



City of Yamhill
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Planning Commission Packet

October 28, 2024

6:30 pm

STAFF MEMORANDUM

TO: Yamhill Planning Commission
FROM: Walt Wendolowski, Contract City Planner
SUBJECT: Exterior Lighting Regulations
City Council Remand
DATE: October 21, 2024

I. BACKGROUND

The City Council conducted their second reading of the proposed lighting amendments. By unanimous decision, they remanded the material back to the Planning Commission for further consideration. This memorandum summarizes the Council's concerns and suggests proposed changes to the exterior lighting amendments.

II. DISCUSSION

During their deliberations, and in response to citizen concerns, the Council requested the Planning Commission consider changes that address the following:

- Parks - Safety at Beulah Park (and other parks) along with nearby residents.
- Streetlights - Turning off streetlights could create a safety hazard for drivers.
- ODOT Approval – Does the City have permission from ODOT to change lighting on state highways?
- PGE – Does the City have the capability to change street lighting as PGE may control the wattage?
- Businesses Safety – The Council remains concerned about security for businesses.
- Definition – The Council requested a clearer definition of what constitutes "emergency lighting."
- City Property – Will turning off lights create security issues for City properties? Further, will there be a burden on the city budget to comply with the 6-month compliance period since the change-over is not currently budgeted?
- Timing – The council would like to adjust the requirement to adhere to new rules to be longer than 6 months.

Attached to this memorandum are Exhibits "A" and "B." Exhibit "A" includes the revised material with the deleted language ~~stricken~~ and new language in italics and underlined, with Exhibit "B" a "clean copy" of the changes. The following summarizes the revised document, highlighting the proposed revisions.

(A) Purpose. The purpose statement is all inclusive and cover the concerns outlined by the Commission.

Revisions: Revised the purpose statement to be more focused and less oriented to addressing all lighting issues.

- (B) Guiding Principles. This section “backs-up” the purpose statement by providing guidelines for establishing the standards in this Chapter. As noted, these are not criteria but provide a basis for why the City chooses to adopt the lighting standards. These guidelines are consistent with the Commission’s discussion.

Revisions: Language remains unchanged.

- (C) Definitions. This is the definition section. These definitions will also be placed in Chapter 10.08 (Definitions).

Revisions: Revised effective date to January 1, 2025. Replaced light trespass definition with an easier to understand term: it is trespass if the light shines beyond the property’s boundary of where a light fixture is located. Also, eliminated the street lighting definition.

- (D) Applicability. Unless otherwise exempted, the standards in this Chapter are applicable to all new lighting.

Revisions: The regulations now apply only to commercial activities and publicly owned buildings and facilities.

- (E) General Requirements. This section includes general requirements that apply to all lighting.

- (1) Fully Shielded. Requires fully shielded light fixtures and installed to prevent light trespass and glare.
- (2) Maximum Brightness. This item limits the brightness for any one lamp, currently limited to 1,500 lumens.
- (3) Canopy & Eave Lighting. These regulations pertain to lighting canopies and eaves, such as for a gas station.
- (4) Exterior Display. These regulations pertain to lighting for outdoor display/sales areas.
- (5) Parking Lot Lighting. Parking lot lighting shall be downcast, fully shielded, with strict limits on light trespass.
- (6) Lighting Curfew. This section places a curfew on business lighting: when the business closes, the exterior lights go out. The language allows for an additional hour of time to open and/or close a business. These regulations do not apply to 24-hour operations or provisions for security lighting.

Revisions: The curfew (6) applies to buildings and signs. Also, per item (9) below, public buildings and facilities are exempt from this requirement.

- (7) Security Lighting. Requires shielded security lighting with provisions to turn off after five minutes (i.e., motion sensors).

Revisions: This entire section revised to allow greater flexibility. Security lights need not be motion activated but continually maintained. Existing building lights may double as security lights if they meet all provisions in this subsection. Security lighting along fence lines now permitted.

- (8) Color. The Correlated Color Temperature (CCT) shall not exceed 3,000 Kelvins.

- (9) Publicly Owned Lighting. Publicly owned lighting must conform to the requirements for businesses.

Revisions: Street light requirements are no longer subject to these provisions and public buildings are now exempt from curfew provisions.

- (F) Signage. The illuminated surface area of an individual sign cannot exceed two hundred square feet, and lighting must be downcast and fully shielded.

- (G) Prohibitions. Provisions prohibit the use of lasers, searchlights, upward pointing lights, blinking/flashing lights, and external neon lights. Although building trims may include neon lighting. Allows exemptions to for lighting the U.S. flag at night and emergency situations.

Revisions: Extended prohibition provisions to lights located within a building, and visible from a public street, that may create glare or similar impacts.

