

Town of Camp Verde Planning and Zoning Ordinances, Outdoor Lighting, Adopted 2/7/2018

Town of Camp Verde Non-Conforming and Lighting Regulations

order to conserve and promote the public health, safety, convenience and general welfare, by guiding and accomplishing a coordinated and harmonious town development for future growth.

The Planning and Zoning Ordinance is focused on the Town's future vision, rules for preserving or enhancing its quality of life, and the means by which these aims are accomplished.

General Plan Goals/Objectives

Camp Verde's broad planning principles establish the land use policy framework for directing and preserving the Town's orderly development.

Zoning, Subdivision and Engineering Design and Construction Standards

Regulatory provisions are meant to be consistent with the adopted General Plan.

Administration and Procedures

An open, fair and equitable process is established herein to afford citizens full protection of rights to use and enjoy real property and opportunity to participate in the Town's land use decision-making.

SECTION 102 - APPLICABILITY AND EXEMPTIONS

This Zoning Ordinance constitutes the exercise of municipal powers enacted by the State of Arizona for providing direction to the jurisdiction's planning and orderly development.

A. Applicability and Exemptions

This Zoning Ordinance applies to all buildings, structures, lands and uses over which the Town of Camp Verde has jurisdiction under the constitution and law(s) of the State of Arizona and of the United States.

B. Nonconforming Uses and Structures

The purpose of this section is to protect the rights of property owners who have lawfully established, and continuously maintained in a lawful manner, a use prior to the adoption of this Zoning Ordinance or prior to any amendment to this Zoning Ordinance that otherwise renders such use unlawful. A nonconforming use or structure that was recognized prior to the adoption of this Zoning Ordinance shall continue to operate under the provision of law under which the nonconforming structure or use was recognized so long as the nonconforming use or structure is not in violation of such provision of prior law and otherwise complies with law, the adoption of this Zoning Ordinance notwithstanding. Nothing in this chapter prohibits the voluntary compliance with any future ordinance, regulation, or incentive.

As herein defined, a nonconforming use is a use that was lawfully established but that no longer complies with the use regulations applicable to the zoning district in which the property is located.

1. Continuation:

The lawful use of any building, structure, lighting or land existing at the time of the effective date of this Zoning Ordinance may be continued, although such use does not conform with the current provisions hereof, subject to verification as set forth in Section 102.B.5, below, where the use or structure was lawfully established prior to and has been continued under one of the following circumstances:

the date upon which the Yavapai County Zoning Ordinance became effective, September 20, 1970 or

- a. assumption of municipal zoning authority by the Town of Camp Verde upon its incorporation; or
- b. an amendment to zoning provisions or other development regulations to which the use or structure, thereafter, does not conform (which for the lighting code, the date of adoption was January 28, 2004);
- c. However, no such use shall be continued that constitutes a threat to the health, safety or welfare of the public.

2. Abandonment:

In the event that the nonconforming use or structure has been discontinued for a period of one year, such use shall be deemed to have been abandoned and any subsequent use shall conform with the provisions of the Town's most current ordinances, including zoning ordinances otherwise exempted pursuant to this Section 102 B.

3. Repair or Restoration:

- a. Nothing in this Zoning Ordinance shall prevent the reasonable maintenance, repair, and continued use of a nonconforming structure or part thereof rendered necessary by wear and tear, deterioration or depreciation.
- b. Any nonconforming structure or a conforming building containing a nonconforming use that is damaged or destroyed by casualty or Act of God may be restored within a twelve-month period without loss of its nonconforming status.

4. Change or Modification of Nonconforming Uses or Structures:

A nonconforming use shall not be changed to a different nonconforming use.

