



Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Agenda

May 7, 2025
7:00 pm

13400 Griffin Road
Southwest Ranches, FL 33330

Board Members

Joseph Altschul
Renee Greene
Louis Gregory
Newell Hollingsworth
Robert Sirota

Council Liaison

Steve Breitkreuz

Staff Liaison

Emily Aceti

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment: Items relating to the Comp Plan but not on the agenda
5. Old Business
 - A. Approval of minutes for March 2025
6. New Business
 - A. Lighting Ordinance
7. Board Member / Staff Comments and Suggestions
 - A. 2025 June Meeting Date
8. Items for Next Meeting
9. Adjournment

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.



Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Minutes

March 20, 2025
7:00 PM

Town Hall
13400 Griffin Road

Call to Order

Roll Call

Joseph Altschul - Absent
Renee Greene - Absent
Louis Gregory - Present
Newell Hollingsworth - Present
Robert Sirota - Present

Also present: **Town Council:** Vice Mayor Bob Hartmann, Council Member Jim Allbritton, Council Member Gary Jablonski, Council Member David Kuczenski, Town Planner Jeff Katims, Community Services Manager Emily Aceti (via phone)

Pledge of Allegiance

Motion: To approve the February Meeting Minutes.

Result	1 st	2 nd	JA	RG	LG	NH	RS
<i>Passed</i>	<i>NH</i>	<i>RS</i>	<i>Abs</i>	<i>Abs</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: Motion to amend ICE POLICY 1.2-f as follows: Coordinate directly and expeditiously with neighboring jurisdictions and agencies, ~~Broward Sheriffs Office and the Broward County legislative delegation~~ to develop a realistic timeframe for funding to build an emergency operations ~~a sub-regional services~~ center. Participants should aim to create a funding plan and integrate it into the respective capital improvement programs.

Result	1 st	2 nd	JA	RG	LG	NH	RS
<i>Passed</i>	<i>RS</i>	<i>NH</i>	<i>Abs</i>	<i>Abs</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: To strike ICE POLICY 1.5-b.

Result	1 st	2 nd	JA	RG	LG	NH	RS
<i>Passed</i>	<i>NH</i>	<i>RS</i>	<i>Abs</i>	<i>Abs</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: To add policy: Continue intergovernmental relations with FDOT, and Federal and State Representatives for moving forward the design and construction schedule of a Weston Road and Griffin Road which also mutually benefits the City of Weston and Town of Davie.

Result	1st	2nd	JA	RG	LG	NH	RS
<i>Passed</i>	<i>NH</i>	<i>RS</i>	<i>Abs</i>	<i>Abs</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: To discuss the lighting ordinance Sec. 095-040 B(2) at the April Meeting.

Result	1st	2nd	JA	RG	LG	NH	RS
<i>Passed</i>	<i>NH</i>	<i>RS</i>	<i>Abs</i>	<i>Abs</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: To schedule the June meeting date during the April meeting based on availability of dates.

Result	1st	2nd	JA	RG	LG	NH	RS
<i>Passed</i>	<i>NH</i>	<i>RS</i>	<i>Abs</i>	<i>Abs</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Adjourned.



Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330-
2628

(954) 434-0008 Town Hall
(954) 434-1490 Fax

Town Council
Steve Breitreuz, Mayor
Bob Hartmann, Vice Mayor
Jim Allbritton, Council Member
Gary Jablonski, Council Member
David S. Kuczenski, Esq., Council
Member

Russell C. Muniz, MBA, MPA, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Debra M. Ruesga, Town Clerk
Emil C. Lopez, CPM, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitreuz and Town Council
VIA: Russell Muniz, Town Administrator
FROM: Jeff Katims
DATE: 3/2/2025
SUBJECT: Outdoor Lighting Ordinance

Recommendation

Staff recommends that the Town Council adopt the proposed ordinance.

Unanimous Vote of the Town Council Required?

Yes

Strategic Priorities

A. Sound Governance

Background

The Town's current outdoor lighting standards were adopted in 2005. Primary objectives of the regulations were to limit both ambient light pollution that contributes to "sky glow" and horizontal light spillover onto residential properties. The regulations attempted to accomplish these objectives by requiring that nondirectional luminaires ("area lights") emit most of their light below 90 degrees from vertical, and by requiring that directional luminaires are properly aimed and shielded to prevent glare and limit spillover onto adjacent properties and streets.