- (H) Exemptions. Existing lights are exempt but must eventually conform. This section includes provisions on string lights. Decorative lighting and lighting for special events is exempt, as are lighting the U.S. flag, athletic fields (with limits), temporary lighting, and lighting needed for emergencies. This Section also includes provisions on holiday lights and landscaping lights.

Revisions: Limits string lights to one hundred lumens per light. Note that these lights are usually associated with a commercial use and turned off after business hours. Will also need to amend Chapter 10.64 (Signs) to eliminate prohibition on “festoon lighting,” a term for string lights.

Expanded lighting for emergencies by using examples, such as replacing lighting destroyed by disaster or assisting emergency services providers. *(Note: the Commission may wish to consider whether exemption for holiday lighting is necessary – not all holidays fall between the October to January period.)*

- (I) Existing Nonconforming Lighting. Existing outdoor light fixtures are exempt but must conform within a certain time. Conformance also applies to replacement lights and the City may place these requirements as a condition of approval.

Revisions: Conformance requirement is now one year. (Note: the Commission may wish to consider two years to allow more time for budget planning.)

- (J) Lighting Plan Required. Finally, development, including building permits, will require a lighting plan. It is important for the Commission to consider how these regulations will be implemented and staff training will likely be needed.

III. COUNCIL ISSUES REVISITED

As noted, the Council raised several issues for the Commission to consider. The following repeats the list along with the appropriate specific changes in the revised document.

- Parks - Safety at Beulah Park (and other parks) along with nearby residents. *Security lighting is less restrictive and allows permanent lighting ([Section (E)(7)].*
- Streetlights - Turning off streetlights could create a safety hazard for drivers. *Eliminated provisions for streetlights [Sections (C) and (E)(9)].*
- ODOT Approval – Does the City have permission from ODOT to change lighting on state highways? *Eliminated provisions for streetlights [Sections (C) and (E)(9)].*
- PGE – Does the City have the capability to change street lighting as PGE may control the wattage? *Eliminated provisions for streetlights [Sections (C) and (E)(9)].*
- Businesses Safety – The Council remains concerned about security for businesses. *Security lighting is less restrictive and allows permanent lighting ([Section (E)(7)].*
- Definition – The Council requested a clearer definition of what constitutes "emergency lighting." *Emergency lighting provisions clarified [Section (H)(9)].*
- City Property – Will turning off lights could create security issues for City properties? Further, will there be a burden on the city budget to comply with the 6-month compliance period since the change-over is not currently budgeted? *Security lighting is less restrictive and allows permanent lighting ([Section (E)(7)]; compliance expanded to one-year [Section (I)(1)].*
- Timing – Council would like to adjust the requirement to adhere to new rules to be longer than 6 months. *Compliance expanded to one-year [Section (I)(1)], although two years may be more appropriate.*

Staff will proceed with the creation of final draft regulations based on the Commission's discussion and guidance and schedule a public hearing.

Exhibit A

10.66 Exterior Lighting Standards

- (A) Purpose. The purpose of these lighting standards are to conserve energy to the greatest extent possible; promoting traffic and pedestrian safety; minimizing glare, light trespass, obtrusive lighting, and light pollution; and preserving the dark sky of the natural nighttime environment. ~~Further, it is the intent of this code to control the obtrusive aspects of excessive and careless outdoor lighting while preserving, protecting, and enhancing the lawful nighttime use and enjoyment of all property; to preserve the quality of life for residents; and to aid property owners and occupants in bringing nonconforming lighting into compliance with this code.~~
- (B) Guiding Principles. The standards in this Chapter are based on the following guiding principles and are not mandatory approval criteria:
- (1) Useful. Only use light when needed. All light should have a clear purpose, with consideration about how light will impact neighbors, wildlife, and their habitats.
 - (2) Targeted. Target light fixtures so that light falls only where required. Shielding and careful aiming of the light beam to target its direction downward should be employed to prevent spill beyond immediate lighting needs.
 - (3) Low Level. Lights should be no brighter than necessary, using the lowest light level possible. Consider reflective surfaces that will amplify light and direct light into the sky or neighboring properties.
 - (4) Controlled. Provide lighting only when needed. Controls such as timers or motion detectors should be employed to ensure that light is available when needed, dimmed when possible, and turned off when not needed.
 - (5) Color. Prefer the use of warmer color lights where possible.
- (C) Definitions.
- ANSI**. American National Standards Institute.
- Bulb**. The component of the fixture that produces light.
- Canopy**. A covered structure open to the elements, with at least one side open for pedestrian and/or vehicular access.
- Correlated Color Temperature (CCT)**. A specification of the color appearance of the light emitted by a lamp, relating its color to the color of light from a reference source when heated to a particular temperature, measured in kelvins (K).
- Dark Skies Lighting Standards**. The provisions of this Chapter 10.66.
- Downcast**. Directing the light only down toward the ground and in which the fixture shield is parallel with the level ground (see Figure 1).
- Effective Date**. January 1, 2025.
- Fixture**. The complete lighting assembly that houses the lamp or lamps together with everything required to control and distribute the light output. The terms "fixture" and "luminaire" are interchangeable.
- Foot-candle**. A measurement of light intensity. One foot-candle has sufficient light

to saturate a surface having an area of one square foot with one lumen of light.