- a. If a change in use is from an impermissible to a permissible use, but full conformance with current standards cannot be achieved, then the change may be allowed, subject to the Board of Adjustment and Appeals finding that full compliance is not reasonably possible.
- b. A nonconforming use may not expand. Expansion is defined to include a geographic increase of the actual use, as well as an increase in volume or intensity, with the exception that a property owner may apply for a determination, pursuant to Section 102-B.5, that a minor increase may be approved based on findings that the proposed expansion will constitute an improvement to the subject property with no detriment to neighboring properties, in the following instances:
 - 1) Replacement of a nonconforming mobile home with a certified manufactured home that neither decreases the existing nonconforming setback distance nor creates any further nonconforming conditions and maintains an interior side yard setback of not less than three feet (3') to the property line; or
 - 2) Building extension or extensions of a nonconforming single-family, site-built residence that neither decreases the existing nonconforming setback distance nor creates any further nonconforming condition and maintains an interior side yard setback of not less than three feet (3') to the property line.

- c. Nonconforming accessory uses, structures or appurtenant fixtures shall not be altered, reconstructed, or replaced without a valid permit issued by the Community Development Department that specifies compliance with the provisions of this Zoning Ordinance.
- 1) Such uses, structures or fixtures located on a development site for which a valid permit is obtained or on a parcel for which a zoning map change or Use Permit is approved, shall, likewise, be brought into compliance.
 - 2) Owners of properties with such nonconforming accessory conditions when seeking a valid permit, zoning map change or Use Permit for which full compliance cannot reasonably be achieved may seek approval from the Board of Adjustment and Appeals upon findings and stipulations, as appropriate, to assure that partial compliance will constitute an improvement of the substandard conditions.
 - a) Nonconforming parking: Where automobile parking space is provided and maintained in connection with any existing main building or use at the time this Zoning Ordinance became effective and is insufficient to meet the requirements for the use with which it is associated, or where no such parking has been provided, then this building or structure may be expanded or enlarged only if automobile parking spaces are provided for an enlargement, extension or addition to the standards set forth in these regulations.

No existing parking may be counted as meeting this requirement unless it exceeds the requirements for the original building and then only the excess portion may be counted.
 - b) Nonconforming signs are not required to be brought into conformance with the provisions of this Zoning Ordinance when development on a site for which a zoning map change or Use Permit is obtained does not result in an increase in the number of sign structures or more than 100 percent of the sign area on the site.
 - c) Nonconforming outdoor lighting shall be extinguished between 12:00a.m. and sunrise by an automatic shutoff device. No nonconforming outdoor lighting fixture shall be modified or replaced, unless the fixture thereafter conforms to the provisions of this Zoning Ordinance. All non-conforming lighting (installed before January 28, 2004) is allowed to remain until the earlier of January 28, 2024 or when the lighting is required to be replaced pursuant to the terms of Section 405, Outdoor Lighting.
 - d) Nonconforming and conforming uses and structures may be included on the same lot within limits of the District regulations for conforming uses and structures.
 - e) Nonconforming uses or structures are not transferable to other properties or parcels not covered by original nonconforming use or structure.

Where lots were recorded prior to the Town's incorporation with less area than required by the Zoning District, the Community Development Director may approve reduced setbacks.

5. Verification of an Existing Nonconforming Use:

The use of the premises must adapt the land for the use and employ the premises for the nonconforming purposes. The use need not be in actual operation when the land use ordinance that changes the use from legal conforming to legal nonconforming takes or took effect, but it must have been used for that purpose within the twelve-month period preceding the change; however, the casual, intermittent, temporary or illegal use of land or building shall not be sufficient to establish the existence of a nonconforming use. Nothing in this paragraph shall be construed to mean that any use is exempt from regulations enacted to protect public health, safety or welfare.

