



Town of
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PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

Zoning Staff Report

Case: ZT 2011-001 Lighting Ordinance Amendment	
Reference Name	Amendment of Chapter 1330 & Chapter 1660
Applicant	Town of Indian Trail
Submittal Date	03/08/2011
Location	Town-wide
Tax Map Number	n/a
Plan Consistency	Yes – Goal 1.3.2 Land Use
Recommendations & Comments	Planning Staff Recommend approval to Town Council.

A request to amend Chapter 1330 Lighting Ordinance and Chapter 1660 Outdoor Lighting Definitions of the Unified Development Ordinance (UDO). The purpose is to: 1) simplify and clarify language within the chapters, 2) provide flexibility in lighting standards encouraging the use of decorative style lighting, and 3) clarify standards for special uses such as recreational fields.

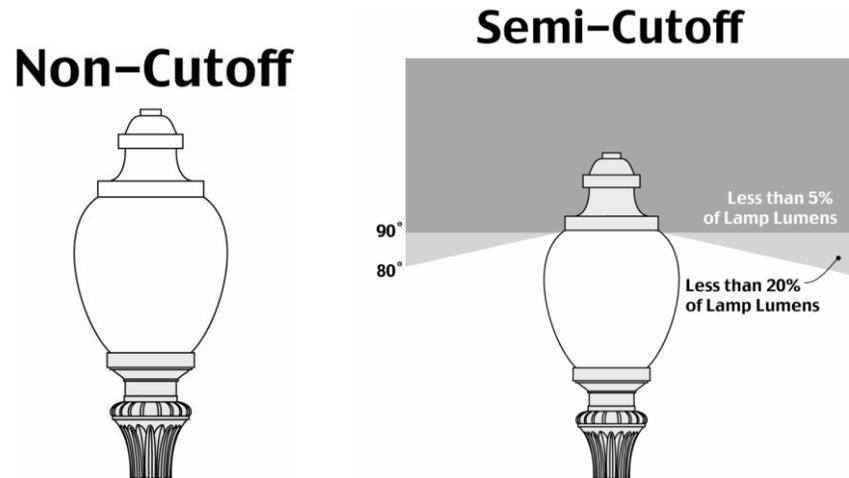
Analysis

As with most new regulations, implementation often reveals the need to amend these regulations to address identified deficiencies, clarification, and/or changes in technology. Such is the case with Chapter 1330 – Lighting Standards of the UDO. The proposed amendment is prepared by David M. Alber, LC of DMA Lighting Design, hired by the Town in an effort to develop regulations that are clear, concise, simple to apply, and in keeping with industry standards.

The amendment modifies the following sections of the UDO:

- Section 1330.010 Purpose – formatting and addition of semi-cut off light fixtures to sub-item (B).
- Section 1330.020 Applicability was expanded for clarification.
- Section 1330.030 General Exemptions was expanded to include NCDOT lighting.
- **Section 1330.040 Prohibited Lights – moved to 1330.070**
New Section Inserted in its place– **Light Measurement Technique** needed for establishment of methodology for compliance with the Chapter.

- Section 1330.050 General Lighting Standards – this section is amended as follows:
 - Maximum foot-candles (FC) at property lines were increased as follows:
 - Residential – one (1) FC (previously 0.0)
 - Commercial – two (2) FC (previously 1.0)
 - Criteria from General Standards for lighting fixtures (Section 1330.060) were relocated to this section with modifications such as:
 - Flexibility to use non-cutoff or semi-cutoff lighting fixtures depending upon watts used in addition to the standard full-cutoff



- Maximum light levels for automotive sales lots higher than general businesses.
 - All wall pack lighting fixtures shall be full-cutoff.
- Section 1330.060 – Maximum fixture height modified for commercial use from 30-feet to 32 feet in height.
- Section 1330.070 - Standards for Specific Uses moved to 1330.080 to make room for relocated Prohibited Uses of Lighting Section.
- Section 1330.080 – Standards for Specific Uses
 - Gas Station criteria simplified and modified consist with industry standards.
 - General Outdoor Sporting Facility/Performance Area Lighting Standards – expanded to provide specific criteria to meet competitive play standards while providing guidance to meet the intent of the ordinance of minimizing glare, light trespass and light pollution.
 - Security & Display Lighting - simplified.
 - Architectural Accent Lighting – minor clarifications.
 - Public and Private Roadways – minor modifications consolidating and simplifying information.
- Section 1160 – Outdoor Lighting Definitions – Streamlined (Attachment 2)
The consultant will be attending the planning board meeting to explain proposed modifications and industry standards.

Required Consistency Findings

The Planning Board is required to make two findings with their recommendation. One for consistency with Town adopted plans and another regarding the benefit of the public. Staff is of the opinion the following findings can be made:

1. The proposed UDO amendment is consistent with the following goals:

- 1.3.2of the Comprehensive Plan – Land Use because the amendment provides regulations encouraging the use of lighting design practices and systems that will minimize glare, light trespass and light pollution thus reducing the potential for land use conflicts between neighboring properties; and
2. This UDO ordinance amendment request is reasonable and in the best interest of the public because it provides clear guidance for better efficiency and the use of best lighting design practices..

Staff Recommendation

Staff recommends that the Planning Board make the required consistency findings and recommend adoption of the UDO ordinance amendment to the Town Council.

Staff Contact

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Attachment 1 – Draft Lighting Ordinance-Chapter 1330

Attachment 2- Draft Outdoor Lighting Ordinance-Chapter 1660

Attachment 3- Existing Lighting & Definition Ordinance dated 12/31/2008