

Box Elder County Land Use Management & Development Code

Article 5: Regulations of General Applicability

Chapter 5-9 - Outdoor Lighting Standards

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5-9-010. Purpose

It is the purpose and intent of this chapter to balance the goals of providing efficient and practical lighting for residents and businesses in Box Elder County, while maintaining the county's rural character and minimizing light pollution that may interfere with the enjoyment, health, safety, and welfare of humans, nature, and the environment.

5-9-020. Scope

All outdoor lighting and lighting fixtures shall be installed in conformance with the provisions of this chapter and the applicable building codes currently in effect in Box Elder County. Where any provision of federal, state, county, or city statutes, codes, or laws conflicts with any provision of this chapter, the most restrictive shall govern unless enforcement will result in a violation of the federal, state, county or city statutes, codes, or laws.

5-9-030. Definitions

Certain words and phrases in this Chapter are defined in Chapter 1-3 of this Code.

Reg. of General Applicability: Outdoor Lighting Standards 5-9-1

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5-9-040. Applicability

These outdoor lighting standards apply to all areas of unincorporated Box Elder County.

1. **New Lighting.** All outdoor lighting installed after the effective date of the ordinance codified in this chapter shall conform to the standards established in this chapter.
2. **Existing Lighting.** Upon the adoption of this ordinance, all outdoor lighting fixtures not in conformity herewith shall be considered legal nonconforming outdoor lighting. Any existing lighting that is directly impacted as part of a project that requires an application for a Box Elder County building permit is required to be brought into conformance with this ordinance. All lighting shall be upgraded to conform to this ordinance prior to the issuance of certificate of occupancy or final inspection.
3. **Public Roadways.** This chapter does not apply to lights owned or maintained by the County, state or federal government which are within any road rights-of-way or used for traffic, safety or emergency purposes.

5-9-050. General Standards

1. **Lamp and Shielding.** All permanent light fixtures are required to be full cutoff fixtures with the light source fully shielded for all uses and directed downward, including single-family and multifamily residential uses.
2. **Light Trespass Standard.** All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing security lighting shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.
3. **Total Outdoor Light Output Standards – Nonresidential and Multifamily Uses.** Total outdoor light output shall not exceed 100,000 lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Instead, design goals should be the lowest levels of lumens necessary to meet the lighting requirements of the site.

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4. Total Outdoor Light Output Standards – Single-Family Residential Uses. Outdoor lighting for single-family residential uses is not subject to a lumens per net acre cap, but is subject to the lamp fixture and shielding requirements.
5. Height. Any lighting fixture attached to a structure shall be placed below the eave or parapet, whichever is lower. Different height restrictions may be imposed as a condition of approval by the Community Development Director, development review committee, or planning commission.
6. Commercial Lighting Time Limitations. All nonessential commercial exterior lighting shall only continue in operation until 11:00 p.m. or for as long as the business is open or area is in active use and shall remain off until the business reopens or until daylight the following day.

5-9-060. Property Lighting

1. Parking Lot Standards. Parking lot lighting poles shall be sized in such a manner that the top of any fixture does not exceed 20 feet above adjacent grade. Parking area lights are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level.
2. Luminaire Mounting Height. Freestanding luminaires within a residential zone, except street lights, shall be mounted at a height no greater than 12 feet from ground level to the top of the luminaries.
3. Landscape and Accent Lighting. Subject to the approval of the Community Development Director or designee, ground-mounted lighting may be allowed to accent unique features of a building and/or surrounding landscaping (such as outstanding architectural features, specimen trees with dense year-round foliage or large native shrub masses). Architectural lighting is allowed; provided that a full cutoff light fixture is used, and the source of illumination is directed downward.
4. Flagpoles. Only the flag of the United States of America or the flag of the State of Utah may be illuminated.

5-9-070. Prohibited Lighting

1. Searchlights, laser source lights, strobe or flashing lights, illusion lights or any similar high intensity light shall not be permitted except in emergencies by police and fire personnel or for approved special events.

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2. Uplighting. Except as specifically allowed in this ordinance is prohibited.

