

5.F. OUTDOOR LIGHTING

5.F.1. PURPOSE AND INTENT

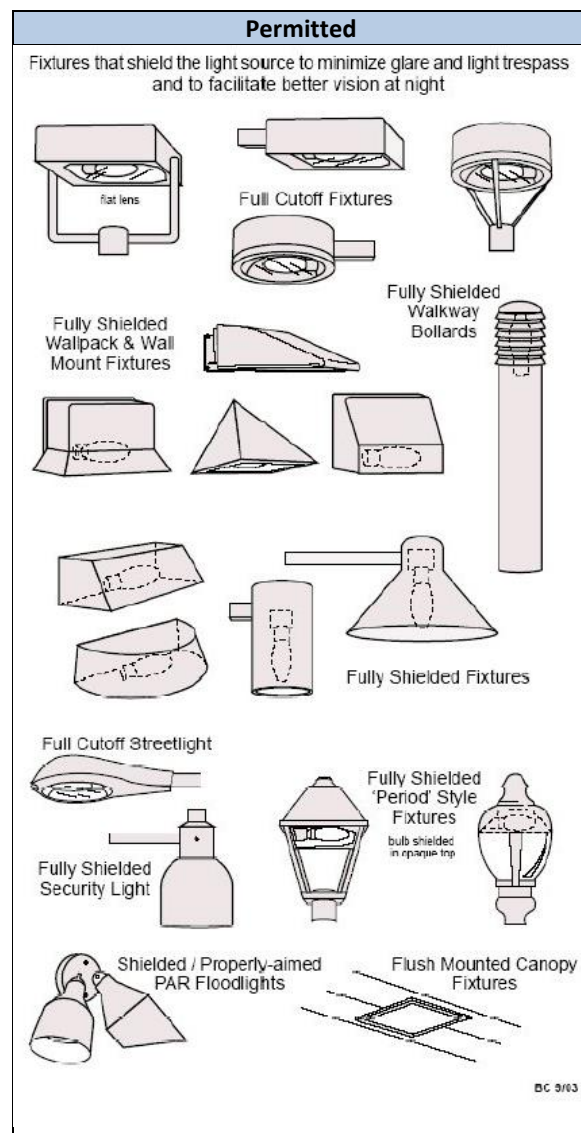
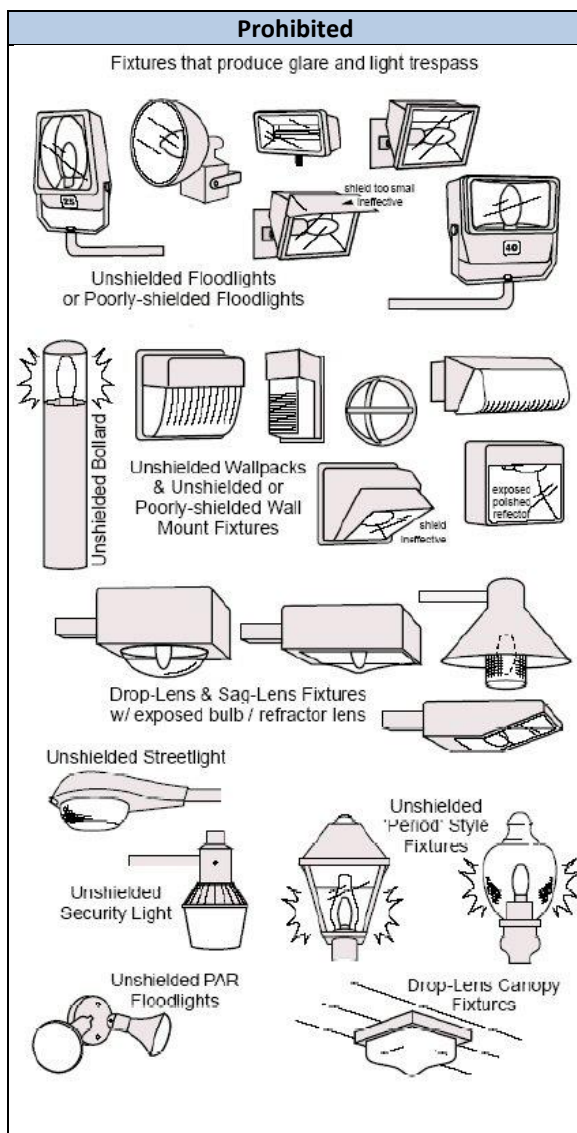
These Regulations are intended to provide specific standards concerning lighting, in order to maximize the effectiveness of site lighting; to enhance public safety and welfare; to raise public awareness of energy conservation; to avoid unnecessary upward illumination and illumination of adjacent properties; and to reduce glare.

