

17.03.010 Title, intent and purpose.

This title shall be known as, and shall be entitled “the zoning ordinance of Moab City, Utah,” and may be so cited and pleaded. It is the intent and purpose of the City Council to promote the health, safety, morals, convenience, order, prosperity, and general welfare of the present and future inhabitants of the City of guiding development within the City in accordance with a comprehensive plan, which plan has been designed:

- A. To encourage and facilitate orderly growth and development in the area;
- B. To promote safety from fires, floods, traffic hazards and other dangers;
- C. To promote sanitation and health of the inhabitants;
- D. To discourage undue scattering of population and unnecessary expenditures of moneys for excessive streets, water and sewer lines, and other public requirements;
- E. To stabilize and improve property values;
- F. To protect the residents from objectionable noise, odor, dust, fumes, light trespass and glare, and other deleterious substances or conditions;
- G. To promote a more attractive and wholesome environment. (Prior code § 27-1-1)

17.09.060 Outdoor lighting – General provisions.

- A. *Title.* Sections 17.09.060 – 17.09.069 shall be known and may be cited as the Moab Outdoor Lighting Ordinance (MOLO).
- B. *Purposes.* The general purpose of the MOLO is to protect and promote the public health, safety and welfare, the quality of life, and the ability to view the night sky by establishing regulations and a process of review for outdoor lighting. This chapter establishes standards for outdoor lighting in order to accomplish the following:
 - 1. To protect against direct glare and excessive lighting;
 - 2. To provide safe roadways for motorists, cyclists and pedestrians;
 - 3. To protect and reclaim the ability to view the night sky, and help preserve the resident quality of life and the tourist experience;
 - 4. To prevent direct light trespass in all areas of the City;

5. To promote efficient and cost-effective lighting;
 6. To ensure that sufficient lighting can be provided where needed to promote safety and security;
 7. To allow for flexibility in the style of lighting fixtures;
 8. To provide lighting guidelines;
 9. To provide assistance to property owners and occupants in bringing nonconforming lighting into conformance with this chapter; and
 10. To work with other jurisdictions within Grand County to meet the purposes of this chapter.
- C. *Scope.* All exterior lighting installed after the effective date hereof in all zoning districts in the City shall be in conformance with the requirements established by the MOLO. All existing lighting installed prior to the effective date hereof in all zoning districts in the City shall be addressed as follows:
1. All outdoor lighting that does not meet the requirements of this chapter and is not otherwise exempt shall be considered legal nonconforming or part of a legal nonconforming structure, and shall be additionally subject to an amortization schedule outlined in Section [17.09.069](#).
 2. Direct illumination shall be confined within the property boundaries of the source and shall comply with the Special Provisions sections for Zoning Districts, as they refer to glare and direct illumination.
 3. In the event of any conflict between the provisions of the MOLO 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. (Ord. 19-03 Att. 1 (part), 2019)

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 may be used to describe luminaire optical performance in regards to light trespass, sky glow, and high angle brightness control..

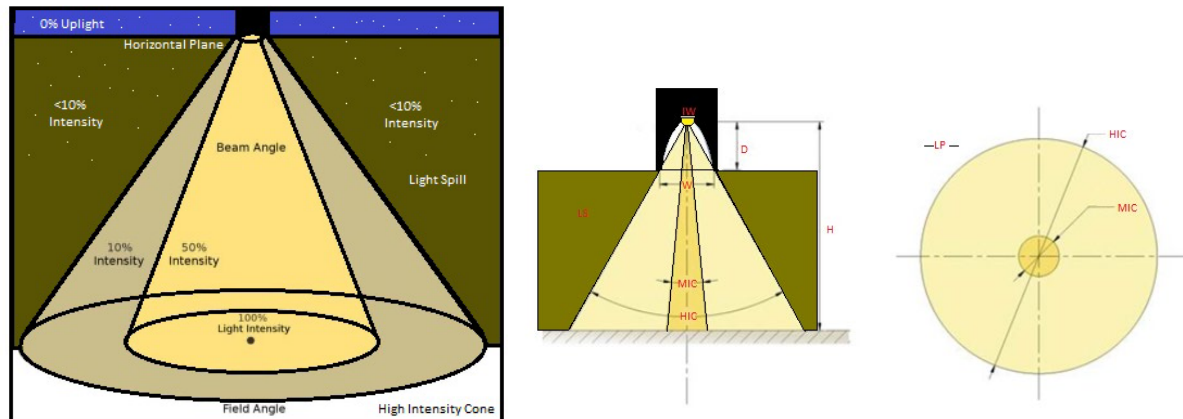


Image by City of Ft. Collins, Colorado, and used here with permission.