The current regulations can be reasonably effective in reducing skyward illumination, although best practices call for greater use of cut-off fixtures than is currently required. Accordingly, the proposed ordinance lowers the threshold for requiring use of full cut-off luminaires from 1800 lumens to 600 lumens. Some model dark sky ordinances have a threshold closer to 300 lumens.

The current regulations are not as effective as they were intended to be in accomplishing the second objective of limiting glare and spillover. The primary reason is that the regulations measure light spillover using horizontal footcandles measured at ground level on the property line. This standard is flawed both in terms of its inability to capture directional light that is aimed beyond the property line and its inability to account for shadows produced by fences, walls and hedges.

For light trespass onto a residential property, the proposed ordinance rectifies the limitations of the current methodology by converting to a vertical footcandle measurement taken anywhere on a residential receiving property, using the same 0.10 footcandle trespass value.

Along Town residential streets, most light trespass is from luminaires mounted on fences and walls. Improperly aimed, unshielded directional fixtures also contribute, but these are currently not legal. Street measurements would be taken at distances of five and ten feet from the right-of-way line, using footcandle values that were calibrated in the field to allow reasonable light levels without compromising the relatively dark streets for which the Town opted when it prohibited streetlights. The number of luminaires on a given column or post are also restricted to further the intent that such lights outside of driveway entrances are for decorative purposes only.

The proposed ordinance also establishes a rural lighting corridor along residential streets to further reinforce the Town's desired rural character. The corridor extends 45 feet from the right-of-way line on each side of a street, which accounts for the majority of a required front yard without impacting lights attached to roof overhangs. Lights within the rural lighting corridor must be fully shielded to prevent glare and must use bulbs with a relatively warm color appearance.

Fiscal Impact/Analysis

The ordinance will not impose additional costs to the Town.

Staff Contact:

Jeff Katims

ATTACHMENTS:

Description	Upload Date	Type
Lighting Ordinance - TA Approved	5/1/2025	Ordinance
Business Impact Statement - PDF	5/1/2025	Backup Material



Town of Southwest Ranches Business Impact Estimate Form

This Business Impact Estimate Form is provided in accordance with Section 166.041(4), Florida Statutes and must be included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the Town's website for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A below. This Business Impact Estimate Form may be revised following its initial posting.

Title of proposed ordinance:

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 95, "DARK SKY ORDINANCE" TO FURTHER REGULATE OUTDOOR LIGHTING; PROVIDING FOR, ADMINISTRATION, ENFORCEMENT AND COMPLIANCE; AMENDING ARTICLE 70, "SIGN REGULATIONS" FOR CONSISTENCY WITH THE AMENDMENTS TO ARTICLE 95; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

The provisions contained in this Section A constitute exemptions as provided in Section 166.041(4)(c). If one or more boxes are checked in Section A below, a business impact estimate is not required by state law for the proposed ordinance.

Section A

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the Town;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and permits and development agreements.
 - b. Comprehensive plan amendments and land development regulation amendments initiated by a private party other than the municipality.

- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If an exemption in Section A is applicable, then only Section A needs to be completed. If there is no exemption in Section A, Section B must be completed.

Section B

This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.

1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

- Limits permissible outdoor lighting adjacent to streets
- Amends the method for measuring light trespass
- Lowers the minimum intensity of light fixtures that must be cut-off or shielded.
- Provides for phased compliance of existing fixtures made nonconforming by the ordinance.
- The public purpose of the ordinance is to maintain the rural character of the Town as directed by the Town's adopted comprehensive plan.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur.

The ordinance is intended to apply principally to residential areas. Compliance costs for businesses are not expected.

- (b) Any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

The ordinance does not impose charges or fees for businesses.

- (c) An estimate of the Town's regulatory costs, including an estimate of revenues from any new charges or fees to cover such costs.

The Town is not anticipated to incur additional costs to implement this ordinance. Permits that include outdoor lighting may be reviewed by a lighting engineer the Town engages on a cost-recovery basis. Cost-recovery will be the responsibility of each applicant.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to impact businesses.

