

**17.09.060 Outdoor lighting – Scope and applicability.**

- A. Directed illumination shall be confined within the property boundaries of the source.
- B. All outdoor lighting installed after October 1, 2019, in all zoning districts within the City shall conform to the requirements established by Sections 17.09.060 through 17.09.069, as well as Section 17.93.075. These sections do not apply to indoor lighting.
- C. All otherwise lawful existing outdoor lighting that does not meet the requirements of this chapter and is not otherwise exempted shall be considered a legal, nonconforming use or part of a legal, nonconforming structure subject to an amortization schedule outlined in Section 17.09.069.
- D. In the event of any conflict between the provisions of Sections 17.09.060 through 17.09.069 and 17.93.075 and any other provision of the Moab Municipal Code, these sections shall control.

**17.09.061 Outdoor Lighting - Exemptions**

- A. The following shall be fully exempt from all regulations unless otherwise stated:
  - 1. Traffic control signals and traffic safety devices.
  - 2. Emergency and Safety Lighting by Emergency Services. Searchlights, floodlights, laser source lights, strobe or flashing lights, or any similar high intensity lights are permitted when used in emergencies by police, fire, medical, and/or utility personnel or at their direction.
  - 3. Holiday lighting. Low-voltage holiday decorations may remain on all night from October 15<sup>th</sup> to January 15<sup>th</sup>. The following are examples of appropriate low-voltage decorative lighting.



- 4. Pathway lights less than eighteen inches (18") in height, if the total light output from each pathway light is less than three hundred (300) lumens. The fixture shall have a top that is completely opaque such that no light is directed upwards.

5. Temporary lighting, unless fully shielded, shall adhere to the lighting hours stated in 17.09.065.

### 17.09.062 Outdoor lighting – Definitions.

A. For the purpose of Sections 17.09.060 through 17.09.069 and 17.93.075, the following definitions apply:

“Accent or architectural lighting” means lighting of building surfaces, landscape features, statues, and similar items for the purpose of decoration, ornamentation, creation of visual hierarchy, sense of liveliness, or other purpose unrelated to safety, business operation, or essential lighting function.

“Backlight” means all the light emanating behind a luminaire.

“BUG rating” means backlight, uplight, and glare rating, which exists on a scale of zero to five and describes the light output of a luminaire.

