

RESOLUTION 2016-22

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED THE "TOWN OF FOUNTAIN HILLS ZONING ORDINANCE AMENDMENTS RELATING TO OUTDOOR LIGHTING, NOVEMBER 3, 2016."

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS as follows:

SECTION 1. That certain document entitled the "Town of Fountain Hills Zoning Ordinance Amendments relating to Outdoor Lighting, November 3, 2016," of which one paper copy and one electronic copy maintained in compliance with ARIZ. REV. STAT. § 44-7041 are on file in the office of the Town Clerk and open for public inspection during normal business hours, is hereby declared to be a public record, and said copies are ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED BY the Mayor and Council of the Town of Fountain Hills, Arizona, November 3, 2016.

FOR THE TOWN OF FOUNTAIN HILLS:

ATTESTED TO:



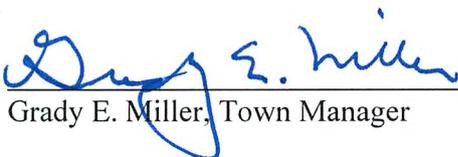
Linda M. Kavanagh, Mayor



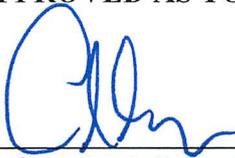
Bevelyn J. Bender, Town Clerk

REVIEWED BY:

APPROVED AS TO FORM:



Grady E. Miller, Town Manager



Andrew J. McGuire, Town Attorney

TOWN OF FOUNTAIN HILLS
ZONING ORDINANCE AMENDMENTS
RELATING TO OUTDOOR LIGHTING
NOVEMBER 3, 2016

Amendments to Chapter 1 - Introduction

The Town of Fountain Hills Zoning Ordinance, Chapter 1 (Introduction), Section 1.12 (Definitions) is hereby amended by adding the following definitions:

Adaptive Lighting Controls: Devices such as motion sensors, timers and dimmers used in concert with outdoor light fixtures to vary the intensity or duration of operation of lighting.

Correlated Color Temperature (CCT): The temperature, in Kelvin, of a black body whose spectrum approximates the spectral power distribution of a given light source. Correlated color temperature is a measure of the quality of “warmness” or “coolness” of a lamp.

Fully Shielded: Providing internal and/or external shields and louvers so that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected only below a horizontal plane running through the lowest point on the fixture where light is emitted or reflected.

Glare: The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility. The magnitude of glare depends upon such factors as the size, position, and luminance of the source and the luminance of to which the eyes are adapted.

Initial Lumens: The lumens rating of a lamp when new, not including any age-related depreciation of light output.

Installed. Set up and fixed in position for use.

Lumen: The SI (International System of Units) unit of light output. A lumen is approximately the amount of light that falls on a one–square–foot surface one foot away from a candle flame.

Luminaire: A body that gives light.

Nit: A unit of measurement of luminance, or the intensity of visible light, where one nit is equal to one candela per square meter. Nits are used to describe the brightness of display devices such as televisions, computers, and electronic message boards.

Outdoor Light Fixture: An artificial illuminating fixture, lamp, or other device, located in the open air, not within an enclosed structure, that is permanent or portable, and is used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot or floodlights for:

1. Buildings and structures
2. Recreation areas
3. Parking lot lighting
4. Landscape lighting
5. Billboards and other signage (advertising or other)

6. Street lighting.

Partially shielded: As applied to outdoor lighting fixtures, means a fixture that is shielded so that the bottom edge of the shield is below the plane centerline of the light source (lamp), minimizing the emission of light above the horizontal plane.

Amendments to Chapter 6 – Sign Regulations

The Town of Fountain Hills Zoning Ordinance, Chapter 6 (Sign Regulations), Section 6.08 (Signs Allowed or Required), Subsection CC (Electronic Message Center), is hereby amended as follows:

Section 6.08 Signs Allowed or Required

...