- a. Any property owner may apply for determination of a nonconforming use by means of the procedures listed below:
 - 1) Application for designation as a nonconforming use shall be submitted in writing to the Community Development Department, indicating, at a minimum, the following:
 - Name, address and telephone number of the property owner.
 - Address and assessor's number of the subject property.
 - The nature of the nonconforming use or structure.
 - Any documentation to support the request.
 - An application fee as specified in the current Community Development Department Fee Schedule.
 - 2) Two or more of the following shall be submitted to consider the verification of an existing nonconforming use:
 - Records of use of land or structures in the Town Community Development Department or other government agency with sufficient information to show that the use predates applicable zoning;
 - Similar, credible evidence from utility companies, business or private records;
 - Affidavit(s) from individual(s) testifying that the property was and has been continuously used for a purpose that predates adoption of the zoning in question.
- b. Upon receipt of a complete application, the Community Development Director shall send notice of the pending request to each owner of real property, according to the Yavapai County Assessor's records, within three hundred feet of the proposed nonconforming use.
- c. The Community Development Director will review the evidence concerning the application as shall be presented by the applicant or any other interested party. Such evidence shall be written. The Community Development Director will render a decision and present findings, through a formal written Notice of Action to the applicant and other interested parties. The decision shall be published in a local paper of general circulation, and shall be sent to each owner of real property,

- d. according to the Yavapai County Assessor's records, within three hundred feet of the proposed nonconforming use.
- e. Any person aggrieved by the decision of the Community Development Director may request an appeal to the Board of Adjustment and Appeals. Appeals shall be made as prescribed in Part Six, Section 600-B. The appeal time requirements will start from the date of publication of the decision.

SECTION 103 - DEFINITION OF TERMS

For the purposes of this Zoning Ordinance, the following terms, phrases, words, and their derivations shall have the meaning given herein. Words, phrases, and terms not defined in this Zoning Ordinance shall be given their usual and customary meanings except where the context clearly indicates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not permissive; the word "may" is permissive and not mandatory. Words used in the present tense include the future tense; words used in the future tense include the present tense. The word "person" includes individuals, partnerships, corporations, clubs, and associations and other forms of business enterprise. The following words or terms when applied to this Zoning Ordinance shall carry full force when used interchangeably; lot, plot, parcel, or premises; used, arranged, occupied, or maintained; sold or dispensed; construct, reconstruct, erect, place, or alter (structurally or otherwise). If more than one provision, standard, or requirement of any chapter of this Zoning Ordinance applies in all instances the most restrictive, provision, standard or requirement shall control.

DEFINED TERMS, PHRASES AND WORDS:

ABANDONMENT: The discontinuation of use for a period of one year.

ACCESSORY USE: A use of land or of a building or portion thereof customarily incidental and subordinate to and located on the same lot with the principal use.

ADJACENT: Adjoining or across a road from each other.

ADULT CARE CENTER: An establishment enrolling four or more adults where fees or other forms of compensation for the temporary care of the adults are charged, and which is licensed and approved to operate by the State.

AGRICULTURE: The production, keeping or maintenance, for sale, lease or personal use, of plants or animals useful to man, including the breeding and grazing of any or all of such animals; or lands devoted to a soil conservation or forestry management program.

AGRITOURISM: Is the act of visiting a working farm, ranch, agricultural or horticultural agribusiness operation for the purpose of enjoyment, education or active involvement of visitors to experience a rural lifestyle. Visitors may participate in events and services related to agriculture which may take place on or off the farm or ranch, and that connect consumers with the heritage, natural resource or culinary experience they value. This may include but not limited to; farm stands or shops, U-pick, on-farm classes, fairs, festivals, pumpkin patches, wineries, barn dances, corn maze, hunting, fishing, guest ranches, agricultural tours, wildlife viewing or bird watching, wine tasting.

SECTION 405 - OUTDOOR LIGHTING

A. Purpose and Intent

1. The purpose of this section is to afford every citizen of Camp Verde the flexibility to engage in the pursuit of safe, inexpensive lighting practices for the purpose of commerce and private use without being impeded upon or impeding upon other citizens desiring a more pristine night-time environment free from light pollution, waste, trespass, or clutter while providing night-time safety, security and productivity.
2. The intent is to provide for adequate night-time safety and utility without excessive glare or light pollution, but common lighting practices can also interfere with other legitimate public concerns. Principles among these concerns are:
 - a. the degradation of the night-time visual environment by production of unsightly and dangerous glare, and
 - b. unnecessary waste of energy and resources in the production of too much light or wasted light, and
 - c. interference in the use or enjoyment of property which is not intended to be illuminated at night, and
 - d. the loss of the often-neglected scenic view of the sky due to increased urban sky-glow.
3. The intent is also to recognize that the topography and atmospheric conditions in northern Arizona are uniquely suited for government, military, commercial, and private astronomical observation in the area, and that unnecessary or excessive uses of outdoor night-time lighting have an adverse impact on astronomical observation, even at relatively distant observatories.
4. Accordingly, it is the intent of this Section to encourage lighting practices and systems which will minimize light pollution, glare, light trespass, and conserve energy while maintaining night-time safety, utility, security and productivity.