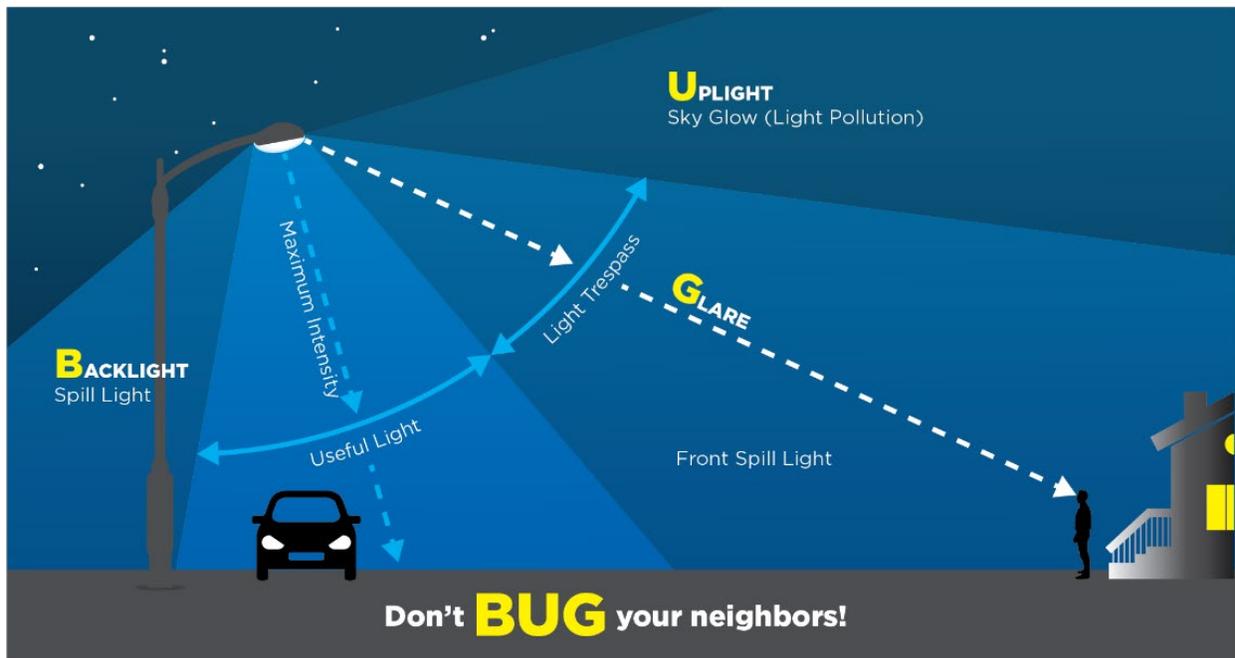


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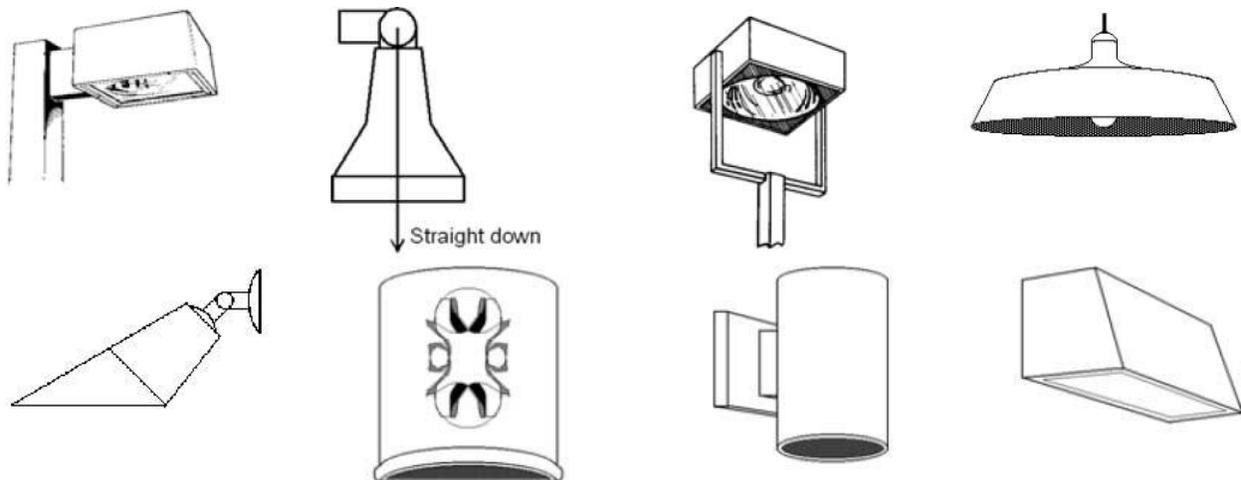
“Correlated color temperature” (CCT) is a specification of the color appearance of the light emitted by a lamp, relating its color to the color of light from a reference source when heated to a particular temperature, measured in degrees Kelvin (K). The CCT rating for a lamp is a general “warmth” or “coolness” measure of its appearance. Lamps with a CCT rating below three

thousand K are usually considered “warm” sources, while those with a CCT above three thousand K are usually considered “cool” in appearance.

“Directed illumination” means the intentional illumination emanating from a fixture represented by the maximum intensity cone of light.

“Floodlight” means a fixture or bulb designed to “flood” an area with light. A specific form of bulb or fixture designed to direct its output in a specific direction. Such bulbs are often designated by the manufacturer and are commonly used in residential outdoor lighting.

