take effect immediately.

SIGNED:



Emily S. Niehaus, Mayor

8/13/19
Date

ATTEST:



Sommar Johnson, Recorder

ATTACHMENT 1:

New Language for Sections 17.09.060 through 069 and Section 17.09.465

17.09.060 Outdoor Lighting - Scope and Applicability

- A. All lighting should be purpose driven.
- B. All outdoor lighting installed after October 1, 2019 in all zoning districts within the City shall conform to the requirements established by Sections 060 through 069 of this Chapter 17.09, as well as Section 465 of this Chapter. This ordinance does not apply to indoor lighting.
- C. All existing outdoor lighting that does not meet the requirements of this Chapter and is not otherwise exempted shall be considered a nonconforming use or part of a nonconforming structure subject to an amortization schedule outlined in Chapter 17.09.069.
- D. In the event of any conflict between the provisions of this ordinance and any other provision of the Moab Municipal Code this ordinance shall control.

17.09.062 Outdoor Lighting - Definitions

- A. For the purpose of Sections 060 through 069 and Section 465 of this Chapter, the following definitions apply:

“Accent or Architectural Lighting” means lighting of building surfaces, landscape features, statues, and similar items for the purpose of decoration, ornamentation, creation of visual hierarchy, sense of liveliness, or other purpose unrelated to safety, business operation, or essential lighting function.

“Backlight” means all the light emanating behind a luminaire.

“B.U.G. Rating” means backlight, up-light, and glare rating, which exists on a scale of zero to five (0 to 5) and describes the light output of a luminaire.

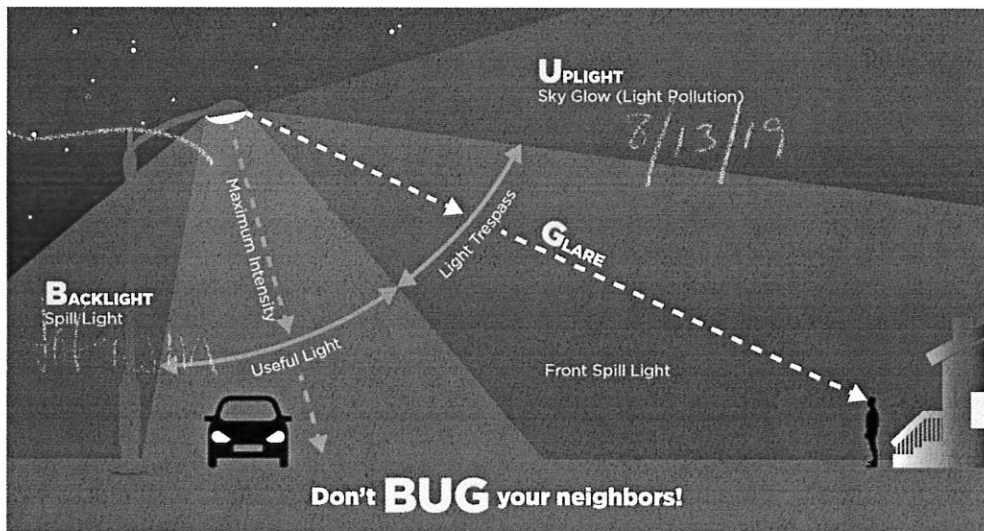


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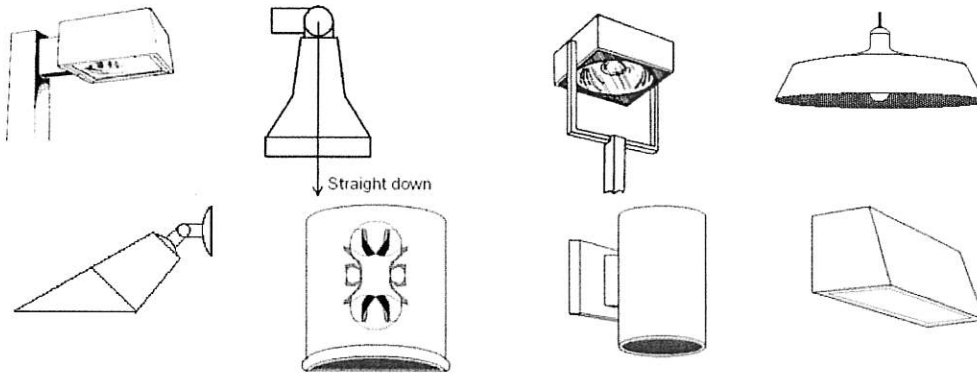
“Correlated Color Temperature” (CCT) is a specification of the color appearance of the light emitted by a lamp, relating its color to the color of light from a reference source when heated to a particular

temperature, measured in degrees Kelvin (K). The CCT rating for a lamp is a general "warmth" or "coolness" measure of its appearance. Lamps with a CCT rating below 3,000 K are usually considered "warm" sources, while those with a CCT above 3,000 K are usually considered "cool" in appearance.

