

PENNSYLVANIA OUTDOOR LIGHTING COUNCIL



MODEL OUTDOOR LIGHTING ORDINANCE

FOR INCLUSION IN THE

SUBDIVISION & LAND DEVELOPMENT ORDINANCE

This Model Lighting Ordinance is intended to be placed in the SALDO as a separate section covering lighting throughout the municipality. However, as a first choice, it is recommended that the lighting requirements be placed in the Zoning Ordinance using the Model Lighting Section for Zoning Ordinances and cross-referencing them in the SALDO.

MODEL LIGHTING SECTION
FOR SUBDIVISION & LAND DEVELOPMENT ORDINANCES

LIGHTING REQUIREMENTS AND DESIGN STANDARDS

- A. Purpose – To require and set minimum standards for outdoor lighting to:
1. Provide for and control lighting in outdoor public places where public health, safety and welfare are potential concerns.
 2. Protect drivers and pedestrians from the glare of non-vehicular light sources.
 3. Protect neighbors, the environment and the night sky from nuisance glare and light trespass from improperly selected or poorly placed, aimed, applied, maintained or shielded light sources.
 4. Promote energy-efficient lighting design and operation
 5. Protect and retain the intended visual character of the various venues of the Municipality
- B. Applicability
1. All uses within the Municipality where there is interior or exterior lighting that creates or has the potential to create a nuisance or hazard as viewed from outside, including, but not limited to, residential, commercial, industrial, public and private recreational/sports and institutional uses, and sign, billboard, architectural and landscape lighting.
 2. The Municipality may require lighting be incorporated for other uses, applications and locations or may restrict lighting in any of the above uses or applications when health, safety and welfare are issues.
 3. The glare-control requirements herein contained apply to lighting in all uses, applications and locations.
 4. Temporary seasonal decorative lighting is exempt from all but the glare-control requirements of this Ordinance.
 5. Emergency lighting, as may be required by any public agency while engaged in the performance of their duties, or for illumination of the path of egress during an emergency as described in NFPA 75 and NFPA 101, are exempt from the requirements of this Ordinance.
- C. Definitions.
1. Adequately Shielded – The attribute of a light source from which no direct glare is visible at normal viewing angles by virtue of its being properly aimed, oriented, and located and properly fitted with such devices as shields, barn doors, baffles, louvers, skirts or visors as needed.
 2. BUG - A rating of the amount of Backlight, Uplight and Glare of a luminaire
 3. CCT - Correlated Color Temperature - A rating of the warmth or coolness of all light output expressed in degrees Kelvin.
 4. Footcandle – Unit of light density incident on a plane (assumed to be horizontal unless otherwise specified), measurable with an illuminance meter, a.k.a. light meter.
 5. Full Cutoff – Attribute of a luminaire from which no light is emitted at or above a horizontal plane drawn through the highest light-emitting portion of the luminaire and no more than 10% of the lamp's intensity is emitted at or above an angle 10° below that horizontal plane, at all lateral angles around the luminaire. A full-cutoff luminaire, by definition, also is “fully shielded.”
 6. Fully Shielded – Attribute of a luminaire from which no light is emitted at or above a horizontal plane drawn through the highest light-emitting portion of the luminaire.
 7. Glare – Excessive brightness in the field of view that is sufficiently greater than that to which the eyes are adapted, so as to cause annoyance or loss in visual performance and visibility, so as to jeopardize health, safety or welfare

8. Illuminance – Quantity of incident light, measured in footcandles
9. Light Trespass – Light emitted by a luminaire or installation, which is cast beyond the boundaries of the property on which the lighting installation is sited.
10. Lumen – As used in the context of this Ordinance, the light-output rating of a lamp (light bulb).
11. Luminaire - A complete lighting fixture assembly consisting of ballast or reactor, lamp(s), lamp holder, electrical components, light directing devices, shielding and lens or diffuser.
12. Nits - A unit of measure of the luminance (brightness) of the light emitted or reflected from a surface such as a sign face. Also referred to as candelas per square meter (cd/m²)