“Fully shielded fixture” means an outdoor light fixture constructed and mounted so that the installed fixture emits no light above the horizontal plane. Where a light manufacturer provides a BUG rating, the uplight rating (U) must equal zero. Fully shielded light fixtures must be shielded in and of themselves. Surrounding structures, like canopies, are not to be considered when determining if the fixture is fully shielded. Fully shielded fixtures must be appropriately mounted so that the shielding prevents light from escaping above the horizontal plane and all light is directed downward.



Examples of fully shielded light fixtures.

“Glare” means the visual sensation caused by excessive brightness and which causes annoyance, discomfort, or a disability loss in visual performance or visibility.

“Internally illuminated,” as it relates to signs, means any sign which has a light source entirely enclosed within the sign and not directly visible to the eye.

“Light pollution” means any adverse effect of manmade light. Often used to denote “skyglow” from developed areas, but also includes glare, light trespass, visual clutter and other adverse effects of lighting.

“Light source” means the part of a lighting fixture that produces light, e.g., the bulb, lamp, or chips on board.

“Light trespass” means any light that falls beyond the legal boundaries of the property it is intended to illuminate.

“Lumen” means a unit of luminous flux equal to the light emitted by a uniform point source of one candle intensity. Lumens refers to the amount of light emitted by a bulb (more lumens equates to brighter light).

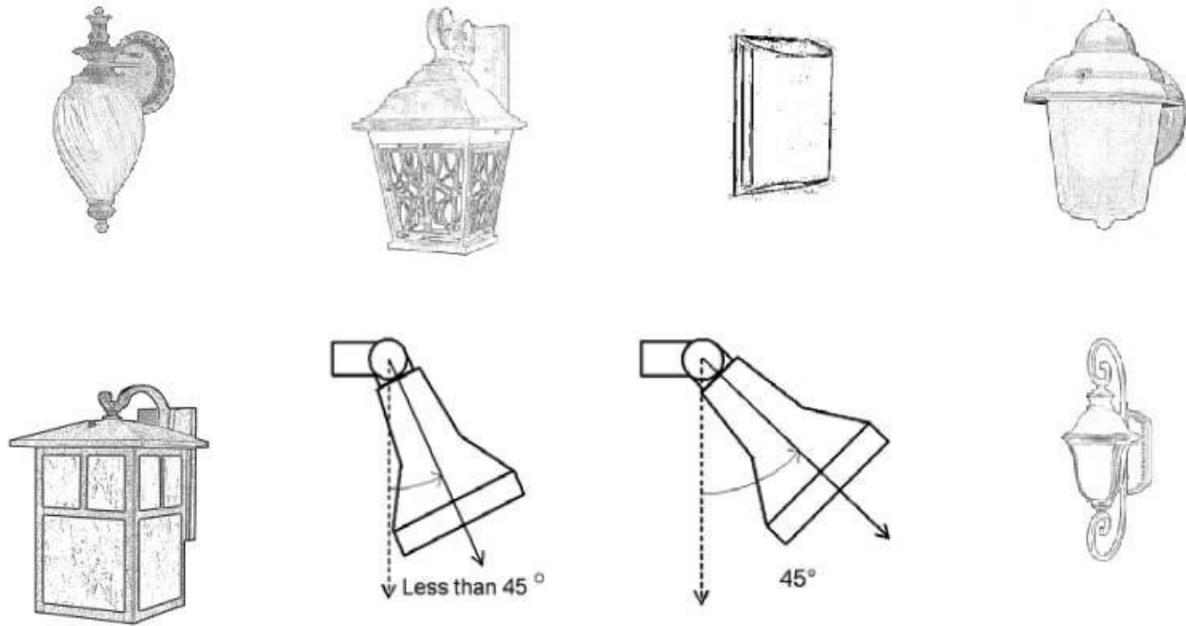
“Manufacturer’s catalog cuts” means a publication or other printed material of a bulb or lighting manufacturer offering visual and technical information about a lighting fixture or bulb.

