

1. Agenda

Documents:

[2020-02-18 Planning Commission Work Session Agenda.pdf](#)

2. Meeting Materials

Documents:

[Lighting Draft Ordinance.pdf](#)



CITY OF YACHATS

PLANNING COMMISSION MEETING
441 Hwy 101 N., Yachats Commons, Room 1
Tuesday, February 18, 2020 2:00pm

WORK SESSION AGENDA

I. Discussion of Lighting Ordinance

Commission meets the third Tuesday of each month.

This meeting is open to the public and all interested persons are invited to attend. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. Minutes of all public meetings are available for review at City Hall, or on the City website at www.yachatsoregon.org.

In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time. The meeting room is physically accessible to persons with mobility devices; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541-547-3565 or Oregon Relay 1-800-735-2900 (TDD).

9.42 City of Yachats Lighting Ordinance

9.42.010 Purpose

The purpose of this Ordinance is to provide regulations for outdoor lighting that will accomplish the following goals:

- a. Permit the use of outdoor lighting that promotes health, safety, security, and productivity.
- b. Protect shoreline natural resources and wildlife.
- c. Enhance the view of the dark sky.
- d. Minimize the adverse effects of bright, outdoor lighting including “light trespass” and “glare”.

9.42.020 Definitions

- a. Cut-off Angle (of a luminaire): The angle, measured from the lowest point between a vertical line from the center of the lamp extended to the ground and the first line of sight at which the bare source is not visible.
- b. Fixture (also called a luminaire or light fixture): a complete lighting unit including the light source (bulb), mounting, and shielding.
- c. Foot-candle: a measure of luminance or a measure of how bright a light appears to the eye. One foot-candle is equal to one lumen per square foot. As an example, a typical 60 watt light (840 lumens) produces an illuminance of 0.1 foot candles at a distance of about 25 feet.
- d. Glare: Light that causes a visual impairment sensation due to excessive brightness from the light source, and can interfere with one's ability to see.
- e. Individual Lamp Limit:
 1. 60 watt Standard Incandescent
 2. 730 Lumens
 3. 12 Watt Cool White Fluorescent
 4. 12 Watt Compact Fluorescent
 5. 9 Watt High efficiency LED accent light
- f. Light Trespass: Any light emitted from an outdoor luminaire that shines directly beyond the property on which the luminaire is installed, or indirectly shines beyond the property on which the luminaire is installed at a brightness that exceeds 0.1 foot candles at the property line.
- g. Luminaire: See definition for “fixture”.
- h. Marine Lighting: Bright light fixtures pointed at the ocean and coastal tide pools.
- i. i. Outdoor Lighting Fixture: A luminaire outside of an enclosed building or structure, or any luminaire directed such that it primarily illuminates outdoor areas.

- j. j. Shielding: An opaque covering for an Outdoor Lighting Fixture such that no light rays are emitted above the horizontal plane running through the lowest point of the fixture. Shielding can be extended downward as needed to prevent “Light Trespass” as defined above.

9.42.030 General Lighting Requirements

- a. Conformance with all applicable codes. All outdoor lighting shall be installed in conformance with the provisions of this ordinance, applicable Electrical and Energy codes, and applicable sections of the City, County and State building codes.
- b. Applicability. Except as described below, all outdoor lighting installed after the date of this ordinance shall comply with these requirements. This includes, but is not limited to, new lighting, replacement lighting, or any other lighting whether attached to structures, poles, the earth, or any other location, including lighting installed by any third party.
- c. Exemptions. The following are not regulated by this Ordinance:
 - 1. Lighting within the public right-of-way or easement for the principle purpose of illuminating streets or roads.
 - 2. Lighting for public monuments and statuary.
 - 3. Lighting solely for signs (Covered in the Sign Ordinance 9.44).
 - 4. Repairs to existing luminaires not exceeding 25% of the total value of the luminaire.
 - 5. Temporary lighting for theatrical, musical, and other performance areas and construction sites.
 - 6. Underwater lighting in swimming pools.
 - 7. Temporary, seasonal lighting provided that individual lights are less than 10 lumens.
 - 8. Lighting that is only used under emergency conditions.
 - 9. Lighting identified in a specific use permit.
 - 10. Lighting required by County, State, or Federal government.

9.42.040 General Standards

- a. Outdoor Lighting Fixtures and Accent Lighting must be shielded and aimed downward, and it must be installed at the minimum height necessary so that the Cut-off Angle does not allow direct lighting of an adjacent property at a level exceeding 0.1 Foot-Candles at a distance of 25 feet from the light source.
- b. All Trespass Lighting that exceeds 0.1 Foot-Candle at a distance of 25 feet is prohibited.
- c. In order to enhance security, and reduce Trespass Lighting and Glare luminaires on residential properties are limited to the “Individual Limit”.
- d. Motion Activated Security Lights must not be triggered by motion on adjacent properties or streets. And these lights must be shielded so that they do not shine on adjacent properties in excess of 0.1 foot-candles at a distance of 25 feet.

- e. New Marine Lighting is banned, and Marine Lighting installed prior to passage of this Ordinance shall be subject to an 11pm to dawn curfew.
- f. Outdoor Lighting Fixtures for commercial properties must be turned off when the business is not open. Lower level security lighting may be substituted during these hours.

9.42.050 Variances

To provide for reasonable interpretation of this Chapter, and in certain instances where this Chapter will produce a hardship, a property owner may apply for a variance pursuant to Chapter 9.80 of this Code.

9.42.060 Effective Date

The General Standards described in Chapter 9.42.040 (above) become effective and required 6 months after the passage of this Ordinance.

9.42.070 Examples

Attached are examples of Trespass Lighting, Glare, Shielding, Sky Glow, and shielded/unshielded luminaires.