

Mammoth Lakes , California Code of Ordinances Sec. 17.36.030

INSTRUCTION SHEET MAMMOTH LAKES MUNICIPAL CODE Codified through Ordinance No. 20-10, adopted September 2, 2020. (Supp. No. 38, 9/20)

California Municipal Codes > California > Mammoth Lakes Code of Ordinances > Title 17 - ZONING > Article III. - Site Planning and General Development Standards > Chapter 17.36 Standards for All Development and Land Use

§ Sec. 17.36.030 Exterior Lighting.

- A. **Purpose.** The purpose of this section is to provide rules and regulations for outdoor lighting within the Town of Mammoth Lakes in order to accomplish the following:
1. To promote a safe, glare-free, and pleasant nighttime environment for residents and visitors;
 2. To protect and improve safe travel for all modes of transportation;
 3. To prevent nuisances caused by unnecessary light intensity, glare, and light trespass;
 4. To protect the ability to view the night sky by restricting unnecessary upward projection of light;
 5. To phase out existing non-conforming fixtures that violate this section, including those owned by the town and other public agencies; and
 6. To promote lighting practices and systems that conserve energy.
- B. **Title.** This section shall be known and may be cited as the Town of Mammoth Lakes Outdoor Lighting Ordinance.
- C. **Figures.** The figures incorporated in this section or shown on informational sheets produced by the Town of Mammoth Lakes are provided as guidelines for the public and staff to use in meeting the intent of this section. The figures serve only as examples. The Town of Mammoth Lakes does not endorse or discriminate against any manufacturer or company that may be shown, portrayed, or mentioned as examples.
- D. **Applicability.**
1. **New Outdoor Lighting.** All outdoor lighting fixtures installed after the effective date of this section shall conform to the requirements established by this section.
 2. **Existing Outdoor Lighting.** All existing outdoor lighting fixtures installed prior to the effective date of this section shall be addressed as follows:
 - a. To immediately address nuisances caused by improperly installed, unshielded, or misdirected fixtures, all existing outdoor lighting fixtures shall be adjusted or modified to the extent practical to reduce or eliminate glare, light trespass, and light pollution.
 - b. All existing outdoor lighting fixtures located on a property that is part of an application for design review approval; a conditional use permit; subdivision approval; or, a building permit for a new structure or addition(s) of twenty-five percent or more in terms of gross floor area, seating capacity, or parking spaces (either with a single addition or cumulative additions), shall meet the requirements of this section for the entire property. Such applications are required to include an outdoor lighting plan pursuant to Section 17.36.030G. Conformity shall occur prior to final inspection, final map recordation, or business license issuance, when applicable.

- c. All existing outdoor lighting fixtures on property used for commercial and industrial purposes not in conformance with this section shall be brought into conformance as of the effective date of this section.
- d. All existing outdoor lighting fixtures on property used for residential, institutional, public, and semi-public uses not in conformance with this section shall be brought into conformance as of the effective date of this section.

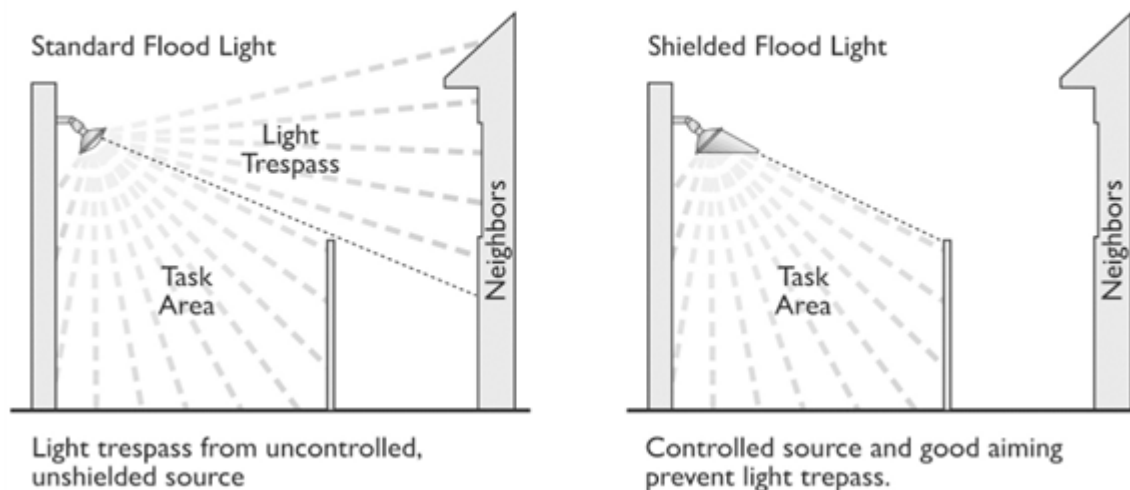
E. Exemptions.