“Net acre” means a gross acre excluding: public rights-of-way, lands with natural slopes greater than thirty percent, jurisdictional wetlands, lands in the one-hundred-year floodplain, public drinking water supply water sources (recharge areas for the aquifer in the Glen Canyon Formation), lands affected by immitigable geohazards, riparian habitats, archeological sites, and required open space.

“Nondirected illumination” refers to the excess light emitted from a fixture not contained in the intentional directed illumination.

“Outdoor light fixture” means a complete lighting unit consisting of a lamp(s) and ballast(s) (when applicable), together with the parts designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply. Also known as a luminaire, or simply as a fixture.

“Partially shielded light fixture” means an outdoor light fixture constructed and mounted so that the installed fixture emits most of its light above the horizontal plane. Where a light manufacturer provides a BUG rating, the uplight (U) and backlight (B) ratings are greater than zero. Light emitted at or above the horizontal plane (sideways or upwards) shall arise solely from incidental decorative elements or strongly colored or diffusing materials such as colored glass or plastic. Fixtures using spot or flood lamps are considered partially shielded if the lamps are aimed no higher than forty-five degrees above the vertical plane beneath the fixture.



Examples of partially shielded lighting fixtures.

“Recreational lighting” means lighting used to illuminate sports fields, ball courts, playgrounds, or similar outdoor recreational facilities.

“Safety lighting” means any lighting required by the Building Official or Zoning Administrator for the purpose of safety. Examples include lighting for doorways, pathways, and driveways.

“Skyglow” means the brightening of the nighttime sky resulting from the scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces one’s ability to view the nighttime sky.

“Spotlight” means a fixture or bulb designed to light a small area very brightly. See definition of “Floodlight.”

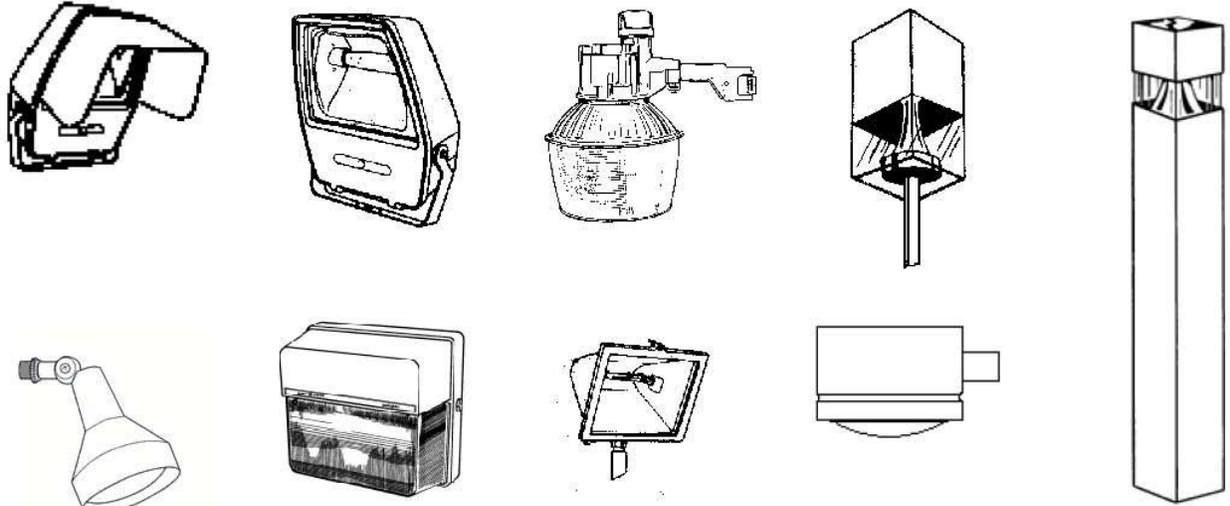
“Temporary lighting” means lighting that plugs into an outlet and is not hard wired.

“Total” means the sum of shielded and unshielded light.

“Total outdoor light output” means the total amount of light measured in lumens from all bulbs installed in outdoor lighting fixtures. For bulb types that vary in light output as they age (such as fluorescent and high intensity discharge (HID) bulbs), the initial lumen output as defined by the manufacturer shall be the lumen value used.