Fully shielded. A light fixture that allows no direct emission of light above a horizontal plane passing through the lowest light-emitting part of the light fixture (see Figure 1).

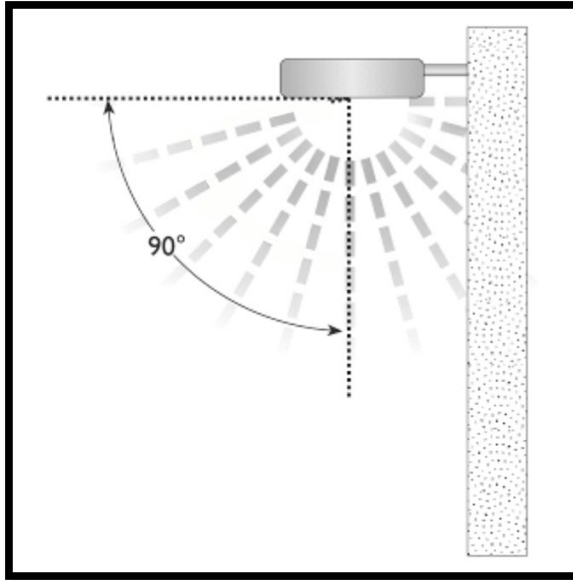


Figure 1.

Glare. Stray unshielded light in the field of view that is brighter than the level to which the eyes are adapted and may result in: (a) nuisance or annoyance such as light shining into a window; (b) discomfort causing squinting of the eyes; (c) disabling vision by reducing the ability of the eyes to see into shadows; and (d) reduced visual acuity.

IES. Illuminating Engineering Society.

Illuminance. Describes the amount of light falling onto or illuminating a given surface.

Kelvin. A measurement unit (abbreviated “K”) used to describe the correlated color temperature of a light source. This specification gives a description of the “warmth” or “coolness” of a light source. typically ranges from 2,000K (warm) to 5,000K (cool).

Lamp. The specific component of a light fixture that emits light.

Laser Source. Any lamp that employs light amplification by stimulating emission of radiation to produce highly monochromatic and coherent light.

Light Trespass. ~~A condition in which light emitted directly by a light fixture shine beyond the property lines of the property containing the fixture. This means that a person standing on any other property sees the light-emitting source directly. Light trespass does not include indirect reflection or scattering of light from mounting hardware or any other surfaces.~~ Light trespass means light emitted by a light fixture that shines beyond the boundaries of the property on which the fixture is located.

Light Fixture. A device that includes the lamp, the ballast or driver, internal wiring, reflectors, lens, and any additional components required to deliver light. It does not include the pole or other mounting surface.

Low Lumen. Describes a light fixture whose total light output does not exceed 300 lumens.

Lumen: The International System of Units (SI) measure of luminous flux equal to the amount of light emitted per second into a unit solid angle of one steradian from a uniform source of one candela. the international unit of measurement is used to quantify the amount of light produced by a lamp or emitted from a fixture. For the purposes of this code, measurements in lumens shall refer to "initial lamp lumens" as rated by the manufacturer when the lamp is new, as listed on the packaging.

Luminance: The amount of light that passes through, emitted, or reflected from a particular area, and that falls within a given solid angle.

Motion Sensor. A device that detects physical movement within the sensor's local environment, activates a light, and uses a timer to turn off the light.

Net acre. The portion of any property that is developed with structures and/or hardscape. The net acreage of a property is the gross acreage of that parcel less any acres that are considered undeveloped.

Outdoor Lighting. Temporary or permanent lighting equipment installed outside the building envelope, whether attached to poles, building structures, the earth, or any other location. For this Chapter, indoor fixtures that are intended to light something outdoors are considered outdoor lighting.

Replacement. The installation of a new lighting fixture or luminaire in place of a pre-existing fixture. Replacement does not mean the changing of light bulbs or lamps with same or lower output. All replacements must comply or continue to comply with this chapter.

Seasonal Lighting. means temporary lighting installed and operated in connection with holidays, traditions, or local festivals.

Searchlight. An apparatus that combines an extremely bright source with a mirrored parabolic reflector to project a powerful beam of light of approximately parallel rays in a particular direction, constructed so that it can be swiveled, and often used to draw the attention of the public to a place or event.

String Lights. Electric lights on a wire, string, or cable and used as decoration or for outdoor lighting.

