

CHAPTER 28: LIGHTING REQUIREMENTS

28.01 Purpose

Subject to the provisions set forth herein, all parking areas, walkways, driveways, building entryways, off-street parking and loading areas, and building complexes with common areas shall be sufficiently illuminated to ensure the security of property and the safety of persons using such public or common areas.

28.02 Requirements in Special Zoning Districts Exceptions

- (A) Downtown Core (B-1) District – See Section 12.034 (G), Lighting.
- (B) Downtown Support (B-2) District – See Section 13.034 (D), Lighting.
- (C) Planned Unit Developments – See Section 14.03 (G), Lighting.

28.03 Permitted Lighting

Only non-glare, color-corrected lighting shall be permitted. Lighting shall be placed and shielded so as to direct the light onto the site and away from adjoining properties. The lighting source shall not be directly visible from adjoining properties. Lighting shall be shielded so that it does not cause glare for motorists.

28.04 Intensity

In parking areas, the light intensity shall average a minimum of one (1.0) foot candle, measured five (5) feet above the surface. In pedestrian areas, the light intensity shall average a minimum of two (2.0) foot candles, measured five (5) feet above surface. Light intensity at the property lines shall not exceed one-half (½) foot candle.

28.05 Height

Except as noted below, lighting fixtures shall not exceed a height of twenty-five (25) feet measured from the ground level to the centerline of the light source. Fixtures should provide an overlapping pattern of light at a height of approximately seven (7) feet above ground level.

The Planning Commission may modify these height standards in commercial and industrial districts, based on consideration of the following: the position and height of buildings, other structures, and trees on the site; the potential off-site impact of the lighting; the character of the proposed use; and, the character of surrounding land use. In no case shall the lighting exceed the maximum building height in the district in which it is located.

28.06 Sign Lighting

Signs shall be illuminated in accordance with the regulations set forth in this Ordinance.

28.07 Site Plan Requirements

All lighting, including ornamental lighting, shall be shown on site plans in sufficient detail to allow determination of the effects of such lighting upon adjacent properties, traffic safety, and overhead sky glow. The objective of these specifications is to minimize undesirable off-site effects.