

NOISE AND LIGHTING STANDARDS

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110.414.21 Light and Glare

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Section 110.414.21 Light and Glare. This section sets forth criteria and standards to mitigate impacts caused by lighting and glare.

(a) **Light.** All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties. The following provisions shall apply to all existing and proposed development:

(1) Any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.

(2) Light standard in or within one hundred (100) feet of residential zones shall not exceed twelve (12) feet in height. Additional standard height may be permitted by the Director of Community Development provided such lights are a sharp cutoff lighting system.

(3) No permanent rotating searchlights shall be permitted in any regulatory zone, except that an administrative permit may be issued by the hearing examiner for a period not to exceed three (3) days for a temporary searchlight. The administrative permit shall be limited to a maximum of three (3) times in any one (1) calendar year.

(b) **Lighting Design.** The style and intensity of lighting shall consider not only function and appearance, but shall reflect the existing character of surrounding areas and shall replicate natural light as much as possible.

(c) **Glare.** Reflected glare on nearby buildings, streets or pedestrian areas shall be avoided by incorporating overhangs and awnings, using non-reflective building materials for exterior walls and roof surfaces, controlling angles of reflection, and placing landscaping and screening in appropriate locations.

(d) **Interior Lighting.** Where residential uses abut non-residential uses, interior lighting of the non-residential uses shall be controlled at night through the use of timers, window blinds, or other acceptable means. This provision shall apply to all existing and proposed development.

(e) **Conflict with Other Portions of the Development Code.** Where another provision of the Development Code may conflict with the provisions of this section, the more restrictive provision shall control.

[Amended by Ord. 919, provisions eff. 2/1/95; Ord. 1234, provisions eff. 5/21/04.]

Section 110.414.25 Nonconforming Use. Any development which was permitted by or conformed to the requirements of the zoning ordinance in effect prior to the effective date of this section shall be considered a nonconforming use subject to the provisions of Article 904, Nonconformance, except for the provisions of Section 110.414.21, Light and Glare.

[Amended by Ord. 919, provisions eff. 2/1/95.]