

CHAPTER 131 OUTDOOR LIGHTING REGULATIONS

Section 131-010 Purpose

The purpose of these regulations is to provide specific standards in regard to 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 due to light trespass, and to reduce glare, while at the same time providing adequate nighttime safety, utility and security. Except as herein provided, these regulations shall apply to any outdoor lighting fixture installed, modified, refurbished, repaired or serviced within the Town of New Milford. This regulation applies to all properties with the exception of those parcels used for a single family residential dwelling.

Section 131-020 Definitions

Except as specifically defined below, words or phrases used in the Outdoor Lighting Regulations shall be interpreted so as to give them the meaning they have in other parts of the Zoning Regulations or, when not otherwise defined, the meaning they have in common usage.

1. Direct Light: Light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or diffuser lens of a luminaire.
2. Full Cut-Off Type Fixture: A luminaire that complies with the Illuminating Engineers Society of North America (IESNA) criteria for true cut-off fixtures. (90% of fixture light out-put within the 0-60% range from vertical.) No portion of the bulb or direct lamp image may be visible beyond two mounting heights from the fixture.
3. Fully Shielded Lights: Fully shielded luminaire light fixtures allow you to control the glare in any direction.
4. Glare: Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see, and in extreme cases causing momentary blindness.
5. Height of Luminaire: The height of a luminaire shall be the vertical distance from the ground directly below the centerline of the luminaire to the lowest direct light emitting part of the luminaire.
6. Isodiagram: An isodiagram is a graphical representation of points of equal illuminance drawn as a single line, circular patterns, or computer generated spot readings in a grid pattern on a site plan. Lighting designers and manufacturers

generate these diagrams to show the level and evenness of a lighting design and to show how light fixtures will perform on a given site.

7. Lamp: The light source component of a luminaire that produces the actual light.
8. Light Trespass: Light that shines beyond the boundaries of the property on which the luminaire is located.
9. Light Pollution: General sky glow caused by poorly designed luminaires that scatter artificial light into the atmosphere; excessive artificial light.
10. Light Shield: Any attachment that blocks the path of light emitted from a luminaire or light fixture.
11. Lumen: A unit of measurement quantifying the amount of light emitted from a light source. Lamps are calibrated by their manufacturer in terms of the lumens emitted by the lamp. This measurement is expressed in terms of Initial Lumens and Mean Lumens as defined below.
12. Luminaire: A complete lighting system including a lamp or lamps and a fixture.
13. Outdoor Lighting: The nighttime illumination of an outside area or object by any man-made device located outdoors that produces light by any means.
14. Uplighting: Any light source that distributes illumination above a 90 degree horizontal plane.
15. Mean Lumens: The average light output of a lamp over its rated life. For example, fluorescent and metal halide lamps mean lumen ratings are measured at 40% of rated lamp life; for mercury, high pressure sodium, and incandescent lamps, mean lumen ratings are measured at 50% of rated lamp life.
16. Initial Lumens: The quantity of light output of a lamp measured after the first 100 hours of operation.
17. Net Acre: The usable area of a property after the area of buildings and other structures are subtracted.

Section 131-030 Lighting Plan

Outside lighting for non-residential and multifamily uses will be subject to a site plan review, in accordance with the provisions of Chapter 175 of the zoning regulations, unless waived by the Zoning Enforcement Officer, and shall be accompanied by a lighting plan showing:

1. The location, height, size, type, numbers of fixtures, and number of bulbs per fixture of any outdoor lighting luminaries, including building-mounted.
2. The luminaire manufacturer's specification data, including mean lumen output and photometric data showing cutoff angles.
3. The type of lamp.
4. The Commission may require an isodiagram showing the intensity of illumination expressed in lumens per square foot at ground level as well as the total lumens per acre.

Section 131-040 General Requirements

1. All exterior lights and illuminated signs shall be designed, located, installed and directed in such a manner as to prevent objectionable light and glare across property lines.
2. All lighting for parking and pedestrian areas will be full cut-off type fixtures.
3. All building lighting for security or aesthetics will be full cut-off or a fully shielded/recessed type, not allowing any upward distribution of light.
4. Floodlighting is prohibited.
5. All non-essential lighting will be required to be turned off after business hours, leaving only the necessary lighting for site security.
6. Lighting designed to highlight flagpoles shall be low level and should be targeted directly at the flag.
7. The height of a luminaire, except streetlights in public right of ways, shall be the minimum height necessary to provide adequate illumination, but shall not exceed a height of 16 feet with a two foot (2') base.
8. The maximum height of a luminaire near a property boundary shall be determined by the formula $H=(D/3)+3$ feet or 16 feet, whichever is shorter. In this equation, "D" equals the shortest distance to the property boundary in feet.
9. The maximum amount of illumination from an installed luminaire shall not exceed 60,000 mean lumens per net acre. The recommendations of the IESNA (Illuminating Engineers Society of North America) shall be used wherever applicable to those properties specified in Section 131-010 as guidelines for design. The illumination limit per net acre specified above shall be used as a maximum for any lighting plan submitted for approval regardless of design methodology used.

10. Parking lot lights for businesses, municipal buildings, and industrial buildings shall be turned off one (1) hour after closing.
11. No mercury vapor lights shall be used in any zone.
12. All lighting fixtures illuminating a parcel shall be located on that parcel.
13. Security lights must be indicated as such and be connected to a motion detector with a timer which ensures the light will go off 15 minutes after the motion detector sensor is triggered.
14. A bond may be required by the Commission or Zoning Enforcement Officer to ensure compliance with the regulations contained within this chapter. Any such bond shall be released upon satisfactory compliance with these regulations as determined by the Zoning Enforcement Officer.
15. Luminaires placed adjacent to a residential property boundary shall have adequate shielding, as determined by the Zoning Commission or the Zoning Enforcement Officer to minimize glare and light trespass to the adjacent property.

Section 131-050 Modification of Standards

The Commission, in connection with the approval of a site plan under these regulations may authorize modification of outdoor lighting standards by Special Permit in accordance with the provisions of Chapter 180 as follows:

1. Where an applicant can demonstrate, by means of a history of vandalism or other objective means, that an extraordinary need for security exists;
2. Where an applicant can show that conditions hazardous to the public, such as steep embankments or stairs, may exist in traveled ways or areas;
3. Where a minor change is proposed to an existing nonconforming lighting installation such that it would be unreasonable to require replacement of the entire installation;
4. Where special lighting is indicated for historic buildings;
5. Where special consideration is given to maintain a uniformity with similar uses in the immediate vicinity;
6. Where ornamental uplighting of sculpture, buildings or landscape features will enhance the character of the area;

7. Where lighting of outdoor fields including but not limited to baseball, soccer, and football fields cannot reasonably comply with the above standards and provide sufficient illumination for safe use. In such cases the recommendations of the IESNA (The Illuminating Engineering Society of North America) for that type of field shall apply.

Section 131-060 Exceptions

The only exception to the above standards shall be lighting for construction, agricultural, emergency, or holiday decorative lighting. Such lighting must be temporary in nature and shall be discontinued seven (7) days after completion of the project, event, or holiday.

(New Chapter Effective: August 15, 2005)