B. Applicability, Exemptions and Prohibitions:

1. The requirements of A.R.S., Title 49, Chapter 7, Light Pollution, § 49-1101 et seq. as may be amended, are hereby incorporated by reference.
2. In the event of conflict between the regulations set forth in this Section and any other regulations applicable to the same area, the more stringent limitation or requirement shall govern.
3. The provisions of this Section are not intended to prevent the use of any design, material or method of installation or operation not specifically prescribed by this Section, provided any such alternate has been approved by the Community Development Director, and that such proposed alternate:
 - a. provides at least equivalence to the applicable specific requirements of this Section; and
 - b. is otherwise satisfactory and complies with the intent of this Section.

C. Definitions:

As used in this Section, unless the context clearly indicates otherwise, certain words and phrases shall mean the following:

1. **Class 1 Lighting** means all outdoor lighting used for, but not limited to outdoor sales or eating areas,

assembly or repair areas, advertising and other signs, recreational facilities and other similar applications where true color rendition is important.

2. **Class 2 Lighting** means all outdoor lighting used for but not limited to illumination for walkways, roadways, equipment yards, and parking lots where general illumination of the grounds is the primary concern.
3. **Class 3 Lighting** means any outdoor lighting used for decorative effects, including but not limited to architectural illumination, flag monument lighting, and illumination of trees, bushes, etc.
4. **Correlated Color Temperature (CCT)** means a measure in degrees Kelvin (K) of the blackbody emitter whose spectral characteristics best match those of a given light source. Lamps with a CCT of less than 3,200 K are considered 'warm' sources. Lamps with a CCT greater than 4000 K considered 'cool' sources.
5. **Direct Illumination** means illumination resulting from light emitted directly from a lamp, luminaire or reflector, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.
6. **Fully Shielded Fixture** means that fixtures are shielded in such a manner 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.
7. **Light Trespass** is spill light falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.
8. **Lumen** is the unit used to measure the actual amount of visible light, which is produced by a lamp as defined by the manufacturer.
9. **Initial Lumens** means the lumens rating for a brand new light bulb. Initial lumens are typically given in manufacturer's specifications for lamps.
10. **Luminaire** means the complete lighting assembly, less the support assembly.
11. **Multi-class Lighting** means any outdoor lighting used for more than one purpose, when those purposes fall under the definitions for two or more lighting classes as defined for Class 1, 2 and 3 Lighting above.
12. **Motion Sensing Lighting** means a fixture designed, and properly adjusted, to illuminate an area around a residence or other building by means of switching on a lamp when motion is detected inside the area or perimeter, and switching the lamp off when the detected motion ceases.
13. **Neon Lighting** means lighting using luminous gas filled tubes often formed into text, symbols or decorative elements. Neon Lighting includes tubes with typical diameters of 10 to 20 millimeters filled with neon, argon, xenon, or other gasses and producing various colors of light. Not included are replaceable T-8 (one inch diameter) and T-12 (one and one-half inch diameter) or PL ("compact") fluorescent tubes.
14. **Opaque** means only that the material must not transmit light from the internal illumination source: the color of such opaque backgrounds is not restricted.

