

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the revision of the Agua Dulce Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.113 is hereby repealed in its entirety.

SECTION 2. Section 22.44.113 is hereby added to read as follows:

22.44.113 Agua Dulce Community Standards District.

A. Intent and Purpose. The Agua Dulce Community Standards District (“CSD”) is established to:

1. Maintain a dispersed, low density development pattern to preserve the secluded rural nature of the community;
2. Protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community;
3. Protect sensitive features, including the Vasquez Rocks Natural Area, the Santa Clara River, the Angeles National Forest, floodplains, hillsides, ridgelines, rock outcroppings, and Significant Ecological Areas identified in the Santa Clarita Valley Area Plan;
4. Maintain and enhance the pedestrian and equestrian trail system, including the Pacific Crest National Scenic Trail corridor; and
5. Minimize the placement of urban infrastructure that would alter the character of the community, such as sewer and water systems, paved local streets, street lights, concrete sidewalks, and concrete flood control systems.

B. District Boundary. The boundaries of this CSD are shown on the map following this section.

C. Applicability.

1. This CSD shall not apply to applications submitted to the department of regional planning and deemed complete prior to the effective date of the ordinance creating this CSD.

2. This CSD shall apply to applications submitted to the department of regional planning on or after the effective date of the ordinance creating this CSD, except additions to existing structures, provided that such additions:

a. Do not change the use of the structure from commercial to residential or from residential to commercial;

b. Do not cumulatively increase the existing floor area of the structure by more than 25 percent;

c. Do not cumulatively increase the existing occupancy load of the structure by more than 25 percent; and

d. Do not increase the number of required parking spaces by more than 25 percent.

D. Community-wide Development Standards.

1. Highway and Local Street Standards.

a. Highway Standards.

i. Routes on the Highway Plan shall use alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic are such that the department of public works determines that curbs, gutters, and sidewalks as necessary for safety or to provide pedestrian access compliant with the Americans with Disabilities Act.

ii. The public right-of-way shall remain unobstructed and clear of vegetation and structures, including buildings, utility boxes, gates, and fences or walls. Driveways are permitted within the public right-of-way, provided that they are constructed with a non-slip surface such as textured concrete (bush-hammer finish) or textured permeable paving .

b. Local Street Standards.

i. Local streets shall use the inverted shoulder cross-section with a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by the department of public works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by the department of public works. This limit excludes the width of any inverted shoulder or concrete flowline.

ii. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works after consultation with the department of regional planning.

iii. The public right-of-way shall remain unobstructed and clear of vegetation and structures, including buildings, utility boxes, gates, and fences or walls. Driveways are permitted within the public right-of-way, provided that they are constructed with a non-slip surface such as textured concrete (bush-hammer finish) or textured permeable paving .

2. Street Lighting. New street lights are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works. Where deemed necessary:

- a. Street lights shall be compatible in style and material with the poles on which they are mounted;
- b. Street lights shall be placed the maximum distance apart with the minimum lumens allowable by the department of public works; and
- c. Street lights shall use full cut off fixtures to prevent off-street illumination and glare.

3. Exterior Lighting. Definitions and figures for this subsection are provided in Appendix B of this CSD.

a. Exemptions. The following exterior lighting shall be exempt from the provisions of this subsection:

- i. Athletic field lights used within a school campus or public or private park;
- ii. Temporary lighting used by law enforcement or emergency services personnel to protect life or property;
- iii. Temporary lighting used for the construction or repair of roadways, utilities, and other public infrastructure;
- iv. Temporary lighting for activities permitted by a film permit or Temporary Use Permit pursuant to Part 14 of Chapter 22.56;
- v. Seasonal lighting displays related to cultural or religious celebrations, provided that the duration such displays on a lot or parcel of land does not exceed 60 cumulative days within any 12 month period; and

vi. Security lighting for public facilities subject to this Title 22, including but not limited to prisons, airports, and hospitals, provided that such public facilities use cut off fixtures.

b. Lighting Plan.

