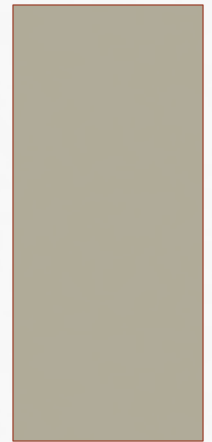


OUTDOOR LIGHTING REQUIREMENTS

CODE TEXT AMENDMENT



PROPOSAL BACKGROUND

The purpose of this item is to modify the current Outdoor Lighting and Glare ordinance in title 5 to address current concerns with outdoor lighting. Staff anticipates a two-step approach:

- First, address some immediate concerns focused on new construction.
- Second, consider addressing existing lighting, including residential, which would be much more complex in addressing.

THE PROBLEM: LIGHT POLLUTION

The immediate concern of staff is outdoor lighting on residential structures and residential properties. Recent housing trends include the installation of soffit and landscaping lights that significantly increase the amount of light pollution within Midway. These trends, while not new, appear to have accelerated in recent years.

PROPOSED AMENDMENTS

- With very few exceptions, require all lighting to be fully shielded.
- Soffit lighting is prohibited except above porches and decks
- Eliminate existing lumen limits
- Provide guidelines for using permanent and temporary holiday lighting
- Require a lighting plan as part of development and building permit applications
- Remove some criteria allowing for temporary exemptions

WHAT IS LIGHT POLLUTION?

The International Dark-sky Association defines light pollution as “any adverse or unintended effect of the use of artificial light at night, including sky glow, glare, light trespass, light clutter, decreased visibility at night, and energy waste.”

PROPOSED CODE LANGUAGE





LIGHT TRESPASS

When light falls where it is not wanted or needed. Use fully shielded light fixtures whenever possible.



GLARE

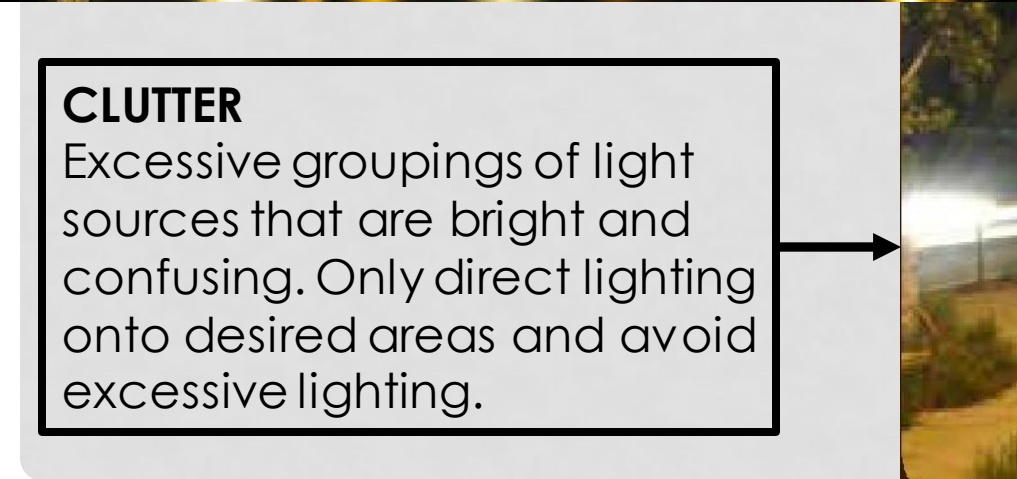
Intense and blinding light that reduces visibility and causes discomfort. Direct light downwards and use the lowest adequate light intensity.





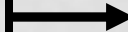
SKYGLOW

The brightening of the night sky over inhabited areas. Use fully shielded light fixtures, direct light downwards, use the lowest adequate light intensity, and optimize lighting placement.



CLUTTER

Excessive groupings of light sources that are bright and confusing. Only direct lighting onto desired areas and avoid excessive lighting.



EFFECT OF FULL SHIELD

PARTIALLY SHIELDED



FULLY SHIELDED



SHIELDING AND SAFETY



Bright, unshielded lights can increase visual impairment at night.

