

ORDINANCE O-22-11

AN ORDINANCE OF THE CITY OF BISBEE, AMENDING THE CITY CODE, ARTICLE 7.10, LIGHT POLLUTION AND THE BISBEE ZONING CODE, ARTICLES 3, 6, 7, 9 AND PROVIDING FOR REPEAL AND SEVERABILITY

WHEREAS, The City of Bisbee has determined the need for lighting practices and systems, which will minimize light pollution, light trespass and conserve energy while maintaining nighttime safety;

WHEREAS, the City permits the use of outdoor lighting that does not exceed the minimum levels specified in this Ordinance for enjoyment, and commerce;

WHEREAS, the curtailment of light pollution will improve nighttime environment for astronomy, conserve energy, and protect the natural environment; and

WHEREAS, it is in the best interests of the City of Bisbee and its citizens to amend Article 7.10 of the City Code and in the Bisbee Zoning Code, Articles 3, 6, 7 and 9 set forth on Exhibit A hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BISBEE, COUNTY OF COCHISE, STATE OF ARIZONA, THAT:

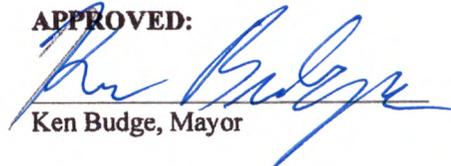
Section 1. The amendments to Article 7 of the City Code, as set forth in the attached Exhibit A, incorporated herein by reference, are hereby adopted.

Section 2. The amendments to Articles 3, 6, 7 and 9 of the Zoning Code as set forth in the attached Exhibit B, incorporated herein by reference, are hereby adopted.

Section 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Bisbee on this 1st day of November, 2022.

APPROVED:


Ken Budge, Mayor

ATTEST:


Ashlee Coronado, City Clerk

APPROVED AS TO FORM:

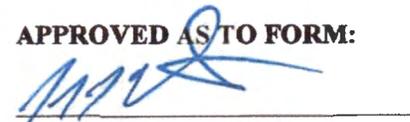

Joseph D. Estes, City Attorney
Gust Rosenfeld, P.L.C.

EXHIBIT A

BISBEE CITY CODE

ARTICLE 7.10 LIGHT POLLUTION CODE

7.10.1 Purpose

The purpose of this Article is to achieve effective and efficient lighting, while preserving the safety, security and well-being of City residents and visitors; to protect and enhance the lawful nighttime use and enjoyment of all property through protection of access to the dark, night skies; and, to encourage the conservation of energy and other resources. To specify and encourage lighting practices and systems that will minimize the adverse man-made light pollution effects of sky-glow, glare, and light trespass.

7.10.2 Definitions

A. "Adaptive controls" means mechanical or electronic devices, when used in the context of outdoor lighting systems, intended to actively regulate the switching, duration, and/or intensity of light emitted by such systems. Examples of adaptive controls include timers, dimmers, and motion-sensing switches.

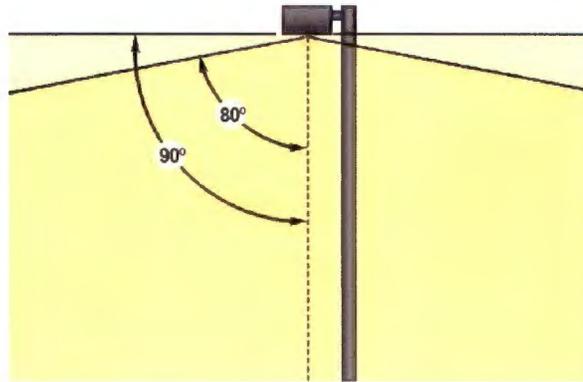
AB. "Decorative" means lighting which is used for non-utilitarian purposes such as lighting building exteriors, fountains, landscaping, and decorations.

C. "Correlated Color Temperature" (or "CCT") means a measure of the color properties of light emitted by lamps, being equal to the temperature, expressed in degrees kelvin (K), of a blackbody whose spectrum best approximates the spectrum of the light source in question. CCT values are typically provided in lighting manufacturer data sheets.

B. "Fully shielded" means that fixtures are shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected ~~10 to 15 degrees~~ *minimum* below a horizontal plane running through the lowest point on the fixture where light is emitted.

D. "Full Cutoff" means that a luminaire is shielded in such a manner as to yield zero light intensity at or above a horizontal plane passing through the lowest light-emitting part of the luminaire, and which further limits light intensity to a value not to exceed 2.5 percent of total lamp lumens at angles between 80 degrees and 90 degrees with respect to the local nadir. (See the example in Figure 1 showing these angles.) This applies to all lateral angles around the luminaire.