“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.

“Direct illumination” means the area of intentional illumination emanating from a fixture generally formulated by shielding depth, illumination width, distance and angle of illumination field, respective to the height and location of the illumination source, in context of property

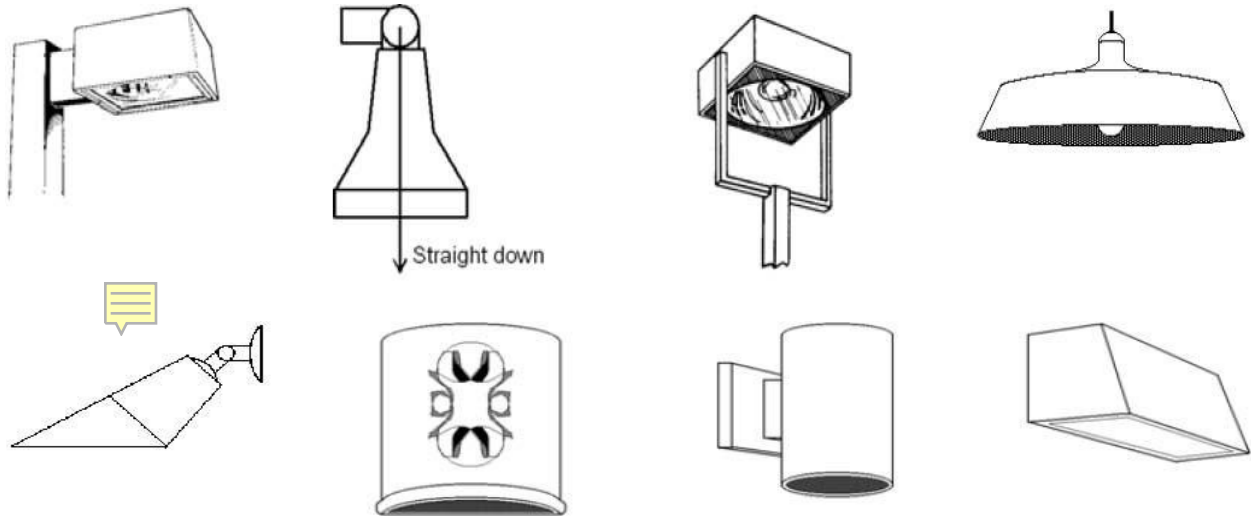
location and grade. This illumination pattern is typically represented by the high intensity cone of light 10% or greater, emanating and expanding outward from the illumination source. This area is in contrast to the area outside of this high intensity cone, separately defined as light spill. Direct illumination shall be generally interpreted utilizing this formulation, by the Zoning Administrator. (Include illustration.)



“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; 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). Surrounding structures, like canopies, eaves, and patio covers, are not to be considered when determining if the fixture is fully shielded, unless specifically allowed. 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 Direct Illumination falling over property lines that illuminates other grounds or [buildings](#)..

“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.

“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.

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

“Safety lighting” means the minimum amount of lighting required by the Building Official or Zoning Administrator for the purpose of safety, as required or prescribe by standards and regulations specific to the application review. Examples include lighting for ingress/egress, 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.

“Spill, Light” means the area of illumination emanating from a light source outside of the direct illumination area.

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

“Temporary lighting” means lighting of a non-permanent nature, not required for or qualifying as safety lighting, that plugs into an outlet and is not hard wired.

