



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339
■ from S. Whidbey (360) 321-5111, Ext. 7339 ■ FAX: (360) 679-7306
■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
■ Internet Home Page: <http://www.islandcounty.net/planning/>

~ MEMORANDUM ~

TO: Planning Commissioners

FROM: Island County Planning & Community Development

DATE: December 28, 2017

SUBJECT: Workshop Item – Review and Discussion of Draft Freeland Lighting Standards

WORKSHOP ITEM

Draft Freeland Lighting Standards

The County standards for lighting (ICC 17.03.180(T)(11), enclosed for reference) are too simplified to accomplish the intent of appropriate village-scaled lighting for Freeland. Staff drafted the attached code provisions for lighting in Freeland based upon the Subarea Plan, previous code drafts, public comment, and current best practices.

Purpose

This Section provides standards for both commercial and residential outdoor lighting:

- a. To limit outdoor lighting to the minimum necessary for safety, security, utility, way-finding, enjoyment, and commerce.
- b. To minimize offsite impacts, such as light trespass (light and glare on adjacent properties), preserve the dark skies, protect natural habitats from the damage of artificial light, and provide a more pleasant and comfortable nighttime environment, without detracting from legitimate purposes of safety, security, utility, way-finding, and enjoyment.
- c. To encourage good lighting practices such that lighting systems are designed to conserve energy and money.

Subarea Plan Guidance

Vision statement (page 5):

“Outdoor lighting is respectful of neighbors and protects the regional view of the night sky.”

Section 5.3.2 Character (page 76)

Lighting should minimize:

- Height of fixtures
- Light trespass (light falling where it is not intended, including across property lines),
- Excess lighting
- Glare, and
- Clutter (bright, confusing, and excessive groupings of light sources).

Section 7.2.3.3 External On-site Illumination (page 104)

Most structures have attached lighting on the periphery of the building. This lighting is generally directed downward, but some is directed outward. Sizable parking lots are illuminated - some by standard utility poles and others by stylish lamps. Special efforts should be made to ensure that external on-site illumination doesn't cause glare on neighboring properties or the night sky.

Mission & Vision – Community Appearance (page 139-140) [note: phrased as future state]

Businesses and homeowners have installed lighting which respects their neighbors and protects the view of the night sky.

Specific language for code development (removed from Plan to be placed in code)

Light pollution will be minimized while taking into consideration the following:

- a) The need for reasonable use of outdoor lighting for safety, security, utility, way-finding, and enjoyment.
- b) Minimizing glare and obtrusive light onto neighboring properties and toward the night sky.
- c) Reducing energy consumption.
- d) Protecting natural habitats from the damage of artificial light.

Cobra-head street lamps should be expressly prohibited.

Streetlamp types should be zone specific. *(To be addressed with streetscape standards)*

Design Standards Issue Paper (2007)

Lighting standards should be addressed with respect to both residential and commercial development. In the residential zones, consideration should be given towards what types of lighting should be allowed (sodium vs. mercury vapor), wattage of outdoor bulbs, controlling spray of direct light and types of street lighting. In the commercial zones, the same issues must

be addressed, but additional discussion should cover times of the day when lighting shall be allowed, types of lighting fixtures, and lighting options with respect to signs (indirect, backlit, channel, etc.).

3. ... Are there appropriate hours where a business should be required to dim some or all of their signs and lights? If a new lighting ordinance is implemented in Freeland, how long before and under what circumstances should non-conforming lights be required to retrofit to a conforming standard?

Public Comment on Lighting

- Light pollution was mentioned multiple times as a concern of the community.
- The community expressed a desire that lighting standards should be developed for all use types – residential, commercial, and street lighting.

Overview of Code Provisions and Options for Discussion

Applicability

- Residential & commercial outdoor lighting
- New construction
- Alterations and repairs where:
 - New fixtures are installed or fixtures are replaced
 - Site area increased less than 50% - new area only
 - Site area increased more than 50% - all of site

Not Applicable

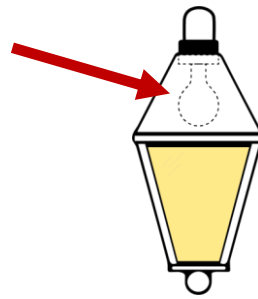
- Change of use
- Repair & maintenance
- Exempt lighting
 - OPTION: reference the existing list of exemptions (ICC 17.03.180(R)(11))
 - OPTION: do not exclude temporary construction lighting, but include specific standards for that use

Prohibited

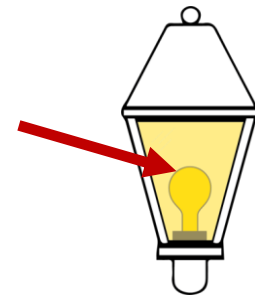
- a) Cobra-head-type fixtures;
- b) Temporary searchlights, laser lights, strobe lights, and other similar high-intensity narrow-beam fixtures or other outdoor lighting that flashes, blinks, alternates, or moves;
- c) Light sources that lack color correction or do not allow for uniform site lighting; and
- d) Lighting that projects directly onto neighboring properties, rights-of-way, waterways, critical areas, or the night sky, including indoor lighting that projects directly out a window or other opening.

