

## **7.8. Exterior Lighting**

### **A. PURPOSE**

These Regulations are intended to provide standards with regard to exterior lighting in order to maximize the effectiveness of site lighting, to enhance public safety and welfare, to raise public awareness of energy conservation, to discourage the installation of lighting fixtures that emit objectionable illumination, to avoid unnecessary upward illumination and illumination of adjacent properties, and to reduce glare.

### **B. APPLICABILITY**

The standards herein shall apply to all exterior lighting where site plan review or special permit is required, except for single-family dwellings.

### **C. STANDARDS**

1. All exterior lights and sign illumination shall be designed, located, installed and directed in such a manner as to:
  - a. prevent direct glare or light trespass,
  - b. employ soft, transitional light levels which are consistent from area to area,
  - c. minimize contrast between light sources, lit areas and dark surroundings, and
  - d. be confined within the target area.
2. For commercial uses, for multi-family developments, for institutional uses or other non-residential uses in residential zones:
  - a. no externally-mounted, direct light source directed towards the property line shall be visible at the property line at ground level or above, and
  - b. lighting fixtures for all vehicular areas and pedestrian areas shall be full cut-off type fixtures or IESNA cut-off fixtures as approved by the Commission, or shall be fully shielded/recessed fixtures where the lens is recessed or flush with the bottom surface.
3. Lighting fixtures for building security or aesthetics and any display purposes shall, unless otherwise approved by the Commission or these regulations, be:
  - a. top downward (not upward or sideways), and
  - b. full cut off, or IESNA cut-off fixtures as approved by the Commission, or fully shielded/recessed.
4. Where outdoor playing fields or other special outdoor activity areas are to be illuminated, lighting fixtures shall be specified, mounted and aimed so that:
  - a. their beams fall within the primary playing area and immediate surroundings, and
  - b. no light trespass is directed off the site.
5. Lighting designed to highlight flagpoles shall be targeted directly at the flag.
6. All non-essential lighting (such as display, aesthetic, parking and sign lighting) shall be configured for "photocell on - time clock off" operation.