"Direct Illumination" means illumination resulting from light emitted directly from a bulb, luminary, or reflector. This does not include light reflected from other surfaces such as the ground or building faces.

"Floodlight" means a fixture or bulb designed to "flood" an area with light. A specific form of bulb or fixture designed to direct its output in a specific direction. Such bulbs are often designated by the manufacturer and are commonly used in residential outdoor lighting.

"Fully Shielded Fixture" means an outdoor light fixture constructed and mounted so that the installed fixture emits no light above the horizontal plane. Where a light manufacturer provides a BUG rating, the uplight rating (U) must equal zero (0). Fully shielded light fixtures must be shielded in and of themselves. Surrounding structures, like canopies, are not to be considered when determining if the fixture is fully shielded. Fully shielded fixtures must be appropriately mounted so that the shielding prevents light from escaping above the horizontal and all light is directed downward.



Examples of fully shielded light fixtures.

"Glare" means the visual sensation caused by excessive brightness and which causes annoyance, discomfort, or a disability loss in visual performance or visibility.

"Internally Illuminated" as it relates to signs, means any sign which has a light source entirely enclosed within the sign and not directly visible to the eye.

"Light Pollution" means any adverse effect of manmade light. Often used to denote "sky glow" from developed areas, but also includes glare, light trespass, visual clutter and other adverse effects of lighting.

"Light Source" means the part of a lighting fixture that produces light, e.g. the bulb, lamp, or chips on board.

"Light Trespass" means any light that falls beyond the legal boundaries of the property it is intended to illuminate.

“Lumen” means a unit of luminous flux equal to the light emitted by a uniform point source of one candle intensity. Lumens refers to the amount of light emitted by a bulb (more lumens equates to brighter light).

Common Relationships between bulb types, wattages and lumen levels

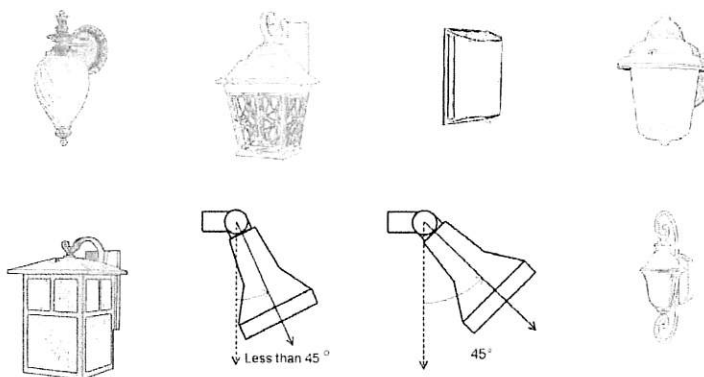
Brightness in Lumens	220+	400+	700+	900+	1300+
Standard	25W	40W	60W	75W	100W
Halogen	18W	28W	42W	53W	70W
CFL	6W	9W	12W	15W	20W
LED	4W	6W	10W	13W	18W

“Manufacturer's Catalog Cuts” means a publication or other printed material of a bulb or lighting manufacturer offering visual and technical information about a lighting fixture or bulb.

“Net Acre” means a gross acre excluding: public rights-of-way, lands with natural slopes greater than 30 percent, jurisdictional wetlands, lands in the 100 year floodplain, public drinking water supply water sources (recharge areas for the aquifer in the Glen Canyon Formation), lands affected by immitigable geo-hazards, riparian habitats, archeological sites, and required open space.

“Outdoor Light Fixture” means a complete lighting unit consisting of a lamp(s) and ballast(s) (when applicable), together with the parts designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply. Also known as a luminaire, or simply as a fixture.

“Partially Shielded Light Fixture” means an outdoor light fixture constructed and mounted so that the installed fixture emits most of its light above the horizontal plane. Where a light manufacturer provides a BUG rating, the uplight (U) and backlight (B) ratings are greater than zero (0). Light emitted at or above the horizontal plane (sideways or upwards) shall arise solely from incidental decorative elements or strongly colored or diffusing materials such as colored glass or plastic. Fixtures using spot or flood lamps are considered partially shielded if the lamps are aimed no higher than 45 degrees above the vertical plane beneath the fixture.