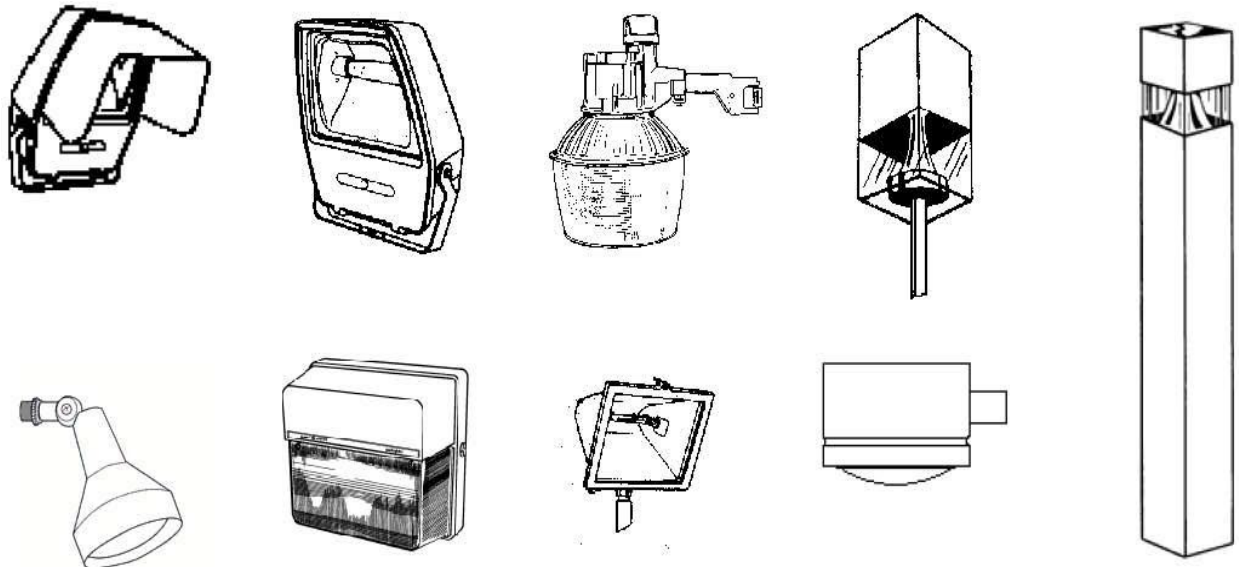
“Temporary String lighting” means lighting of a non-permanent nature, not required for or qualifying as safety lighting, that plugs into an outlet and is not hard wired. Description and qualification of temporary string lighting includes, but is not limited to, ambient, string, café, or bistro lighting; determined by the Zoning Administrator.

“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 that prevents light emission above the horizontal.



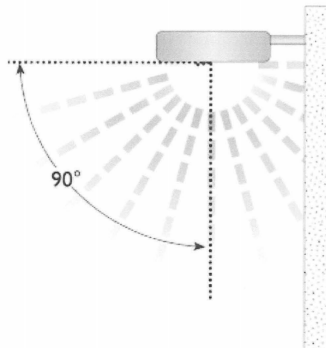
Examples of unshielded light fixtures.

“Uplight” means all the light emanating above the horizontal plane of a luminaire. (Ord. 19-03 Att. 1 (part), 2019)

17.09.063 Outdoor lighting – Shielding and trespass requirements.

- A. Unless specifically exempted by section 17.09.068, all permanent and temporary 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. All light fixtures shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source. Lighting shall not be aimed onto [adjacent](#) properties, [except](#) in cases of shared parking, shared pedestrian pathways, or for coordinated [development](#) sites spanning multiple parcels.
- C. Light trespass onto [adjacent](#) public [rights-of-way](#) may be allowed subject to approval of the Zoning Administrator.
- D. Lights controlled by motion sensors shall not be triggered by movement or activity located off the property on which the light is located.