i. New buildings and building additions shall require a site plan for approval by the department of regional planning showing the location, manufacturer's maximum output rating (lumens), fixture type, and fixture height of all exterior lighting, as well as information about shut-off timers where required by this subsection; and

ii. The site plan shall be certified as meeting the requirements of this subsection by a licensed professional engineer when the development proposal concerns a non-residential use or a residential use consisting of 5 or more dwelling units.

c. General Requirements.

i. Maximum Output. The cumulative manufacturer's maximum output of all exterior lighting on a lot or parcel of land shall not exceed:

(a). 10,000 lumens per net acre in a residential or agricultural zone, but in no case less than 2,300 lumens per unattached dwelling unit. Fixtures for illumination of riding arenas and other private outdoor recreational facilities shall not be counted towards this limit, provided that all lighting exceeding the limit is extinguished after 10 p.m.; or

(b). 25,000 lumens per net acre in any other zone.

ii. Light Trespass. Exterior lighting shall not cause light trespass.

iii. Fixture Types. Each exterior light with a manufacturer's maximum output rating 400 lumens or greater shall be a full cut off fixture.

iv. Shut-off Timers. Exterior lighting in commercial and manufacturing zones shall be installed with time controls to reduce light power by at least 50 percent after 10 p.m.

v. Maintenance. Exterior lighting shall be maintained in good repair, defined as intact, free of severe cracks, and with shielding securely attached and functional as designed.

d. Prohibited Lighting. Drop-down lenses shall be prohibited.

e. Non-Conforming Lighting. Exterior lighting in use on the effective date of the ordinance creating this CSD that does not meet the requirements of this CSD may remain for 20 years, provided that it does not cause light trespass. If lighting causes light trespass, it shall be removed or modified by the addition of an opaque shield equivalent to a full cutoff fixture.

4. Utilities. (Reserved).

5. Signs. The requirements of Part 10 of Chapter 22.52 shall apply except where modified herein:

a. General Requirements.

i. Faces. Signs shall not display more than two faces.

ii. Height. Sign heights shall be measured from the average finished grade at the base of the sign.

iii. Non-Commercial Speech. Signs may display non-commercial messages.

iv. Lighting. Sign lighting shall be external to the sign face, using full cut off fixtures to focus all light directly on the sign. Internal sign illumination, such as “can” lights or individually illuminated lettered signage, is prohibited. Sign lighting shall not pulse, rotate, blink, flash or simulate motion.

b. Permitted Signs. Only the following types of signs shall be permitted in this CSD:

i. Wall Business Signs.

(a). Signs shall not extend above the highest point of the building wall. For the purposes of this subsection, sloping roofs shall not be considered an extension of the building wall. Roof-mounted signs are prohibited.

(b). The maximum sign area for ground floor business establishments shall be one square foot for each linear foot of building frontage or 60 square feet per establishment, whichever is less.

(c). The maximum sign area for business establishments above the ground floor shall be 10 square feet per establishment.

ii. Freestanding Business Signs.

(a). Freestanding business signs shall be monument signs. For the purposes of this subsection, a “monument sign” shall be

defined as a sign placed on a solid base that extends at least 75 percent of the width of the sign. Pole-mounted signs are prohibited.

(b). A maximum of one sign is permitted on a lot or parcel of land.

(c). The maximum sign area shall be 20 square feet per sign face and the maximum sign height shall be four feet.

iii. Residential Entrance signs. For the purposes of this subsection, a “residential entrance sign” shall be defined as a freestanding or wall-mounted sign marking the entrance to a residential use.

(a). A maximum of one sign per entrance is permitted on a lot or parcel of land in a residential or agricultural zone.

(b). The maximum sign area shall be 20 square feet per sign face and the maximum sign height shall be 20 feet.