~~**Street Lighting.** Permanent outdoor lighting owned and maintained by a municipality or other public agency or private enterprise and specifically intended to illuminate streets and highways for automotive vehicles and may also incidentally light sidewalks and adjacent private property.~~

Temporary Lighting. Lighting intended for uses which by their nature are of limited duration, such as civic events or construction projects.

Uplighting. Any lighting directed in such a manner as to shine light above the horizontal plane.

- (D) Applicability. The lighting standards in this Chapter are applicable to lighting for commercial uses and activities and publicly owned and operated buildings and facilities uses. Existing nonconforming lighting must conform to the requirements in subsection (I). These standards are in addition to applicable provisions of the Building Code and Electrical Code, and other provisions of Title 10 including Chapter 10.64 (Signs).

- (E) General Requirements. All non-exempt outdoor lighting fixtures shall meet the following requirements:
- (1) Fully Shielded. Unless subject to an exception, all light fixtures shall be fully shielded and otherwise designed and installed to prevent light trespass and glare. Uplighting is prohibited.
 - (2) Maximum Brightness. The maximum lumens of any lamp shall not exceed 1,500 lumens.
 - (3) Canopy and Eave Lighting. Lighting levels under eaves and canopies shall be adequate to facilitate the activities taking place in such locations.
 - (a) Lighting fixtures mounted on canopies and/or eaves shall be designed, constructed, or installed so the lens cover is recessed from the bottom surface (ceiling) of the canopy or shielded by the fixture or the edge of the canopy/eave.
 - (b) Lights shall not be mounted on the top or sides (facias) of the canopy/eave and the sides (facias) of the canopy/eave shall not be illuminated.
 - (4) Exterior Display and Sales Areas. Lighting levels on areas used for exterior display and/or sales areas shall be subject to the following:
 - (a) Lighting fixtures shall be full cut-off fixtures.
 - (b) Fixtures shall be mounted no more than 20 feet above grade.
 - (c) Fixtures shall not create glare on adjacent streets, highways, or properties, and shall not create light trespass on nearby and abutting properties.
 - (d) Exterior display/sales areas shall be illuminated only when the establishment is open for business unless motion sensing devices are installed.
 - (5) Parking Lot Lighting. Parking lot lighting shall be downcast, fully shielded and shall not exceed a threshold of allowable light trespass of 0.1 foot-candle at the property line.
 - (6) Lighting Curfew. ~~In all non-residential zones all exterior~~ Exterior building lighting, including signs, shall be extinguished either by 10 P.M.; or within one (1) hour of the close of normal business hours; or at the conclusion of usual operations, whichever occurs later. The use of such lighting may resume one (1) hour before sunrise (or opening of business for the property, whichever is earlier) of the following day. Businesses whose normal operating hours are twenty-four (24) hours per day are exempt from this provision.
 - (7) Security Lighting
 - ~~(a) All security lighting fixtures shall be fully shielded, comply with lighting standards, and be directed only onto the designated area, and not illuminate other areas.~~
 - ~~(b) Sensor activated security lights shall automatically turn off within five minutes after being activated if no additional motion, light, or infrared radiation is detected.~~

- (c) ~~Security lights shall not be installed or attached to public utility or streetlight poles.~~
- (a) All security lighting fixtures shall be fully shielded, comply with lighting standards, and be directed only onto the designated area, and not illuminate other areas. The use of general floodlighting fixtures is discouraged unless these standards can be met.
- (b) Any sensor activated security lights shall automatically turn off within five minutes after being activated if no additional motion, light, or infrared radiation is detected.
- (c) Security lighting may illuminate vertical surfaces (e.g. building facades and walls) up to a level 8 feet above grade or 8 feet above the bottoms of doorways or entries, whichever is greater.
- (d) Security lighting fixtures may be mounted on poles located no more than 10-feet from the perimeter of the designated secure area with a maximum vertical height of 20-feet.
- (e) Security lights intended to illuminate a perimeter (such as a fence line) shall include motion sensors and be designed to be off unless triggered by an intruder located with 5 feet of the perimeter.
- (f) Existing building lights may be used as security lights provided, they comply with the provisions in this subsection.
- (8) Color. The Correlated Color Temperature (CCT) shall not exceed 3,000 Kelvins.
- (9) Publicly Owned Lighting. ~~Publicly owned lighting (including streetlights located in the public right-of-way) shall be fully shielded, complying with the color limits in subsection (E)(8) of this section. All outdoor light fixtures on property or buildings owned and operated by public agencies shall be fully shielded, unless exempt under subsection (H) of this Chapter, and adaptive controls and curfews must be employed.~~ On property or buildings owned and operated by public agencies, lighting shall comply with provisions in this Section, except for the curfew provisions in item (6).
- (F) Signage. Unless otherwise permitted in Chapter 10.64 (Signs), all lighting must be downcast and fully shielded. The external illuminated surface area of any one sign shall not exceed 50 square feet.
- (G) Prohibitions. The following shall be prohibited:
 - (1) Laser Source Light. The use of laser source light or any similar high intensity light for outdoor advertising or entertainment.
 - (2) Searchlights and Strobe Lights. The use of searchlights or strobe lights for purposes other than public safety or emergencies.
 - (3) Upward-pointing light fixtures. All light fixtures must be downcast including illumination of signs, landscaping, flags (except the U.S. and state flags, if flown on the same flagpole), and other items.
 - (4) Blinking and Flashing Lights. Any lighting that is flashing, blinking, rotating, chasing, or rapidly changing in color or intensity, except for traffic control fixtures, those used for public safety or emergencies, and seasonal holiday