17.09.064 Outdoor lighting – Total light output.

1. For commercial developments in the C-1, C-2, C-3, C-4, and R-C Zones, the total outdoor light output shall not exceed fifty thousand lumens per developed acre. Such developments shall be permitted a minimum of five thousand lumens regardless of parcel size.
2. For commercial developments in the A-2, C-5, SAR, and I-1 Zones, and for mixed-use commercial and residential developments, and residential multi-household developments in all zones, the total outdoor light output of any such development shall not exceed twenty thousand lumens per net acre. Such developments shall be permitted a minimum of five thousand lumens regardless of parcel size.
3. For residential development of single household, two-household, and ADUs in all zones, the total outdoor light output shall not exceed ten thousand lumens for parcels one-half acre, or larger, in size. Parcels smaller than one-half acre shall be permitted five thousand lumens.

4. Residential units used for overnight accommodations or other commercial uses shall comply with the residential standards for total light output.
 - 5.
 6. Total light output exceptions:
 7. Streetlights used for the express purpose of illumination of public rights-of-ways are excluded from total light output calculations.
- B. A property may exceed the total light output limits if one hundred percent of the proposed lighting is comprised of the minimum, qualifying, and required safety lighting; given the fixture lumens are the minimum required to meet safety illumination standards. No additional lighting, or non-qualifying safety lighting, may be proposed beyond the required safety lighting, if that required safety lighting meets or exceeds one hundred percent of the total light output calculation.

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 the lighting shall remain off until business open:
1. Commercial establishments located in zones C-3, C-4 and RC may leave all compliant outdoor lighting on until ten p.m. or until one hour after the close of business.
 2. All Commercial establishments open to the public after ten p.m. may leave all compliant outdoor lighting on until one hour after the close of business.
 3. Compliant lighting to illuminate the entrance to the commercial establishment.
 4. 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 17.09.068.C.
- D. Commercial establishments located in zones C3, C4 and RC shall turn off all illuminated signage by ten p.m., or one hour after close of business, and remain off until business open. All

other commercial establishments shall turn off all illuminated signage one hour after business close, and remain off until business open.

17.09.066 Outdoor lighting – Lighting color.

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

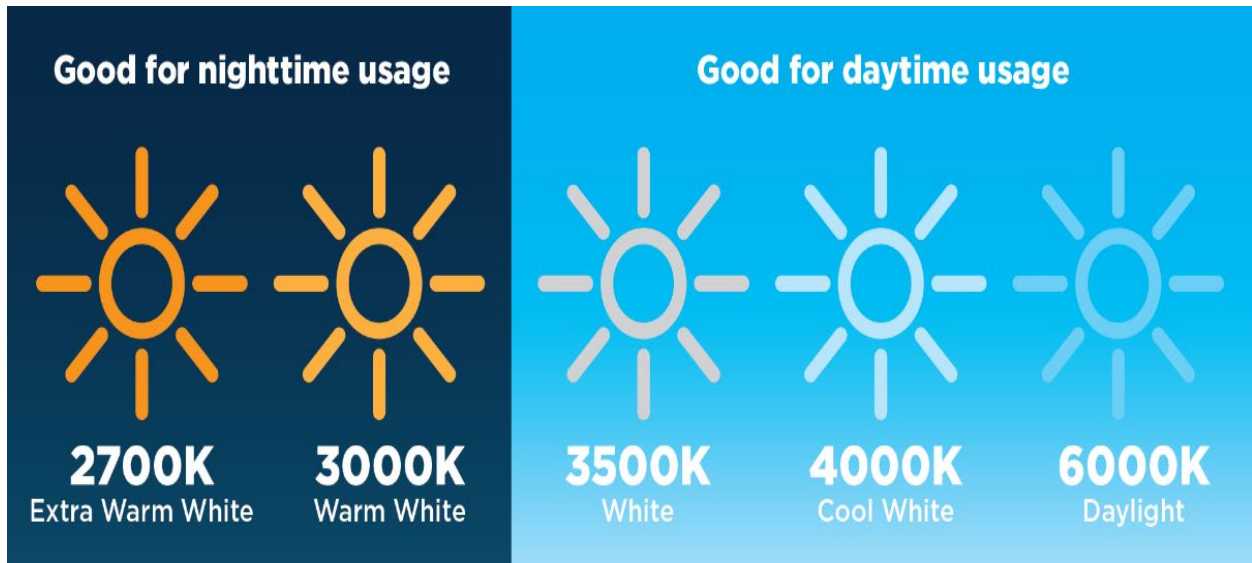


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(Ord. 19-03 Att. 1 (part), 2019)