Examples of partially shielded lighting fixtures

“Recreational Lighting” means lighting used to illuminate sports fields, ball courts, playgrounds, or similar outdoor recreational facilities.

“Skyglow” means the brightening of the nighttime sky resulting from the scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces one’s ability to view the nighttime sky.

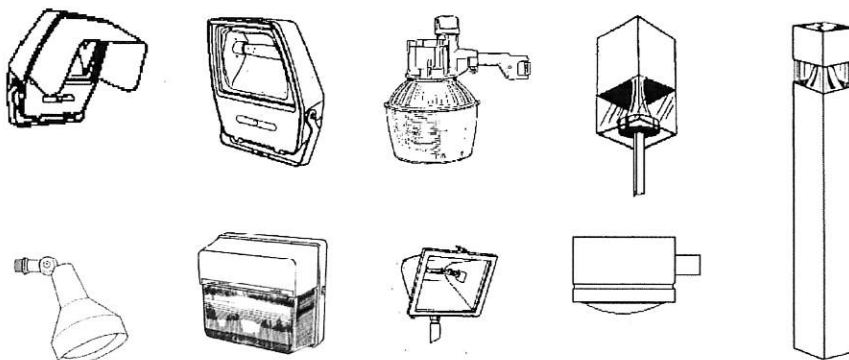
“Spotlight” means a fixture or bulb designed to light a small area very brightly. See definition of Floodlight.

“Total” means the sum of shielded and unshielded light.

“Total outdoor light output” means the total amount of light measured in lumens from all bulbs installed in outdoor lighting fixtures. For bulb types that vary in light output as they age (such as fluorescent and high intensity discharge (HID) bulbs), the initial lumen output as defined by the manufacturer shall be the lumen value used.

“Tower” means any monopole, antenna, or the like that exceeds eighteen feet (18') in height.

“Unshielded Fixture” means a fixture that has no shielding at all that would otherwise specifically prevent light emission above the horizontal.



Examples of unshielded light fixtures.

“Uplight” means all the light emanating above the horizontal plane of a luminaire.

17.09.063 Outdoor Lighting - Fully Shielded Fixture Requirements

A. Unless specifically exempted by this section, all outdoor lighting shall use fully shielded fixtures and shall be installed so light is directed downward with no light emitted above the horizontal plane of the fixture. Where a light manufacturer provides a BUG rating, the uplight rating (U) must equal zero (0).

B. In order to qualify as a "fully shielded" fixture, a light fixture must have the top and sides made of completely opaque material such that light only escapes through the bottom of the fixture. Fixtures with translucent or transparent sides, or sides with perforations or slits, do not qualify as fully shielded. Any glass or diffuser on the bottom of the fixture must be flush with the fixture (no drop lenses). Merely placing a light fixture under an eave, canopy, patio cover, or other similar cover does not qualify as fully shielded.

- C. Fixtures must not be placed at a location, angle, or height that directs illumination outside the property boundaries where the light fixtures are located.
- D. Notwithstanding the exemptions in subsection E below, all residential and commercial luminaires shall be fully shielded when installed within twenty-five (25) feet of adjacent residential property lines.
- E. Exemptions to Fully Shielded Fixture Requirements:
 - 1. All lights exempted by this section shall be included in the calculation of total light output.
 - 2. Fixtures having a total light output less than one thousand (1,000) lumens are exempted from the fully shielded requirement provided the following criteria are met:
 - a. The fixture has a top that is completely opaque such that no light is directed upwards.
 - b. The fixture has sides that completely cover the light source and are made of opaque or semi-opaque material. Fixtures with opaque sides may have incidental decorative perforations that emit small amounts of light. Semi-opaque material such as dark tinted glass or translucent plastic may be used if the light source is not discernable behind the material. Completely transparent materials, such as clear or lightly tinted colored glass, are not allowed.
 - c. The light source must not be visible from any point outside the property on which the fixture is located.
 - 3. Spotlights controlled by motion sensors having a light output less than one thousand (1,000) lumens per lamp are exempted from the fully shielded requirement provided:
 - a. The fixture is a spotlight or other type of directed light that shall be directed straight down; and
 - b. The fixture must not be placed in such a manner that results in illumination being directed outside the property boundaries where the light fixtures are located.
 - c. Lights controlled by motion sensors shall not be triggered by movement or activity located off the property on which the light is located.
 - 4. Pathway lights less than eighteen inches (18") in height are exempted from the fully shielded fixture requirement, if the total light output from each pathway light is less than three hundred (300) lumens.
 - 5. Temporary exterior lighting intended as holiday or seasonal decorations displayed between November 15 and the following January 15, provided that individual lamps do not exceed 70 lumens and neither cause light trespass nor interfere with the reasonable use and enjoyment of any other property.
 - 6. Traffic control signals and traffic safety devices.
 - 7. Temporary emergency lighting in use by law enforcement or government agencies or at their direction.
 - 8. The lighting of federal or state flags, provided that the light is a top-down and narrow beam aimed and shielded to illuminate only the flag.
 - 9. An applicant requesting approval for lighting that does not conform to these standards shall follow the procedures and findings requirements set forth in Chapter 17.72 – Administration and Enforcement.