Outdoor Light Fixtures means all outdoor illuminating devices, reflective surfaces, lamps and other devices, either permanently installed or portable, which are used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot and floodlights for:

- a. buildings and structures
 - b. recreational areas
 - c. parking lot lighting
 - d. landscape and architectural lighting
 - e. billboards and other signs (advertising or other)
 - f. street lighting
 - g. product display area lighting
 - h. building overhangs and open canopies
15. **Temporary Lighting** means lighting that does not conform to the provisions of this Section and is intended for uses which by their nature are of limited duration.
 16. **Total Outdoor Light Output** means the maximum total amount of light, measured in lumens, from all outdoor light fixtures on a property. For lamp types that vary in their output as they age (such as high pressure sodium and metal halide), the initial output, as defined by the manufacturer, is the value to be considered.
 17. **Translucent** means light is transmitted from the internal illumination source.
 18. **Unshielded Fixture** means a fixture that allows light to be emitted above the horizontal directly from the lamp or indirectly from the fixture or a reflector.
 19. **Watt** is the unit used to measure the electrical power consumption (not the light output) of a lamp.

D. Lighting Requirements

1. Outdoor floodlighting by flood light projection above the horizontal is prohibited except for lamps specifically exempted under sections D.11 and D.18 and properly adjusted motion sensing lighting fixtures as defined in subsection C.10.
2. All light fixtures which are required to be shielded shall be installed in such a manner that the shielding complies with the definition of fully shielded fixtures.
3. All light fixtures, except street lamps, shall be aimed or shielded so that the direct illumination shall be confined to the property boundaries of the source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing lighting fixtures shall be properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.
4. Search lights, laser source lights, strobe or flashing lights, motion or illusion lights or any similar high-intensity light shall not be permitted, except in emergencies by police and fire personnel at their direction or as permitted in Subsection G-1.
5. Class 1 lighting, including but not limited to, sales, service, commercial, assembly, repair, maintenance, and industrial areas, may only continue in operation until 10:00 p.m., or for as long as the area is in active use. This provision is not applicable to fixtures lawfully installed or implemented prior to the adoption of the Zoning Ordinance.
6. Class 2 lighting, used for areas intended for all night use (e.g. apartment parking lots and walkways), shall have no time restrictions if it is determined that a safety hazard may exist.

7. Class 3 lighting, except for flagpole lighting, must be extinguished after 10:00 p.m. or when the business closes, whichever is later, except that low-wattage holiday decorations may remain on all night.
8. Multi-class lighting, must conform to the time limitations of the most-strict class.
9. Except as permitted in subsections D.11, D.12 and D.13, total outdoor light output, excluding streetlights used for illumination of public rights-of-way, of any commercial or industrial development project shall not exceed 100,000 lumens per net acre, averaged over the entire property. The total light output of any residential property shall not exceed 20,000 lumens per net acre, averaged over the entire property. No more than 5,500 lumens per net acre may be accounted for by lamps in unshielded fixtures on any property as permitted in subsection D.18.
10. Lighting, in all cases, for all outdoor athletic fields, courts, tracks or ranges shall be considered Class 11 play. Lighting allowed in this subsection shall be subject to approval of staff. When the proposed lumens per acre exceeds the limits of subsection D.10, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA). The installation shall also limit off-site spill (off the parcel containing the sports facility) to a maximum of 0.5 fc at any location on any non-residential property, and 0.05 fc at any location on any residential property, as measurable from any orientation of the measuring device. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Section. All events shall be scheduled so as to complete all activity by 10:00 p.m. Illumination of the playing field, court, track or range shall be permitted after 10:00 p.m. only to conclude a scheduled event that was unable to conclude before 10:00 p.m. due to unusual circumstances. Fully shielded lighting shall be required for fields designed for amateur, recreational or non-professional sports activity.
11. Lighting for Outdoor Display Lots shall be considered Class 1 (Color Rendition), and shall conform to the lumens per acre limits of subsection D.10 except as follows:
 - a. All such lighting shall utilize fully shielded luminaires that are installed in a fashion that maintains the fully-shielded characteristics. When the proposed lumens per acre exceed the limits of Subsection D.10, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA). The installation shall also limit off-site spill (off the parcel containing the display lot) to a maximum of 0.5 fc at any location on any non-residential property, and 0.05 fc at any location on any residential property, as measurable from any orientation of the measuring device. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Section. Outdoor Display Lot lighting exceeding the lumens per acre cap of Subsection D.10 shall be turned off at 10:00 p.m. or within thirty minutes after closing of the business or activity whichever is later. Lighting in the Outdoor Display Lot after this time shall be limited to Class 2 lighting, and shall conform to all restrictions of this Section applicable for this class, including the lumens per acre caps in Subsection D.10.
 - b. Lighting allowed in this Subsection shall be subject to approval of the Community Development Director.
12. Lighting for Service Station or similar canopies shall be considered Class 1 lighting. All luminaires shall be flush with the lower surface of canopies and utilize flat glass or plastic covers. The total light output used for illuminating service station canopies, defined as the sum of under-canopy initial bare-lamp outputs in lumens, shall not exceed 40 initial lumens per square foot of canopy. All lighting mounted under the canopy, except internally illuminated signs, shall be included in the total. Fifty percent of the lumen output of all lamps mounted within or under a canopy, except internally illuminated signs, is included in the lumen caps in Subsection D.10.