“Tower” means any monopole, antenna, or the like that exceeds eighteen feet in height.

“Unshielded fixture” means a fixture that has no shielding at all that would otherwise specifically prevent light emission above the horizontal.

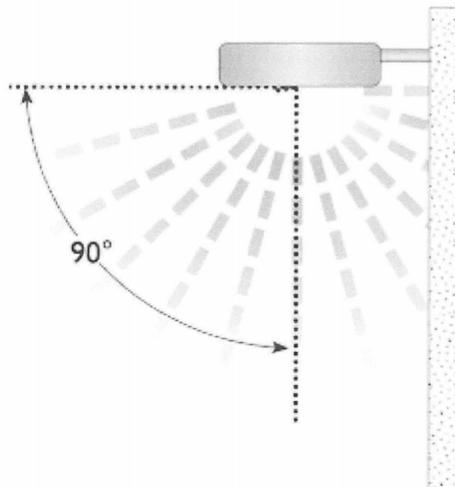


Examples of unshielded light fixtures.

“Uplight” means all the light emanating above the horizontal plane of a luminaire.

**17.09.063 Outdoor lighting – Fully shielded fixture requirements.**

A. Unless specifically exempted by this section, all outdoor lighting shall use fully shielded fixtures and shall be installed so light is directed downward with no light emitted above the horizontal plane of the fixture. Where a light manufacturer provides a BUG rating, the uplight rating (U) must equal zero.



B. In order to qualify as a “fully shielded” fixture, a light fixture must have the top and sides made of completely opaque material such that light only escapes through the bottom of the fixture. Fixtures with translucent or transparent sides, or sides with perforations or slits, do not qualify as fully shielded. Any glass or diffuser on the bottom of the fixture must be flush with the fixture (no drop lenses). Merely placing a light fixture under an eave, canopy, patio cover, or other similar cover does not qualify as fully shielded.

C. All light fixtures, including motion sensors and security lighting, shall be aimed and shielded so that the directed illumination shall be confined to the property boundaries of the source. Nondirected illumination is allowed to cross property lines if the fixture is fully shielded and angled straight down. Directed illumination shall be determined as follows:

1. Directed illumination is controlled and focused by the structure of the fixture.
2. Directed illumination is aimed by the angle of the fixture.
3. The Zoning Administrator shall determine compliance.

D. Lights controlled by motion sensors shall not be triggered by movement or activity located off the property on which the fixture is located.

#### **17.09.064 Outdoor lighting – Total light output.**

A. Required safety lighting shall be exempt from total light output, so long as the fixture is fully shielded, color temperature is compliant, and directed illumination is confined within the property boundaries of the source. Safety lighting that is legal, nonconforming shall be subject to the partially and unshielded lumen cap stated in this section 17.09.064, and the lighting hours stated in 17.09.065.

B. Commercial. Total outdoor light output shall not exceed fifty thousand lumens per developed acre. Streetlights used for illumination of public rights-of-way are excluded from this calculation. Commercial developments shall be permitted a minimum of five thousand lumens of lighting regardless of parcel size.

1. In nonresidential zoning districts, partially shielded and unshielded lighting on a property shall not exceed five thousand lumens per developed acre, and shall be included in the total outdoor light output calculation.

C. Residential. Total outdoor light output shall not exceed ten thousand lumens of lighting for parcels one-half acre, or larger, in size. Parcels smaller than one-half acre shall be permitted five thousand lumens of lighting regardless of parcel size. Total outdoor light output of any apartment development shall not exceed twenty thousand lumens of lighting per net acre.

1. In residential zones, partially shielded and unshielded lighting on a property shall not exceed one thousand lumens per lot, and shall be included in the total outdoor light output calculation.
2. Residential units used for overnight accommodations or other commercial uses shall comply with the residential standards for total light output.