D. Criteria

1. illumination Levels – Lighting, where required by this Ordinance, or otherwise required or allowed by the Municipality or other applicable jurisdiction, shall have illuminances, uniformities and glare control in accordance with the latest edition of the IES Lighting Handbook or current Recommended Practices of the Illuminating Engineering Society of North America (IES). Future amendments to said Lighting Handbook and Recommended Practices shall become a part of this Ordinance without further action by the Municipality.
2. Luminaire Design
 - a. Luminaires shall be of a type and design appropriate to the lighting application and shall be aesthetically acceptable to the Municipality.
 - b. For the lighting of predominantly horizontal surfaces such as, but not limited to parking areas, roadways, vehicular and pedestrian passage areas, merchandising and storage areas, automotive-fuel dispensing facilities, automotive sales areas, loading docks, cul-de-sacs, active and passive recreational areas, building entrances, sidewalks, bicycle and pedestrian paths, and site entrances, luminaires shall be aimed straight down, have no uplight and shall meet IESNA full-cutoff/fully shielded criteria. Except as may be specified elsewhere in this Ordinance, luminaires shall have a BUG rating of U=0. Luminaires with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard non-directional 40-watt incandescent or 10-watt compact fluorescent lamp, are exempt from the requirements of this paragraph. In the case of decorative street lighting luminaires, the Municipality may approve the use of luminaires with an uplight component not exceeding 1%.
 - c. For the lighting of predominantly non-horizontal tasks or surfaces such as, but not limited to, facades, landscaping, signs, billboards, fountains, displays and statuary, when their use is specifically permitted by the Municipality, luminaires shall be adequately shielded and shall be installed and aimed so as to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward or onto a public roadway. Luminaires with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard non-directional 40-watt incandescent or 10-watt compact fluorescent lamp, are exempt from the requirements of this paragraph.
3. Color Temperature – LED light sources shall have a correlated color temperature that does not exceed 3000K in industrial and commercial districts, and not exceeding 2700K in residential districts.
4. Lighting Control
 - a. All lighting shall be aimed, located, designed, fitted, shielded and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property..

- b. Directional luminaires such as floodlights and spotlights, when their use is specifically approved by the Municipality, shall be so shielded, installed and aimed that they do not project their output onto the properties of neighboring residences, adjacent uses, past the object being illuminated, skyward or onto a public roadway or pedestrian way. Floodlights installed above grade on residential properties shall not be aimed out more than 45° from straight down. When a floodlight creates glare as viewed from an adjacent residential property or use, the floodlight shall be required to be reaimed and/or fitted with a shielding device to block the direct view of the glare from that property.
- c. Illumination for signs, billboards, building facades and/or surrounding landscapes for decorative, advertising or aesthetic purposes is prohibited between 11:00 p.m. and dawn, except that such lighting situated on the premises of a commercial establishment may remain illuminated while the establishment is actually open for business, and until no more than one-half hour after closing.
- d. “Barn lights,” aka “dusk-to-dawn lights,” when judged by Municipality to be a source of glare as viewed from an adjacent residential use or roadway, shall not be permitted unless effectively shielded as viewed from the adjacent property or roadway.
- e. The use of floodlights and wall-mounted luminaires (wall packs) to illuminate parking areas, shall not be permitted unless it can be proven to the satisfaction of the Municipality that the employment of no other acceptable means of lighting is possible.
- f. Lighting for parking areas and vehicular and pedestrian traffic ways for commercial, industrial and institutional uses shall be automatically extinguished nightly within 1/2 hour of the close of the facility. On/off control shall be by astronomic programmable controller with battery or capacitor power-outage reset. When after-hours site safety/security lighting is proposed, such lighting shall not be in excess of twenty-five (25) percent of the number of luminaires required or permitted for illumination during regular business hours. The use of greater than 25% of the number of luminaires for normal lighting for all-night safety/security lighting shall require Municipality approval, based on the unique nature of the use or elevated area crime justification. Alternatively, where there is reduced but continued onsite activity throughout the night that requires site-wide even illumination, the use of dimming circuitry to lower illumination levels by at least 50% after 11:00 p.m. or after normal business hours, or the use of motion-sensor control, shall be permitted.
- g. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as full cutoff/fully shielded luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle and luminaire placement.
- h. The illumination projected from any use onto a residential use shall at no time exceed 0.1 footcandle, measured line-of-sight and from any point on the receiving residential property. This footcandle value, however, shall not be used as a criterion for assessing glare control onto the property.
- i. Except as permitted for certain recreational lighting and/or permitted elsewhere in this paragraph, full cutoff/fully shielded luminaires shall not be mounted in excess of twenty (20) feet above finished grade of the surface being illuminated. Where proposed parking lots consist of 100 or more contiguous spaces and the light sources are full-cutoff/fully shielded, the Municipality may, at its sole discretion, based partially on mitigation of potential off-site impacts, allow a luminaire mounting height not to exceed 25’ AFG. Luminaires not meeting full-cutoff or fully shielded criteria, when their use is specifically permitted by Municipality, shall not be mounted in excess of 16’ AFG. Mounting height shall be defined as the distance from the finished grade of the surface being illuminated to the optical center of the luminaire. For recreational lighting maximum mounting height requirements, refer to “Recreational Uses” elsewhere in the Ordinance.