lights. This prohibition applies to lights located within a building and visible from an adjacent public street.

- (5) Externally Affixed Neon Lighting. Externally affixed neon lighting, except as a trim element that surrounds windows, doors, or building edges when located on building façades that face street frontages. Such lighting must not include flashing, intermittent or rotating lights.
- (H) Exemptions. Notwithstanding anything herein to the contrary, the following forms of lighting are exempt from the standards in this Chapter.
- (1) Existing Nonconforming. Nonconforming lighting, subject to subsection (I) of this section.
 - (2) String Lights. These lights are subject to the following standards:
 - (a) All installations of string lighting shall employ lamps that do not flash or flicker and whose individual output does not exceed 100 lumens.
 - (b) String lights shall consist only of white light sources with a CCT not to exceed three thousand (3,000) Kelvin.
 - (c) String lights are exempt from the downcast and full shielding requirements of subsection (E) of this section.
 - (d) The above limitations do not apply to holiday lighting.
 - (3) Holiday Lighting. Holiday lighting shall only be allowed between October 15 and January 15, provided such lighting does not create glare on adjacent streets or adjacent or nearby properties.
 - (4) Special Events. Events that require the use of temporary outdoor light fixtures are exempt if the exemption does not exceed five (5) days for a particular property in any calendar year; however, permanent installations special event venues must conform to these standards.
 - (5) Flags. Lighting for U.S. flags properly displayed (consistent with the U.S. Flag Code).
 - (6) Government Authority. Lighting under the authority of the Oregon Department of Transportation or required by Federal or State laws or regulations such as airport runway lights, TV and radio transmission towers, and telecommunication towers.
 - (8) Athletic Fields. Athletic field lighting meeting the following conditions:
 - (a) Field lighting is provided exclusively for illumination of the surface of play and viewing stands and not for any other applications.
 - (b) Illuminance levels must be adjustable based on the task (e.g., active play vs. field maintenance).
 - (c) Lights must be extinguished by 10:00 pm local time or one hour after the end of play, whichever is later.
 - (d) Timers must be installed to prevent lights being left on accidentally overnight.
 - (8) Temporary Lighting. Except for permitted security lighting, lighting for theatrical, television, performance areas, and construction sites shall be turned-off within one hour after the end of operations.
 - (9) Emergencies. Lighting only used under emergency conditions for the purpose of maintaining public safety. This may include, but not limited to,

temporary facilities to replace lighting destroyed in a disaster or the use of spot-lights or similar lighting to assist emergency personnel.

- (10) Landscaping. Low voltage landscape lighting not exceeding 200 lumens per fixture and aimed so that glare is not visible from adjacent properties.

- (I) Existing Nonconforming Lighting. Outdoor light fixtures lawfully installed and operable prior to the Effective Date are exempt from all such requirements, except as follows:
 - (1) Compliance. All lighting must conform to the requirements of this Chapter within ~~six (6) months~~ one year after the Effective Date.
 - (2) Replacement. Any replacement or modification to nonconforming outdoor lighting must comply with these standards.
 - (3) Condition of Approval. All nonconforming outdoor lighting must comply with the requirements in this Chapter as a condition of land use approval involving a Conditional Use or Development Review.

- (J) Lighting Plan Required. All applications involving the construction of new buildings, expansion of existing structures, or building permits must include lighting plans showing location, type, height, color temperature, lumen output and amount of all proposed and existing light fixtures, along with light fixture cut sheets from the manufacturer. The applicant must provide enough information to demonstrate compliance with these standards. The City may request any additional information necessary or appropriate to evaluate compliance with these standards.