1. The following are exempt from the provisions of this section:
 - a. Seasonal displays using multiple low wattage bulbs (approximately fifteen lumens or less), provided that they do not constitute a fire hazard, create a nuisance, and are maintained in a safe and attractive condition.
 - b. Vehicular lights and all temporary emergency lighting needed by the police department and fire protection district, or other emergency services.
 - c. All temporary lighting used for the construction or repair of roadways, utilities, and other public infrastructure.
 - d. All lighting required by state or federal regulatory agencies.
2. The Director may authorize additional property specific exemptions when proposed outdoor lighting does not conflict with the purposes of this section. An application for such an exemption must be made in writing and include an outdoor lighting plan pursuant to Section 17.36.030G. Temporary lighting for special events shall be reviewed in this manner.

F. General Requirements. The following general standards apply to all non-exempt outdoor lighting fixtures:

1. Nuisance Prevention. All outdoor lighting fixtures shall be designed, located, installed, aimed downward or toward structures, retrofitted if necessary, and maintained in order to prevent glare, light trespass, and light pollution.

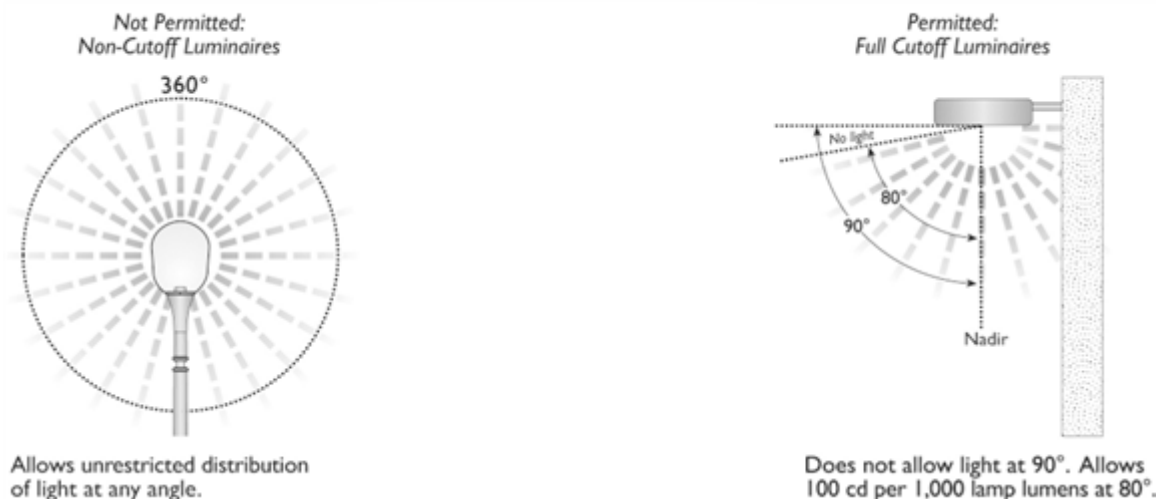
FIGURE 17.36.030(F)(1): LIGHT TRESPASS



2. Maintenance. Fixtures and lighting systems shall be in good working order and maintained in a manner that serves the original design intent of the system.
3. Lighting Levels. Outdoor lighting installations shall be designed to avoid harsh contrasts in lighting levels between the project site and the adjacent properties. The Commission may, by resolution, adopt standards for maximum or minimum lighting levels for various zoning districts and for public streets, sidewalks, or trails, as developed by the Community and Economic Development and Public Works departments.

4. Lamp Types. Metal halide or high pressure sodium lamps are preferred for all new commercial and industrial area lighting (parking lot and yard lights) and street lighting installed after the effective date of this section due to good color rendering and good energy efficiency. Low pressure sodium lamps may be used for area lighting, but are not preferred due to poor color rendering. Low wattage incandescent or compact fluorescent lamps are preferred for residential lighting.
5. Fixture Types. All new outdoor lighting shall use full cut-off luminaires with the light source downcast and fully shielded with no light emitted above the horizontal plane, with the following exceptions:

FIGURE 17.36.030(F)(5): FIXTURE TYPES



- a. Fixtures that have a maximum output of four hundred lumens or less, regardless of the number of bulbs, may be left unshielded provided that it has an opaque top to prevent the light from shining directly up. However, partial (e.g., obscured glass) or full shielding is preferred to control light output in all situations.
 - b. Fixtures that have a maximum output of one thousand lumens or less may be partially shielded using a semi-translucent barrier, provided that the lamp is not visible from off-site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up. For example, a low-output style wall pack.
 - c. Floodlights that do not meet the definition of "full cut-off" may be used if permanently directed downward, if no light is projected above the horizontal plane, and if fitted with external shielding to prevent glare and off-site light trespass. Unshielded floodlights and "barnyard"-type fixtures are prohibited.
6. Accent Lighting. Architectural features may be illuminated by uplighting, provided that the light is effectively contained by the structure, the lamps are low intensity to produce a subtle lighting effect, and no glare or light trespass is produced. For national flags, statues, public art, or other objects of interest that cannot be illuminated with down-lighting, upward lighting may only be used in the form of one narrow-cone spotlight that confines the illumination to the object of interest.
 7. The provisions of this section are not intended to prevent the use of any design, material, or method of installation or operation not specifically prescribed herein, provided that the Director has approved any such alternative. A proposed alternative may be approved if it provides at least approximate equivalence to the applicable specific requirements of this section, or if it is otherwise satisfactory and complies with the intent of this section.
 8. The Town of Mammoth Lakes reserves the right to further restrict outdoor lighting including, but not limited to, pole height and level of illumination, when it is deemed in the public interest consistent with the purpose of this section.

G. Outdoor lighting plans.

1. An outdoor lighting plan shall be submitted in conjunction with an application for design review approval; a use permit; subdivision approval; or, a building permit for a new structure or addition(s) of 25 percent

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or more in terms of gross floor area, seating capacity, or parking spaces (either with a single addition or cumulative additions). An outdoor lighting plan is required for all new outdoor lighting installations on commercial (includes multi-family residential project of four or more units), industrial, public and institutional properties. The Director may request outdoor lighting plans from applicants for other types of projects due to project location, size, or proposed use, as necessary. An outdoor lighting plan shall include at least the following:

- a. Manufacturer specification sheets, cut-sheets, or other manufacturer provided information for all proposed outdoor lighting fixtures to show fixture diagrams and light output levels;
 - b. The proposed location, mounting height, and aiming point of all outdoor lighting fixtures (a site plan is preferred); and,
 - c. If building elevations are proposed for illumination, drawings for all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the luminance level of the elevations, and the aiming point for any remote light fixture.
2. If needed to review the proposed outdoor lighting fixture installation, the Director may require additional information following the initial outdoor lighting plan submittal, including but not limited to a written narrative to demonstrate the objectives of the lighting, photometric data, Color Rendering Index (CRI) of all lamps and other descriptive information on the fixtures, computer generated photometric grid showing foot-candle readings every ten feet within the property or site and ten feet beyond the property lines (An iso-foot-candle contour line style plan may be acceptable), and/or landscaping information to describe potential screening.
 3. The Director may approve, deny, or require modifications to any outdoor lighting plan in order to meet the purpose of this section.

H. Prohibitions.

1. The installation of any new fixture not in conformance with this section is prohibited after the effective date of this section.
 2. Suppliers of outdoor lighting fixtures within the Town of Mammoth Lakes are required to have an inventory that includes outdoor lighting fixtures that conform to the requirements of this section.
 3. No outdoor lighting fixtures shall be installed, aimed, or directed to produce light that spills over into neighboring properties or the public right-of-way. Light trespass is prohibited.
 4. No outdoor lighting fixture may be installed or maintained in such a manner to cause glare visible from off-site.
 5. No outdoor lighting fixture may be operated in such a manner as to constitute a hazard or danger to persons, or to safe vehicular travel.
 6. Blinking, flashing, moving, revolving, scintillating, flickering, changing intensity, and changing color lights and internally illuminated signs are prohibited, except as allowed by Chapter 17.48 (Signs).
 7. The installation of new mercury vapor lamps is prohibited.
 8. Search lights, laser source lights, or any similar high-intensity light is prohibited except by police and fire personnel or at their direction, or for approved temporary lighting under a special event permit issued by the Director.
- I. **Signs.** All outdoor lighting for signs shall conform to Chapter 17.48 (Signs). Where 17.36.030 conflicts with the Chapter 17.48 (Signs), Chapter 17.48 (Signs) will take precedence.

J. Outdoor performance, sport, and recreation facilities.

1. Where playing fields or other special activity areas are to be illuminated, lighting fixtures shall be mounted, aimed, and shielded so that their beams fall within the primary playing area and immediate surroundings, and so that no significant off-site light trespass is produced.