- j. Only the United States and the state flag shall be permitted to be illuminated past 11:00 p.m. The light source shall have a beam spread no greater than necessary to illuminate the flag and shall be shielded so the light source (lamp and reflector) is not visible at normal viewing angles.
- k. Under-canopy lighting for such applications as gas/service stations, hotel/theater marquees, fast-food/bank/drugstore drive-ups, shall be accomplished using flat-lens full-cutoff luminaires aimed straight down and shielded in such a manner that the lowest opaque edge of the luminaire shall be below the light source and its light-directing surfaces, at all lateral angles around the luminaire. The average maintained illumination in the area directly below the canopy shall not exceed 20 initial footcandles, with no value exceeding 30 initial footcandles.

5. Installation

- a. Electrical feeds for lighting standards shall be run underground, not overhead and shall be in accordance with the NEC Handbook.
- b. Poles supporting luminaires for the illumination of parking areas and located within the parking area or directly behind back-in parking spaces, or where they could be hit by snow plows or wide-swinging vehicles, shall be suitably protected by being placed a minimum of five (5) feet outside paved area or tire stops, or placed on concrete pedestals at least thirty (30) inches high above the pavement or suitably protected by steel bollards or other Municipality-approved means.
- c. Pole mounted luminaires for lighting horizontal tasks shall be aimed straight down and poles shall be plumb.
- d. Poles and brackets for supporting luminaires shall be those specifically manufactured for that purpose and shall be designed and rated for the luminaire and mounting accessory weights and wind loads involved.
- e. Pole foundations shall be designed consistent with manufacturer's wind load requirements and local soil conditions involved and shall be approved by a qualified civil/structural engineer.
- f. Any employed shielding elements shall be permanently affixed to luminaire.

6. Maintenance – Luminaires and ancillary equipment shall be maintained so as to always meet the requirements of this Ordinance.

E. Residential Development Lighting

- 1. Street Lighting - For residential developments where lot sizes are or average less than 20,000 square feet, if Municipality so directs, street lighting shall be provided at:
 - a. the intersection of public roads with entrance roads to the proposed development,
 - b. intersections involving proposed public or non-public major-thoroughfare roads within the proposed development,
 - c. the apex of the curve of any major-thoroughfare road, public or non-public, within the proposed development, having a radius of 300 feet or less,
 - d. at the far end of cul-de-sac bulbs
 - e. terminal ends of center median islands having concrete structure curbing, trees and/or other fixed objects not having breakaway design for speeds of 25 m.p.h. or greater,
 - f. defined pedestrian crossings located within the development,
 - g. where lot sizes permit the parking of less than three (3) vehicles on the residential lot, thereby necessitating on-street parking.