**17.09.065 Outdoor lighting – Lighting hours.**

A. Commercial establishments shall turn off all outdoor lighting, except those listed below, by ten p.m. and remain off until business open:

1. Businesses open to the public after ten p.m. may leave all compliant outdoor lighting on until one hour after the close of business and the lighting shall remain off until business open.
2. Compliant lighting to illuminate the entrance to the commercial establishment.
3. Compliant parking lot and pathway lighting required for the safety of guests or customers.

B. Recreational lighting (residential and commercial) shall be turned off by ten p.m. except to conclude a specific sporting event that is underway.

C. All legal, nonconforming lighting on residential properties shall be turned off by ten p.m. unless included in the exemptions listed in 17.09.061.

D. Commercial establishments shall turn off all illuminated signage by ten p.m., or one hour after close of business, and remain off until business open.

**17.09.066 Outdoor lighting – Lighting color.**

All exterior lighting shall utilize light sources with correlated color temperature not to exceed three thousand Kelvin (K).

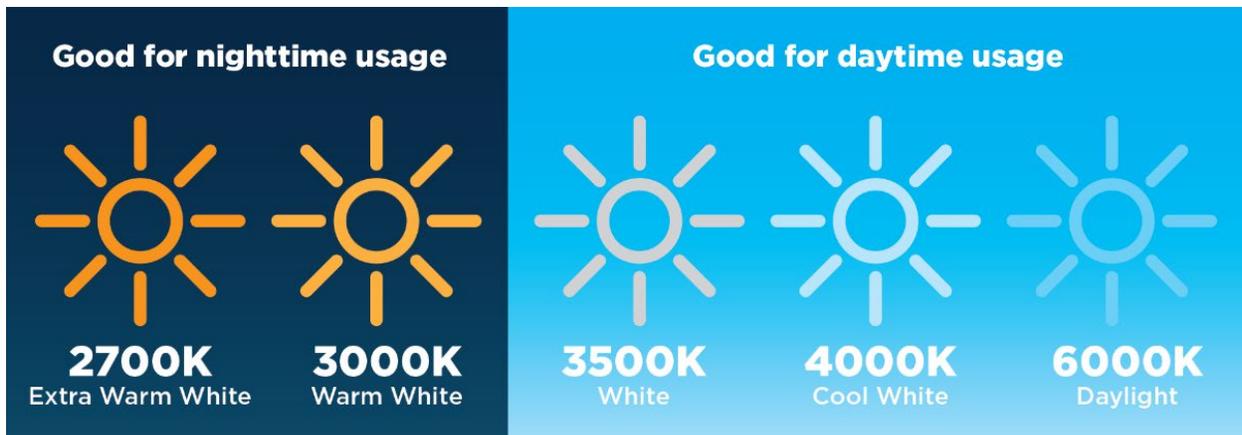


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**17.09.067 Outdoor lighting – Specialized outdoor lighting conditions and standards.**

A. Roadway and streetlights are prohibited unless recommended by the City Engineer or required by UDOT to provide for the safety of the public. All streetlights shall utilize the lowest illuminance levels acceptable to the City Engineer and/or UDOT.

B. Parking lots may not utilize spot or flood lighting whether mounted on a post or exterior building wall. The overall height of any light post or tower used to illuminate parking lots in commercial or residential zones shall not exceed twenty-five feet.

C. Outdoor recreation areas or athletic fields at publicly owned facilities may use illumination to light the surface of play, viewing stands and pathways for the safety of the public. The following standards shall apply to outdoor recreation area or athletic field lighting:

1. The recreational lighting shall not exceed illuminance levels for Class IV sports lighting set by the Illuminating Engineering Society of North America.
2. The recreational lighting provides illuminance for the surface of play and viewing stands, and not for any other areas or applications.
3. Off-site impacts of the lighting will be limited to the greatest practical extent possible.
4. The lighting for areas or applications outside the surface of play and viewing stands shall conform to all provisions in this chapter.
5. The recreational or athletic facility shall extinguish lighting exempted by this chapter no later than ten p.m. or one-half hour after the end of play.