CC. Electronic Message Center: Signs with intermittent, scrolling or flashing illumination, including electronic message center signs, are permitted in Commercial and Industrial zoning districts only; provided, however, that churches and schools may display such signs in residential districts. All electronic message center signs are subject to the following:

- ~~1. Signs must be on-site.~~
21. There shall be no moving or flashing green or red features that could be mistaken as traffic control devices.
32. Intermittent Changes:
 - a. Any changes to the face or copy of the sign must have a minimum of eight (8) second interval between changes.
 - b. ~~Any changes to the face or copy of the sign must stop at~~ BETWEEN THE HOURS OF 10:00 p.m. – 6:00 A.M., except for time and temperature:
 - (1) THERE SHALL BE NO CHANGES TO THE FACE OR COPY OF THE SIGN; AND
 - e. (2) ~~After 10:00 p.m.,~~ The background must be darker than the text.
3. LED SIGNS / ELECTRONIC MESSAGE DISPLAYS ARE SUBJECT TO ALL OF THE FOLLOWING:
 - a. BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M.:
 - (1) LED SIGNS SHALL NOT EXCEED THE MAXIMUM LUMINATION LEVEL OF 100 NITS; AND
 - (2) SIGNS LOCATED ADJACENT TO RESIDENTIAL ZONING DISTRICTS SHALL BE TURNED OFF.

- b. SIGNS SHALL BE EQUIPPED WITH PHOTO CELL SENSORS THAT ARE FACTORY LOCKED TO:
 - (1) ADJUST THE SIGN TO AN APPROPRIATE LIGHT LEVEL DURING DAYLIGHT HOURS; AND
 - (2) DIM THE SIGN AT NIGHT TO THE REQUIRED NIT LEVEL AS STATED IN THIS SECTION.
- c. AN AFFIDAVIT FROM THE MANUFACTURER OR OTHER EVIDENCE OF COMPLIANCE SATISFACTORY TO THE TOWN, ATTESTING TO THE PHOTO CELL SENSOR EQUIPMENT LOCK AS REQUIRED ABOVE SHALL BE SUBMITTED WITH THE SIGN PERMIT APPLICATION.
- d. THE ELECTRONIC MESSAGE CENTER PORTION OF THE SIGN SHALL NOT HAVE A WHITE BACKGROUND AND SHALL BE TURNED OFF WHEN THE BUSINESS IS CLOSED.
- e. SIGNS SHALL INCLUDE TIMERS THAT AUTOMATICALLY TURN OFF THE DIGITAL DISPLAY.

Amendments to Chapter 8 – Outdoor Lighting Control

The Town of Fountain Hills Zoning Ordinance, Chapter 8 (Outdoor Lighting Control) is hereby amended as follows:

Sections:

- 8.01 Administration.
- ~~8.02 Definitions.~~
- 8.032 General Requirements.
- ~~8.0403 Prohibitions.~~
- 8.054 Permanent and Temporary Exemptions.
- 8.065 Procedures for Compliance.

Section 8.01 Administration

- A. **Purpose:** IT IS THE INTENT OF THIS CHAPTER TO REQUIRE LIGHTING PRACTICES AND SYSTEMS THAT MINIMIZE LIGHT POLLUTION, GLARE, AND LIGHT TRESPASS, AND CONSERVE ENERGY WHILE MAINTAINING ADEQUATE LIGHT FOR NIGHTTIME SAFETY, UTILITY, SECURITY AND PRODUCTIVITY. GOOD MODERN LIGHTING PRACTICES CAN ACHIEVE THESE GOALS AND AT THE SAME TIME PRESERVE THE SCENIC VIEW OF THE NIGHT SKY, MINIMIZE LIGHTING THAT WOULD HAVE A DETRIMENTAL EFFECT ON ASTRONOMICAL OBSERVATIONS, AND PREVENT LIGHTING THAT WOULD BE OFFENSIVE TO NEIGHBORING AND NEAR-BY PROPERTIES.~~This chapter is intended to restrict the permitted use of outdoor artificial illuminating devices emitting undesirable rays into the night sky which have a detrimental effect on astronomical observations, or which would otherwise be offensive to neighboring and near-by properties.~~
- B. **Conformance with Applicable Code AND ZONING ORDINANCE Provisions:** All outdoor artificial illuminating devices shall be installed in conformance with the provisions of this ~~article~~CHAPTER, any other applicable provisions of the Zoning Ordinance ~~of the Town of Fountain Hills and any building ordinances~~CODES of the Town of Fountain Hills, which may hereafter be enacted, as applicable.~~Where any provisions of any of the Arizona state statutes or of the federal law, or any companion ordinance comparatively conflicts with the requirements of this chapter, the more restrictive shall govern.~~
- C. **Approved Material and Methods of Installation:** The provisions of this chapter are not intended to prevent the use of any material or method of installation not specifically prescribed by this chapter, provided any such alternate has been approved in writing by the Town of Fountain Hills ~~Community Development Director~~ ZONING ADMINISTRATOR upon CONSULTATION WITH THE CHIEF BUILDING OFFICIAL AND a finding that the proposed design, material or method:

1. Provides approximate equivalence to the applicable requirements of this chapter AND APPLICABLE BUILDING CODES; or
2. Is otherwise satisfactory and complies with the intent of this chapter.

Section 8.02—Definitions

For purposes of this chapter, the following terms shall have the following definitions:

~~**Fossil Fuel Light:** Light produced directly or indirectly by the combustion of natural gas or other utility-type fossil fuels.~~

~~**Fully Shielded:** Means the fixture shall be shielded so that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.~~

~~**Individual:** Any private individual, tenant, lessee, owner or any commercial entity including, but not limited to, companies, partnerships, joint ventures or corporations.~~

~~**Installed:** An initial installation of outdoor light fixtures on or after the effective date of this chapter.~~

~~**Luminary:** A body that gives light.~~

~~**Partially Shielded:** Means the fixture shall be shielded so that the bottom edge of the shield is below the plane centerline of the light source (lamp), minimizing the emission of light above the horizontal plane.~~

~~**Outdoor Light Fixtures:** Outdoor artificial illuminating devices, outdoor fixtures, lamps and other devices, permanent or portable, used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot or floodlights for:~~

- ~~1. Buildings and structures~~
- ~~2. Recreation areas~~
- ~~3. Parking lot lighting~~
- ~~4. Landscape lighting~~
- ~~5. Billboards and other signage (advertising or other)~~
- ~~6. Street lighting~~

Section 8.032 General Requirements

A. Shielding and Filtration:

1. ALL OUTDOOR LIGHT FIXTURES WITH LIGHT OUTPUT GREATER THAN 2250 INITIAL LUMENS SHALL BE FULLY SHIELDED. FIXTURES WITH LIGHT OUTPUT RANGES FROM 1125 TO 2250 INITIAL LUMENS SHALL BE AT LEAST PARTIALLY SHIELDED. ~~All outdoor light fixtures,~~

~~except those exempt from this chapter, shall be fully or partially shielded as required in Section 8.03, B.~~

2. OUTDOOR ADVERTISING SIGNS CONSTRUCTED OF TRANSLUCENT MATERIALS AND WHOLLY ILLUMINATED FROM WITHIN DO NOT REQUIRE SHIELDING. It is recommended that existing mercury vapor fixtures either be replaced or be equipped with a filter whose transmission is less than ten (10) percent total emergent flux at wavelengths less than forty-four hundred (4400) angstroms. "Total emergent flux" is defined as that between three thousand (3000) and seven thousand (7000)-angstrom units.
3. ~~Low pressure sodium lamps are the preferred light source for minimizing adverse effects on astronomical observations.~~

B. Requirements for Shielding **CORRELATED COLOR TEMPERATURE (CCT):** IN ORDER TO MINIMIZE THE DETRIMENTAL EFFECTS OF BLUE LIGHT, THE CORRELATED COLOR TEMPERATURE (CCT) OF ANY OUTDOOR LIGHTING FIXTURE SHALL NOT EXCEED 3000K. ~~The requirements for shielding light emissions from outdoor light fixtures and requirements for filtration are as set forth in the following table:~~

