

ARTICLE XIX. OUTDOOR LIGHTING STANDARDS

(Added 6/23/11; amended 2/14/13)

Section 262: Purpose and Intent.

The purpose of this lighting ordinance is to permit reasonable uses of outdoor lighting for safety, utility, security, and enjoyment while preserving the ambiance of the night; to conserve energy and resources to the greatest extent possible; to minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive or unnecessary; to help protect the natural environment from the damaging effects of night lighting; to promote Middleburg as a safe and friendly pedestrian environment and to preserve the historical character of the Town of Middleburg for future generations.

Section 263: Applicability

- A. All outdoor lighting fixtures installed on private and public property after the effective date of this ordinance shall comply to the ordinance provisions contained in this article. This article shall not apply to interior lighting. However, overly bright inside light emitted outdoors from any structure will be subject to control by this ordinance if it is determined by the Administrator that it creates a light trespass as defined by this ordinance.
- B. All outdoor lighting fixtures existing and legally installed and operative before the effective date of this article are exempt from these requirements unless they are determined to create light trespass on adjacent properties as defined by this article. When existing lighting fixture become inoperable, replacement fixtures shall be submitted following the procedures of Section 267 and approved by the Administrator, subject to the provisions of this article.
- C. If a property or use with non-conforming lighting is abandoned as defined by Article VIII, Section 92.I. of the Middleburg Zoning Ordinance, then all outdoor lighting shall be reviewed and brought into compliance with this article before any use is resumed on such property.

Section 264: Definitions

- A. *Lamp or bulb* means the light-producing source installed in the socket portion of a luminaire or fixture.
- B. *Luminaire or Fixture* means a complete lighting unit including the lamps or bulbs, together with the parts required to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply.
- C. *Lumen* is a unit used to measure the amount of light emitted by lamps.
- D. *Light pollution* means general sky glow caused by the scattering of artificial light in the atmosphere and resulting in decreased ability to see the natural night sky.
- E. *Glare* means the brightness of a light source that causes eye discomfort.
- F. *Light trespass* is defined as the maximum illumination, when measured at a point five feet within the adjacent property line at a height of five feet and facing the light fixture(s), greater than 1 vertical footcandles. Values above 1 fc constitute trespass. This value is roughly equivalent to a 150-watt reflectorized incandescent floodlight at a distance of 100 feet.
(Amended 2/14/13)

- G. *Shielding or hooding* means that no light rays are emitted by a fixture above the horizontal plane running through the lowest point of the fixture where light is emitted.
- H. *Accent lighting* means any directional lighting which emphasizes a particular object or draws attention to a particular area.
- I. *Spotlight or Floodlight* means any lamp that incorporates a reflector or a refractor to concentrate the light output into a directional beam in a particular direction.
- J. *Footcandle* means a unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot and originally defined with reference to a standardized candle burning at one foot from a given surface.

Section 265: Exemptions

The following are exempt from the provisions of this ordinance:

- A. Traffic control signals and devices
- B. Temporary emergency lighting (i.e. fire, police, repair workers)
- C. Lawful moving vehicle lights
- D. Navigation lights designated by the administrator for purposes of public safety
- E. Other special situations approved by the Town for temporary or periodic events (e.g. fairs, fiestas, carnivals, night-time construction)
- F. Decorative holiday lighting from November 15 through the next following January 15
- G. Any light fixture on a commercial building or site that received a certificate of appropriateness from the Middleburg Historic District Review Committee, as further defined in the Historic District Design Guidelines - Outdoor Architectural Lighting. (Added 2/14/13)

Section 266: General Standards

- A. Outdoor lighting must be hooded, shielded and aimed downward.
- B. When required by this article, all hoods or shields must mask the direct horizontal surface of the light source. The light must be aimed so that the illumination is only pointing downward onto the ground surface, with no escaping light permitted to contribute to sky glow by shining upward into the sky.
- C. Any light which is determined to meet the standard for light trespass on an adjacent property shall be considered a violation and be brought into compliance.
- D. Existing fixtures may be adapted to comply with this ordinance by adding a properly designed hood or shield, or by pointing any upward-shining, shielded fixture downward onto the ground surface.
- E. All outdoor lighting fixtures shall be designed, installed, located and maintained such that glare onto adjacent properties or streets is minimized and all direct illumination kept within the boundaries of the fixture owner's property.
- F. Accent lighting, when approved in accordance with Section 267, shall be directed downward onto the building or object and not toward the sky or onto adjacent properties. Direct light emissions shall not be visible above the roof line or beyond the building edge.

Section 267: Submittals

All Site Plan, Subdivision, Certificate of Appropriateness or Zoning Location Permits which include the installation of outdoor lighting fixture(s) for new construction, shall provide evidence of compliance with the requirements of this ordinance. The submittal shall contain the following information and be submitted as part of the site plan or other permit application for approval:

- A. Plans indicating the location, type and height of luminaries or fixtures including both building and ground-mounted fixtures;
- B. A description of the luminaries or fixtures, including lamps, poles or other supports and shielding devices, which may be provided as catalogue illustrations from the manufacturer;
- C. Photometric data, such as that furnished by the manufacturer, showing the angle of light emission; and
- D. Additional information as may be required by the Planning Commission in order to determine compliance with this ordinance.