5.F.2. STANDARDS

1. Each Site Plan shall be accompanied by a proposed Lighting Plan providing: location of all fixtures, proposed light-levels in foot-candles, details of all light poles and fixtures, lamp type and wattage.
2. Outdoor lights and illuminated signs shall be designed, located, installed, shielded and directed to prevent direct light at (and glare across) the abutting property lines and the public right-of-way or street.
3. In order to provide adequate lighting for public safety, a minimum of one-half foot-candles at ground level throughout the parking lot shall be provided in Business and Industrial Districts, and a minimum of 0.2 foot-candles in parking lots in Residential districts.
4. In order to preserve energy and to avoid excessive distraction, six foot-candles at ground level shall not be exceeded except where through a Special Permit Application the Commission determines that public safety or a unique use (e.g., gasoline filling station pump islands or car dealerships, etc.) requires a higher intensity, and where the Commission finds that the proposed light intensity is compatible with surrounding land uses and their existing lighting plans.
5. The Commission may modify a lighting plan to avoid lighting hot spots or dark areas of the parking lot, or to achieve a uniformity ratio of lighting approximating 4:1.
6. Lighting from a parking lot area shall not direct light beyond the property limits greater than 0.5 foot-candles.
7. Outdoor lighting shall be:
 - a. full cut-off type luminaires or light fixtures that by design of the housing do not allow any light dispersion or direct glare to shine above a 90 degree horizontal plane from the base of the light fixture; and
 - b. in all Residential zones and in all areas adjacent to residential property, no externally-mounted, direct light source directed towards the property line shall be visible at the property line at or above ground level.
8. Outdoor lighting fixtures shall be limited to a maximum of 14 feet in height, unless in unique circumstances a taller light pole is otherwise approved by the Commission through a Special Permit application.
9. **Permanent athletic field lighting shall:**
 - **Observe the DarkSky International Outdoor Sports Lighting guidelines to the greatest extent practicable. DarkSky International certification for outdoor sports lighting (OSL) facilities is recommended, but not required;**
 - **Include controls that would support the Policy of the Hebron Parks & Recreation Commission to minimize the illumination of athletic fields outside of scheduled activity; and**
 - **Prohibit the use of motion activated light control.**

NOTE: Approved wording is bold and underlined.

10. Light standards within parking areas shall be located within curbed planted islands and recessed three feet from curbs to avoid potential contact by vehicles unless otherwise approved by the Commission in Industrial District in locations not visible from the street right-of-way.
11. The use of utility poles located in rights of way to illuminate adjacent sites is prohibited.
12. LED bulbs and other energy efficient light fixtures are recommended. **Bulbs with a color temperature of between 2700 and 3000 Kelvins are recommended.**
13. Lighting designed to highlight flagpoles shall be low level and shall be targeted directly at the flag.
14. Where necessary, lighting for site security may be configured for motion or infrared sensor operation.



5.F.3. EXEMPTIONS AND MODIFICATIONS

1. Traditional seasonal lighting is exempt from this Section of the Regulations.
2. Temporary lighting used by the Police Department, Fire Department or Emergency Services is exempt from this Section of the Regulations.
3. Temporary athletic field lighting used for up to three (3) consecutive days is exempt from this Section of the Regulations.
4. The Commission may, by Special Permit, allow lighting that does not comply with the requirements of this Section provided the Commission determines, in its sole discretion, that such proposed lighting is consistent with the purpose of these Regulations, in the following cases:
 - a. where an applicant can demonstrate, by means of a history of vandalism or other objective means, that an extraordinary need for security exists;
 - b. where an applicant can show that conditions hazardous to the public, such as steep embankments or stairs, may exist in traveled ways or areas;
 - c. where a minor change is proposed to an existing non-conforming lighting installation, such that it would be unreasonable to require replacement of the entire installation;
 - d. where special lighting is indicated for historic buildings;
 - e. where special consideration is given to maintain a uniformity with similar uses in the immediate vicinity; or
 - f. where ornamental up-lighting of sculpture, buildings or landscape features shall enhance the character of the area.
5. The Commission may modify the requirements of this Section for a temporary use approved under these Regulations.
6. The Commission may modify the number or height of light fixtures where necessary to provide for motorist and pedestrian safety, to address topographic constraints, or to protect adjacent residential zoned areas.