PROPOSED CODE

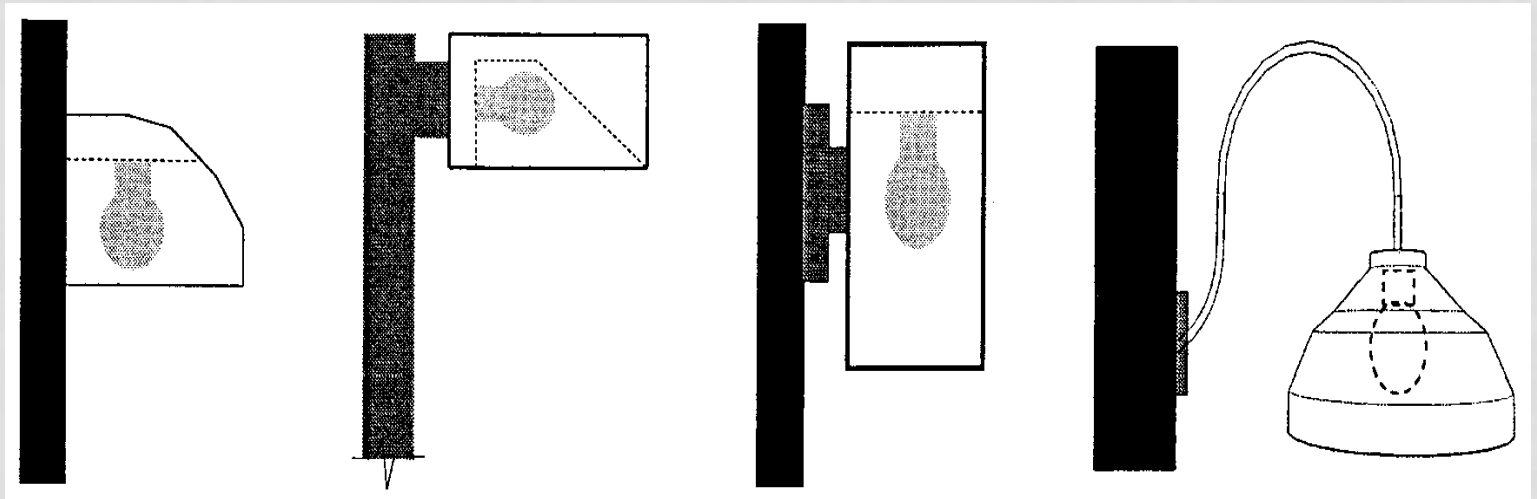
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5.02.080 Outdoor Lighting

C. Definitions

1. Fully Shielded. (full cut off) Fixtures shall be shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are below a horizontal plane running through the lowest point on the fixture where light is emitted, thus preventing the emission of light above the horizontal. This fixture has a solid housing with a flat lens or bottom and the bulb is fully within the housing. This type of fixture provides optimum light control. See figure 1 for examples of fully shielded fixtures.

Figure 1











PROPOSED CODE

(NO REDLINES)

5.02.080 Outdoor Lighting

E. Lighting Exemptions.

1. Temporary emergency lighting in use by law enforcement or government agencies or at their direction.
2. Outdoor lighting on facilities and lands owned and operated or protected by the United States Government, the State of Utah, or Wasatch County are exempted by law from all requirements of this Section. Voluntary compliance with the intent of this Chapter at those facilities is encouraged.
3. The City Council may grant a special exemption to the City lighting requirements contained herein 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.
4. Display of the American flag on Memorial Hill .
5. Temporary exterior lighting intended as holiday or seasonal decorations displayed between November 15th and the following January 20th. Lights that strobe (blinking more than once per second) are prohibited.

PROPOSED CODE

(NO REDLINES)

5.02.080 Outdoor Lighting

6. Permanent exterior holiday lighting may be displayed between November 15th and the following January 20th. Lights shall not strobe (blinking more than once per second). Lighting may also be turned on for the following holiday dates (actual dates and observed dates).

- a. Valentines Day
- b. Washington's Birthday
- c. Memorial Day
- d. Juneteenth National Independence Day
- e. Independence Day
- f. Pioneer Day
- g. Labor Day
- h. Columbus Day
- i. Halloween Day
- j. Veterans Day

PROPOSED CODE

(NO REDLINES)

5.02.080 Outdoor Lighting

F. Lighting Plan - All sign permit applications, subdivision applications, site plan applications, building permit applications (residential, commercial and resort), and other development review applications within any zoning district shall include a lighting plan that shows evidence that the proposed lighting fixtures and light sources comply with this chapter. Lighting plans shall include the following:

- a. Plans or drawings indicating the proposed location of lighting fixtures, height of lighting fixtures on the premises, and type of illumination devices, lamps, supports, shielding and reflectors used and installation and electrical details.
- b. Illustrations, such as contained in a manufacturer's catalog cuts, of all proposed lighting fixtures. For commercial uses, photometric diagrams of proposed lighting fixtures are also required. In the event photometric diagrams are not available, the applicant must provide sufficient information regarding the light fixture, bulb wattage, and shielding mechanisms to be able to determine compliance with the provisions of this chapter.

POSSIBLE FINDINGS

- The proposed adjustment could help curb the ever-increasing issue of light pollution as the city continues to grow and residential properties are developed
- The proposed adjustment will prohibit the use of un-shielded fixtures and limit the use of partially shielded fixtures
- The proposed adjustment will create many non-conforming lighting fixtures
- The proposed adjustment would require proof of compliance at building permit and development application