17.09.064 Outdoor Lighting - Total Light Output

- A. Commercial. Total outdoor light output shall not exceed fifty thousand (50,000) lumens per developed acre. Streetlights used for illumination of public rights-of-way are excluded from this

calculation. Commercial developments shall be permitted a minimum of 5,000 lumens of lighting regardless of parcel size.

1. In non-residential zoning districts, partially and unshielded lighting on a property shall not exceed 5,000 lumens per developed acre, and shall be included in the total outdoor light output calculation
- B. Residential. Total outdoor light output shall not exceed ten thousand (10,000) lumens of lighting for parcels one-half (acre), or larger, in size. Parcels smaller than one-half (1/2) acre shall be permitted five thousand (5,000) lumens of lighting regardless of parcel size. Total outdoor light output of any apartment development shall not exceed twenty thousand (20,000) lumens of lighting per net acre.
 1. In residential zones, partially and unshielded lighting on a property shall not exceed 1,000 lumens per lot, and shall be included in the total outdoor light output calculation.
 2. Residential units used for overnight accommodations or other commercial uses shall comply with the residential standards for total light output.

17.09.065 Outdoor Lighting - Lighting Hours

- A. Commercial establishments shall turn off all outdoor lighting, except that listed below, by ten o'clock (10:00) P.M.:
 1. Businesses open to the public after ten o'clock (10:00) P.M. may leave all outdoor lighting on until one hour after the close of business.
 2. Lighting to illuminate the entrance to the commercial establishment.
 3. Parking lot and pathway lighting required for the safety of guests or customers.
- B. Recreational lighting (residential and commercial) shall be turned off by ten o'clock (10:00) P.M. except to conclude a specific sporting event that is underway.

17.09.066 Outdoor Lighting - Lighting Color

All exterior lighting shall utilize light sources with correlated color temperature not to exceed 3,000 Kelvin (K).

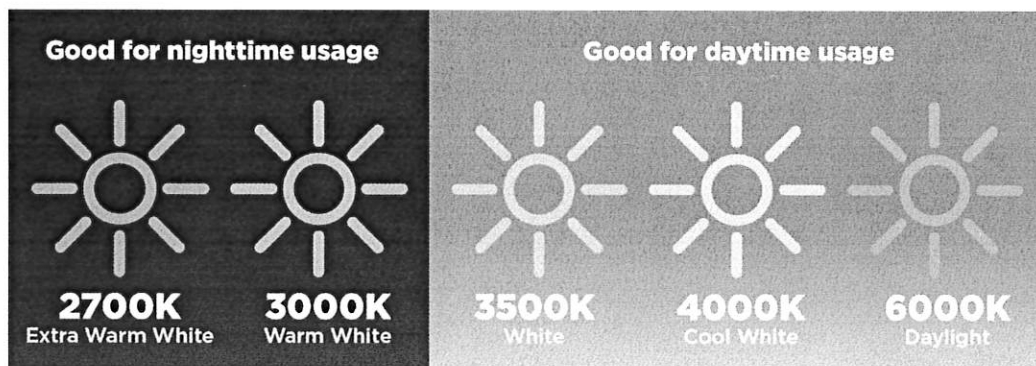


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17.09.067 Outdoor Lighting - Specialized Outdoor Lighting Conditions and Standards

- A. Gas station canopies may be illuminated, provided that all light fixtures are mounted on the undersurface of the canopy and all light fixtures are fully shielded. Merely placing the fixtures on the underside of the canopy does not qualify as fully shielding the light fixture.