Figure 1.



EE. "General Illumination" means outdoor lighting used for, but not limited to, illumination for walkways, roadways, equipment yards, parking lots, and outdoor security where safety or security of the grounds is the primary concern.

EF. "Glare" means the sensation produced by a bright light source within the visual field that is sufficiently brighter than the level to which the eyes are adjusted, causing discomfort and/or loss in visual performance or visibility.

EG. "Installed" means the attaching or assembling in place of any outdoor light fixture.

F. "~~Light Fixture, Fully Shielded~~" means a light fixture constructed, installed and maintained in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly by reflection or refraction from any part of the fixture, is projected ~~10 to 15 degrees minimum~~ below a horizontal plane running through the lowest part of the fixture. A practical way to determine if a fixture or tube is fully shielded: if the lamp or tube, any reflective surface, or lens cover (clear or prismatic) is visible when viewed from above or directly from the side, from any angle around the fixture or tube, the fixture or tube is not fully shielded.

H. "Illuminance" means the total luminous flux incident on a surface per unit area. Illuminance is a measure of the light received by or on a surface. The foot-candle (fc) is a unit of measurement equal to the illuminance resulting from a source of one candela at a distance of one foot, equal to one lumen per square foot of illuminated surface area.

I. "Initial lumens" means the number of lumens of light emitted by a luminaire when the lamp is new, not accounting for any depreciation due to the age of the lamp or environmental conditions that may be detrimental to its performance.

GJ. "Light Trespass" means ~~stray electric light in excess of the levels specified in Section 7.10.8 falling where it is not desired or needed. Direct or reflected light that has its source on one site, and illuminates areas beyond the property boundaries.~~ *the condition in which light emitted on one property exceeds an illuminance, measured in the vertical direction and at any height above grade, of one-half of one foot-candle (0.5 fc) at the boundary of any adjacent property. is directly visible on any other property, not inclusive of incidental reflections from luminaire mounting surfaces or hardware.* Light trespass is typically produced by stray light from unshielded or misdirected outdoor lighting, and includes glare from direct viewing, as well as "off-site spill" light.

~~H~~**K.** "Lumen" means a unit used to measure the total amount of light that is produced by a luminaire. The conversion of watts to lumens is provided.

~~L~~**L.** "Luminaire" means a light fixture, including the complete lighting assembly (including lamps, housings, reflectors, lenses, and shields), but excluding the support assembly.

M. "Nadir" means the point on a celestial sphere directly below an observer. The opposite of zenith. Synonym: the lowest point

N. "Net acre" means an acre of any land parcel that is developed, consisting of structures and/or hardscape. The net acreage of a parcel is the gross acreage of that parcel less any acres that are considered undeveloped.

~~J~~**O.** "Off-Site Spill Light" means any combination of glare, uplight (sky glow) and/or light trespass applicable, but not limited to, structure exterior lighting, roadway/street lighting, pedestrian malls, parks, recreational facilities, outdoor display lots, parking lots, service stations, billboards and signage.

~~K.~~ "Outdoor Light Fixtures" means outdoor electric illuminating devices, outdoor fixtures, lamps and other devices; searchlights, spot lights, flood lights, permanently installed or portable, used for illumination, emergency, security or commercial purposes. Such devices shall include, but are not limited to, lights for: parking lots, roadways, buildings and structures, recreational areas and facilities, landscaping decorative effects, billboards and signs (advertising and other), product display areas.

~~L~~**P.** "Outdoor Recreational Facility" means an area designed for active recreation, whether publicly or privately owned, including but not limited to parks, baseball or softball diamonds, soccer and football fields, golf courses, tennis courts, and roping/equestrian arenas.

~~M.~~ "Partially shielded" means the fixtures are shielded in such a manner that the bottom edge of the shield is below the plane of the center line of the lamp reducing light above the horizontal.

~~N~~**Q.** "Person" shall mean any private person, tenant, lessee, owner, or any commercial entity including but not limited to companies, partnerships, joint ventures or corporations.

~~O~~**R.** "Residential Lighting" means residential refers to outdoor lighting for single or multiple household dwellings.

~~P~~**S.** "Sky-glow" means the undesirable and unnecessary emission of light rays, directly or indirectly, into the night sky.