17.09.067 Outdoor lighting – Specialized outdoor lighting conditions and standards.

B. 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.

C. 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 shall not exceed twenty-five feet..

E. 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, which is not in strict conformance with the shielding and light color provisions of the MOLO. 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, and shall follow the Illuminating Engineering Society lighting guidelines (RP-6).
2. The recreational lighting provides illuminance for the surface of play and viewing stands, and not for any other areas or applications.
3. Illuminance levels must be adjustable based on the task (e.g., active play vs. field maintenance), and the lowest appropriate illuminance level shall be utilized based on the task.
4. Off-site and sky glow impacts of the lighting will be limited to the greatest practical extent possible.
5. The lighting for areas or applications outside the surface of play and viewing stands shall conform to all provisions in this chapter.
6. 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.
7. The recreational lighting shall have timers that automatically extinguish lighting to ensure lights are not left on when the facilities are not in use.

E. Outdoor event venues may use illumination to light the performance area, which is not in strict conformance with the shielding and lighting color provisions of the MOLO. The following standards apply to all event lighting:

1. Lighting used to illuminate the performance area must be either directed spotlighting or fully shielded lighting. If directed spotlighting, the light source must be located and designed to minimize its visibility beyond the property boundaries.

2. Lighting used to illuminate the performance area may only be turned on during events.
3. Lighting used to illuminate the seating areas, pathways, and other areas of the venue must meet all standards of this chapter.

F. All illuminated signs shall comply with the standards of Section [17.93.075](#). (Ord. 19-03 Att. 1 (part), 2019)

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.

C. Exemptions.

1. Exemptions only from Shielding and Trespass requirements, section 17.09.063.

- a. 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.
 - b. Temporary String lighting
 - i. Temporary String lighting, unless fully shielded, shall adhere to the lighting hours stated in 17.09.065.
 - ii. Temporary String lighting shall not flash, blink, fade, or strobe.
 - c. All lights exempted by this section shall be included in the calculation of total light output, section 17.09.064, and shall comply with lighting color standards, section 17.09.066.
2. Exemptions from general MOLO requirements, sections 17.09.060 – 17.09.069
- a. Traffic control signals and traffic safety devices.
 -  b. 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.
 - c. Temporary outdoor lighting intended as holiday or seasonal decorations displayed between October 15th and the following January 15th may remain on until 10pm. They may remain on all night provided that they do not create nuisance glare.
 - d. Lighting required by the Federal Aviation Administration or the Federal Communications Commission.
 - e. [Special events](#) that have been issued a permit pursuant to MMC Title 4, Special Event and Street Performer Permits, shall be allowed temporary lighting for the duration of the event, provided such lighting does not create  [glare](#) to motorists and complies with lighting hours, unless specifically outlined and approved within the event permitting.
 - f. Pathway lights less than eighteen inches in height, are exempted from the fully shielded fixture requirement, if the total light output from each pathway light is less than three hundred lumens. The fixture shall have a top that is completely opaque such that no light is directed upwards.
- D.
- E. Exceptions
- 1. The City may grant exceptions to the Moab Outdoor Lighting Ordinance (MOLO) when practical difficulties or unnecessary hardships exist that cause inconsistencies with the purpose and intent of the standards.
 - 2. Requests for exceptions from the standards, policies, or submittal requirements of sections 17.09.060 – 17.09.069 shall be submitted in writing with appropriate







documentation and justification to the Zoning Administrator. Exception requests must, at minimum, contain the following:

- a. Standards under which the applicant seeks an exception;
 - b. Justification for not complying with standards;
 - c. Proposed alternate criteria or standards to comply with the intent of the standards;
 - d. Supporting documentation, including necessary calculations;
 - e. The proposed exception's potential adverse impacts for adjacent landowners;
 - f. An analysis of the exception request, signed by a qualified lighting technician, lighting architect, lighting engineer, lighting specialist, or lighting professional, depending on the topic of the request.
3. Upon receipt of a complete application for and exception, the Zoning Administrator shall prepare a statement to recommend that the exception be approved or denied or to request a modification of the proposed exception.
 4. Exceptions shall be reviewed and approved by the Planning Commission.
- F. Variance
1. An applicant requesting approval for lighting that does not conform to the standards and regulations located in 17.09.060 – 17.09.069, beyond qualifying exemptions or exceptions, shall follow the procedures and findings requirements set forth in Chapter [17.72](#) – Administration and Enforcement.