6. The recreational lighting shall have timers that automatically extinguish lighting to ensure lights are not left on when the facilities are not in use.

7. The lowest appropriate luminance level shall be utilized based on the task (e.g., active play vs. field maintenance).

E. Outdoor event facilities may use illumination to light the event area and walkways for the safety of the public. The following standards apply to all event lighting:

1. Lighting used to illuminate a performance area must be either directed spotlighting or fully shielded lighting. If directed spotlighting, the light source must be located and designed such that the directed illumination is confined within the boundaries of the event.

2. Lighting used to illuminate the event area may only be turned on during events or rehearsals.

3. Lighting used to illuminate the seating areas, pathways, and other areas of the event must meet all standards of this chapter.

F. The lighting of federal or state flags, provided that the light is a top-down and narrow beam aimed and shielded to illuminate only the flag, may remain on all night and will not be included in the calculation of total light output.

G. All illuminated signs shall comply with the standards of Section 17.93.075.

#### **17.09.068 Outdoor lighting – Application and review procedures.**

A. Lighting Plan. All sign permit applications, subdivision applications, site plan applications, building permit applications, and other development review applications within any zoning district shall include a lighting plan that shows evidence that the proposed lighting fixtures and light sources comply with this chapter. Lighting plans shall include the following:

1. Plans or drawings indicating the proposed location of lighting fixtures, height of lighting fixtures on the premises, and type of illumination devices, lamps, supports, shielding and reflectors used and installation and electrical details.

2. Illustrations, such as contained in a manufacturer's catalog cuts, of all proposed lighting fixtures. For commercial uses, photometric diagrams of proposed lighting fixtures are also required. In the event photometric diagrams are not available, the applicant must provide sufficient information regarding the light fixture, bulb wattage, and shielding mechanisms for

the Planning Commission to be able to determine compliance with the provisions of this chapter.

3. A table showing the total amount of proposed exterior lights, by fixture type, wattage, lumens, and lamp type.

B. Approval Procedure.

1. The lighting plan for all new development shall be submitted for approval concurrent with the associated application process.

2. An applicant requesting approval for lighting that does not conform to these standards shall follow the procedures and findings requirements set forth in Chapter 17.72 – Administration and Enforcement.

**17.09.069 Outdoor lighting – Amortization of nonconforming outdoor lighting.**

A. Any existing outdoor lighting which is being used in a manner or for a purpose which is otherwise lawful, but does not comply with the provisions of this Chapter, shall be deemed legal, non-conforming, pursuant to Chapter 17.12, General provisions.

B. Legal, nonconforming lighting shall be brought into compliance by the property owner as follows:

1. Immediate compliance is required as a condition for approval when applying for a building permit, sign permit, new (nonrenewal) business license, site plan review or similar City permit or approval if site improvements, construction, reconstruction, expansion, alteration or modification of existing sites, structures, or uses individually or cumulatively equal or exceed one thousand five hundred square feet, or fifty percent of the existing site or structure, whichever is less. Projects of less than one thousand five hundred square feet in size, or fifty percent of an existing site or structure, will not be subject to immediate compliance. However, the square footage of the improved structure or site will count towards a cumulative total of projects on the same property. When the cumulative total equals or exceeds one thousand five hundred square feet, or fifty percent of the existing site or structure, compliance shall be required for approvals as cited above.

2. All damaged or inoperative nonconforming lighting shall be replaced or repaired only with lighting equipment and fixtures compliant with this chapter.

3. All outdoor lighting not previously scheduled for amortization or otherwise exempted shall be deemed legal, nonconforming within five years from the effective date of this chapter.

4. Legal, nonconforming fixtures must be brought into compliance if they violate Moab Municipal Code Special provisions as determined by the Zoning Administrator.

5. Whenever a nonconforming use, structure, or lot is abandoned for a period of one year and then changed to a new use according to the requirements of Chapter 17.12.060, all existing outdoor lighting shall be reviewed and brought into compliance as necessary for the entire building, structure, or premises.