2. Lighting for playing fields and other special activity areas shall be turned off as soon as possible following the end of an event. Where feasible, a low level lighting system shall be used to facilitate patrons leaving the facility, cleanup, nighttime maintenance, and other closing activities.

K. Winter lighting for snow removal. Property owners are encouraged to illuminate buildings located within twenty feet of the public right-of-way during public snow removal activities. The purpose is to make buildings fronting public roads visible in order to assist road maintenance crews and minimize the chance of property damage during snow removal activities. It is only necessary to illuminate a portion of the building facade. This section is not intended as a requirement to illuminate the right-of-way, driveways, or any portion of the front or side yard (Section 12.16.080). All such lighting must conform to the requirements of this section for down-direction, shielding, glare and light trespass prevention.

L. Energy conservation measures. Incorrect installations, poor choice of fixtures, and over-lighting can result in unnecessarily high energy costs. The following recommendations are intended to encourage the efficient use of energy for lighting purposes.

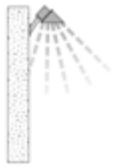
1. All non-essential outdoor commercial and residential lighting should be turned off after business hours and/or when not in use.
2. Where practical, outdoor lighting installations should include timers, dimmers, sensors, or photocell controllers that turn the lights off during daylight hours to reduce overall energy consumption and eliminate unnecessary lighting. Sensor activated fixtures should not be triggered by activity off the subject property.
3. When selecting new outdoor lighting, the full cost of operation over the life of the fixture(s) should be considered. Substantial annual energy savings will be realized by using quality efficient fixtures.
4. Indiscriminate and excessive lighting should be avoided. Light should be directed only to where it is needed with appropriate intensity.

M. Violations and penalties. It shall be unlawful to install or operate any outdoor lighting fixture in violation of this section. Any person violating any provisions of this section may be subject to the provisions of Municipal Code Chapter 8.32 (Civil Penalties). In addition, any outdoor lighting fixture erected or maintained contrary to the provisions of this section may be declared to be a public nuisance subject to the procedures set forth in Municipal Code Chapter 8.20 (Nuisances). Such remedies are in addition to and may be sought or imposed concurrently with, any other remedy provided by law, regulation, or ordinance.

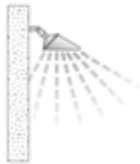
N. Figures and diagrams. The following figures illustrate examples of acceptable and unacceptable types of outdoor lighting fixtures. Note that even those types of fixtures shown as "acceptable" must be installed and aimed properly to comply with this section.

FIGURE 17.16.030(N): ACCEPTABLE AND UNACCEPTABLE FIXTURES

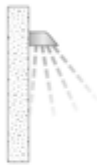
Acceptable



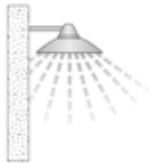
Hooded Floodlights



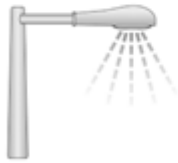
Area Flood Light
with Hood



Hooded Wall Pack



Opaque Reflector
(lamp inside)

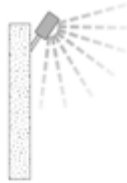


Street Lighting

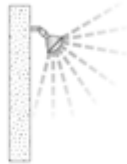


Parking Lot Lighting

Not Acceptable



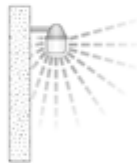
Area Floodlights



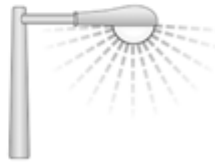
Spotlight



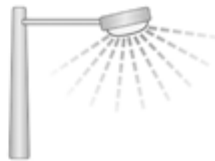
Wall Packs



Typical "Yard Light"



Street Lighting



Parking Lot Lighting

HISTORY NOTE:

(Ord. No. 14-02, 4, 3-19-2014; Ord. No. 15-01, 4(Exh. A, 26), 1-21-2015)

Annotations

Notes Applicable To Upper Hierarchy

EDITORS NOTE:

Ord. No. 14-02, 4(Exh. A), adopted Mar. 19, 2014, repealed the former Title 17, 17.04.010, 17.84.010, and enacted a new Title 17 as set out herein. The former Title 17 pertained to similar subject matter. See the Code Comparative Table and Disposition List for a complete history of former Title 17. The ordinance has been printed as adopted, except that obviously misspelled words and typographical errors have been corrected without notation.

California Municipal Codes

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