17.09.069 Outdoor lighting – Amortization and enforcement of nonconforming outdoor lighting.

- A. The City shall require the termination of use of all nonconforming outdoor lighting fixtures, structures, lamps, bulbs or other devices that emit or generate light which are not otherwise exempted by this chapter, pursuant to the amortization schedule contained in this section.
- B. All permitted outdoor lighting installed prior to [MOLO effective date], in all zoning districts, shall be considered legal, nonconforming. Any existing approved outdoor

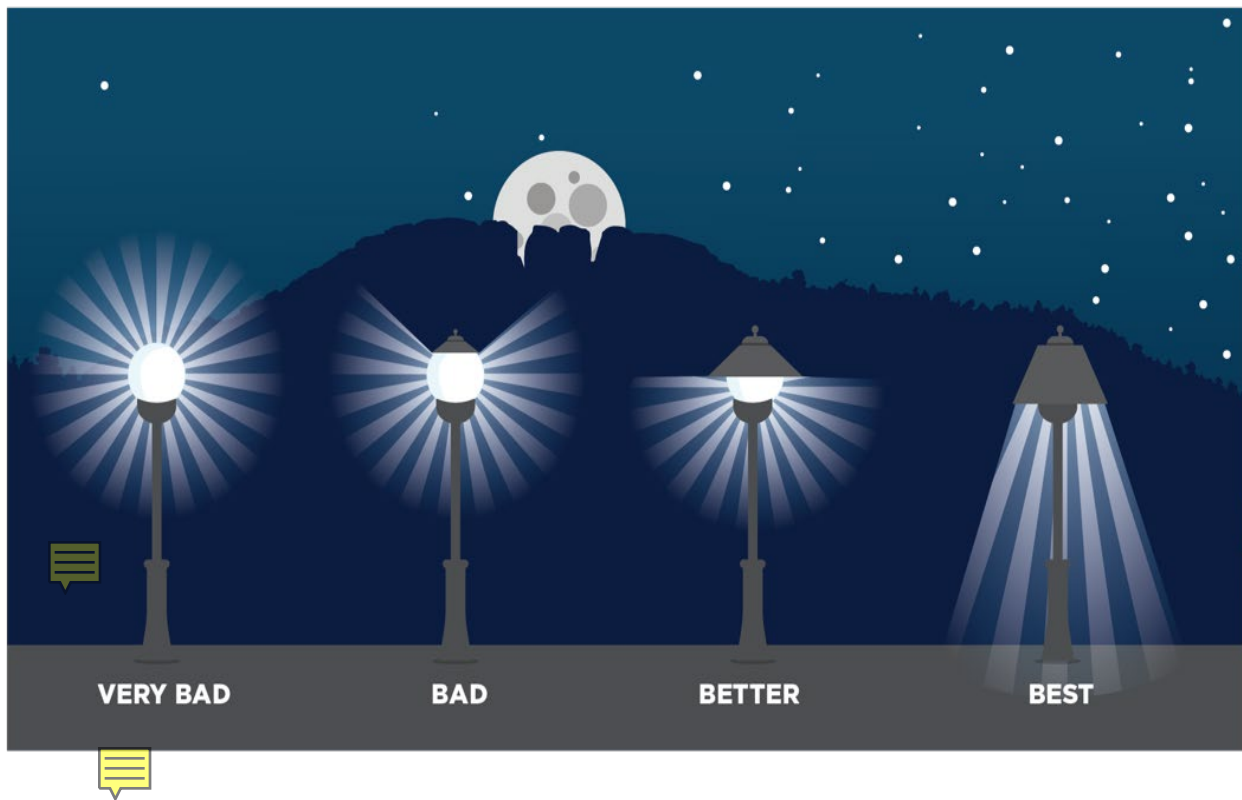
lighting, which is being used in a manner or for a purpose which is otherwise lawful, not including direct illumination or glare as specified by the Special Provisions sections for Zoning Districts, but does not comply with the MOLO provisions in sections 17.09.060 – 17.09.069, shall be deemed legal, non-conforming, pursuant to Chapter 17.12, General provisions.

