

CHAPTER 25. ZONING.

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CHAPTER 25. ZONING.

DIVISION A. IN GENERAL.

ARTICLE VI.A Outdoor Lighting.

§ 25-60. Purpose.

The purposes of this article are to protect dark skies, to protect the general welfare by controlling the spillover of light onto adjacent properties, and to protect the public safety by preventing glare from outdoor luminaires. To effectuate these purposes, this article regulates the direction of light emitted from certain luminaires, and limits the intensity of light on certain adjacent properties, as provided herein.

§ 25-61. Applicability.

A. Except as provided in §25-66, the provisions of this article shall apply to each outdoor luminaire installed or replaced after the date of adoption of this article which is equipped with a lamp which emits three thousand (3,000) or more maximum lumens and is located on a property within a business or industrial zoning district or on a property located within any other zoning district which is used for business or commercial purposes (whether as a permitted use, a use permitted by administrative permit, or a use permitted by special use permit).

B. For purposes of this article:

1. Whether a lamp emits three thousand (3,000) or more maximum lumens shall be determined from the information provided by the manufacturer of the lamp including, but not limited to, information on the lamp or on the lamp's packaging materials.

2. The following rated lamp wattages shall be deemed to emit three thousand (3,000) or more maximum lumens unless the zoning administrator determines, based upon information provided by a lamp manufacturer, that the rated wattage of a lamp emits either more or less than three thousand (3,000) maximum lumens:

- a. Incandescent lamp: one hundred sixty (160) or more watts.
- b. Quartz halogen lamp: one hundred sixty (160) or more watts.
- c. Fluorescent lamp: thirty-five (35) or more watts.
- d. Mercury vapor lamp: seventy-five (75) or more watts.
- e. Metal halide lamp: forty (40) or more watts.
- f. High pressure sodium lamp: forty-five (45) or more watts.

g. Low pressure sodium lamp: twenty-five (25) or more watts.

3. If a luminaire is equipped with more than one (1) lamp, the aggregate output of the luminaire shall determine the lumens emitted.

§ 25-62. Definitions.

Unless the context otherwise requires, the following definitions shall be used in the interpretation and construction of this article:

Foot candle. A quantitative unit of measurement referring to the measurement of illumination incident at a single point. One foot candle is equal to one (1) lumen uniformly distributed over an area of one square foot.

Full cutoff luminaire. An outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal plane.

Glare. Direct light emitting from a luminaire that causes reduced vision or momentary blindness.

Lamp. The component of a luminaire that produces light. A lamp is also commonly referred to as a bulb.

Lumen. A standard unit of measurement of luminous flux.

Luminaire. A complete lighting unit consisting of a lamp or lamps together with the components designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply. A luminaire is also commonly referred to as a fixture.

Outdoor luminaire. A luminaire which is permanently installed outdoors including, but not limited to, devices used to illuminate any site, structure, or sign, except that it does not include an internally illuminated sign.

Permanently installed. Installed or situated on a property or improvements to a property for a period, or with the intention to use for a period, in excess of ninety (90) days.

Photometric Plan. A point by point plan depicting the intensity and location of lighting on the property.

§ 25-63. Standards.

A. Except as provided in subsection C below and §25-66, each outdoor luminaire subject to this article shall be a full cutoff luminaire. Full cutoff luminaires shall be installed and maintained in such a manner as to be horizontal to the ground to maintain the cutoff characteristics of the luminaire.

B. Each property shall comply with the following:

1. The spillover of lighting from outdoor luminaires onto public streets and property within a residential or agricultural zoning district or used for residential or agricultural purposes shall not exceed 0.5 foot candle. Spillover shall be measured horizontally and vertically at the property line or limit of a right of way or easement, whichever is closer to the light source.

2. All outdoor luminaires, regardless of the amount of lumens, shall be arranged or shielded to reflect light away from adjoining property within a residential or agricultural zoning district or used for residential or agricultural purposes and away from adjacent public streets.

C. Outdoor luminaires used to illuminate buildings, statues, signs or any other objects mounted on a pole, pedestal or platform, or used to accentuate landscaping, shall be shielded and directional units that are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated, to minimize glare, sky glow and spillover.

D. All luminaires on the ceilings of canopies located at gasoline retail outlets, travel plazas or truck stops shall be installed so that the lens cover is recessed or flush with the ceiling of the canopy.