4. Additional information/methodology for preparation, if any:

ORDINANCE NO. 2025 - XXX

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 95. - "OUTDOOR LIGHTING STANDARDS" BY ADDING AND MODIFYING DEFINITIONS, MODIFYING LIGHTING INTENSITY STANDARDS, ESTABLISHING PROHIBITED LIGHTING PRACTICES, AND PROVIDING FOR COMPLIANCE; AMENDING ARTICLE 70. - SIGN REGULATIONS, SECTION 070-070. – "GENERAL SIGN REQUIREMENTS FOR PERMANENT SIGNS," PERTAINING TO SIGN ILLUMINATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council finds that the outdoor lighting regulations in the ULDC, adopted in 2005, are not adequate to maintain the Town's rural character and prevent certain nuisances; and

WHEREAS, the Town Council wishes to amend the outdoor lighting regulations to more effectively limit light trespass onto residential properties and onto residential streets; and

WHEREAS, after holding a duly noticed public hearing on _____, 2025, the Local Planning Agency found the proposed amendments to be consistent with the adopted Town of Southwest Ranches Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby incorporated herein and made a part hereof.

Section 2. Article 095. - "Outdoor Lighting Standards" is hereby amended pursuant to Exhibit "A," which is attached hereto and made a part hereof.

Section 3. Article 070. – “Sign Regulations,” Section 070-070. – “General sign requirements for permanent signs” is hereby amended pursuant to Exhibit “B,” which is attached hereto and made a part hereof.

Section 4. Codification. The Town Clerk shall cause this ordinance to be codified as a part of the ULDC during the next codification update cycle.

Section 5. Conflicts. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 6. Severability. If any word, phrase, clause, sentence or section of this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

Section 7. Effective Date. This Ordinance shall take effect immediately upon passage and adoption.

[Signatures On Following Page]

PASSED ON FIRST READING this ____ day of _____, 2025 on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ____ day of _____, 2025, on a motion made by _____ and seconded by _____.

Breitkreuz _____
Hartmann _____
Allbritton _____
Jablonski _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

ATTEST:

Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, J.D., Town Attorney
1001.035.2025

EXHIBIT "A"

ARTICLE 95. OUTDOOR LIGHTING STANDARDS

Sec. 095-010. Purpose, intent and applicability.

The purpose and intent of this article is to create lighting standards that preserve the rural character of the town and promote the health, safety and welfare of the residents by establishing maximum intensities of lighting and controlling glare from luminaires~~lighting fixtures~~. The provisions of this article shall apply to all permanent outdoor lighting from an artificial light source.

Sec. 095-020. Definitions.

In addition to terms defined in article 10, "Definition of Terms," the following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. In the absence of a specific technical definition, words and phrases shall have those definitions and meanings as provided by the Illuminating Engineering Society of North America.

Area light means light-a luminaire that produces more than six hundred (600)~~eighteen hundred (1,800)~~ lumens.

Athletic field lighting means ~~any lighting greater than 35 feet in height, utilized to illuminate sports facilities.~~

Bulb means the light-producing source in a luminaire; a device that produces light upon the application of electricity. Bulbs include, but are not limited to, the following technologies: incandescent; fluorescent; light emitting diode, and noble gasses such as neon.

Correlated color temperature (CCT) is a specification of the color appearance of the light emitted by a bulb, relating its color to the color of light from a reference source when heated to a particular temperature, measured in degrees Kelvin (K). The CCT rating for a lamp is a general "warmth" or "coolness" measure of its appearance. Lamps with a CCT rating below three thousand (3000) K are usually considered "warm" sources, while those with a CCT above three thousand (3000) K are usually considered "cool" in appearance.

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1 *Cutoff, full*, means a ~~lighting fixture-luminaire~~ that emits zero (0) percent of its light
2 above ninety (90) degrees and ten (10) percent above eighty (80) degrees from
3 horizontal.

4 *Directional luminaire* means a luminaire that primarily concentrates or exclusively
5 emits light in a specific direction.

6 *Downlighting* means light projected below the horizontal plane formed by the
7 bottom of a luminaire.