- B. Roadway and streetlights are prohibited unless recommended by the City engineer or required by UDOT to provide for the safety of the public. When deemed necessary, streetlights shall utilize lamp types that are fully shielded luminaires that minimize sky glow, light trespass, and other unintended impacts of artificial lighting. All streetlights shall utilize the lowest illuminance levels acceptable to the City Engineer and/or UDOT.
- C. Parking lots may not utilize spot or flood lighting whether mounted on a post or exterior building wall. The overall height of any light post or tower used to illuminate parking lots in commercial zones shall not exceed twenty-five feet (25'). All post mounted parking lot lights shall be set back from property lines a distance equal to two and one-half (2.5) times the height of the pole unless an internal or external shield prevents the fixture being visible from outside the property boundaries. The overall height of any light post used to illuminate parking lots in residential zones shall not exceed twenty-five feet (25'). All parking lot lighting shall use fully shielded downward directed fixtures. Internal or external shields shall prevent the fixture being visible from outside the parking lots.
- D. Outdoor recreation areas or athletic fields at publicly owned facilities may use illumination to light the surface of play and viewing stands and for the safety of the public. The following standards shall apply to outdoor recreation area or athletic field lighting:
 - 1. The recreational lighting shall not exceed illuminance levels for class IV sports lighting set by the Illuminating Engineering Society of North America.
 - 2. The recreational lighting provides illuminance for the surface of play and viewing stands, and not for any other areas or applications.
 - 3. Off-site impacts of the lighting will be limited to the greatest practical extent possible
 - 4. The lighting for areas or applications outside the surface of play and viewing stands shall conform to all provisions in this Chapter.
 - 5. The recreational or athletic facility shall extinguish lighting exempted by this Chapter no later than 10:00pm or one-half hour after the end of play.
 - 6. The recreational lighting shall have timers that automatically extinguish lighting to ensure lights are not left on when the facilities are not in use.
- E. Outdoor amphitheaters may use illumination to light the performance area of the amphitheater and for the safety of the public. The following standards apply to all amphitheater lighting:
 - a. Lighting used to illuminate the performance area must be either directed spotlighting or fully shielded lighting. If directed spotlighting, the light source must be located and designed such that it is not visible beyond the property boundaries.
 - b. Lighting used to illuminate the performance area may only be turned on during performances or rehearsals.
 - c. Lighting used to illuminate the seating areas, pathways, and other areas of the amphitheater must meet all standards of this chapter.
- F. All illuminated signs shall comply with the standards of Section 17.09.465.

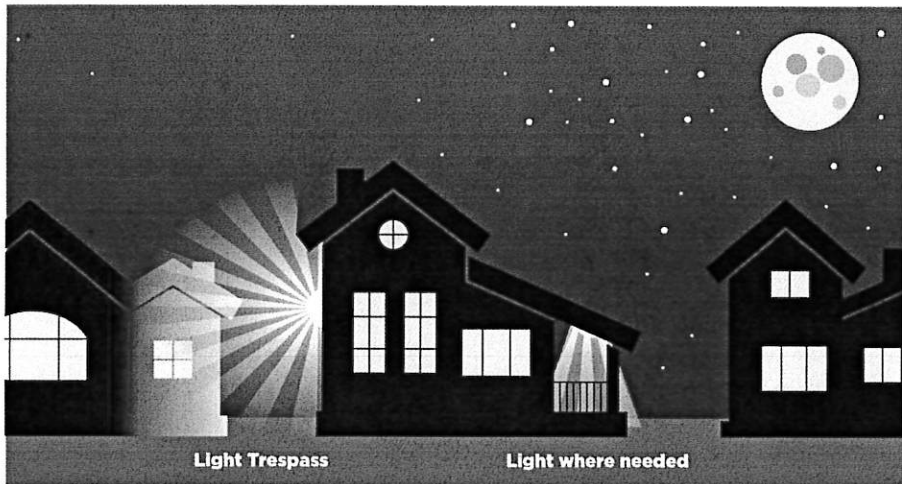
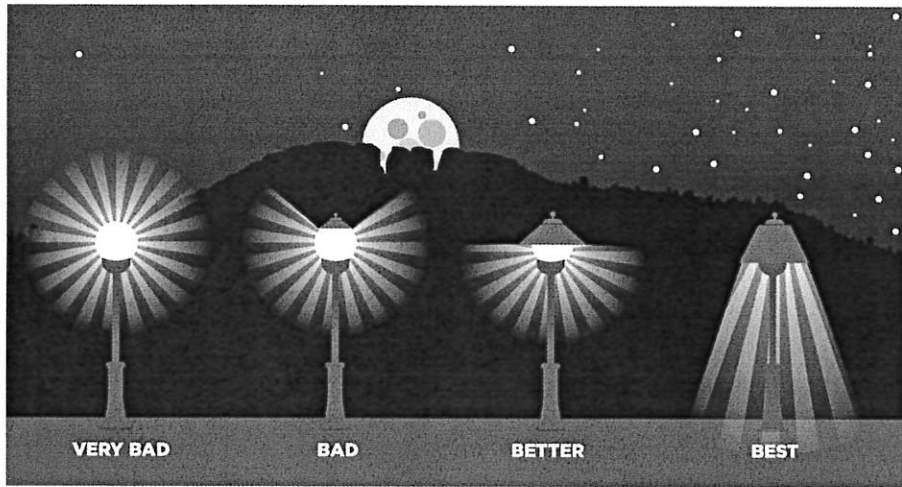
17.09.068 Outdoor Lighting - Application and Review Procedures