13. Lighting used for all externally illuminated signs shall conform to all restrictions of this Section, shall be fully shielded, and shall be turned off at 10:00 p.m. or when the business closes, whichever is later.
14. All site lighting not directly associated with the special uses as permitted in Subsections C.10, D.11, D.12, and D.13 shall conform to all lighting standards described in this Section.
15. When outdoor internally illuminated advertising signs are constructed with a translucent background, the background shall not be white, cream, off-white, yellow, or other light color. Lamps used for internal illumination of such signs shall not be included in the lumens per net acre limit set in Subsection D.10. All illuminated signs shall be turned off at 10:00 p.m. or when the business closes, whichever is later.
16. All outdoor neon lighting shall be fully shielded and shall be turned off at 10:00 p.m. or when the business closes, whichever is later.
17. The requirements for lamp source and shielding of light emissions for outdoor light fixtures are as follows:

Shielding/Use Code:

A = allowed, unshielded

F = allowed, fully shielded

<u>LAMP TYPE</u>	<u>SHIELDING</u>
Class 1, 2 and 3 lighting:	
All lamp types above 1500 initial lumens	F (See Note 1)
All types below 1500 initial lumens	A (See Note 2)
All neon tube lighting	F
Lamps in Motion Sensing Security Lights (C.10)	A (See D.3)

Note 1. Examples of lamp types of 1500 lumens and below (the acceptability of a particular light is decided by its lumen output, not wattage. Check manufacturer's specifications):

- a. 100 Watt Standard Incandescent and less
- b. 75Watt Midbreak Tungsten-Halogen (quartz) and less
- c. 25 Watt T-12 Cool White Fluorescent and less
- d. 10 Watt Low Pressure Sodium and less
- e. 25 Watt white Light Emitting Diode (LED) and less

Note 2. Lights shall be shielded whenever feasible to minimize light spilled into the night sky or adjacent properties. Flag monument lighting may include unshielded lights within applicable unshielded lights maximum lumens per net acre. Unshielded lights (all types) are limited to a maximum of 5,000 lumens per net acre (see Subsection D.10). Residential parcels and Development Projects containing one net acre or less are allowed 5,000 lumens of unshielded light (all Classes).

18. The correlated color temperature of all permanently-installed lighting, except for neon lighting, shall not exceed 3000 K. Temporary lighting installations whose correlated color temperature exceeds 3000 K shall require approval by staff.

E. Municipal Lighting:

1. Warranting:

- a. New lighting fixtures may be installed on existing buildings and infrastructure in the case where the City determines that a hazardous nighttime situation exists.
- b. It shall be the policy of the city to not install new public outdoor lighting, including lighting on other

public property and rights-of-way, except in situations where specific public safety hazards are identified by the city to exist, and these hazards can only be mitigated through the use of outdoor lighting.