- h. At other locations along the street as deemed necessary by the Municipality
- 2. Parking Spaces
 - a. In multi-family developments, common parking areas of four (4) spaces or greater shall be illuminated.
 - b. In residential developments with lots of less than twenty thousand (20,000) square feet, where four (4) or more common contiguous parking spaces are proposed, such spaces shall be illuminated.
- 3. On-Lot Lighting - For subdivisions with lot sizes of 40,000 or smaller, on-lot lighting shall be provided in accordance with the following restrictions:
 - a. Lighting Fixtures
 - (1) Floodlights, spotlights and other directional sources, whether for security, architectural/decorative, facade, landscaping, task lighting or recreational purposes, shall be located, aimed and shielded in a manner that prevents the lighted aperture of the source (direct glare) from being directly visible off premises.. LED light sources shall not exceed 2700K.
 - (2) Recreational lighting shall not project its light output beyond the recreational surface.
 - (3) Facade -mounted and post-top lights shall be fully shielded.
 - b. On/Off Control
 - (1) All exterior lighting, except security lighting, shall be extinguished nightly by no later than 11 p.m.
 - (2) Lighting intended for all-night safety/security purposes shall be motion-sensor controlled.
 - (3) Recreational lighting shall be extinguished no later than 10:30 p.m.
- F. Recreational Uses – The nighttime illumination of outdoor recreational facilities for such aerial sports as baseball, basketball, soccer, tennis, track and field, and football typically necessitate higher than normally allowed fixture mounting heights and aiming angles, utilize very high-wattage lamps and potentially produce unacceptable levels of light trespass and glare when located near residential properties. Permission to illuminate such facilities shall be granted only when the Municipality is satisfied that the health, safety and welfare rights of nearby property owners and the municipality as a whole have been properly protected. When recreational uses are specifically permitted by the Municipality for operation during hours of darkness, the following requirements shall apply:
 - 1. Race tracks and such recreational venues as golf driving ranges and trap-shooting facilities that necessitate the horizontal or near horizontal projection of illumination, shall not be permitted to be artificially illuminated.
 - 2. Recreational facilities for basketball, baseball, football, soccer, miniature golf, tennis or track shall not be illuminated if located within a residential district or sited on a nonresidential property located within 1,000 feet of a property containing a residential use.
 - 3. Sporting events shall be timed to end at such time that all lighting in the sports facility, other than lighting for safe exit of patrons, shall be extinguished by ten (10:00) p.m., regardless of such occurrences as extra innings or overtimes.
 - 4. Maximum mounting heights for recreational lighting shall be in accordance with the following:
 - a. Basketball 20'
 - b. Football 70'
 - c. Soccer 70'

d.	Little League Baseball	
	(1) 200' Radius	60'
	(2) 300' Radius	70'
e.	Lacrosse	70'
f.	Miniature Golf	20'
g.	Swimming Pool Aprons	20'
h.	Tennis	20'
i.	Track	20'

5. To assist the Municipality in determining whether lighting will be permitted, applications for illuminating recreational facilities shall be accompanied not only with the information required under Section G. below but also by a visual impact plan that contains the following:

- a. Plan views containing a layout of the recreational facility and showing pole locations and the location of residences on adjoining properties.
- b. Elevations containing pole and fixture mounting heights, horizontal and vertical aiming angles and fixture arrays for each pole location
- c. Elevations containing initial vertical illuminance plots at the boundary of the site, taken at a height of 5' line-of-sight
- d. Elevations containing initial vertical illuminance plots on the windowed facades of all residences facing and adjacent to the recreational facility. Such plots shall demonstrate compliance with the light trespass and glare control requirements of this Ordinance.
- e. Proposed frequency of use of the facility during hours of darkness on a month-by-month basis and proposed time when the sports lighting will be extinguished.
- f. A narrative describing the measures proposed to achieve minimum off-site disturbance.