Exhibit B

10.67 Exterior Lighting Standards

- (A) Purpose. The purpose of these lighting standards are to conserve energy to the greatest extent possible; promoting traffic and pedestrian safety; minimizing glare, light trespass, obtrusive lighting, and light pollution; and preserving the dark sky of the natural nighttime environment.
- (B) Guiding Principles. The standards in this Chapter are based on the following guiding principles and are not mandatory approval criteria:
- (1) Useful. Only use light when needed. All light should have a clear purpose, with consideration about how light will impact neighbors, wildlife, and their habitats.
 - (2) Targeted. Target light fixtures so that light falls only where required. Shielding and careful aiming of the light beam to target its direction downward should be employed to prevent spill beyond immediate lighting needs.
 - (3) Low Level. Lights should be no brighter than necessary, using the lowest light level possible. Consider reflective surfaces that will amplify light and direct light into the sky or neighboring properties.
 - (4) Controlled. Provide lighting only when needed. Controls such as timers or motion detectors should be employed to ensure that light is available when needed, dimmed when possible, and turned off when not needed.
 - (5) Color. Prefer the use of warmer color lights where possible.
- (C) Definitions.
- ANSI**. American National Standards Institute.
- Bulb**. The component of the fixture that produces light.
- Canopy**. A covered structure open to the elements, with at least one side open for pedestrian and/or vehicular access.
- Correlated Color Temperature (CCT)**. A specification of the color appearance of the light emitted by a lamp, relating its color to the color of light from a reference source when heated to a particular temperature, measured in kelvins (K).
- Dark Skies Lighting Standards**. The provisions of this Chapter 10.66.
- Downcast**. Directing the light only down toward the ground and in which the fixture shield is parallel with the level ground (see Figure 1).
- Effective Date**. January 1, 2025.
- Fixture**. The complete lighting assembly that houses the lamp or lamps together with everything required to control and distribute the light output. The terms "fixture" and "luminaire" are interchangeable.
- Foot-candle**. A measurement of light intensity. One foot-candle has sufficient light to saturate a surface having an area of one square foot with one lumen of light.
- Fully shielded**. A light fixture that allows no direct emission of light above a horizontal plane passing through the lowest light-emitting part of the light fixture (see Figure 1).

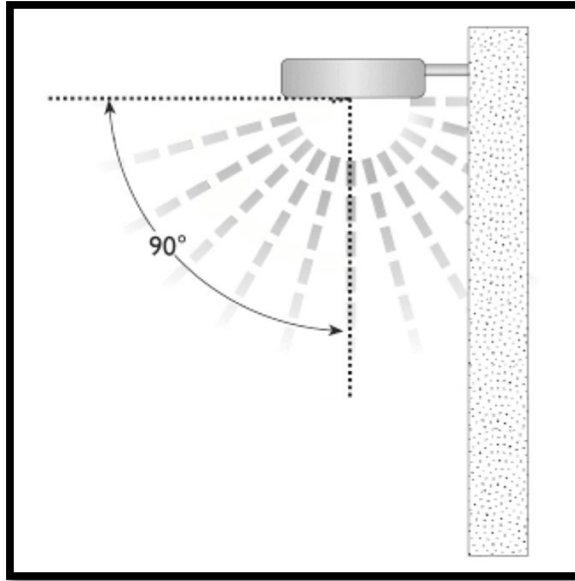


Figure 1.

Glare. Stray unshielded light in the field of view that is brighter than the level to which the eyes are adapted and may result in: (a) nuisance or annoyance such as light shining into a window; (b) discomfort causing squinting of the eyes; (c) disabling vision by reducing the ability of the eyes to see into shadows; and (d) reduced visual acuity.

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Kelvin. A measurement unit (abbreviated “K”) used to describe the correlated color temperature of a light source. This specification gives a description of the “warmth” or “coolness” of a light source. typically ranges from 2,000K (warm) to 5,000K (cool).

Lamp. The specific component of a light fixture that emits light.

Laser Source. Any lamp that employs light amplification by stimulating emission of radiation to produce highly monochromatic and coherent light.

Light Trespass. Light trespass means light emitted by a light fixture that shines beyond the boundaries of the property on which the fixture is located.

Light Fixture. A device that includes the lamp, the ballast or driver, internal wiring, reflectors, lens, and any additional components required to deliver light. It does not include the pole or other mounting surface.

Low Lumen. Describes a light fixture whose total light output does not exceed 300 lumens.

Lumen: The International System of Units (SI) measure of luminous flux equal to the amount of light emitted per second into a unit solid angle of one steradian from a uniform source of one candela. the international unit of measurement is used to quantify the amount of light produced by a lamp or emitted from a fixture. For the purposes of this code, measurements in lumens shall refer to "initial lamp lumens" as rated by the manufacturer when the lamp is new, as listed on the packaging.

Luminance: The amount of light that passes through, emitted, or reflected from a

particular area, and that falls within a given solid angle.

Motion Sensor. A device that detects physical movement within the sensor's local environment, activates a light, and uses a timer to turn off the light.