(c). If the sign is placed over a driveway, an additional unobstructed driveway must be provided, as required by Section 503.2.1 of the Fire Code.

iv. Directional and/or Informational Signs. The maximum sign area shall be 32 square feet per sign face and the maximum sign height shall be 15 feet.

v. Community Identification Signs. The maximum sign area shall be 24 square feet per sign face and the maximum sign height shall be 15 feet.

vi. Civic Organization Signs. The maximum sign area shall be six square feet per sign face and the maximum sign height shall be eight feet.

vii. Bulletin or Special-event Signs, including signs advertising upcoming community events. The maximum sign area shall be 24 square feet per sign face and the maximum sign height shall be 15 feet.

viii. Temporary Signs.

(a). General Requirements.

(i). A maximum of one sign is permitted per street or highway frontage. Signs shall not be affixed to trees, shrubs, or other types of vegetation.

(ii). Freestanding signs shall be placed at least 10 feet from any property line. Structures installed to support freestanding signs shall be removed when the signs are.

(iii). Signs shall display the date of posting and the name and phone number of the sign owner.

(b). Temporary Non-Commercial Signs.

(i). The maximum sign area shall be 16 square feet per sign face and the maximum sign height shall be 8 feet.

(ii). Signs may be posted for 120 cumulative days within any 12 month period. Signs concerning political issues, such as election candidates or ballot measures, shall be removed within 14 days after balloting.

(c). Temporary Real Estate Signs.

(i). In residential and agricultural zones, the maximum sign area shall be six square feet per sign face and the maximum sign height shall be six feet. In all other zones, the maximum sign area shall be 48 square feet per sign face and the maximum sign height shall be 12 feet.

(ii). Signs shall be removed within 14 days after the property has been rented, leased or sold.

(d). Temporary Construction Signs.

(i). The maximum sign area shall be six square feet per sign face and the maximum sign height shall be six feet.

(ii). Signs shall be removed within 14 days after the completion of construction, alteration, or removal of the structure.

(e). Temporary Subdivision Sales, Entry, and Special-Feature Signs.

(i). Temporary Subdivision Sales Signs.

The maximum sign area shall be 12 square feet per sign face and the maximum sign height shall be eight feet. Signs shall be removed within one year after the completion of the last unit of the last phase of the subdivision.

(ii). Temporary Subdivision Entry and Special-Feature Signs. Signs shall be monument signs, as defined in subsection D.5.b.ii.(a). The maximum sign area shall be 20 square feet per sign face and the maximum sign height shall be six feet. Signs shall be removed within one year after the completion of the last unit of the last phase of the subdivision.

6. Vegetation Conservation.

a. For the purposes of this subsection, “native vegetation” shall be defined as the native plants designated for the corresponding Ecological Zone in the Los Angeles County Drought-tolerant Approved Plant List, as maintained by the department of regional planning.

b. Site Plan Approval.

i. The removal or destruction of native vegetation shall require a site plan for approval by the department of regional planning when:

(a). A land division creating more than 4 lots or parcels of land is proposed and the area of removal or destruction exceeds 30 percent of the net area of each lot or parcel of land created; or

(b). A non-residential use is proposed on a lot or parcel of land with a net area of one acre or greater and the area of removal or destruction exceeds 30 percent of the net area of such lot or parcel of land.

ii. The site plan shall be approved if the applicant substantiates that the removal or destruction:

(a). Is required by the fire department;

(b). Is required by the department of public works in order to control erosion or flood hazards; or

(c). Is required to allow the reasonable use of the property because the cost of alternative development plans would be prohibitive, as substantiated by a written statement from an engineer, architect, or biologist made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure.

c. Native vegetation shall be used in landscaped areas. Where fuel modification is required, species from the Desirable Plant List, maintained by the fire department, may be used in Fuel Modification Zones A and B.

d. Native vegetation shall be used on graded slopes, provided that the department of public works determines that the chosen species are adequate to prevent erosion.