8 *Floodlight* means any ~~light-luminaire~~ that produces ~~no more than eighteen hundred~~
9 ~~(1,800) lumens in~~ a broad beam designed to saturate or illuminate a given area with
10 light. Generally, floodlights produce from one thousand (1,000) to eighteen hundred
11 (1,800) lumens. Floodlights are directional ~~fixtures~~luminaires.

12 *Footcandle, horizontal* means the number of footcandles at a given location
13 measured on the horizontal plane at grade level, with the sensor of the light meter
14 facing up, 180 degrees to the ground.

15 *Footcandle, vertical* means the number of footcandles at a given location, at any
16 height above grade level, measured on the vertical plane, with the sensor of the light
17 meter facing 90 degrees to the ground.

18 *Glare* means ~~light entering the eye directly from a luminaire or reflection the~~
19 ~~sensation produced by lighting~~ that results in annoyance, discomfort or a reduction of
20 visual performance and visibility, ~~and includes direct and reflected glare. All directional~~
21 ~~fixtures-luminaires, and any fixture-area lights that are not fully shielded and the~~
22 ~~reflection of any luminaire~~ with an output of more than eighteen hundred (1,800)
23 lumens ~~that is visible, either directly or by reflection, from onto~~ adjacent properties or
24 streets shall be considered to cause glare.

25 *Luminaire*, also known as a light fixture, means an electrical lighting device
26 containing one or more light sources, such as bulbs, and all the accessory components
27 required for its operation to provide illumination to the environment. All luminaires have
28 a body and one or more bulbs.

29 *Lumens* is a term that is used in this article to describe the amount of light that a
30 luminaire produces, measured at the light source.

31 *Outdoor lighting* means lighting located outside of an enclosed building, or
32 otherwise installed in a manner that lights any area other than the inside of an enclosed
33 building.

34 *Residential and agricultural recreational lighting* mean ~~fixtures-luminaires~~ of a type
35 or intensity designed or used to light sports courts or equestrian riding areas within a
36 residential zoning district.

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1 *Spotlight* means any ~~lighting assembly~~ luminaire designed to direct the output of a
2 contained ~~lamp bulb~~ in a specific, narrow and focused beam, with a reflector located
3 external to the ~~lamp bulb~~, or any floodlight in excess of eighteen hundred (1800)
4 lumens. Spotlights are directional ~~fixtures~~ luminaires.

5 *Shielded luminaire, fully* means a luminaire within which all bulbs are fully shielded
6 from view.

7 *Stadium lighting.* See "Athletic field lighting."

8 *Strip light* means a linear, tube-like or ribbon-like luminaire that produces a linear
9 lighting effect, typically used in exterior applications as accent or decorative lighting.

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10 *Temporary lighting* means portable lights used for a special purpose, on a
11 temporary and rare or infrequent basis, limited to motor vehicle lights during the
12 normal operation of the vehicles, emergency services lights and handheld flashlights
13 and spotlights.

14 *Uplighting* means light projected above the horizontal plane formed by the top of a
15 ~~fixture~~ luminaire.

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17 **Sec. 095-030. ~~Prohibited outdoor lighting.~~ Regulations.**

18 The following types of lighting are prohibited:

- 19 (A) Uplighting ~~and downlightings~~, ~~unless is~~ limited to eighteen hundred lumens
20 as follows:

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21 (1) Only directional luminaires may be used.

22 (2) Uplights ~~and either shall be~~ shielded by an architectural overhang or
23 landscape element ~~unless, or~~ used to illuminate the flag of the United
24 States of America, ~~or a freestanding sign when authorized in Article~~.

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- 25 (B) Area lights ~~other must be than those with~~ full cutoff ~~fixtures~~ luminaires.

26 (C) ~~Any directional light with a bulb visible from~~ Lighting that results in glare onto
27 an adjacent property ~~ies or streets is prohibited~~; provided that ~~fixtures~~
28 luminaires activated only when motion is detected within the property upon
29 which they are located may cause glare if the ~~fixture luminaire~~ shuts off
30 within ~~one five~~ (15) minutes of being activated, is not aimed at any residential
31 window ~~or other translucent surface on an adjacent property~~, and is not
32 consistently activated ~~by human activity or animal activity for more than~~
33 fifteen (15) minutes in any sixty (90) minute period after 11:00 p.m. ~~Motion-~~
34 activated directional luminaires that are not shielded shall be programmed

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for a sensitivity level that avoids unnecessary activation when not needed, and shall be maintained to ensure there is no malfunction.