5-9-080. Special Uses

1. Outdoor Recreational Facilities. Lighting for outdoor recreation facilities that does not comply with this chapter may be approved with the project site plan based on the following:
 - a. When the proposed lumens per acre exceed the lumens per net acre limits, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA).
 - b. Every such lighting system design shall be certified by a Utah registered engineer as conforming to all applicable restrictions of this code.
 - c. Such lighting shall not include any light trespass.
 - d. Full cutoff light fixtures shall be required for fields designed for recreational sports activity.
2. Service Station Canopies. All service station canopies shall comply with the following:
 - a. Shielding. All luminaries shall be flush with the lower surface of canopies and utilize flat glass or plastic covers.
 - b. Total Under-Canopy Output. The total light output used for illuminating service station canopies, defined as the sum of under-canopy initial bare-lamp outputs in lumens, shall not exceed 40 lumens per square foot of canopy. All lighting mounted under the canopy, except internally illuminated signs, shall be included in the total. Fifty percent of the total lumen output of all lamps mounted within or under a canopy shall be included in the lumen per acre cap.
3. Other Special Use Lighting. Lighting for special uses that are not specified in this ordinance must be approved by planning commission through a conditional use permit or along with a site plan application.

5-9-090. Exemptions and Non-conforming Lights

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1. Emergency lighting, used by police, firefighting, or medical personnel, or at their direction, is exempt from all requirements of this code for as long as the emergency exists.
2. Spotlights are permitted for single-family residential, provided they are fully shielded and directed downward.
3. Swimming Pool and Decorative Water Fountain Lighting. Underwater lighting used for the illumination of swimming pools and decorative water fountains is exempt from the lamp type and shielding standards, though they must conform to all other provisions of this code.
4. Seasonal Decorations. Seasonal decorations are exempt from this chapter.
5. Tower Lighting: Tower lighting required by the FAA or the FCC; provided, that it shall not exceed the minimum requirements of those agencies. Collision markers shall have a dual mode for day and night to minimize impact to the night sky and migrating birds;
6. Traffic Control Devices.
7. Temporary lighting for approved special events.

5-9-100. Plan Submittal and Evidence of Compliance

1. Plan Submittal. Whenever a person is required to obtain a permit for outdoor lighting, a conditional use permit, subdivision approval or any development plan approved by Box Elder County, including all county projects, or a building permit, the applicant shall, as part of the application process, submit sufficient information to enable the Community Development Director or designee to determine whether proposed lighting complies with this code. All applications may be subject to review and action by the planning commission at the discretion of the Community Development Director.
2. Applications. All applications shall include the following:
 - a. A site plan indicating the height and location of all lighting fixtures, both proposed and any already existing on the site.
 - b. A description of each illuminating device, fixture, lamp, support and shield, both proposed and existing. The description shall include, but is not limited to, manufacturer's catalog cuts and illustrations (including sections where required); lamp types, wattages and initial lumen outputs.

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- c. Such other information that the Community Development Director may determine is necessary to ensure compliance with this code.
3. Plan Approval. If the Community Development Director or designee determines that any proposed lighting does not comply with this code, the permit shall not be issued or the plan approved.
4. Lamp or Fixture Substitution. Should any outdoor light fixture or the type of light source therein be changed after the permit has been issued, a change request must be submitted to the Community Development Director or designee for approval, together with adequate information to assure compliance with this code, which must be received prior to substitution.
5. Certification of Installation. For all projects where the total initial output of the proposed lighting equals or exceeds 100,000 lumens, certification that the lighting, as installed, conforms to the approved plans shall be provided by a certified engineer before the certificate of occupancy is issued. Until this certification is submitted, approval for use of a certificate of occupancy shall not be issued for the project.

5-9-110. Approved materials and methods of construction or installation/operation

1. Approval of Alternatives. The provisions of this code are not intended to prevent the use of any design, material, or method of installation or operation not specifically prescribed by this code, provided any such alternative has been approved by the Community Development Director or designee. The Community Development Director may approve any such proposed alternate if it:
 - a. Provides at least approximate equivalence to that applicable specific requirement of this code, and
 - b. Complies with the intent of this code.

5-9-120. Violations, Legal Actions and Penalties

1. Violations and enforcement procedures for this chapter are found in Chapter 2-4: Enforcement of this code.

5-9-130. Tables and Information Sheets

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1. The figures and information sheets attached to the ordinance codified in this chapter shall be incorporated into this chapter as guidelines for the public and the County. The County does not endorse or discriminate against any manufacturer or company that may be shown, portrayed or mentioned by the examples.

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