- C. 
- D. All outdoor lighting legally existing and installed prior to the effective date of this chapter and which is not exempted shall be considered legal, nonconforming and 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 fixtures 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 brought into conformance with the MOLO by January 1, 2029. this chapter within ten years from the effective date of this chapter. 
 4. Whenever a nonconforming use, structure, or lot is abandoned for a period greater than 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 site. 
 5. Nonconforming fixtures must be brought into compliance if they violate Moab Municipal Code Special provisions 17.20.040 C-1, 17.21.040 C-2, 17.24.040 C-3, 17.27.040 C-4, 17.30.040 C-5, 17.31.040 RC, 17.32.040 SAR, 17.35.060 MH/RV, 

17.36.070 I-1, 17.42.060 R-1, 17.45.060 R-2, 17.48.060 R-3, 17.51.060 R-4 and 17.54.070 RA-1 Special Provisions as determined by the Zoning Administrator. The [abatement] of the [nuisance] shall be attempted first through non-costly means, such as redirection and relamping. New fixtures shall be required, if the [nuisance] can't be [abated].

E.

Violation and enforcement shall be processed as outlined in Chapter 17.78





(Ord. 19-03 Att. 1 (part), 2019)



Section 2. Amendments to MMC Section 17.93.075 Signs - Permitted Illumination

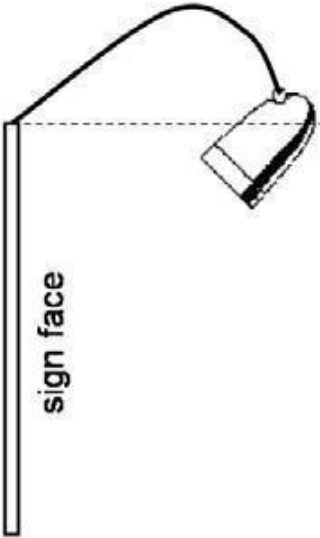
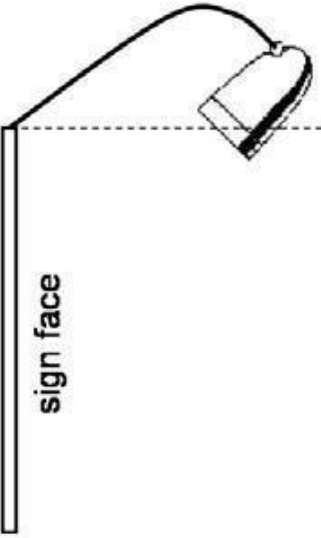
17.93.075 Signs – Permitted illumination.

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)
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 data-bbox="188 1136 370 1167">Fully Shielded</p>	 <p data-bbox="948 1136 1092 1167">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.

(Ord. 22-07 § 3, 2022; Ord. 19-03 Att. 1 (part), 2019. Formerly 17.09.465)

Section 3. Amendments to MMC Sections 17.20.040 C-1, 17.21.040 C-2, 17.24.040 C-3 and 17.27.040 C-4 Special Provisions

B. No dust, odor, smoke, vibration, directed illumination or intermittent glare or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.

Section 4. Addition to MMC Sections 17.30.040 C-5, 17.31.040 RC, 17.32.040 SAR, 17.35.060 MH/RV, 17.36.070 I-1, 17.42.060 R-1, 17.45.060 R-2, 17.48.060 R-3, 17.51.060 R-4 and 17.54.070 RA-1 Special Provisions

B. No dust, odor, smoke, vibration, directed illumination or intermittent glare or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.