Requirements for Shielding/Filtration

<u>Fixture Lamp Type</u>	<u>Must be</u>	<u>Filtering</u>
	<u>Shielded</u>	<u>Recommended</u>
Low pressure sodium	Partially	None
High pressure sodium	Fully	None
Metal halide	Fully	Yes
Fluorescent	Fully	Yes
Quartz	Fully	None
Incandescent greater than 150w	Fully	None
Compact Fluorescent Greater than 52w	Fully	None
Incandescent 75w to 150w	Partially	None
Compact Fluorescent 18w to 52w	Partially	Yes
Incandescent less than 75w	None	None
Compact Fluorescent Less than 18w	None	Yes
Fossil fuel	None	None
Glass tubes filled with neon, argon, and krypton:	None	None
Other sources	as approved by the Zoning Administrator	

1. ~~This is the preferred light source to minimize undesirable light into the night sky affecting astronomical observations.~~
2. ~~Metal halide lamps shall be in enclosed luminaries. See also Section 8.04, F.~~

- ~~3. Outdoor advertising signs of the type constructed of translucent materials and wholly illuminated from within do not require shielding.~~
- ~~4. Warm white and natural lamps are preferred to minimize detrimental effects.~~
- ~~5. For the purposes of this division, a quartz lamp shall not be considered an incandescent light source.~~
- ~~6. Recommended for existing fixtures. See also Section 8.04, G.~~

- C. LIGHT TRESPASS:** OUTDOOR LIGHTING FIXTURES SHALL BE SUFFICIENTLY SHIELDED AND AIMED SUCH THAT SPILLAGE OF LIGHT ONTO ADJACENT PROPERTIES IS MINIMIZED AND GLARE FROM THE LIGHT EMITTING AND/OR REFLECTING PARTS OF A LUMINAIRE IS NOT VISIBLE FROM ANY ADJACENT PROPERTY.
- D. HOLIDAY LIGHTING DECORATIONS:** TEMPORARY OUTDOOR HOLIDAY LIGHTING DECORATIONS ARE PERMITTED FOR A REASONABLE PERIOD BEFORE A HOLIDAY AND ARE NOT SUBJECT TO THE REQUIREMENTS IN THIS SECTION 8.02. HOLIDAY LIGHTING IN RESIDENTIAL NEIGHBORHOODS SHALL BE MINIMIZED AFTER 11:00 P.M. SUNDAY THROUGH THURSDAY AND 11:00 P.M. FRIDAY AND SATURDAY AND SHALL BE REMOVED WITHIN TWO WEEKS AFTER THE HOLIDAY.

Section 8.0403 Prohibitions

- A. Searchlights:** The operation of searchlights ~~for advertising purposes~~ is prohibited.
- B. Recreational Facilities:** No outdoor recreational facility, public or private, shall be illuminated ~~by nonconforming means~~ after 11:00 P.M. except to conclude a specific recreational, sporting or other activity that began prior to 10:00 P.M. RECREATIONAL FACILITY LIGHTING SHALL MAKE APPROPRIATE USE OF ADAPTIVE CONTROLS WHEN POSSIBLE.
- C. Outdoor Building or Landscaping Illumination:** The unshielded outdoor illumination of any building, landscaping, ~~signing~~-SIGNAGE or other purpose, is prohibited except with ~~incandescent-LIGHT fixtures drawing less than~~OF LESS THAN ~~seventy-five (75) watts~~1125 LUMENS. ~~or with compact fluorescent fixtures drawing no more than eighteen (18) watts.~~ The combined outdoor unshielded lighting shall not exceed ~~seventy-five (75) watts with incandescent fixtures or eighteen (18) watts when using compact fluorescent fixtures~~1125 LUMENS within a 25-foot radius. ~~after 11:00 p.m.~~ All illumination shall be so arranged as not to shine upon or reflect onto adjoining properties.
- D. Exterior Lighting:** All lighting for off-street parking or loading areas or for the external illumination of buildings or signs shall be directed away from and shielded from any

adjacent residential property and shall not detract from driver visibility on adjacent streets.