C. Violation and enforcement shall be processed as outlined in Chapter 17.78. The [abatement] of the [nuisance] shall be attempted first through non-costly means, such as redirection. New fixtures shall be purchased, if the [nuisance] can't be [abated].



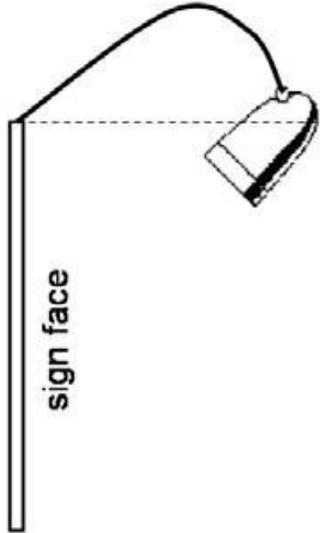
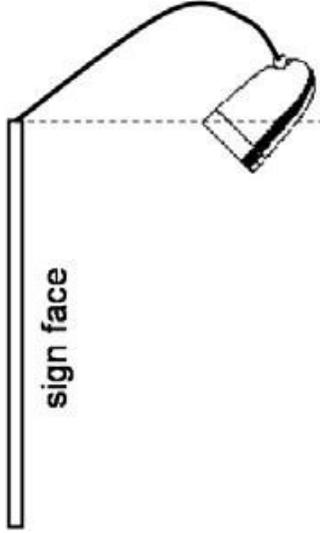
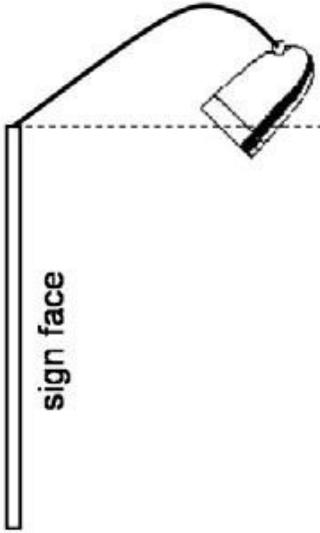


### **17.93.075 Signs – Permitted illumination.**

Signs may be unlighted, lighted externally, lighted internally, or backlit. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated. All lighted signs must have stationary and constant lighting. All sign lighting is included in the calculation of total light output for a property. All illuminated signs must conform to the lighting hours detailed in section 17.09.065.

#### **A. Standards for Externally Illuminated Signs.**

1. Lighting for externally illuminated signs must be aimed and shielded so that light is directed only onto the sign face and does not trespass onto adjacent streets, roads or properties or into the night sky.
2. Lighting for externally illuminated signs must be mounted at the top of the sign (or within two feet of the top of a wall mounted sign), except for freestanding monument style signs which may be illuminated by ground mounted lighting.
3. Lighting shall consist of no more than four individual fixtures (or lamps) per sign face and produce a maximum of forty thousand lumens per fixture.
4. All sign lighting shall be included in the calculation of total light output.

Allowed		Not Allowed
 <p>sign face</p> <p>Fully Shielded</p>	 <p>sign face</p> <p>Fully Shielded</p>	 <p>sign face</p> <p>Unshielded</p>

#### B. Standards for Internally Illuminated Signs.

1. Only sign text areas and logos may be illuminated on an internally illuminated sign.
2. Internally illuminated signs shall use semi-opaque materials for sign text and logos such that the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign text and logos. Nontext portions of the sign (e.g., background and graphics other than the logo) shall be made of completely opaque material.

#### C. Standards for Backlit Signs.

1. The light source shall not be visible.
2. Backlit signs shall only allow indirect illumination to emanate from the sign. For example, signs that create a “halo” effect around sign copy are allowed.

#### D. Standards for Illuminated Window Signs.

1. Businesses may display a maximum of two illuminated window signs positioned to be primarily visible outside the business structure.
2. Illuminated window signs shall not exceed four square feet in area.

3. Illuminated window signs shall not be illuminated when the business is closed.