2. Shielding. All city-owned outdoor lighting, including street lighting, shall employ fully-shielded fixtures in order to limit light trespass.
3. Adaptive controls. After the effective date of this section, adaptive controls, such as but not limited to motion detection sensors, timers, wireless remote monitoring and photo-sensitive light controls, will be employed in all new installations of public outdoor lighting, including street lighting.
4. Curfew. All public outdoor lighting determined by the city to have no adverse impact on public safety shall be extinguished at 10 p.m., or no later than one-half hour after occupancy of public facilities terminates, whichever is earlier. All future installations of street lighting making use of adaptive controls, and which the city determines have no adverse impact on public safety, shall be extinguished at 10 p.m.

F.. Parking Lot Lighting Standards:

Lighting Standards (poles) shall be sized in such a manner that the top of any luminaire does not exceed 24 feet above adjacent grade, unless otherwise approved by the Community Development Director for new projects.

G.. Airport Lighting:

Airport lighting, which is required for the safe and efficient movement of aircraft during flight, take-off, landing and taxiing, is exempt from the provisions of this Zoning Ordinance. Lighting used for illumination of aircraft loading, unloading, and servicing areas is exempt from the lumens per net acre limits of Subsection D.10, although it must conform to all other requirements of this Zoning Ordinance. All other outdoor lighting at airport facilities shall comply with the provisions of this Zoning Ordinance.

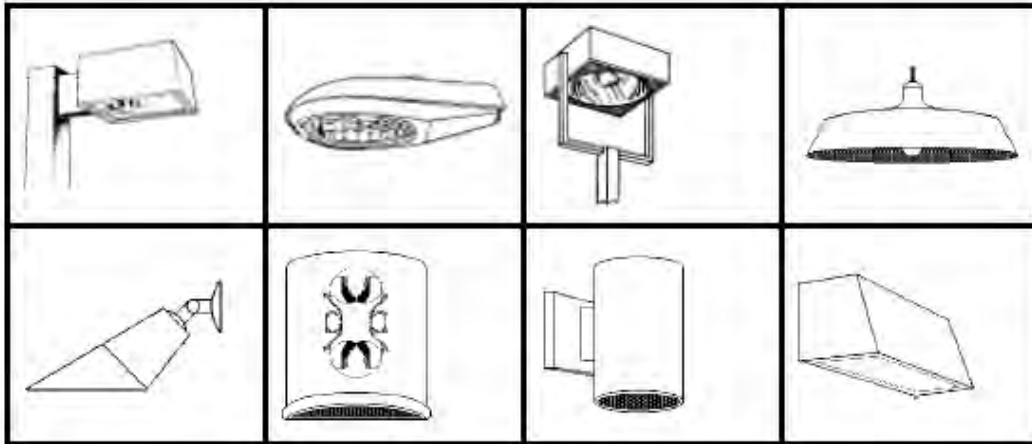
H. Temporary Lighting Permits:

1. The Community Development Director may grant a permit for temporary lighting if he or she finds all of the following:
 - a. The purpose for which the lighting is proposed is not intended to extend beyond 30 days;
 - b. The proposed lighting is designed in such a manner as to minimize light pollution as much as is feasible;
 - c. The proposed lighting will comply with the general intent of this Section; and
 - d. The permit will be in the public interest.
2. The Community Development Director shall rule on the application within five business days from the date of submission of the request and notify the applicant in writing of his or her decision. The Community Development Director may grant one renewal of the permit for an additional 30 days if he or she finds that, because of an unanticipated change in circumstances, a renewal would be in the public interest. The Community Development Director is not authorized to grant more than one temporary permit and one renewal for the same property within one calendar year.