- E. **Mercury Vapor:** All mercury vapor fixtures are prohibited.
- F. **Signage:** All outdoor signage, ~~with its lighting,~~ shall conform to Section 8.032 and shall be of such size and color as not to interfere with traffic or limit visibility of adjoining property. ~~Illumination~~ LIGHTING on any sign not wholly illuminated from within ~~must~~ SHALL conform to Section 8.032 and be directed towards the ground. REGULATIONS RELATING TO SIGNS WITH INTERMITTENT, SCROLLING OR FLASHING ILLUMINATION ARE IN CHAPTER 6, SECTION 6.08.CC. ~~Signs shall not have intermittent illumination or flashing lights (see Section 6.03.C.6).~~
- G. ~~**Metal Halide Lamps:** Metal halide display lighting shall not be used for security lighting after 11:00 p.m. (or after closing hours if before 11:00 p.m.) unless fully shielded.~~

Section 8.054 Permanent and Temporary Exemptions

- A. **Nonconforming Fixtures:** All outdoor light fixtures existing and fully installed prior to the effective date of this chapter are nonconforming indefinitely; provided, however, that no change in use, replacement, structural alteration, or restoration (after abandonment of outdoor light fixtures) shall be made unless it thereafter conforms to the provisions of this chapter.
- B. ~~**Federal and State**~~ **GOVERNMENTAL Facilities:** Those facilities and lands owned, operated or protected by the U.S. federal government, the State of Arizona, or Maricopa County, are exempted from all requirements of this chapter. Voluntary compliance with the intent of this chapter at those facilities is urged. TOWN OUTDOOR LIGHTING FACILITIES SHALL ADHERE TO THE FOLLOWING REQUIREMENTS:
 - 1. WHEN NEW TOWN-OWNED BUILDINGS AND OTHER FACILITIES ARE CONSTRUCTED, OR NEW TOWN RIGHTS-OF-WAY ARE ESTABLISHED, THE INSTALLATION OF NEW OUTDOOR LIGHTING FIXTURES SHALL BE ALLOWED ONLY WHEN (A) A SPECIFIC NEED RELATED TO A HAZARDOUS NIGHTTIME SITUATION IS IDENTIFIED BY THE TOWN OR (B) LIGHTING IS DEEMED NECESSARY AS A MATTER OF ENSURING PUBLIC HEALTH, SAFETY AND WELFARE, AND IS IN THE BEST INTEREST OF THE TOWN AND THE COMMUNITY.
 - 2. WHEN EXISTING TOWN-OWNED BUILDINGS, OTHER FACILITIES AND TOWN RIGHTS-OF-WAY ARE MODIFIED BY PHYSICAL ALTERATIONS AND/OR BY A CHANGE OF USE, THE INSTALLATION OF NEW OUTDOOR LIGHTING FIXTURES BEYOND EXISTING INSTALLATIONS SHALL BE ALLOWED ONLY WHEN (A) A SPECIFIC NEED RELATED TO A HAZARDOUS NIGHTTIME SITUATION IS IDENTIFIED BY THE TOWN

OR (B) LIGHTING IS DEEMED NECESSARY AS A MATTER OF ENSURING PUBLIC HEALTH, SAFETY AND WELFARE, AND IS IN THE BEST INTEREST OF THE TOWN AND THE COMMUNITY.