- A. **Lighting Plan**
All sign permit applications, subdivision applications, site plan applications, building permit applications, and other development review applications within any zoning district shall include a lighting plan that shows evidence that the proposed lighting fixtures and light sources comply with this Chapter. Lighting plans shall include the following:

1. Plans or drawings indicating the proposed location of lighting fixtures, height of lighting fixtures on the premises, and type of illumination devices, lamps, supports, shielding and reflectors used and installation and electrical details.
 2. Illustrations, such as contained in a manufacturer's catalog cuts, of all proposed lighting fixtures. For commercial uses, photometric diagrams of proposed lighting fixtures are also required. In the event photometric diagrams are not available, the applicant must provide sufficient information regarding the light fixture, bulb wattage, and shielding mechanisms for the planning commission to be able to determine compliance with the provisions of this chapter.
 3. A table showing the total amount of proposed exterior lights, by fixture type, wattage, lumens, and lamp type.
- B. Approval Procedure:
1. The lighting plan for all new development shall be submitted for approval concurrent with the associated application process.
 2. A certificate of occupancy shall not be issued until such time as the property is subject to a post installation nighttime inspection by the City's Zoning Administrator.

17.09.069 Outdoor Lighting - Amortization of Nonconforming Outdoor Lighting

- A. The City shall require the termination of use of all nonconforming outdoor lighting fixtures, structures, lamps, bulbs or other devices that emit or generate light which are not otherwise exempted by this Chapter, pursuant to the amortization schedule contained in this section.
- B. All outdoor lighting legally existing and installed prior to the effective date of this Chapter and which is not exempted shall be considered nonconforming and shall be brought into compliance by the property owner as follows:
 1. Immediate compliance is required as a condition for approval when applying for a building permit, sign permit, new (nonrenewal) business license, site plan review or similar City permit or approval if site improvements, construction, reconstruction, expansion, alteration or modification of existing sites, structures, or uses individually or cumulatively equal or exceed one thousand five hundred (1,500) square feet, or 50% of the existing site or structure, whichever is less. Projects of less than one thousand five hundred (1,500) square feet in size, or 50% of an existing site or structure will not be subject to immediate compliance. However, the square footage of the improved structure or site will count towards a cumulative total of projects on the same property. When the cumulative total equals or exceeds one thousand five hundred (1,500) square feet, or 50% of the existing site or structure, compliance shall be required for approvals as cited above.
 2. All damaged or inoperative nonconforming lighting shall be replaced or repaired only with lighting equipment and fixtures compliant with this Chapter.
 3. All outdoor lighting not previously scheduled for amortization or otherwise exempted shall be brought into conformance with this Chapter within five (5) years from the effective date of this Chapter.
- C. The City shall perform two (2) audits of all outdoor lighting in the City, one two (2) years and the other four (4) years after the effective date hereof. These audits will identify all lighting that does not conform to the standards of this Chapter. The results of these audits will be made available to the public.



17.09.300 Off-Street Parking and Loading Lighting

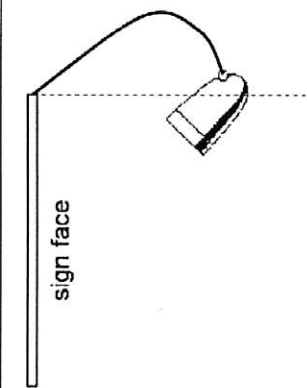
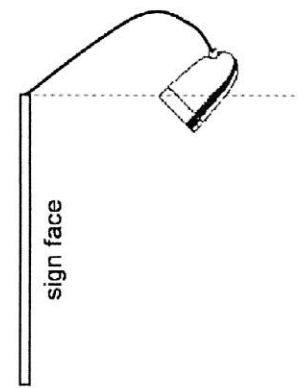
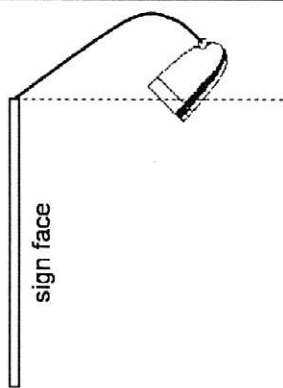
Any lighting used to illuminate off-street parking facilities or vehicle sales areas shall be so arranged as to reflect the light away from the adjoining premises in any residential zone. (Prior code § 27-3-21(I))