Net acre. The portion of any property that is developed with structures and/or hardscape. The net acreage of a property is the gross acreage of that parcel less any acres that are considered undeveloped.

Outdoor Lighting. Temporary or permanent lighting equipment installed outside the building envelope, whether attached to poles, building structures, the earth, or any other location. For this Chapter, indoor fixtures that are intended to light something outdoors are considered outdoor lighting.

Replacement. The installation of a new lighting fixture or luminaire in place of a pre-existing fixture. Replacement does not mean the changing of light bulbs or lamps with same or lower output. All replacements must comply or continue to comply with this chapter.

Seasonal Lighting. means temporary lighting installed and operated in connection with holidays, traditions, or local festivals.

Searchlight. An apparatus that combines an extremely bright source with a mirrored parabolic reflector to project a powerful beam of light of approximately parallel rays in a particular direction, constructed so that it can be swiveled, and often used to draw the attention of the public to a place or event.

String Lights. Electric lights on a wire, string, or cable and used as decoration or for outdoor lighting.

Temporary Lighting. Lighting intended for uses which by their nature are of limited duration, such as civic events or construction projects.

Uplighting. Any lighting directed in such a manner as to shine light above the horizontal plane.

- (D) Applicability. The lighting standards in this Chapter are applicable to lighting for commercial uses and activities and publicly owned and operated buildings and facilities. Existing nonconforming lighting must conform to the requirements in subsection (I). These standards are in addition to applicable provisions of the Building Code and Electrical Code, and other provisions of Title 10 including Chapter 10.64 (Signs).
- (E) General Requirements. All non-exempt outdoor lighting fixtures shall meet the following requirements:
- (1) Fully Shielded. Unless subject to an exception, all light fixtures shall be fully shielded and otherwise designed and installed to prevent light trespass and glare. Uplighting is prohibited.
 - (2) Maximum Brightness. The maximum lumens of any lamp shall not exceed 1,500 lumens.
 - (3) Canopy and Eave Lighting. Lighting levels under eaves and canopies shall be adequate to facilitate the activities taking place in such locations.
 - (a) Lighting fixtures mounted on canopies and/or eaves shall be designed, constructed, or installed so the lens cover is recessed from

- the bottom surface (ceiling) of the canopy or shielded by the fixture or the edge of the canopy/eave.
- (b) Lights shall not be mounted on the top or sides (facias) of the canopy/eave and the sides (facias) of the canopy/eave shall not be illuminated.
- (4) Exterior Display and Sales Areas. Lighting levels on areas used for exterior display and/or sales areas shall be subject to the following:
- (a) Lighting fixtures shall be full cut-off fixtures.
 - (b) Fixtures shall be mounted no more than 20 feet above grade.
 - (c) Fixtures shall not create glare on adjacent streets, highways, or properties, and shall not create light trespass on nearby and abutting properties.
 - (d) Exterior display/sales areas shall be illuminated only when the establishment is open for business unless motion sensing devices are installed.
- (5) Parking Lot Lighting. Parking lot lighting shall be downcast, fully shielded and shall not exceed a threshold of allowable light trespass of 0.1 foot-candle at the property line.
- (6) Lighting Curfew. Exterior building lighting, including signs, shall be extinguished either by 10 P.M.; or within one (1) hour of the close of normal business hours; or at the conclusion of usual operations, whichever occurs later. The use of such lighting may resume one (1) hour before sunrise (or opening of business for the property, whichever is earlier) of the following day. Businesses whose normal operating hours are twenty-four (24) hours per day are exempt from this provision.
- (7) Security Lighting
- (a) All security lighting fixtures shall be fully shielded, comply with lighting standards, and be directed only onto the designated area, and not illuminate other areas. The use of general floodlighting fixtures is discouraged unless these standards can be met.
 - (b) Any sensor activated security lights shall automatically turn off within five minutes after being activated if no additional motion, light, or infrared radiation is detected.
 - (c) Security lighting may illuminate vertical surfaces (e.g. building facades and walls) up to a level 8 feet above grade or 8 feet above the bottoms of doorways or entries, whichever is greater.
 - (d) Security lighting fixtures may be mounted on poles located no more than 10-feet from the perimeter of the designated secure area with a maximum vertical height of 20-feet.
 - (e) Security lights intended to illuminate a perimeter (such as a fence line) shall include motion sensors and be designed to be off unless triggered by an intruder located with 5 feet of the perimeter.
 - (f) Existing building lights may be used as security lights provided, they comply with the provisions in this subsection.