T. "Unshielded" means the condition of any luminaire not meeting the definition of full cutoff.

~~Q~~**U.** "Use, Non-Residential" means the use of land for a purpose other than residential dwelling units.

RV. "Watt" means the unit used to measure the electrical power consumption (not the light output) of a lamp.

7.10.3 New Uses, Buildings and Additions or Modifications

The requirements of this Code shall apply to any and all new uses and additions to existing land uses, developments, buildings, or structures.

A. Change of Use. Whenever the use of any existing building, structure, or premises is changed to a new use, all outdoor lighting shall be reviewed and brought into compliance

B. For purposes of this section, the following are considered to be major additions:

1. Additions or modifications of 50 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions subsequent to the effective date of this provision; or,

2. Single or cumulative modification or replacement of outdoor legally installed lighting fixtures constituting 50 percent or more of the watts that would be permitted under this Code for the property, no matter the actual amount of lighting already on a non-conforming site.

C. For purposes of this section, the following are considered to be minor additions:

1. Additions or modifications of less than 50 percent in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces to existing uses shall require the submission of a complete inventory and site plan detailing all existing and any proposed new or modified outdoor lighting. Any new or modified outdoor lighting on the site shall meet the requirements of this Code with regard to shielding and lamp type; the total amount of lighting after the modifications are complete shall not exceed that on the site before the modification, or that permitted by this Article, whichever is larger.

D. Mitigation of Legal Non-Conforming Installations. All legal non-conforming luminaires may continue to be used and maintained after the adoption of this Article, but shall be brought into compliance with its requirements within ten (10) years after the effective date of this Article.

7.10.4 Permits

A. Any person changing the use of an existing building, structure, or premises or making a major addition as defined in Section 7.10.3 shall apply for a permit with the City Building Inspector.

B. Any person applying for a building or use permit under the City of Bisbee Code or the City of Bisbee Zoning Code intending to install outdoor light fixtures shall as a part of said application submit evidence to the City Building Inspector that the proposed work will comply with these provisions. The submission shall contain:

ORDINANCE O-22-11

1. Plans indicating the location on the premises, and the type of all illuminating devices, existing and proposed.

2. Description of the existing and proposed illuminating devices, fixtures, lamps, supports and other devices, and the initial lumen output. This description shall include but is not limited to, manufacturers' catalog cuts, photographs, diagrams and/or drawings .

C. Substitution of outdoor light fixtures or lamps after a permit has been issued requires City Building Inspector approval prior to installation. Amendments to permits for the installation of outdoor light fixtures require adequate information to assure compliance with this Code, pursuant to Section 7.10.4(B).

7.10.5 Mounting Height, Shielding and Light Trespass

Requirements for height, shielding, placement and aiming of lights to minimize light trespass and direct glare emitted by a lighting system shall be, as follows:

A. Off-site spill light on adjacent properties and roadways shall be minimized by complying with the following:

1. Residential Sites: The overall height of lighting fixtures (including the base) shall not exceed 20 feet above ground level, except for residential sites with a minimum parcel size of 4 acres or larger. Lighting fixtures which are located 50 feet or more from any property line shall not exceed 30 feet in height (including the base) above ground level.

2. Non-Residential Sites: Except as provided herein for specific uses, the overall height of lighting fixtures (including the base) on all non-residential sites shall not exceed 30 feet above ground level. The overall height of lighting fixtures located at least 100 feet from any property line shall not exceed 35 feet in height above ground level.

3. Any ~~lamp type~~ luminaire consisting of lamps with a total output of 1,000 lumens or more shall be ~~fully shielded~~ full cutoff.

4. ~~All light fixtures located within 25 feet of the property line adjacent to a residential use shall use fully shielded luminaires.~~ No luminaire shall be installed or operated on any property whose lamp, or light source, is directly visible from any other property.

5. Final determination as to compliance with this section shall be based on point-by-point analysis by the City Building Inspector.

~~B. Direct glare shall be minimized by compliance with the following requirements:~~

~~1. The lighting system shall be designed to minimize the impact on sky glow and glare to adjacent properties.~~

7.10.6 Shielding of Outdoor Light Fixtures Total Light Emission Limits

A. Total outdoor light output shall not exceed the limits in Section 7.10.812. (The values in this table are upper limits and not design goals; design goals should be the lowest levels that meet the requirements of the task to reduce glare and reduce energy costs.)

B. Streetlight fixtures are exempt from this requirement if the shielding is not available from the manufacturer.

7.10.7 Lighting Spectrum Control

The correlated color temperature of all lamps shall not exceed 3000 degrees kelvin.