17.09.465 Signs -- Permitted Illumination

Signs may be unlighted, lighted externally, lighted internally, or backlit. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated. All lighted signs must have stationary and constant lighting. All sign lighting is included in the calculation of total light output for a property.

A. Standards for Externally Illuminated Signs:

1. Lighting for externally illuminated signs must be aimed and shielded so that light is directed only onto the sign face and does not trespass onto adjacent streets, roads or properties or into the night sky.
2. Lighting for externally illuminated signs must be mounted at the top of the sign (or within 2 feet of the top of a wall mounted sign), except for freestanding monument style signs which may be illuminated by ground mounted lighting.
3. Lighting shall consist of no more than four (4) individual fixtures (or lamps) per sign face and produce a maximum of 40,000 lumens per fixture.
4. All sign lighting shall be included in the calculation of total light output.

Permitted and Prohibited External Sign Lighting Configurations		
Allowed		Not Allowed
		
Fully Shielded	Fully Shielded	Unshielded

B. Standards for Internally Illuminated Signs:

1. Only sign text areas and logos may be illuminated on an internally illuminated sign.
2. Internally illuminated signs shall use semi-opaque materials for sign text and logos such that the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign text and logos. Non-text portions of the sign (e.g., background and graphics other than the logo) shall be made of completely opaque material.

C. Standards for Backlit Signs:

1. The light source shall not be visible.
2. Backlit signs shall only allow indirect illumination to emanate from the sign. For example, signs that create a "halo" effect around sign copy are allowed.

D. Standards for Illuminated Window Signs

1. Businesses may display a maximum of two (2) illuminated window signs positioned to be primarily visible outside the business structure.
2. Illuminated window signs shall not exceed four (4) square feet in area.
3. Illuminated window signs shall not be illuminated when the business is closed.

Ed. Note: Existing Code text is noted below. Deletions are shown in strike-through; new text is shown in bold.

15.36.080 [Mobile Home Parks]

P. *Outdoor Lighting.* ~~All new development shall be required to shield the lamp (bulb) from view off site in accordance with Supplementary Regulations of Section 17.31.050.~~ **All outdoor lighting shall comply with the requirements of Sections 17.09.060 through 069.**

15.44.070 [Sign Code]

A. Lighted signs that flash, blink, create the appearance of movement, have moving light elements, or which otherwise change brightness, color, or lighting intensity, including intermittent display, lampbanks that change electronically, including time and temperature signs, are strictly prohibited. Christmas lights that are displayed during the month of December are exempt from this provision. **All lighted signs shall additionally comply with Section 17.09.465.**

B. Electronic variable message signs (EVMS) are prohibited.

C. Real time video projected on outdoor display screens, outdoor video projection screens, and outdoor LED screens or outdoor display screens of any type are prohibited for use as signs, including in windows.

D. Lighted signs on property near a residential area shall be subdued and shall not be allowed to penetrate beyond the property in such a manner as to annoy or interfere with nearby residential properties. (Ord. 14-10 (part), 2014; Ord. 00-03 (part), 2000; Ord. 92-02 §§ 3.07, 3.08, 1992)

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15.44.090 [Sign Code]

Public, public educational or religious institutional signs shall be located entirely upon the premises of that institution, shall not exceed an area of fifty square feet per frontage and shall ~~require indirect lighting if lighted.~~ **comply with Section 17.09.465.**

16.24.010 [Subdivisions]

Standards for design, construction, specification, and inspections of street improvements, curbs, gutters, sidewalks, storm drainage and flood control facilities and street lighting shall be prepared by the City Engineer, highway department and the building inspector; standards for water distribution and sewage disposal by the water and sewer departments; and similar standards for fire hydrants by the fire department. All subdividers shall comply with the standards established by such departments and agencies of the City, provided that such standards shall be approved by the City Council. **All outdoor**

lighting shall comply with the requirements of Sections 17.09.060 through 069. (Ord. 13-81 (part), 1981: prior code § 22-6-1

17.20.020 [Bed and Breakfasts]

