

Article TBD. Exterior Lighting Regulations

NOTE: The regulations for outdoor lighting are very minimal in the existing code. This draft is intended to provide the Town with a comprehensive set of exterior lighting standards for consideration. It is anticipated that this section would apply Town-wide. Where these regulations, if desired, are ultimately incorporated into the zoning code will be determined with guidance from staff.

185-XX Intent and purpose.

The purpose of these regulations is to provide regulations for outdoor illumination that follow International Dark Sky Association and the Illuminating Engineering Society of North America recommended practices for safety, utility, security, productivity, enjoyment, and commerce. Furthermore, these regulations are intended to minimize adverse impacts of lighting such as light trespass, obtrusive light and or glare, light pollution, and skyglow, while also conserving energy and reducing instances of excessive or unnecessary illumination.

185-XX Applicability.

- A. This article shall apply to the installment of new exterior lighting fixtures, the expansion and alteration of existing fixtures, as well as the replacement of fixtures associated with all uses in all zoning districts. This shall include, but is not limited to, all exterior lighting fixtures intended for the illumination of buildings, landscaping, signage, parking, walkways, yards, and recreation facilities.
- B. Notwithstanding the above, this article applies to any existing obtrusive light and or glare that is impacting residential property.
- C. Nonconforming properties shall be required to come into conformance within 60 days of the effective date of this Article.

185-XX Non-Single-Family Residential lighting plan submittal and approval.

All new or replacement non single family-residential exterior lighting is subject to review and approval by the Department of Public Works or the Planning Board through a Site Plan application. All applications subject to site plan review, with exterior lighting components shall include a lighting plan. Such lighting plan shall indicate the location, fixture design, type of lamp, luminaire, mounting height, source lumens, illuminance, and glare control options, if any, for each light source and area. Illuminance may be plotted by using manufacturer's photometric charts or the Planning Board may require ISO footcandle drawings to examine the interaction of all lighting on the site. Additional documentation maybe requested as necessary to show conformance to the standards set forth in this article.

185-XX Light trespass.

- A. Exterior illumination greater than one (1) foot candle shall not encroach or trespass upon adjacent properties in a manner that exceeds the limitations set herein and shall

be so arranged so as to prevent direct glare (view of, or reflected view of the light source) onto any adjacent property or public right-of-way.

- B. Residential Districts. All outdoor lighting shall be shielded or otherwise contained so as not to exceed one (1) foot-candle from the property line on which the light originates.
- C. Nonresidential Districts. All outdoor lighting shall be shielded or otherwise contained so as not to exceed two (2) foot-candles from the property line on which the light originates.
- D. Exterior lighting fixtures on commercial, industrial, institutional, and otherwise nonresidential properties, except as required for security, shall be extinguished during non-operating hours to minimize the indiscriminate use of illumination.
- E. Where practicable, lighting installations are encouraged to include timers, sensors, and dimmers to reduce energy consumption and unnecessary lighting.

185-XX Lighting fixture design.

- A. Lighting Levels shall be minimized to a level appropriate for the use and are subject to approval by the Department of Public Works and or the Planning Board as part of Site Plan approval.
- B. Fixture Design. Fixtures shall be fully shielded, pointing downward, to minimize skyglow, glare, and light trespass. The use of lighting fixtures compliant with International Dark Sky Association standards is required.
- C. Fixture Height.
 - (1) Street and freestanding commercial lighting fixtures throughout residential districts should be distinctive and pedestrian-scaled at no more than 15 feet in height.
 - (2) Parking area light fixtures shall not exceed 25 feet in height.
 - (3) Spot or flood type lighting attached to a structure shall not be placed at a height greater than 20 feet above grade.
- D. Canopy and Roof Overhang. Lights installed on canopies or roof overhangs shall be recessed so that the lens cover is flush with the bottom surface of the canopy or overhang, ensuring light sources are shielded. Lights shall not be mounted on the sides or top of the canopy or overhang.
- E. Outdoor Signs. Lighting fixtures used to illuminate an outdoor sign shall be mounted on the top of the sign and shall be shielded or directed in such a way that the light illuminates the sign only. Internal illumination of a sign shall be concealed behind opaque, translucent, or other similar types of glass or plastic.
- F. Bottom-Mounted or Up-lighting. To minimize unnecessary lighting, up-lighting shall be allowed for approved flagpoles and signage only. Illumination shall be directed solely onto the object for which it is intended.

185-XX Color temperature.

- A. Bulb types should be selected to reduce blue light emissions, which may be hazardous to human health and wildlife. No exterior lighting shall have a color temperature exceeding 3000 Kelvins.
- B. The following lamps are listed in order of preference: Light Emitting Diode (LED), metal halide, high pressure sodium, and low pressure sodium.

185-XX Exemptions.

The following types of lighting are exempt from this regulation unless otherwise specified:

- A. Street lighting installed by the Town, Monroe County, or the NYS DOT.
- B. Temporary holiday lighting decorations.
- C. Temporary lighting associated with Town sponsored or approved events.
- D. Temporary construction and emergency lighting needed by police, emergency or highway crews, provided the light is extinguished upon completion of the work.
- E. Hazard warning lights required by a federal or state regulatory agency, except that all fixtures used must be as close as possible to the federally required minimum output.
- F. Lighting associated with farm or agricultural operations. However, farm or agricultural operations within 100 feet of an adjacent residential dwelling shall be shielded to prevent light trespass onto the adjoining property.

185-XX Prohibited lighting.

The following types of lighting shall be prohibited, unless otherwise specified:

- A. Blinking, flashing, strobe or search lights.
- B. Strip lighting used to illuminate building facades, rooflines, or signs.
- C. Any light that may be confused with or construed as a traffic control device.
- D. Roof-mounted lighting.
- E. Mercury vapor lighting.