7. Trails.

a. Trail Provision.

i. All projects requiring discretionary approval shall contain trail easements in accordance with the adopted Trails Plan of the Santa Clarita Valley Area Plan. The conditions of approval for these projects shall require that trail construction be completed by the applicant, in accordance with the standards provided in subsection 7.b, and approved by the Department of Parks and Recreation. The Department of Parks and Recreation may also request connector or feeder trail systems.

ii. Trail easements shall accommodate a multi-use trail for pedestrian, mountain bicycling, and equestrian uses.

iii. Trail easements shall not be located contiguous to local streets or highways, unless the Department of Parks and Recreation determines that no other location is suitable. If a trail easement is located contiguous to a local street or highway, such easement shall not be within the public right-of-way.

iv. Trail easements shall be designed to connect to an existing or planned trail alignment(s), pursuant to the adopted Trails Plan of the Santa Clarita Valley Area Plan.

v. Trail easements shall be designed to provide connectivity to recreational uses, such as open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas.

vi. If any project requiring discretionary approval proposes modification to an existing trail easement, the applicant shall obtain Department of Parks and Recreation approval of such modification prior to the public hearing.

b. Trail Construction. The following standards are required for all trail construction, unless modified by the Department of Parks and Recreation on the basis of unique site conditions:

i. The minimum trail easement width shall be 10 feet;

ii. The minimum trail tread width shall be a variable width of six to eight feet;

iii. The maximum trail cross-slope gradient shall be 3%;

iv. The maximum trail running slope gradient shall be 10%;

v. Trail surfacing shall consist of decomposed granite or native stabilized soil; and

vi. Driveways are permitted within the trail easement, provided that they are constructed with a non-slip surface such as textured concrete (bush-hammer finish) or textured permeable paving.

c. Trail Maintenance.

i. Trail easements shall remain unobstructed and clear of vegetation and structures, including buildings, utility boxes, gates, and fences or walls.

ii. All trails that are not deeded to and maintained by the Department of Parks and Recreation shall be deeded to and maintained by a Homeowner's Association or by a Special District. If a Special District is used, such district shall be an entity established pursuant to the Landscaping and Lighting Act of 1972, Section 22500, et. seq., of the California Streets and Highways Code ("Landscaping and Lighting District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees.

d. Notification. After the Department of Parks and Recreation generates a final trails report, applicants shall notify the Agua Dulce Town Council, and any other recognized local trail advisory entities, to solicit input regarding trail location.

8. Density-controlled Development. Density-controlled development shall be permitted in this CSD, including hillside management areas and significant ecological areas, only if:

a. Each lot or parcel of land contains a minimum net area of two acres;

b. Each lot or parcel of land meets the yard requirements of this CSD; and

c. Each lot or parcel of land has a minimum width of 165 feet and a minimum depth of 165 feet.

9. Hillside Management. Applications for a land division creating more than 4 lots or parcels of land in a hillside management area shall include a written analysis demonstrating compliance with the following design guideline, as it applies to the project: Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.

10. Significant Ridgeline Protection. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are highly visible ridgelines that dominate the landscape. The locations of the significant ridgelines within this CSD are shown on the map following this section and the criteria used for their designation are provided in the appendix following this section.

a. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, roof-mounted solar panels, and wind energy conversion systems.

b. Any modification to subsection D.10.a shall require a conditional use permit, as provided in Part 1 of Chapter 22.56. In approving such conditional use permit, the hearing officer or regional planning commission shall make the following findings in addition to those required by Section 22.56.090:

i. Alternative sites within the project site have been considered and rejected due to the presence of documented hazards of the potential for greater damage to biota, as determined by a biologist; and

ii. The overall development is designed to comply with the design guideline provided in subsection D.9, as it applies to the project.