7.10.8 Publicly Owned Lighting

A. Warranting. New installations of outdoor lighting will only be installed on public properties and rights-of-way upon determination by the City Manager that a public safety hazard exists in the area to be lit, and that the hazard can only be effectively mitigated through the use of outdoor lighting and not through some other passive means, such as reflectorized roadway paint or markers.

B. Curfew. All lighting not adaptively controlled must be fully extinguished by 11 P.M., or within one hour of the end of occupancy of the structure or area to be lit, whichever is later.

C. Adaptive controlling. All new installations of outdoor lighting on public properties and rights of way must be regulated with adaptive controls such that the lighting of areas is restricted to times, places and amounts required for safe occupancy.

7.10.9 Outdoor Recreational and Athletic Facility Lighting

A. The illumination of outdoor recreational and athletic facilities shall adhere to Illuminating Engineering Society lighting guidelines according to the appropriate class of athletic play.

B. Lighting shall be provided exclusively for illumination of the surface of play and viewing stands and not for any other applications.

C. Lighting shall be adjustable and provide safe and appropriate light levels according to the nature of the task it illuminates.

D. Off-site impacts of lighting shall be limited to the greatest practical extent.

E. Lighting shall be extinguished by the earlier of 10 p.m. or one hour after the conclusion of play, whichever is later.

F. Lighting equipment shall be furnished with mechanical or electronic timing circuits installed to prevent lighting from remaining in use inadvertently by automatically extinguishing it after the curfew hour specified in item E, above.

7.10.10 Flagpoles

Property owners are encouraged to not illuminate flagpoles at night, but rather to hoist flags after dawn and lower flags before sunset. If flags are illuminated at night, lighting of up to a total of one (1) flag per property is permitted with the following conditions:

A. The flag must either be the flag of the United States of America or the flag of the State of Arizona in order for illumination to be permitted.

B. If nighttime illumination is used, flagpoles with a height greater than 20 feet above ground level shall be illuminated only from above. This may be achieved by utilizing a luminaire attached to the top of the flagpole or a luminaire mounted above the top of the flagpole on a structure within fifteen (15) feet of the flagpole and must comply with all sections of this Chapter. The total light output from any luminaire mounted on top of or above a flag pole shall not exceed 800 initial lumens.

7.10.711 Special Use Permit and Waivers

Any application or lighting installation not meeting all requirements of this Code, including, but not limited to height, shielding, curfew or lumen caps shall require a Special Use Permit, and ~~must demonstrate that the proposed lighting will not cause off-site glare or light trespass.~~ **must demonstrate why compliance with this Article is not possible, and how the lighting for which the permit or waiver is sought adheres as closely to this Article as possible.** The Special Use Permit application shall be accompanied by the lighting system design, and prior to final inspection or use, the installation shall be certified by the City Building Inspector.

7.10.812 Maximum Total Outdoor Light Output

Zoning	Total Shielded Full Cutoff Lumens Per Net Acre*	Total Unshielded Lumens Per Net Acre
Non-Residential	150,000 25,000	3,000 5,000
Residential	20,000 10,000	10,000 2,000

*Properties under ~~an~~ **one net** acre are held to the per-**net** acre lumen cap.

7.10.913 Prohibitions

A. The operation of searchlights and/or laser lights for advertising or commercial purposes is prohibited.

B. No new mercury vapor outdoor light fixtures shall be installed after the effective date of this section, noting the use of mercury vapor light fixtures were prohibited in the State of Arizona after January 1, 2011.

7.10.4014 Signage

A. External illumination for signs shall conform to the shielding restrictions and lumen caps of Section 7.10.812. All upwardly directed sign lighting is prohibited.

B. All lighting mounted under ~~the~~ **a** canopy, including but not limited to light fixtures mounted on or recessed into the lower surface of the canopy and any lighting within signage (but not including any lamps mounted within the pumps and used to illuminate information indicating the total cost of such items as fuel pumped and price per gallon), shall be included in the Total Outdoor Light Output for the site and is subject to the shielding restrictions and lumen caps of Section 7.10.812.

C. Luminance levels during permitted operating hours shall not exceed 100 nits. For electronic displays, this figure is to be measured under conditions of a full white display.

D. Lighting of illuminated signs shall be extinguished completely after 11 P.M. or at the end of normal business hours, whichever is later, and remain off until one (1) hour before sunrise.

