

CITY CODE CHAPTER 8: BUILDINGS AND BUILDING REGULATIONS

- **ARTICLE V. - EXTERIOR LIGHTING**

- **Sec. 8-147. - Definitions.**

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:

Outside security lighting means any electrically operated light, except incandescent lights without a reflecting surface and not exceeding 150 watts, mounted or installed on the exterior of any building or on or upon any exterior object located upon a property or parcel of real estate within any residential district of the city.

(Code 1975, § 6-20-1; Code 1997, § 10-531)

- **Sec. 8-148. - Prohibition.**

No owner or tenant of any residential property shall authorize, maintain or permit the operation of outside security lighting from any residential property owned, leased, rented or under their control, which outside security lighting shines upon or onto any adjoining residential property.

(Code 1975, § 6-20-2; Code 1997, § 10-532)

- **Sec. 8-149. - Shielding.**

The owner or tenant of any residential property where outside security lighting is installed shall not permit such lighting to operate unless such lighting is shielded in a manner so as to prevent light from such installation from shining into or upon adjoining residential property.

(Code 1975, § 6-20-3; Code 1997, § 10-533)

- **Secs. 8-150—8-166. - Reserved.**

- **Sec. 32-5. - Illumination generally.**

- a. *Wiring installation; open spark or flame prohibited.* No sign shall be illuminated by other than electrical devices. Wiring shall be installed in accordance with the requirements of the National Electrical Code and the rules and regulations of the division of safety inspection. In no case shall any open spark or flame be used for display purposes.
- b. *Electrical inspection.* No electrically operated or illuminated sign shall be erected before the chief electrical inspector's seal or stamp has been affixed to such sign.
- c. *Location; prohibited lights.* No person shall place, maintain or display a blinking, oscillating or rotating light. Lights that may be mistaken for the distinguishing lights authorized by law for emergency vehicles and safety devices, because of similarities in color and design, shall not be permitted along roadways.
- d. *Exception.* No transformer in excess of 30 milliamperes (MA) with 120 volt primary service shall be permitted, except as may specifically be approved by the building official.

(Code 1997, § 62-5; Ord. No. 803, § 62-5, 2-28-2005)

- **Sec. 32-6. - Internally illuminated signs.**

All internally illuminated signs shall be constructed so as to produce or emit a subdued lighting effect. Backlighted individual letters are permitted. Interior illuminated signs shall be constructed so that the background face of such sign is opaque or nearly opaque so as to allow the illumination of only letters, numbers, or logos on the display surface so that minimal light passes through the background.

(Code 1997, § 62-6; Ord. No. 803, § 62-6, 2-28-2005)

- **Sec. 32-7. - Illuminated signs.**

Awnings and canopies shall not be illuminated. The display surface of signs permitted under the provisions of this chapter facing Mack Avenue and Harper Avenue may be illuminated by externally mounted incandescent lights directed to shine upon the display surface and shielded from shining at other than the display surface. Such incandescent lighting shall not exceed 150 watts for every 20 square feet of display surface illuminated. Applications for illuminated signs shall be referred to the building official for approval. Such application shall be accompanied by a drawing or photograph of the building facade showing the area where the proposed sign is intended to be installed and the wording, lettering and appearance of the proposed sign on the building, including the dimensions thereof. The drawings or photographs

submitted by the applicant must include photographs of the buildings on either side of the applicant's building.

- (Code 1997, § 62-7; Ord. No. 803, § 62-7, 2-28-2005)

-

- **Sec. 32-31. - Awnings and canopies.**

e. No awning or canopy shall be backlighted with artificial lighting.

(Code 1997, § 62-32; Ord. No. 803, § 62-32, 2-28-2005)

CITY CODE CHAPTER 50: ZONING

- **ARTICLE II. - ADMINISTRATION AND ENFORCEMENT**
- **Sec. 50-41. - Standards for approval.**

The planning commission shall approve a site plan if the site plan meets all applicable standards set forth in this Code. If such site plan does not comply with such provisions, the plan may be approved by the zoning board of appeals by granting a waiver or variance of such deficiency and upon a finding by the zoning board of appeals or the city council that the site design will be in compliance with the standards found in the zoning enabling act and this section. The planning commission may, as a basis for making such findings, require whatever site plan modifications it deems necessary, including the provision of additional site design amenities not specifically required by this Code, in order to protect natural resources and the health, safety and welfare and the social and economic well-being of the people. In addition, the planning commission shall use the following criteria in evaluating the site plan:

10. *Exterior lighting.* Exterior lighting shall be designed so that it is shielded from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

(Code 1975, § 5-21-8; Ord. No. 810, § 98-449, 8-7-2006)

- **ARTICLE III. - DISTRICT REGULATIONS**
- **Sec. 50-340. - Special land uses.**

The following uses shall be permitted as special land uses in the community facilities district subject to the standards set forth for each use and in accordance with the procedures set forth in [section 50-32](#). In the event any of the standards in this section conflict with other sections of the zoning ordinance, these standards shall prevail:

1. l. 10. *Exterior lighting.* The lighting of buildings and site areas shall be designed so the light does not directly shine onto adjoining properties or cause glare for motorists. The design and selection of light fixtures shall compliment the overall design of the campus and not cause the property to be overly lit. Lighting shall be coordinated with landscaping designs so trees and shrubs will not interfere with lighting as they grow, creating dark areas. The use of "green" technology is encouraged.

(Ord. No. 835, 10-4-2010)

- **Sec. 50-370. - Permitted uses.**

In all C districts, no building, structure or premises shall be used and no building or structure shall be erected or altered which is arranged, intended or designed to be used for other than one or more of the following purposes:

5. Automotive services as follows: ...No lighting system shall be permitted whereby overhead wires equipped with lighting fixtures or bulbs are strung over or across such property.

(Code 1975, § 5-8-2; Code 1997, § 98-202; Ord. No. 674, § 1, 6-6-1994; Ord. No. 731, § 1, 3-15-1999; Ord. No. 833, 8-16-2010; Ord. No. 856, 7-15-2013)

Sec. 50-371. - Special land uses.

The following uses shall be permitted as special land uses in the commercial business district subject to the standards set forth for each use and in accordance with the procedures set forth in [section 50-32](#):

1. Fast-food restaurants and carry-out restaurants provided that:
 - b. Lighting shall be installed in a manner which will not create a driving hazard on abutting streets, and which will not cause direct illumination on adjacent residential properties.

(Code 1975, § 5-8-3; Code 1997, § 98-203; Ord. No. 833, 8-16-2010)

- **ARTICLE V. - OFF-STREET PARKING REQUIREMENTS**
- **Sec. 50-574. - Parking structures in P-1 district.**

- 4) All exterior lighting, especially that which may be provided on the roof, shall be glare-free and so arranged as to reflect away from all residentially zoned or used properties affected by the parking structure. There shall be no lighting of elevations of a parking structure facing any residentially used or zoned property.

(Code 1997, § 98-395)

- **Sec. 50-575. - Lighting.**

Every parking lot which is operated during any hours of the night shall be provided with adequate lighting units to enable parking attendants to have a reasonable view of all portions of the parking facility at all times. Lights shall be shielded and directed away from residences and other adjacent property and from the public streets in such

manner as to prevent a disturbing glare to occupants of adjacent property and to vehicular traffic using the public streets.

(Code 1997, § 98-396)