3. EXCEPT AS SET FORTH IN THIS SECTION, WITH THE ESTABLISHMENT OF ANY NEW RESIDENTIAL SUBDIVISION WHERE STREET RIGHTS-OF-WAY WILL BE DEDICATED TO THE TOWN, THE TOWN SHALL NOT ALLOW THE INSTALLATION OF STREETLIGHTS. HOWEVER, IN CASES WHERE IT IS DETERMINED THAT STREET LIGHTING IS DEEMED NECESSARY IN PUBLIC RIGHTS-OF-WAY FOR THE HEALTH, SAFETY OR WELFARE OF PEDESTRIANS, BICYCLISTS AND/OR MOTORISTS, THE INSTALLATION OF STREET LIGHTING SHALL BE PERMITTED. ALL LIGHTING SO INSTALLED SHALL: (A) BE FULLY SHIELDED; (B) MEET CORRELATED COLOR TEMPERATURE REQUIREMENTS; (C) MAKE USE OF APPROPRIATE ADAPTIVE CONTROLS; AND (D) BE SUBJECT TO CURFEWS AS DIRECTED BY THE TOWN COUNCIL.

C. Special Exemption: The Zoning Administrator may grant a special exemption from the requirements of Section 8.032 only upon a written finding that there are extreme geographic or geometric conditions warranting the exemption and that there are no conforming fixtures that would suffice.

D. Utility Exemption: Utility companies entering into a duly approved contract with the Town of Fountain Hills in which they agree to comply with the provisions of these regulations, shall be exempt from applying for and obtaining a permit for the installation of outdoor light fixtures, ~~including residential security lighting.~~

E. Temporary Exemptions:

1. Request: Any individual may submit a written request (on a form approved by the Zoning Administrator) for a temporary exemption to the requirements of this chapter, such exemption to be valid for ~~thirty~~-(30) days, renewable at the discretion of the Zoning Administrator.
2. The request for temporary exemption(s) shall provide:
 - a. Specific exemptions(s) requested.
 - b. Type and use of outdoor light fixture for which exemption is sought.
 - c. Duration of the requested exemption.
 - d. Type of lamp(s) and calculated lumens.
 - e. Total wattage of lamp(s).

- f. Proposed location.
 - g. Previous temporary exemptions, if any.
 - h. Physical size of outdoor light fixture and type of shielding to be provided.
3. In addition to the above data, the Zoning Administrator may request any additional information, which would assist his-~~IN~~ evaluation ~~of~~ the request.
 4. THE ZONING ADMINISTRATOR SHALL MAKE A DECISION ON THE APPLICATION AND SHALL NOTIFY THE APPLICANT OF THE DECISION WITHIN 10 DAYS OF RECEIPT OF A COMPLETE APPLICATION. THE EXEMPTION SHALL BE GRANTED UPON A DETERMINATION THAT THE TYPE AND USE OF THE OUTDOOR LIGHT FIXTURE IS THE FOR THE SHORTEST PERIOD OF TIME AND THE MINIMUM LUMENS NEEDED FOR THE INTENDED PURPOSE AND SHALL NOT BE DETRIMENTAL TO PERSONS RESIDING OR BUSINESSES OPERATING WITHIN A REASONABLE DISTANCE FROM THE USE LOCATION.

F. SPECIAL EVENTS: EVENTS THAT ARE APPROVED THROUGH THE SPECIAL EVENT PERMIT, SPECIAL USE PERMIT, TEMPORARY USE PERMIT, OR ADMINISTRATIVE USE PERMIT PROCESSES MAY INCLUDE SPECIFIED EXEMPTIONS FROM THIS CHAPTER FOR THE DURATION OF THE EVENT, BUT ONLY IF THEY SATISFY THE CRITERIA SET FORTH ABOVE IN SUBSECTION (E)(4).

Section 8.065 Procedures for Compliance

A. Application:

1. Any individual applying for a building PERMIT or use permit ~~under the zoning ordinance of the Town of Fountain Hills~~ WHO intendSing to install outdoor lighting fixtures shall, as a part of saidTHE PERMIT application, submit evidence that the proposed work LIGHT FIXTURES will comply with this chapter.
2. All other individuals intending to install outdoor lighting fixtures shall submit an application to the Zoning Administrator providing evidence that the proposed work will comply with this chapter.—Landscape lighting or decorative lighting consisting of light fixtures of incandescent bulbs under twenty five (25) watts 375 LUMENS are exempt from the requirements of this paragraphSECTION.