11. Drainage. The following standards are intended to slow or reduce runoff and recharge local aquifers:

a. Residential and Accessory Uses.

i. On a lot or parcel of land less than one and one-quarter net acres in size, the maximum impervious finished surface areas for residential and associated accessory uses shall not exceed 11,000 square feet or 42 percent of the net area, whichever is less; and

ii. On a lot or parcel of land one and one-quarter net acres or greater in size, the maximum impervious finished surface areas for residential and associated accessory uses shall not exceed 20 percent of the net area.

b. Non-Residential Uses. On a lot or parcel of land, the maximum impervious finished surface areas for non-residential uses shall not exceed:

i. 65 percent of the net area when occupied by open storage or licensed homes for the aged;

ii. 75 percent of the net area when occupied by hospitals, cemeteries, mausoleums, or mortuaries;

iii. 80 percent of the net area when occupied by churches or schools; and

iv. 85 percent of the net area when occupied by stores, supermarkets, shopping centers, restaurants, service stations, motels, hotels, office buildings, professional buildings, banks, warehouses, manufacturing facilities, enclosed storage, lumber yards, or kennels.

c. Swales may be given credit towards calculating the maximum impervious finished surface areas on a lot or parcel of land.

d. Permeable portions of partially impervious surfaces, such as perforated concrete blocks that allow vegetation growth, may be given credit towards calculating the maximum impervious finished surface areas on a lot or parcel of land.

e. All structures with rain gutters shall collect and direct all roof runoff towards permeable surfaces and catchment basins rather than towards impervious surfaces such as paved driveways.

E. Zone-specific Development Standards.

1. Residential and Agricultural Zones.

a. Lot Design.

i. Each lot or parcel of land created by a land division shall contain a minimum net area of two acres; and

ii. Each lot or parcel of land created by a land division shall have a minimum width of 165 feet and a minimum depth of 165 feet.

b. Required Yards.

i. The minimum front yard is 50 feet;

ii. The minimum rear yard is 25 feet;

iii. The minimum interior side yard is 25 feet;

iv. Accessory structures shall not be permitted in any required yard; and

v. Required yards shall be measured from the property boundary unless such boundary is located within a private street or right-of-way, in which case required yards shall be measured from the edge of the private street or right-of-way closest to the interior of the lot or parcel of land.

c. Home-based Occupations. The requirements of Section 22.20.020 (Residential Zones) or 22.24.030 (Agricultural Zones) shall apply except where modified herein:

i. A home-based occupation may be housed in a permitted accessory structure;

ii. Not more than two persons, other than resident occupants, shall be employed or volunteer their services on site;

iii. A minimum of one uncovered vehicle parking space shall be provided for all business related traffic, and one additional uncovered parking space is required for each employee or volunteer; and

iv. Business hours are limited between 8:00 a.m. and 6:00 p.m.

d. Dogs.

i. On a lot or parcel of land less than one net acre in size, the requirements of Sections 22.20.050 (Residential Zones) or 22.24.050 (Agricultural Zones) shall apply; and

ii. One a lot or parcel of land one net acre or greater in size, two additional dogs are allowed for each additional net acre of lot size or fraction thereof, with a total maximum of seven dogs.

e. Cargo Shipping Containers. For the purpose of this subsection, a “cargo shipping container” shall be defined as a reusable transport and storage container designed to be carried on semi-trailer trucks, container ships, and freight trains. Cargo shipping containers shall be permitted on a lot or parcel of land in accordance with the following standards:

i. One cargo shipping container is allowed for each net acre of land, with a total maximum of four containers;

ii. Cargo shipping containers shall not be placed in any required yard or in any area where the parking of vehicles is prohibited by Sections 22.20.025.A (Residential Zones) or 22.24.035.A (Agricultural Zones);

iii. Cargo shipping containers shall be placed at least six feet from any structure or other container;

iv. Cargo shipping containers shall not be stacked upon each other;

v. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length; and

vi. Cargo shipping containers shall be painted one uniform color and the sides of containers shall not display images or lettering, except for signs providing safety information related to the contents stored within, if required by the County Code or other applicable regulations.

f. Commercial Vehicle Parking.

i. For the purposes of this subsection, the definition of “commercial vehicle” is the same as that provided in the California State Vehicle Code and shall include a commercial semi-trailer truck.

ii. One commercial vehicle may be parked on a lot or parcel of land in accordance with the following standards:

(a). The commercial vehicle shall be owned or operated by the occupant of a single-family home on the same lot or parcel of land. If requested by the department of regional planning, the occupant shall provide documentation that the commercial vehicle is owned or operated by him or her;

(b). The commercial vehicle shall not be parked in any required yard or in any area where the parking of vehicles is prohibited by Sections 22.20.025.A (Residential Zones) or 22.24.035.A (Agricultural Zones);

(c). The commercial vehicle shall be parked at least six feet from any structure or cargo shipping container; and

(d). The commercial vehicle shall not be inoperative, as defined in Section 22.08.220, and shall not be used as sleeping or living quarters.

iii. This subsection shall not allow the repair of commercial vehicles, or the use of commercial vehicles for home-based businesses in excess of the allowance provided in Sections 22.20.020.A (Residential Zones) or 22.24.030 (Agricultural Zones).

2. Commercial and Manufacturing Zones. Compliance with the following requirements shall be substantiated by a written statement from an engineer or architect made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure:

a. Structure Design.

i. Structures, structure additions, and structure renovations shall incorporate Old Western, Southwestern, Spanish Mission, Victorian, or Native American architecture;

ii. Structure facades, materials, rooflines, and exterior finishes shall conform to the chosen architectural style; and

iii. Structure entrances shall be recessed by at least one foot.

b. Utilities and Equipment. Accessory utilities and equipment visible from a public or private street, including but not limited to trash receptacles, pumps, water pipes, propane tanks, natural gas pipes, circuit breakers, and transformers and other electrical equipment, shall be screened from view by landscaping or walls and fences.

c. Pedestrian and Equestrian Accommodation. An access route of at least 10 feet in width shall be provided to each trail or public right-of-way adjoining a lot or parcel of land, and at least one hitching post shall be provided.

F. Area-Specific Development Standards.

1. Sleepy Valley Area.

a. Intent and Purpose. This area is established to provide appropriate yard requirements for the Sleepy Valley community, an antiquated subdivision that contains small lots.

b. Area Boundary. The boundaries of this area are shown on the map following this section.

c. Required Yards. In residential and agricultural zones, required yards shall be the same as those required for Zone R-1.

G. Modification of Development Standards. Modification of the development standards in this CSD shall require a conditional use permit, as provided in Part 1 of Chapter 22.56. The applicant shall notify the Agua Dulce Town Council in order to solicit input regarding the application.

APPENDIX A FOR SECTION 22.44.113

CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the Agua Dulce Community Standards District is based on the following criteria:

- Topographic complexity: Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road.
- Near/far contrast: Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley from a public road or viewpoint located at a higher altitude, such as along the valley rim or a pass. Often, layers of ridges are visible into the

distance. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.

- Cultural landmarks: Ridges from views of well-known locations, structures, or other places which are considered points of interest in Agua Dulce.
- Existing community boundaries and gateways: Ridges and surrounding terrain that provide the first view of predominately natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Agua Dulce.

APPENDIX B FOR SECTION 22.44.113

EXTERIOR LIGHTING DEFINITIONS AND FIGURES

DEFINITIONS

- “Cutoff fixture” or “shielded fixture” means a light fixture that emits no more than 2.5 percent of its light in the area above a horizontal plane passing through the lowest point of the fixture and no more than 10 percent of its light in the area between zero and 10 degrees below such horizontal plane.
- “Drop-down lens” means a lens or diffuser that extends below a horizontal plane passing through the lowest point of the opaque portion of a light fixture.
- “Exterior lighting” means any equipment or fixture located or used to provide illumination of outdoor areas, objects or activities.
- “Foot-candle” means a unit of light energy received some distance away from a source. Foot-candles may be measured by a photometer.
- “Full cutoff fixture” or “fully shielded fixture” means a light fixture that emits no light in the area above a horizontal plane passing through the lowest point of the fixture and no more than 10 percent of its light in the area between zero and 10 degrees below such horizontal plane.
- “Light trespass” means light falling across a property line onto an adjoining lot or parcel of land or onto an adjoining public right-of-way. Light trespass shall be determined by a measurement, taken at ground level, of:
 1. Over 0.5 foot-candles on a lot or parcel of land in a residential or agricultural zone; or
 2. Over 1.0 foot-candles on a lot or parcel of land in any other zone.