Design Standards

- Lamp types
- Fixtures and shielding
- Max light levels
- Max fixture height
- Hours of lighting
- Specific Standards by Lighting Type
 - Building lighting, Canopy lighting, flag poles, flood lights, sports & rec, parking areas, security lighting



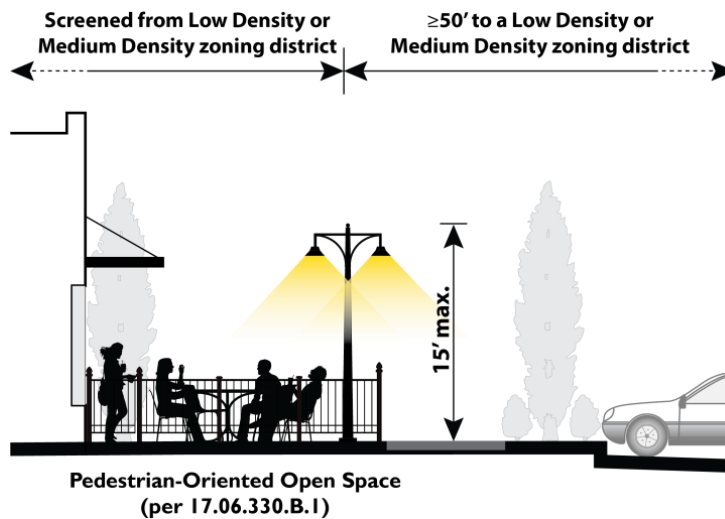
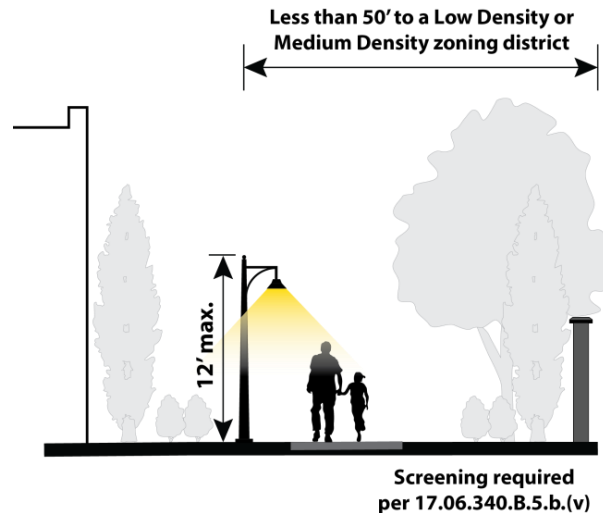
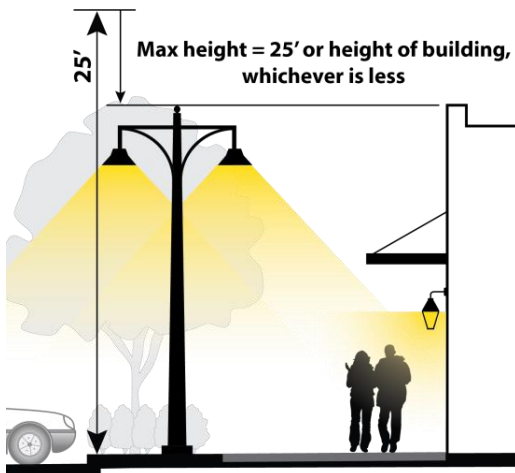
A **fully shielded (full cut-off)** light fixture has a solid barrier or cap in which the light bulb is located. **The light bulb itself is not visible.**



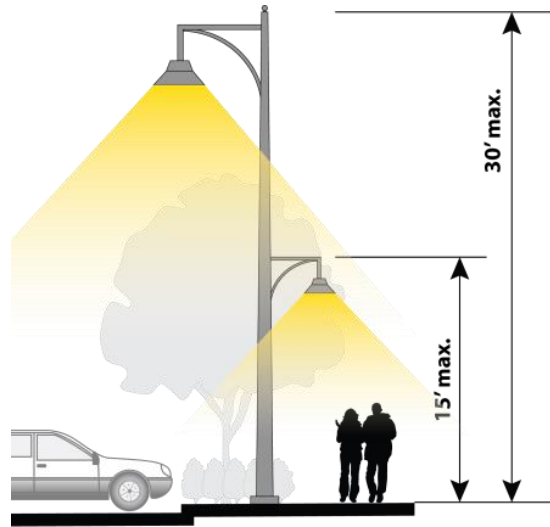
In **partially shielded or unshielded fixtures**, the **light bulb itself is visible.**

OPTIONS:

- Shielding. Calls for **fully-shielded fixtures** with very limited use of partially shielded fixtures
 - OPTION: consider allowing greater use of partially shielded fixtures
- Maximum height. Based on a previous code draft, show as 25 feet, with some 12 ft or 15 ft



- OPTION: could use 30 ft and 15 ft



- OPTION: Allow parking areas for multi-family to be 20 ft if screened (since screening is required in (b)(v) above) to minimize complications/limitations for larger vehicles such as moving trucks, etc.
- Setbacks: Draft includes language from previous draft that lighting must meet the building setbacks for the zoning district (does not apply to street lighting).
 - OPTION: Consider some flexibility.
- Hours: All exterior lighting shall be required to be turned off within one hour after close of business or 10:00 p.m., whichever is later, leaving only the necessary lighting for site and building security.
 - OPTION: Instead of turning off, some codes call for lighting to be reduced by at least 50%

Design Alternatives

Like other sections, design alternatives are allowed for lighting.

Lighting Plan Submission Requirements

Submittal requirements for lighting, including when a plan is required and minimum submittal requirements.

FIXTURE STYLE

Subarea Plan Guidance

Section 5.3.2 Character (page 76)

Using stylish street-lamps to illuminate thoroughfares in Freeland would also contribute the street look and feel as well as add to the community's unique sense of place.

Design Standards

Style of fixtures is only referenced in the code as:

- Lighting shall be consistent with the style of the building. All lighting fixtures shall be appropriate in scale, intensity and height to the use they are serving.

QUESTION: Is there a desire to develop a style guide to limit the types that can be used in Freeland?

ENCLOSURES:

- ICC 17.03.180(T)(11) - County code provisions for lighting
- GMA Item #13507 – Draft Freeland Lighting Standards (12/28/17)