B. Contents of Application: The application FOR BUILDING PERMIT OR USE PERMIT shall contain, but shall not necessarily be limited to the following, all or a portion of which may be part of or in addition to the information required elsewhere in ~~the~~ THIS Zoning Ordinance ~~of the Town of Fountain Hills~~.

1. Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, etc.
2. Description of the illuminating devices, fixtures, lamps, supports, etc. ~~This description~~ SHALL INCLUDE AT LEAST THE INITIAL LUMEN OUTPUT, SHIELDING PLANNED, AND ~~may include, but is not limited to,~~ manufacturer's catalog cuts, and drawings (including Sections where required). ADDITIONAL INFORMATION MAY BE REQUIRED, AS DEEMED NECESSARY BY THE ZONING ADMINISTRATOR.
3. IF AN APPLICANT DESIRES TO USE AN OUTDOOR LIGHT FIXTURE THAT IS DIFFERENT FROM WHAT IS IN THE APPLICATION, THE APPLICANT SHALL SUBMIT THE REQUESTED CHANGE TO THE ZONING ADMINISTRATOR WITH ADEQUATE INFORMATION TO ALLOW A DETERMINATION IN COMPLIANCE WITH THIS CHAPTER.

The above required plans and descriptions shall be sufficiently complete to enable the ~~Zoning Administrator~~ REVIEWING DEPARTMENT to readily determine compliance with the requirements of this chapter. If such plans and descriptions do not readily enable this determination, the applicant shall submit evidence of compliance by certified test reports as performed by a recognized testing lab.

~~Should the applicant desire to use different outdoor light fixtures or lamps the applicant must submit all changes to the Zoning Administrator with adequate information to allow a determination of compliance with this Chapter.~~

~~**C. Issuance of Permit:** Upon compliance with the requirements of this Chapter, the Zoning Administrator shall issue a permit for installation of the outdoor lighting fixtures, to be installed per the approved application. In the event the application is part of another application under this ordinance, the privilege applied for will be granted if the applicant is in compliance with this Chapter as well as the other requirements for the privilege applied for under this ordinance.~~

~~**D. Amendment to Permit:** Should the applicant desire to use different outdoor light fixtures or lamps after a permit has been issued, the applicant must submit all changes to the Zoning Administrator for approval, with adequate information to allow determination of compliance with this Chapter.~~

C. ADDITIONAL REQUIREMENTS FOR SITE PLAN APPLICATION: FOR ALL SITE PLANS FILED ON OR AFTER DECEMBER 5, 2016, THE FOLLOWING LUMEN DENSITY CAPS SHALL APPLY:

1. IN COMMERCIAL, INDUSTRIAL, LODGING, AND MULTI-FAMILY ZONING DISTRICTS, UNSHIELDED LIGHTING ON A PROPERTY SHALL NOT EXCEED:

- a. 50,000 LUMENS PER NET ACRE IN COMMERCIAL, INDUSTRIAL, AND LODGING ZONING DISTRICTS.
 - b. 20,000 LUMENS PER NET ACRE IN MULTI-FAMILY ZONING DISTRICTS.
2. TO PREVENT OVER-LIGHTING IN COMMERCIAL, INDUSTRIAL, LODGING, AND MULTI-FAMILY ZONING DISTRICTS, THE TOTAL AMOUNT OF LIGHTING ON A PROPERTY, BOTH SHIELDED AND UNSHIELDED, SHALL NOT EXCEED:
 - a. 100,000 LUMENS PER NET ACRE IN COMMERCIAL, INDUSTRIAL, AND LODGING ZONING DISTRICTS.
 - b. 50,000 LUMENS PER NET ACRE IN MULTI-FAMILY ZONING DISTRICTS.
3. IN SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS AND FOR SINGLE-FAMILY RESIDENTIAL USES, OUTDOOR LIGHTING IS NOT SUBJECT TO A LUMEN DENSITY CAP, BUT IS SUBJECT TO SHIELDING REQUIREMENTS AS SET FORTH IN SECTION 8.02(A).