- “Lumen” means a unit of light energy produced by a fixture, calculated as a rating by the manufacturer. For example, a 40-watt incandescent lamp produces approximately 400 lumens, and a 35-watt high-pressure sodium lamp produces 2,300 lumens.

FIGURE 1: PROHIBITED AND ALLOWED LIGHTING TYPES

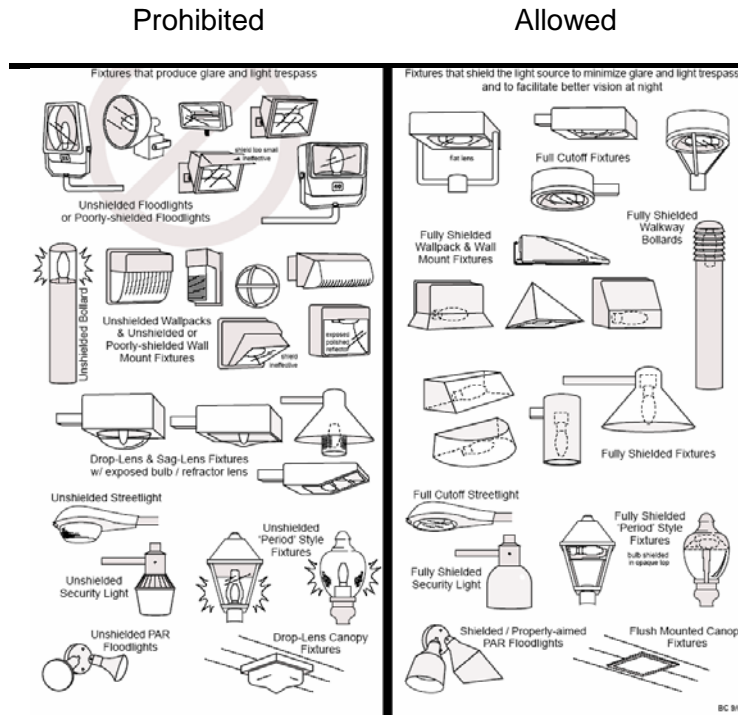


FIGURE 2: COMPARISON OF PERFORMANCE BY LAMP TYPE

Factor	Incandescent	Fluorescent	Metal Halide	High-Pressure Sodium	Low-Pressure Sodium
Wattage	25-150	18-95	50-400	50-400	18-180
Output (lumens)	210-2700	1000-7500	1900-30,000	3600-46,000	1800-33,000
Efficiency (lumens/watt)	8-18	55-79	38-75	72-115	100-183
Lumen Maintenance (%)	90 (85)	85 (80)	75 (65)	90 (70)	100 (100)

Lamp Life (hours)	750-2000	10,000-20,000	10,000-20,000	18,000-24,000	16,000
Energy Use	high	medium	medium	low	lowest
Color Rendition	good	good	good	moderate	none*

Notes on Figure 2:

Wattage - Lamp wattages most commonly used in general outdoor lighting (not including sports lighting)

Output - approximate mean luminous outputs of lamps most commonly used in outdoor lighting

Efficiency - mean luminous efficiency for above lamp output range, taken at 50% of mean lifetime (does not include ballast losses)

Lumen Maintenance - percent of initial lamp output at 50% of mean lamp lifetime and at end of mean lifetime (in parentheses)

Lamp Life - approximate mean lifetime of indicated lamps

Energy Cost - relative energy costs

Color Rendition - relative ability of average observer to accurately perceive colors under lighting from indicated lamps only (* under pure LPS light, some discrimination of reds and oranges is possible, though they will appear as shades of brown. See also Note 9.14: LPS/other lamp type mix for color rendition with LPS energy savings.)

FIGURE 3: DIAGRAM OF CUTOFF PERFORMANCE

