

### XIII. OUTDOOR SITE LIGHTING

It is the intent of this section to establish outdoor lighting requirements that reduce the negative effects of lighting, but at the same time address the need for adequate lighting for safety and visibility concerns. The following requirements shall apply to all developments and/or facilities, excluding single-family and two-family dwellings and street lighting. In no case, however, shall any light shine or glare so as to create a traffic safety hazard on any adjacent properties, right-of-ways, access easements, or driveways.

#### A. Performance Standards and Criteria

1. No lights shall shine or glare directly onto adjacent properties, right-of-ways, access easements, or driveways. For the purposes of this ordinance, glare shall be defined as any brightness within the field of vision of such a character as to cause annoyance, discomfort, interference with vision, or loss in visual performance and visibility.
2. The maximum number of footcandles at a property line that is adjacent to non-commercial or non-office zoned land shall be 0.5 footcandles. The maximum number of footcandles at a street right-of-way or a property line that is adjacent to commercial or office zoned land shall be 3.0 footcandles.
3. Light poles, including any supporting base, shall not exceed twenty-eight (28) feet in height. The height shall be measured from the ground to the top of the pole.

If an existing development is expanding, existing light poles are taller than twenty-eight (28) feet, and new light poles are to be added as part of the expansion to the project, the planning commission may approve a light pole taller than twenty-eight (28) feet so as to match the existing light poles if it can be shown that the taller light pole will not create any negative effects on any adjacent properties, right-of-ways, access easements, or driveways. In no case shall new light poles exceed the height of the existing light poles or forty (40) feet in height, whichever is less.

4. All pole lights shall be directed toward the ground. No portion of the bulb or the globe/glass/plastic surrounding the bulb shall protrude from the light box/housing. The shoebox style fixture shall be used unless it can be shown that a different style would be equivalent to or better than these requirements. If the pole lights are located adjacent to property zoned residential or agriculture and such land is below the pole base elevation, exterior glare shields shall be added to the pole lights.
5. Unless specified elsewhere in this ordinance, all wall lights shall be directed toward the ground. No portion of the bulb or the globe/glass/plastic surrounding the bulb shall protrude from the light box/housing. The wedge style fixture shall be used unless it can be shown that a different style would be equivalent to or better than these requirements. The maximum mounting height on the wall for all wall lights shall be fifteen (15) feet.

Decorative wall mounted lights may be used in lieu of a wedge style or comparable fixture provided they are located at public entrance ways into the building, the globe/glass/plastic are frosted/milky/white acrylic, the bulbs are

frosted or yellow, the bulbs do not protrude from the globe/glass/plastic, and the maximum total wattage shall be 50 watts (standard bulb) / 12 watts (compact florescent).

6. All ground-mounted lights, whether used to illuminate a building or a sign, shall be designed to minimize light that does not illuminate the target area. Blinders, or some other type of protectors, may be required to be placed on the lights so as to direct the beam away from adjacent properties, right-of-ways, access easements, or driveways.
7. Lights located under gasoline service station canopies, canopies for bank automatic teller machines, and other such similar canopies shall be recessed into the structure ceiling and shall use light shields so as to prevent glare. No portion of the bulb or the glass/plastic surrounding the bulb shall protrude from the structure ceiling unless it can be shown that a different style would be equivalent to or better than these requirements.
8. All electrical lines servicing all lights shall be underground.

#### B. Plan Submittal and Post Installation Requirements

1. All site plans as required in Chapter 4 of the Zoning Ordinance shall include a lighting plan. The lighting plan shall include a scaled layout plan of the site showing the locations of lights, the height and type of proposed fixtures, and an isofootcandle diagram extending to and including all adjacent driveway, rights-of-ways, easements, etc. Such plan shall be prepared and certified by a licensed electrical engineer.

Upon completion of the installation of the lights, a certification by a licensed electrical engineer shall be submitted to the Town of Farragut which shall verify that the lights have been installed per the approved lighting plan.

2. Existing facilities that are adding new lights or changing existing lights shall submit a lighting plan to the Town staff for review and approval. All new lighting shall meet the criteria established in this ordinance.

The lighting plan shall include a scaled layout plan of the site showing the locations of lights, the height and type of proposed fixtures, and an isofootcandle diagram extending to and including all adjacent driveway, rights-of-ways, easements, etc. Such plans shall be prepared and certified by a licensed electrical engineer.

Upon completion of the installation of the lights, a certification by a licensed electrical engineer shall be submitted to the Town of Farragut which shall verify that the lights have been installed per the approved lighting plan.