A(2)(j) Signs are limited to one non-flashing sign not larger in area than four square feet. **All lighted signs shall comply with Section 17.09.465.** ~~If lighted, the light shall be diffused or shielded and downward directed.~~

17.27.020 [Trucking Companies in C-4]

(A)(35)(e) Parking areas shall be illuminated by pole lighting only. **All outdoor lighting shall comply with the requirements of Sections 17.09.060 through 069.** ~~that shall be downward directed with full cut-off fixtures dispersed throughout the parking area and shall provide a minimum of 0.5 candle power and not more than 1.0 candle power of illumination. No light shall be placed on the eave or side of buildings and be directed outward toward the perimeter of the property.~~

17.31.040 [Resort Commercial Zone]

B. ~~*Outdoor Lighting.* All new development shall be required to shield the lamp (bulb) from view off site in accordance with Supplementary Regulations of Section 17.31.050.~~

F. *Signage.* **All lighted signs shall comply with Section 17.09.465.** ~~All signs shall comply with the requirements this Title provided, however, that notwithstanding provisions to the contrary:~~

~~1. *Illumination.* Freestanding signs and wall signs may be illuminated indirectly or internally. Directional signs shall not be illuminated. Where internal illumination is employed, only the face area of the letters or logos may be illuminated and at least fifty percent of the sign face shall have an opaque background.~~

17.31.050 [Resort Commercial Zone]

A. *Outdoor Lighting.* An outdoor lighting plan shall be submitted with the site/development plan.

1. All outdoor lighting shall **comply with the requirements of Sections 17.09.060 through 069.** ~~be directed down or toward a surface.~~

~~2. The light source or bulb for all outdoor lighting shall be shielded from view off site.~~

~~3. No outdoor lighting shall be directed towards any adjacent residential use or public street.~~

17.32.040 [SAR Zoning District]

H(12) Signs. **All lighted signs shall comply with Section 17.09.465, except that internally illuminated outdoor signs shall be prohibited within the SAR zone.**

13. All signs must be nonflashing and stationary. Lighted signs shall be limited to full-cutoff fixtures

- † **Lighting. All outdoor lighting shall comply with the requirements of Sections 17.09.060 through 069, and be shielded from view off-site and shall be designed to reduce nighttime glare and impact on the night sky. All outdoor lighting shall have full-cutoff fixtures.**

2. All indoor lighting visible from outside shall be shielded or muted to reduce nighttime glare and impact on the night sky. All indoor lighting shall be designed to limit the emission of indoor light to the outdoors and off-site.

17.65.100 [Preliminary MPD]

H. *Exterior Lighting Plan.* The exterior lighting plan shall indicate the location, size, height, typical design, material, color, and method and direction of proposed illumination and lighting. **All outdoor lighting shall comply with the requirements of Sections 17.09.060 through 069.**

17.67.040 [Site Plan Review]

D. *Lighting Plan.* The lighting plan shall show number and types of fixtures for walkways, building exterior lighting, and parking areas **and comply with the requirements of Sections 17.09.060 through 069.** An acceptable lighting plan shall consist of full cutoff, fully shielded, downward directed lighting types. The plan shall include manufacturer's information detailing the fixtures to be used. Internal or external shielding may be used to prevent glare toward other properties or into the roadway. Lighting of required parking areas shall be a minimum of one-half foot candle at all areas of the parking lot. Wall mounted flood lights that direct outward toward other properties and roadways are prohibited.

17.68.050 [Planned Affordable Development]

J. *Lighting. All outdoor lighting shall comply with the requirements of Sections 17.09.060 through 069.* Adequate lighting must be provided for public spaces and common areas. Light fixtures shall consist of a full cutoff, fully shielded, downward directed fixture. Wall mounted flood lights that direct outward toward other properties and roadways are prohibited.

17.80.080 [Large Scale Retail Development]

C(1)(d) Outdoor Lighting. i. Lighting shall **comply with the requirements of Sections 17.09.060 through 069**, and be full cutoff downward directed fixtures and no light shall be emitted beyond the project site. The applicant must provide an exterior lighting plan that quantifies light coverage upon the project site and provides information on how outdoor lighting will be accomplished to minimize impacts on adjacent properties or roadways.

ii. To minimize any indirect overflow of light on adjacent properties, the height of any proposed parking lot light standard shall not be taller than light standards in surrounding neighborhood residential zones and should stair step down to a lower height when close to neighboring residential uses or

~~residentially zoned areas. In no case shall the height of the light standards exceed twenty-five feet. Spotlights of any kind that are mounted on building walls are not permitted.~~

~~-End of Document-~~