E. The luminous surface area of any illuminated sign, or any illuminated portion of any sign, shall not exceed 200 square feet.

7.10.4115 Nonconforming Light Fixtures

A. All outdoor electric illuminating devices shall be installed in conformance with the provisions of this Code, the City of Bisbee Zoning Code, and any applicable building codes.

B. Where any provision of any of the Arizona Revised Statutes, or any Federal Law, or any related City of Bisbee regulation conflicts with the requirements of this Light Pollution Code, the most restrictive shall govern.

7.10.4216 Permanent Exemptions

A. Light fixtures using fossil fuel (i.e., light produced directly or indirectly by the combustion of natural gas or other utility type fossil fuels) are exempt from the requirements of this ordinance.

B. Equipment and signal lights necessary for agricultural equipment or required by state or federal regulations shall be by the least obtrusive means that meets the applicable operating or regulatory requirements.

C. Outdoor lighting on facilities and lands owned and operated or protected by the United States Government; ~~or the State of Arizona; its political subdivisions including, but not exclusive to, Cochise County, the Bisbee Unified School District and the City of Bisbee~~ are exempt by law from all requirements of this section. Voluntary compliance with the intent of this ordinance at those facilities is encouraged.

D. Temporary lighting to facilitate immediately necessary repairs or similar emergency actions of a public or private utility company necessary to continue or resume service, provided the emergency does not exceed 48 hours without authorization from the Zoning Inspector. Lights shall be arranged to reflect light away from and prevent glare to adjoining residential properties and public rights of way to the extent feasible.

E. Temporary lighting to facilitate immediately necessary repairs or similar emergency actions provided the emergency does not exceed 48 hours without authorization from the Zoning Inspector. Lights shall be arranged to reflect light away from and prevent glare to adjoining residential properties and public rights of way to the extent feasible.

F. Temporary lighting to facilitate harvesting or similar actions necessary for general agricultural use (as defined in the Zoning Regulations) provided the night time operation does not exceed 5 days without authorization from the Zoning Inspector. Lights shall be arranged to reflect light away from and prevent glare to adjoining residential properties and public rights of way to the extent feasible.

~~G. The illumination of outdoor recreational facilities, public or private. Voluntary compliance with the intent of this ordinance at those facilities is encouraged.~~

~~H. Lighting required to display an American Flag.~~

~~I. Seasonal decorations that exceed the lumen cap of Section 7.10.812 shall be permitted from October 15 to January 15. All illuminated displays shall be extinguished between 1 a.m. and one hour before sunrise.~~

7.10.1317 Temporary Exemptions

A. Any person as defined herein may submit a written request on a form prepared by the Board of Adjustment and the City Building Inspector for a "temporary exemption" to the requirements of this Code, such exemption to be valid for thirty (30) days; **Exemptions may be renewed no more than twice** at the discretion of the City Building Inspector **for a total exemption of ninety (90) days**. The request for Temporary Exemption shall contain at least the:

1. Specific exemptions requested.

2. Specific reasons why the requirements listed in this Code cannot be met.
3. Type and use of exterior light involved.
4. Duration of time for requested exemption.
5. Type and number of lamps and calculated lumens
6. Total lumens of lamp or lamps.
7. Proposed location and height of exterior lights.
8. Previous temporary exemptions, if any.
9. Physical size of exterior light and type of shielding provided.

B. The City Building Inspector, within fifteen (15) days from the date of the properly completed Request for Temporary Exemption, shall approve or reject the Request in writing. If rejected, the person making the Request shall have the right of appeal to the Board of Adjustment as any other appeal of the City Building Inspector's decisions.

7.10.4418 Violations and enforcement

A. Non-compliant lighting that was installed in good faith by an electric utility shall be brought into conformance with this Code within five (5) years of adoption; however, person light fixtures which are the subject of a citizen complaint or City enforcement action shall be brought into conformance within thirty (30) days of notification of the property owner.

B. It shall be unlawful to install or operate an outdoor light fixture in violation of this Code. Failure to comply with this Code and remedy any and all violations within the time allotted in Section 7.10.4418(A) shall be subject to a fine of not less than \$100.00 and not more than \$1000.00. Each and every day which the illegal erection, maintenance, and use continue is a separate offense.

C. The fees in this Section 7.10.4418 shall be superseded by a subsequent act of the City Council to adopt a new fee schedule. Until and in the event these fees are superseded, this Section 7.10.4418 controls.