(D) ~~Athletic field lighting~~ Luminaires shall not be mounted at a height greater than thirty-five (35) feet in all other districts.

(E) Area lights shall be full cutoff.

(F) The following regulations apply to all luminaires within forty-five (45) feet of a street line:

a. Area lights shall be fully shielded.

b. Any visible bulb that shall have a CCT of 3,000K or less, except as provided in Sec. 095-030.(C), above.

c. Luminaires on fences or walls that are not strip lights may only be affixed to structural columns or posts, and are limited to one (1) luminaire per column or post. In absence of structural posts or columns, luminaires shall be spaced at least twenty (20) feet apart.

d. Strip lights may be affixed to a fence or wall if concealed. Exposed strip lights are prohibited.

(G) The following luminaires are prohibited:

(1) Spotlights

(2)(E) Street lights within residential zoning districts, except as determined necessary by the town council to protect the public health, safety and welfare based upon consideration of traffic volumes and roadway conditions.

(3) ~~Blinking, flashing, moving, revolving, flickering, changing intensity or color, and chase lighting, except lighting for temporary seasonal displays, lighting for public safety, or, required for air traffic safety.~~

(4) Any luminaire that may be confused with or construed as a traffic control device.

(5) Laser source lights, strobe lights, or lights that flash or intermittently change intensity. Changes in color are allowed.

(6) Exposed strip luminaires affixed to the surface of a wall or fence located within any required streetside yard and visible from the street.

~~Sec. 095-040. Compliance with standards required.~~

All applications for a development permit, submitted after the effective date of the ordinance from which this ULDC is derived, shall comply with the following standards:

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1 (H) The overspill of light originating from any plot, regardless of zoning, ~~onto any~~
2 ~~other plot or street located within a residential zoning district in the town~~ shall
3 not exceed one-tenth (0.1) horizontal or vertical footcandle onto any other plot
4 located within a residential or open space zoning district, measured at grade
5 level at the property line any location on the adjacent plot.

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6 (I) The overspill of light originating from any plot onto a portion of any street that
7 traverses a residential or open space zoning district, shall not exceed any of
8 the following values, measured from within the public or private street right-of-
9 way:

10 a. One (1) vertical footcandle measured five (5) feet from the street line
11 closest to the plot.

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12 b. Thirty hundredths (0.30) vertical footcandle, measured ten (10) feet from
13 the closest street line.

14 c. The values in a. and b. above may be increased by up to fifty percent
15 (50%) for one vehicular driveway per street frontage of a plot. Overspill
16 shall return to the maximum levels in a. and b. within fifteen (15) feet of
17 the driveway centerline, measured perpendicular to the centerline and
18 parallel to the street line.

19 (J)(B) All vehicular use areas, other than those that are accessory to a
20 single-family residence, shall be lighted in compliance with the minimum
21 standards established by the Illuminating Engineering Society of North
22 America. For purposes of this provision, "vehicular use area" does not include
23 streets.

24 (K)(C) Vegetation screens shall not be employed as the primary means for
25 controlling glare. Glare control shall be achieved primarily through the use of
26 cutoff ~~fixtures~~ luminaires, shields and baffles, and the appropriate application
27 of ~~fixture~~ luminaire mounting height, lighting intensity, placement and angle.

28 (L)(D) Electrical feeds for all pole mounted ~~fixtures~~ luminaires installed after
29 the effective date of ~~the~~ Ordinance 2005-005 ~~from which this ULDC is~~
30 ~~derived~~, shall run underground, not overhead.

31 (M)(E) Open air parking lighting shall be controlled by automatic devices that
32 extinguish the lighting between 11:00 p.m. and dawn unless otherwise provided
33 by law.

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34 (N) Recreational lights, such as those for tennis courts and equestrian arenas
35 shall be turned off when the facilities are not in active use.

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1 **Sec. 095-0450. Nonconforming outdoor lighting.**

2 (A) Any legally installed outdoor lighting that ~~does did~~ not conform to all of the
3 provisions of this article as enacted by Ordinance No. 2005-005 was required to
4 comply no later than April, 2010.