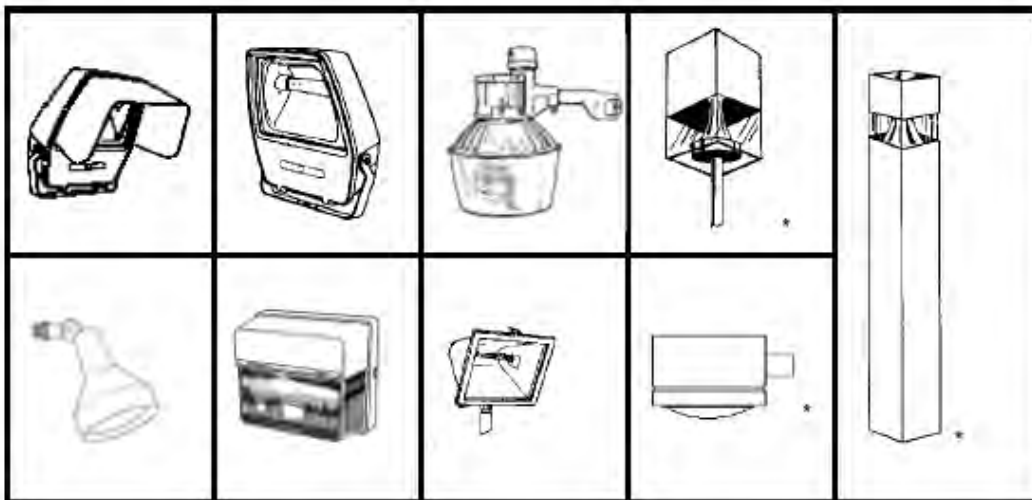
I. Additional Information:

1. **Shielding:** A practical working way to determine if a fixture or tube is fully shielded: if the lamp or tube, any reflective surface, or lens cover (clear or prismatic) is visible when viewed from above or directly from the side, or from any angle around the fixture or tube, the fixture or tube is not fully shielded.
2. Typical Lumen Outputs for Outdoor Lighting:

Examples of fixtures that are Fully Shielded (Note: to be fully shielded these fixtures must be closed on top and mounted such that the bottom opening is horizontal):



Examples of fixtures that are NOT Fully Shielded:



- Note: even though the lamp in these fixtures is shielded from direct view when viewed from the side or above, reflective surfaces and/or lens covers are directly visible from the side.
- Note for luminous (neon) tubes: when such lighting is installed under or behind a roof overhang, if the roof-line or eave is not horizontal the tubing may be visible from above when viewed from the side and therefore be unshielded.

Lamp Type	Lumen Output (Initial)
-----------	---------------------------

**Low Pressure Sodium
(LPS):**

18 Watt	1800
35 Watt	4800
55 Watt	8000
90 Watt	13500
135 Watt	22500
180 Watt	33000

**High Pressure Sodium
(HPS):**

35 Watt Clear	2250
50 Watt Clear	4000
70 Watt Clear	6300
100 Watt Clear	9500
150 Watt Clear	16000
200 Watt Clear	22000
250 Watt Clear	29000
400 Watt Clear	50000
1000 Watt Clear	140000

**Metal Halide (MH)
(Example Sylvania
'Metalarc' series):**

100 Watt	8000
175 Watt	14000
250 Watt	16000
400 Watt	36000
1000 Watt	84000

**Fluorescent (Standard
Cool-White, 1.5-inch
tubes):**

21 Watt F24T12/CW	1190
30 Watt F36T12/CW	2050
36 Watt F42T12/CW	2450
39 Watt F48T12/CW	3000
50 Watt F60T12/CW	3700
52 Watt F64T12/CW	3900
55 Watt F72T12/CW	4600
70 Watt F84T12/CW	5400
75 Watt F96T12/CW	6300

Incandescent Lights:

15 Watt Standard	120
25 Watt Standard	210
40 Watt Standard	490
60 Watt Standard	855
75 Watt Standard	1180
100 Watt Standard	1750
150 Watt Standard	2800
200 Watt Standard	3850

**Tungsten Halogen
(Quartz):**

75 Watt	1400
100Watt	1800
150 Watt	2800
250 Watt	5000
500 Watt	10100

Light-Emitting Diode (LED):

3 – 5 Watts	250
6 – 9 Watts	450
8 – 15 Watts	800
12 – 17 Watts	1,100
15 – 19 Watts	1,600
20 – 25 Watts	1,850
Up to 30 Watts	2,600