§ 25-64. Submissions.

A. For uses identified in §25-61, Paragraph A, and not exempted in §25-66, any person required to submit a site plan under ARTICLE LXVII of division J of this chapter shall submit to the Community Development Department an outdoor lighting plan as a part of such site plan.

B. Any person required to obtain a building, electrical or sign permit to install outdoor luminaires, but not required to submit a site plan under ARTICLE LXVII of division J, shall submit an outdoor lighting plan to the Community Development Department for approval.

C. An outdoor lighting plan shall be sealed by a Virginia licensed professional engineer or land surveyor or a certified landscape architect or prepared by a certified lighting designer, certified lighting engineer or manufacturer's representative and shall include a photometric plan, the location and description of each type of outdoor luminaire to be installed, and a photograph or diagram thereof.

D. The photometric plan shall consist of the following:

1. A site plan drawn to scale showing property boundaries, buildings, structures landscaping, parking areas and proposed exterior lighting fixtures;

2. Location of all post, canopy, supports and light fixtures, including the height of each fixture;

3. Specifications of the illuminating devices, lamps, supports, and other devices, including designation by the Illuminating Engineering Society of North America (IESNA) as "full cut-off" fixtures, or other notation where such fixtures are not required as provided in §25-63C. This description may include but is not limited to manufacturers catalog cuts, and drawings including sections where required;

4. Plan shall show locations of all pole mounted and building mounted fixtures and a numerical twenty-five foot (25') by twenty-five foot (25') grid of lighting levels, in footcandles, that the fixtures will produce on the ground (photometric report). The photometric report will indicate the footcandle levels within the lighted area of the site.

E. Substitutions or changes to an approved outdoor lighting plan, whether made prior or subsequent to the initial installation, shall require approval of the Zoning Administrator, in accordance with the provisions of this article.

§ 25-65. Modification or waiver.

A. The board of supervisors may modify or waive any standard set forth in §25-63 in an individual case, and it may impose conditions on such a modification or waiver which it deems appropriate to further the purposes of this article upon finding that strict application of the standard would not forward the purposes of this article or otherwise serve the public health, safety or welfare, or that alternatives proposed by the applicant would satisfy the purposes of this article at least to an equivalent degree.

B. Prior to considering a request to modify or waive, five (5) days written notice shall be provided to the owner of each abutting property and each property immediately across the street or road from the property which is the subject of the request. The written notice shall identify the nature of the request and the date and time the board of supervisors will consider the request.

§ 25-66. Exempt outdoor lighting and related acts.

The following outdoor lighting and related acts shall be exempt from the requirements of this article:

A. Lighting which is not subject to this article by state or federal law, including, but not limited to, lighting installed on facilities of the United States or the Commonwealth of Virginia, or any department, division, agency or instrumentality thereof.

B. Airport lighting required by state or federal law.

C. Lighting which is required under the Uniform Statewide Building Code.

D. Construction, emergency or holiday decorative lighting, provided that the lighting is discontinued within fourteen (14) days of completion of the project or holiday for which the lighting was provided.

E. Lighting of flags of the United States of America or the Commonwealth of Virginia, or any department, division, agency or instrumentality thereof, and other noncommercial flags expressing constitutionally protected speech.

F. Lighting of advertising structures owned by a person in the business of outdoor advertising and permitted by the Virginia Department of Transportation pursuant to Virginia Code §33.1-361.

G. Lighting for an outdoor athletic facility.

H. Lighting installed on facilities of utility companies.

I. Security lighting controlled by sensors which provides illumination for fifteen (15) minutes or less.

J. The replacement of an inoperable lamp or component which is in a luminaire that was installed prior to the date of adoption of this article.

K. The replacement of a failed or damaged luminaire which is one of a matching group serving a common purpose.

§ 25-67. Compliance required.

Unless otherwise exempted in this section, no permanent certificate of occupancy will be issued for any use for which a lighting plan is required pursuant to this article until compliance with such plan and this article is verified by the Zoning Administrator.

The submitted plans and descriptions shall be sufficiently complete to enable the Zoning Administrator to readily determine whether compliance with the requirements of this article will be secured. If such plans and descriptions cannot enable this ready determination, by reason of the nature or configuration of the devices, fixtures or lamps proposed, the applicant shall submit evidence of compliance by certified test reports as performed by a recognized testing lab.

Ord. 2/10/10, eff. 3/1/10