Chapter 19.47

LIGHTING REGULATIONS

Sections:

19.47.010 Purpose and intent.

The purpose of this chapter is to provide regulation of exterior lighting systems constructed on properties within the various zones in the city, and the regulations are deemed necessary to protect the public health, safety and general welfare. The city recognizes that lighting has both a practical and aesthetic value and is an integral portion of any development. The city also recognizes that improperly installed lighting, illegal lighting, or improperly maintained lighting, creates impacts within the community, creates conflicts and nuisance impacts upon abutting properties, and is wasteful of energy resources by causing energy to be expended without producing additional useful light. It is the purpose and intent of this chapter to permit lighting consistent with the regulations and in a manner consistent with the city's general plan, including the community design element.

19.47.020 Definitions.

The following terms when used in this chapter have the meaning provided in this section:

"Correlated Color Temperature" means the temperature, measured in Kelvin (K), to which one would have to heat a "black body" source to produce light of similar spectral characteristics as specified by the Lamp or Luminaire manufacturer. Low color temperature implies warmer (more yellow/red) light while high color temperature implies a colder (more blue) light.

"Foot-Candle" means the illuminance produced on a surface one foot (1') from a uniform point source of one candela, measured by a light meter.

"Glare" means an effect produced by lighting sufficient to cause annoyance, discomfort, or loss in visual performance and visibility. For the purposes of this chapter, Glare occurs when a Lamp is directly viewable from a location off the property that it serves.

"Human Scale" means the proportional relationship of a particular building, structure, or streetscape element to human form and function.

"Lumen" means the unit of luminous flux equal to the light emitted in a unit solid angle by a uniform point source of one candle intensity. One Foot-Candle is equal to one Lumen per square foot. One lux is equal to one Lumen per square meter.

"Lamp" means the light-producing element or light source of a Luminaire. Examples are bulbs and tubes.

"Luminaire" means the complete lighting unit, often referred to as a light fixture. It consists of the Lamp, optical reflector and housing, and electrical components for safely starting and operating the Lamp.

"Maintained Lighting" values refers to the Lumens or Foot-Candles predicted or measured from a Lamp or lighting system at the mid-life of the Lamp and must account of the expected drop in Lumen output from the Lamp, as well as normal dust on the lens of the Luminaire.

"Spillover" means an occurrence when any amount of light that falls outside the property boundaries.

19.47.030 Applicability.

The regulations contained within this chapter apply in all zones and specific plan areas within the city except all light fixtures within the public right of way. These regulations are intended to augment lighting standards, regulations, and design guidelines in adopted specific plans and the Community Design Element of the General Plan.

19.47.040 General requirements.

A. Lighting permitted must be limited to those levels necessary to provide safety and security to the site.

B. Use of low intensity lighting for aesthetic purposes in order to enhance or accent building features, public art, or landscape architectural features of a project is encouraged. Such lighting must not spill over onto or extend beyond the property-line or into adjacent public right-of-way.

C. Energy efficient lighting must be used to the extent possible. The use of Light Emitting Diodes (LEDs) as a light source is highly encouraged for all lighting applications for energy efficiency and optical control.

D. All lighting systems must meet adopted codes and standards of the city as well as current California Green Building Standards Code and California Energy Code requirements

E. All lighting system components must be kept in good repair and service. Periodic cleaning, painting and servicing of supports, globes, fixtures and foundations is required. Poor maintenance is considered a public nuisance.

19.47.050 Prohibited lighting.

The following types of lighting are prohibited within the city:

A. Any outdoor lighting system erected, installed, modified, or reconstructed without proper plans and permit approvals.

B. Flashing, alternating, blinking, or moving lights, other than traffic or hazard lights or those permitted under the sign regulations contained in Chapter 17.04 Sign Regulations, or those in Sections 19.47.090(h) & (i) Exemptions.

C. Unshielded pack lighting and area wide flood lighting.

D. Searchlights or laser lights.

E. Any lighting that causes Glare or Spillover as defined by this chapter.

19.47.060 Plans required.

A. All commercial, industrial, office, mixed-use, multi-family, and all other non-single family residential projects must have plans for the outdoor lighting system approved by the city's community development director or designee prior to issuance of building permits for that project.

B. Each lighting plan must detail the provision of lighting systems for exteriors of all buildings, parking lots, loading areas, walkways, public use areas, public art displays, fountains, or landscape areas.

C. Lighting plans must be prepared, signed, and certified by a civil or electrical engineer or other person licensed and/or registered within the state of California to prepare and certify lighting system designs/plans. Such plans must comply with minimum light level recommendations per Illuminating Engineering Society (IES).