- (8) Color. The Correlated Color Temperature (CCT) shall not exceed 3,000 Kelvins.
 - (9) Publicly Owned Lighting. On property or buildings owned and operated by public agencies, lighting shall comply with provisions in this Section except for the curfew provisions in item (6).
- (F) Signage. Unless otherwise permitted in Chapter 10.64 (Signs), all lighting must be downcast and fully shielded. The external illuminated surface area of any one sign shall not exceed 50 square feet.
- (G) Prohibitions. *The following shall be prohibited:*
- (1) Laser Source Light. The use of laser source light or any similar high intensity light for outdoor advertising or entertainment.
 - (2) Searchlights and Strobe Lights. The use of searchlights or strobe lights for purposes other than public safety or emergencies.
 - (3) Upward-pointing light fixtures. All light fixtures must be downcast including illumination of signs, landscaping, flags (except the U.S. and state flags, if flown on the same flagpole), and other items.
 - (4) Blinking and Flashing Lights. Any lighting that is flashing, blinking, rotating, chasing, or rapidly changing in color or intensity, except for traffic control fixtures, those used for public safety or emergencies, and seasonal holiday lights. This prohibition applies to lights located within a building and visible from an adjacent public street.
 - (5) Externally Affixed Neon Lighting. Externally affixed neon lighting, except as a trim element that surrounds windows, doors, or building edges when located on building façades that face street frontages. Such lighting must not include flashing, intermittent or rotating lights.
- (H) Exemptions. Notwithstanding anything herein to the contrary, the following forms of lighting are exempt from the standards in this Chapter.
- (1) Existing Nonconforming. Nonconforming lighting, subject to subsection (I) of this section.
 - (2) String Lights. These lights are subject to the following standards:
 - (a) All installations of string lighting shall employ lamps that do not flash or flicker and whose individual output does not exceed 100 lumens.
 - (b) String lights shall consist only of white light sources with a CCT not to exceed three thousand (3,000) Kelvin.
 - (c) String lights are exempt from the downcast and full shielding requirements of subsection (E) of this section.
 - (d) The above limitations do not apply to holiday lighting.
 - (3) Holiday Lighting. Holiday lighting shall only be allowed between October 15 and January 15, provided such lighting does not create glare on adjacent streets or adjacent or nearby properties.
 - (4) Special Events. Events that require the use of temporary outdoor light fixtures are exempt if the exemption does not exceed five (5) days for a

particular property in any calendar year; however, permanent installations special event venues must conform to these standards.

- (5) Flags. Lighting for U.S. flags properly displayed (consistent with the U.S. Flag Code).
 - (6) Government Authority. Lighting under the authority of the Oregon Department of Transportation or required by Federal or State laws or regulations such as airport runway lights, TV and radio transmission towers, and telecommunication towers.
 - (8) Athletic Fields. Athletic field lighting meeting the following conditions:
 - (a) Field lighting is provided exclusively for illumination of the surface of play and viewing stands and not for any other applications.
 - (b) Illuminance levels must be adjustable based on the task (e.g., active play vs. field maintenance).
 - (c) Lights must be extinguished by 10:00 pm local time or one hour after the end of play, whichever is later.
 - (d) Timers must be installed to prevent lights being left on accidentally overnight.
 - (8) Temporary Lighting. Except for permitted security lighting, lighting for theatrical, television, performance areas, and construction sites shall be turned-off within one hour after the end of operations.
 - (9) Emergencies. Lighting used under emergency conditions for the purpose of maintaining public safety. This may include, but not limited to, temporary facilities to replace lighting destroyed in a disaster or the use of spot-lights or similar lighting to assist emergency personnel.
 - (10) Landscaping. Low voltage landscape lighting not exceeding 200 lumens per fixture and aimed so that glare is not visible from adjacent properties.
- (I) Existing Nonconforming Lighting. Outdoor light fixtures lawfully installed and operable prior to the Effective Date are exempt from all such requirements, except as follows:
- (1) Compliance. All lighting must conform to the requirements of this Chapter within one year after the Effective Date.
 - (2) Replacement. Any replacement or modification to nonconforming outdoor lighting must comply with these standards.
 - (3) Condition of Approval. All nonconforming outdoor lighting must comply with the requirements in this Chapter as a condition of land use approval involving a Conditional Use or Development Review.
- (J) Lighting Plan Required. All applications involving the construction of new buildings, expansion of existing structures, or building permits must include lighting plans showing location, type, height, color temperature, lumen output and amount of all proposed and existing light fixtures, along with light fixture cut sheets from the manufacturer. The applicant must provide enough information to demonstrate compliance with these standards. The City may request any additional information necessary or appropriate to evaluate compliance with these standards.



2025 MEETING DATES

PLANNING COMMISSION (Third Monday 6:30 pm)

January 20, 2025 (Alternate January 27th)

February 17, 2025 (Alternate February 24th)

March 17, 2025

April 21, 2025

May 19, 2025

June 16, 2025

July 21, 2025

August 18, 2025

September 15, 2025

October 20, 2025

November 17, 2025

December 15, 2025