- G. Plan Submission – For subdivision and land-development applications where site lighting is required by this Ordinance, is otherwise required by the Municipality or is proposed by Applicant, lighting plans shall be submitted to the Municipality for review and approval with preliminary and final subdivision/land development plan applications and conditional use applications and shall contain the following:

1. A plan or plans of the site, complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and adjacent uses that might be adversely impacted by the lighting. The lighting plan shall contain a layout of all proposed fixtures by location, orientation, aiming direction, mounting height and type. The submission shall include, in addition to existing and proposed area lighting, all other exterior lighting, e.g., architectural, building-entrance, landscape, flag, sign, etc.
2. A 10'x10' illuminance grid (point-by-point) plot of maintained horizontal footcandles overlaid on the site plan, plotted out to 0.0 footcandles, which demonstrates compliance with the light trespass, illuminance and uniformity requirements as set forth in this Ordinance or as otherwise required by the Municipality. When the scale of the plan, as judged by the Municipality, makes a 10'x10' grid plot illegible, a larger grid spacing may be permitted.
3. Light-loss factors, IES candela test-filename, BUG rating, initial lamp-lumen ratings and specific lamp manufacturer's lamp ordering nomenclature, used in calculating the plotted illuminance levels
4. Description of proposed equipment, including luminaire catalog cuts, photometrics, glare reduction devices, lamps, lamp correlated color temperature, on/off control devices, mounting heights, pole foundation details, pole protection means and mounting methods.
5. Landscaping plans shall contain luminaire locations, demonstrating that the site lighting and landscaping have been coordinated to minimize conflict between vegetation and intended light distribution, both initially and at vegetation maturity.

6. When requested by the Municipality, Applicant shall also submit a visual-impact plan that demonstrates appropriate steps have been taken to mitigate the potential consequences of on-site and off-site glare and to retain the intended character of the Municipality. This plan may require the inclusion of initial vertical footcandle values at specific off-site venues, e.g., bedroom windows of adjacent residential uses.
7. Plan Notes – The following notes shall appear on the Lighting Plan:
 - a. Post-approval alterations to lighting plans or intended substitutions for approved-plan specified lighting equipment shall be submitted to Municipality for review and approval prior to installation. Requests for substitutions shall be accompanied by catalog cuts of the proposed equipment that demonstrate proposed substitution is equal to or exceeds the quality, optical characteristics and maintainability of the specified luminaires; and accompanied by a lighting plan, including a point-by-point plot, which demonstrates proposed substitutions will result in a lighting design that equals or exceeds the quality of the lighting on the approved plan
 - b. Municipality reserves the right to conduct post-installation inspections to verify compliance with Ordinance requirements and approved Lighting Plan commitments, and if deemed appropriate by the Municipality, to require remedial action at no expense to Municipality.
 - c. All exterior lighting, including building-mounted lighting, shall meet IESNA full-cutoff or fully-shielded criteria unless otherwise specifically approved by the Municipality. .
 - d. Installer shall notify municipality to arrange for inspection and approval of all exterior lighting, including building-mounted lighting, prior to its installation.

H. Street Lighting Dedication

1. When street lighting is to be dedicated to Municipality, Applicant shall be responsible for all costs involved in the lighting of streets and street intersections until the street is accepted for dedication.
2. Prior to dedication and in the event of the formation of a homeowner's association and/or property management declaration, Municipality shall require said agency to enter into an agreement guaranteeing the Municipality payment of all costs associated with dedicated street lighting.
3. Assumption of Costs of Dedicated Street Lighting – Upon dedication of public streets, the Municipality shall assess the homeowners' association, individual property owners, or corporations, as may be necessary to collect all revenues required that are directly or indirectly associated with all costs of each specific street lighting fixture. These costs shall include:
 - a. Administration
 - b. Collection
 - c. Pro-ration of non payables
 - d. Actual utility electrical charges
 - e. Maintenance and maintenance contracts for maintenance of fixtures and associated equipment.