D. Lighting plans must, as a minimum, include and exhibit the following:

1. Style, size, height, and location of any poles used to support Luminaires.

2. Style, size, height, and location of any foundation systems (i.e., pedestals) upon which light poles may be erected.

3. Manufacturer information including style, type, location, and quantity of Luminaires, whether pole mounted, bollard mounted or building mounted.

4. Type, wattage, Lumens, and Correlated Color Temperature of Lamps.

5. Shields, cut-off mechanisms, or diffusers used with each Luminaire.

E. All exterior lighting plans must include maintained light level photometric calculations consisting of a point-by-point Foot-Candle layout spaced no greater than ten feet (10') apart at finished grade for paved pedestrian and vehicular areas. Calculation points must extend to twenty (20) feet beyond the property line. All property lines must be clearly delineated on the plan drawing.

F. Lighting plans must include tabular information declaring the maximum, minimum, average, and ratio illumination readings for at least general site areas, canopy areas, site boundary, pedestrian areas, and building entrance areas.

G. Lighting plans must be prepared to scale, and must be accompanied by dimensioned detail sheets, materials catalogues, and specifications to aid in the identification and evaluation of proposed lighting system components.

H. All lighting plans, and/or modifications to an approved lighting plan, must obtain a zone clearance and building permit prior to installation, which are not otherwise approved as part of a project requiring a building permit.

19.47.065 Design standards.

A. Luminaires must be focused, directed, and arranged to avoid Glare and direct illumination on streets or adjacent properties. All properties, both commercial and residential, next to residential zoned areas must not exceed zero (0) Foot-Candles at the property line.

B. The Correlated Color Temperature for all exterior lighting must not exceed 4000 degrees Kelvin.

C. The minimum light level for all parking lots must be at least zero-point-two (0.2) Foot-Candles with a max to min uniformity ratio of no greater than 20:1. The minimum light level for all pedestrian walkways and plazas must be at least zero-point-two-five (0.25) Foot-Candles.

D. Light poles must not exceed twenty (20) feet in height in all commercial, industrial and office zones, unless an increased height is approved as part of a planned development permit on properties over twenty (20) acres in size, but maximum light pole height must not exceed thirty-five (35) feet in height. If a property is within one hundred (100) feet of residential zones, the maximum height must not exceed twenty (20) feet within that area.

E. Light poles in residential zones must not exceed fifteen (15) feet in height except in the RPD and/or Mixed-Use zones where light poles for multi-family residential projects and/or mixed-use developments must not exceed twenty (20) feet in height if approved as part of a planned development permit and/or a conditional use permit.

F. All lighting within parking lots must be located in curbed planters, or the center of parking strips so as not to impede traffic, circulation, accessible path of travel or accessible parking space requirements. All pole locations must be coordinated with the landscape plans to avoid conflicts with vegetation.

G. Concrete pedestals, bases or foundations for the light pole are highly encouraged to be decorative, as treated with paint, stain, stucco, or another form of decorative cover.

H. The following minimum vertical clearances must be maintained by Luminaires and light pole areas:

1. Over driveways/aisles: fourteen (14) feet.
2. Over walkways: eight (8) feet.

I. All outdoor lighting systems must be designed to include an automatic shutoff control with manual override capability.

19.47.070 Design guidelines.

All lighting within the city must comply with the Lighting Design Guidelines of the City of Camarillo Community Design Element of the General Plan and the following guidelines as determined by the community development director:

A. Lighting must be consistent among fixtures used throughout the project so that single fixtures or small groups of fixtures must not be of unusually high intensity or brightness such that hot spots are created.

B. All lighting fixtures, including Luminaires, poles, and pedestals, are highly encouraged to be decorative and must be compatible with and appropriate in scale, intensity and height to the architecture and use of the building(s) on the site and in the surrounding area. Cut-off lighting is preferred.

C. The Correlated Color Temperature of the Lamps must be compatible with the architecture and use of the building(s) on the site and in the surrounding area.

D. All walkway lighting, public space lighting, and patio area lighting must be kept to Human Scale. Bollard style lighting is preferred.

E. The city council may by resolution establish a Lighting Fixture Guide to guide the public on the style and type of light fixtures that comply with these regulations.

17.30.080 Certification/testing.

A. Each lighting plan must meet the standards and guidelines of this chapter and title, as well as those applicable structural and electrical codes adopted by the city.