5 (B) Any legally installed outdoor lighting that does not conform to the amendments
6 to this article adopted on [day, month, 2025] shall come into compliance within
7 (5) years no later than the following dates: of the effective date of the ordinance
8 from which this ULDC is derived, except that approval of any application for a
9 development permit that seeks to increase the existing total square footage of
10 structures on a ~~residential~~ plot by ~~fifty twenty~~ (5020) percent or more shall require
11 that all lighting on site be brought into compliance with these regulations:-

12 (1) Nonconformities that can be made compliant, or more compliant, by reducing
13 the intensity setting of dimmable lamps or decreasing the sensitivity of motion
14 sensors are required to comply or achieve greatest possible compliance
15 immediately.

16 (2) Nonconformities that can be made compliant by replacing bulbs shall comply
17 no later than [one year from date of adoption].

18 (3) Nonconformities that can be made compliant by installing shielding shall
19 comply no later than [two years from date of adoption].

20 (4) Nonconformities that require replacing or lowering the height of luminaires to
21 achieve compliance shall comply no later than [five years from date of
22 adoption].

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24 **Sec. 095-060. Outdoor lighting permits.**

25 (A) The erection or placement of any luminaire with output of six hundred (600)
26 lumens or more within any required yard, and all area lights All outdoor lighting on
27 nonresidential plots and all applications for residential recreational lighting on
28 residential plots shall require approval of a town development order prior to
29 installation. The application for a development order shall be accompanied by a
30 plans and specifications photometric plan, prepared by a licensed engineer, in of
31 sufficient detail to demonstrate compliance with these regulations, including
32 mounting heights, and fixture luminaire specifications. The Town may require a
33 photometric plan, prepared by a licensed engineer, andwith isofootcandle plots
34 for individual ~~fixture luminaire~~ installations or a ~~ten-foot~~ by ~~ten-foot~~ (10'x10') foot
35 luminance grid for multiple fixture installations. All photometric plans shall overlay a
36 site plan showing all structures, vehicular use areas and walkways. ~~The~~
37 Photometric plans for vehicular use area lighting shall also show all existing and

1 proposed trees within twenty-five (25) feet of any existing or proposed [luminaire](#)
2 ~~light fixture~~ within the area that is the subject of the photometric plan.

3 (B) Prior to final inspection and the subsequent issuance of a final approval of any
4 development permit for the construction of outdoor lighting, a letter of compliance
5 from a registered professional engineer shall be provided to the town stating that
6 the installation has been field checked and meets the requirements of these
7 regulations.

8 (C) The town reserves the right to conduct a post-installation nighttime inspection to
9 verify compliance with the requirements of this article, and if appropriate, to
10 require remedial action at no expense to the town.

11 **Sec. 095-070. Maintenance.**

12 ~~Lighting fixtures~~ [Luminaires](#) and ancillary equipment shall be maintained so as to
13 always meet the requirements of this article.

EXHIBIT "B"

Sec. 070-070. - General sign requirements for permanent signs.

(A) For any multi-tenant commercial development in the town, a uniform sign program shall be established and approved by the town council as required under section 120-020 of the Town Code of Ordinances. Existing multi-tenant commercial development shall have one (1) year from the effect date of this article, November 3, 2010, to provide a uniform sign program indicting all existing signs upon the property.

(B) Illumination of signs. Where permitted, sign illumination shall be limited to one (1) of the following methods.

- (1) Internally illuminated message. The sign face is made of an opaque material and the copy is cut out of the material and replaced with translucent material. The sign's light source is inside the sign.
- (2) Internally illuminated sign. The sign face is made of translucent material with an internal light source.
- (3) Back lighting. The copy is raised beyond the sign face and the lighting illuminates the copy from behind in the form of back lighting or reversed channel lighting.
- (4) Shielded ~~spotlight~~ directional luminaire. The sign face and copy are lighted by spotlights directional luminaires specifically directed at it. Such spotlights luminaires shall be fully shielded so that they are not visible from streets or adjoining property, and so that there is no light glare, including reflected glare, and no spillage beyond the sign face.

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