7.10.15 Lamp Data

Incandescent	Lamp Wattage	Initial Lumens
	25	150

ORDINANCE O-22-11

40	460
60	890
75	1210
100	1750
150	2880
300	6360

Aluminized Floods

Lamp Wattage

Initial Lumens

1,000	23,800
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Compact
Fluorescent/Pressure
Sodium

Lamp Wattage

Initial Lumens

5	250
7	400
13	900

ORDINANCE O-22-11

18 1,200

26 1,800

32 2,900

~~Tungsten Halogen Sodium~~

~~Lamp Wattage~~

~~Initial Lumens~~

~~250 4,700~~

~~500 10,700~~

~~1,000 19,000~~

~~1,500 36,000~~

~~Mercury Vapor~~

~~Lamp Wattage~~

~~Initial Lumens~~

~~100 4,000~~

~~175 8,500~~

~~400 23,000~~

ORDINANCE O-22-11

	700	44,000
	1,000	61,000
Fluorescent (Standard Cool White, 1.5 Inch Tubes)	Lamp Wattage	Initial Lumens
	21	1,190
	30	2,050
	36	2,450
Metal Halide	Lamp Wattage	Initial Lumens
	175	14,000
	250	20,000
	400	40,000
	1,000	115,000

ORDINANCE O-22-11

PAR (Parabolic Aluminized Floods & Spots) Lamp Wattage Initial Lumens

150 1,740

HPS (High Pressure Sodium) Lamp Wattage Initial Lumens

50 3,300

70 5,800

100 9,500

150 16,000

200 22,000

250 30,000

310 37,000

400 50,000

1,000 140,000

ORDINANCE O-22-11

LPS (Low Pressure Sodium)	Lamp Wattage	Initial Lumens
	18	1,800
	35	4,800
	55	8,000
	90	13,500
	135	22,500
	180	33,000

~~These are standard values are based on manufacturers data and are to be used unless the applicant submits other verified lumen values.~~

EXHIBIT B

**BISBEE ZONING CODE
ARTICLE 3 PROCEDURES**

3.4.1 Site Plan Approval

The application will be accompanied by the following information when applicable for the proposed development:

13. Lighting: location and general nature, hooding devices.

3.4.2 Procedure

A. The site plan shall be submitted to the Site Planning Committee, which shall determine whether:

3. Proposed lighting shall be in accordance with the City "Light Pollution Code".

ARTICLE 6 GENERAL PROVISIONS

6.13 Community Gardens

C. Criteria for a Community Garden

5. All lighting used on the site must comply with the City of Bisbee Light Pollution Code.

ARTICLE 7 SIGN REGULATIONS

7.2.2. Signs Exempt from Permit Requirements

Except for traffic control devices, exempt signs may not include internal, direct or indirect lighting or electrification.

7.2.5 Issuance of the Sign Permit

Inspections may be required for footing or foundation construction, electrical installation, anchoring connections and lighting functions.

7.2.6 General Requirements Applicable to All Signs

D. Any lighting or illumination that is associated with a sign must be installed to prevent any direct beam or glare from falling on any adjacent property or travel way, must be shielded as required by applicable City regulations, and must not provide more illumination than the minimum amount that is necessary for the reasonable purposes of the sign.

7.3.2 Identification Signs for Multiple Family Dwellings which meet the following conditions:

B. The total sign area of each wall sign shall not exceed twenty-four (24) square feet and no part of the sign shall extend above the building plate line. Wall signs may be illuminated by internal or indirect lighting, subject to approval of appropriate lighting plans.

7.4.3 Marquee Signs

B. Marquee signs may [sic] illuminated by direct or internal lighting.

7.4.5 Free-Standing Signs

C. Freestanding monument signs may be illuminated by indirect or internal lighting

7.5 Historical Preservation Overlay District Sign Regulations

...Signs that are out of proportion or scale to the existing development within the district, that are to be illuminated in a manner that would not be consistent with the color, lettering or techniques of lighting that were prevalent in the historic period of the district, or that employ technology that would be out of place in the district will not be permitted.

7.6 Signs Allowed by Special Use Permits

A. The following types of signs may be allowed within a commercial or manufacturing zoning district, or in connection with a lawful non-residential use, upon the approval of a Special Use Permit for the sign.

3. Signs with external lighting not otherwise permitted under these regulations.

ARTICLE 9 DEFINITIONS

9.2 Definitions

58. Indirect Lighting shall all mean a source of external illumination located away from the sign which is not visible to persons viewing the sign.

62. Internal Lighting shall mean a source of illumination entirely within the sign which makes the sign visible at night.