B. The applicant’s engineer must prepare and certify that the plan has been prepared in accordance with this chapter.

C. Prior to final inspection, or where applicable, issuance of a certificate of occupancy, a field inspection must be completed. The inspection will verify the proper construction and installation of materials within the approved plan and determine the extent of any errant lighting. Deviations and/or violations must be corrected prior to the final clearance for the project.

19.47.090 Exemptions.

The criteria of this chapter does not apply to any of the following:

A. Incandescent Lamps totaling one hundred (100) watts or comparable compact fluorescent Lamps used in decorative fixtures at entrances/exits of residences.

B. Shielded flagpole lights.

C. Low-intensity lighting used for aesthetic purposes in order to enhance or accent architecture, building features, public art, or landscape architectural features, provided that such lighting does not result in Glare or Spillover as defined by this chapter and is not part of a project for which a lighting plan is required.

D. String lights used year-round to illuminate decks, porches, patios, and outdoor dining areas, provided that such lighting does not result in Glare or Spillover as defined by this chapter and is not part of a project for which a lighting plan is required. String lights are prohibited from use illuminating or outlining structures.

E. Athletic field lights within a public park or school campus established pursuant to special plans meeting recognized standards for such facilities constructed in accordance with a photometric plan for these facilities.

F. Navigation beacons, obstruction marking and lighting as needed for aviation safety, including aircraft warning lighting upon towers or similar structures, hazard markers, railroad signals and crossing warning devices.

G. Traffic control devices and light fixtures within the public right of way.

H. Seasonal lighting displays used in conjunction with special holidays or religious celebrations, so long as the Glare is not sufficient to pose safety hazards to pedestrians and motorists, or cause sufficient attraction to result in creation of a nuisance or hazard to vehicular traffic.

I. Temporary sale or special event lighting as permitted through the issuance of appropriate permits by the city.

J. Safety or security lighting within single-family residential neighborhoods recommended by police or special security inspections as part of a neighborhood watch program, provided such lighting does not create a nuisance to abutting properties as a result of Spillover. To the extent that the prescribed lighting is not diminished in effectiveness, all such lighting must incorporate motion detectors, photocells, or similar devices to activate the special light fixtures, but must be provided with a manual switching device to override the fixture when necessary.

K. Solar powered lights of 300 Lumens or less per fixture, used in residential applications or used to illuminate walkways, provided they are not aimed to light areas outside of the subject property.

19.47.100 Violation—Penalties.

A. It is unlawful for any person to modify or intensify any lighting system upon any commercial, industrial, office, or residential property within the city not in compliance with the provisions of this chapter. In addition, it is unlawful for any person to install, replace,

reconstruct, erect, or change any lighting system upon any commercial, industrial, office or residential property within the city without having obtained the proper plans and permit approval(s).

B. Lighting systems within single-family projects found to create a nuisance to abutting residences, adjacent open-space areas, or upon the public right-of-way, must be corrected in such a manner as to remove the nuisance. The community development director or designee may require the property owner to address the nuisance or be required to hire a professional lighting engineer to establish a plan to address the nuisance whereby the fixture is shielded, filtered, redirected, replaced with a less intense light source, removed or a combination thereof to remove Glare or light trespass to the satisfaction of the community development director or designee.

C. Any violation of this Chapter is declared to be a public nuisance per se, contrary to the public interest and may be abated pursuant to the provisions in the Camarillo Municipal Code section 9.17.010 et seq. Any person who violates any provision of or fails to comply with the requirements of this chapter may be punished in accordance with Chapter 1.12 of this code.

D. It is the responsibility of each occupant, property owner, homeowners' association, tenant association, or property management association having jurisdiction over property to ensure compliance with the intent and provisions of this chapter. Covenants and conditions for any property association must contain provisions for the design, review, approval, and continued maintenance of lighting systems within the boundaries of such association.

19.47.110 Nonconforming systems.

A. Lighting systems, for which valid permits have been issued, existing upon properties within any zone prior to the effective date of the ordinances codified in this chapter must be considered legally nonconforming. As such, repair, maintenance, and replacement with like fixtures of these lighting systems must be permitted, unless otherwise provided for within this chapter.

B. Replacement, repair, or reconstruction of twenty-five percent (25%) or more of the fixtures within an existing legal nonconforming lighting system, as determined by the community development director, must require that the system be brought into conformity with the provisions of this chapter.

C. Alterations to existing legal nonconforming lighting systems must not be permitted except for those which result in a conforming lighting system for the property with these provisions or which reduce the level of nonconformity.

D. Whenever a project site is the subject of a major modification to the approved development plan as defined by this code, the major modification application must incorporate a revised lighting system plan which brings the property into conformance with this chapter.