

SECTION XVIG. OUTDOOR LIGHTING

A. TITLE

The Section shall hereafter be known and cited as the “Town of Wellesley Outdoor Lighting Bylaw” or “Outdoor Lighting Bylaw.”

B. PURPOSE AND INTENT

The purpose of this Section is to enhance public safety by providing for adequate and appropriate outdoor lighting, protect community character, promote energy conservation, protect against light trespass and glare, protect the privacy of residents, and minimize sky glow.

C. DEFINITIONS

~~Clutter – bright, confusing, excessive lights~~

Cutoff Angle - The angle formed by a line drawn from the direction of the direct light rays at the light source with respect to the vertical, beyond which no direct light is emitted.

~~Dark Sky Compliance – Adherence to guidelines adapted by the Planning Board from The Dark Sky Society Guidelines (see attached).~~

Direct Light - Light emitted from the lamp, off the reflector or reflector diffuser or through the refractor or diffuser lens, of a luminaire.

Fixture - The assembly that houses a lamp or lamps and which may include a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor, lens, or diffuser lens.

Footcandle - A quantitative unit measuring the amount of light cast onto a given point, measured as one lumen per square foot.

Fully Shielded Luminaire - A lamp and fixture assembly designed with a cutoff angle of 90 degrees or less so that no direct light is emitted above a horizontal plane.

Glare - Light emitted from a luminaire with an intensity great enough to produce annoyance, discomfort, or a reduction in a viewer’s ability to see.

Height of Luminaire - The vertical distance from the finished grade of the ground directly below to the lowest direct-light-emitting part of the luminaire.

Lamp - The component of a luminaire that produces the actual light.

Light Trespass - The shining of direct light produced by a luminaire beyond the boundaries of the lot or parcel on which it is located.

Lumen - A measure of light energy generated by a light source. One foot candle is one lumen per square foot. For the purposes of this Section, the lumen output shall be the initial lumen output of a lamp, as rated by the manufacturer.

Luminaire - A complete lighting system, including a lamp or lamps and a fixture.

Sky Glow - Brightening of the night sky

D. APPLICABILITY

The provisions of this Section shall apply to the following project types which include the proposed installation of one or more outdoor luminaires for exterior lighting:

1. Major Construction Project and Minor Construction Projects, as defined by Section XVIA, Project Approval;
2. The construction of new single family dwellings or alterations of single family dwellings which require Large House Review, as required by Section XVID, Large House Review; and
3. Design Review and/or Special Permit applications for externally illuminated signs, as required and defined by Section XXIIA, Signs.

E. ADMINISTRATION

For the project types subject to the provisions of this Section, the following information shall be submitted, except to the extent as such information may be waived by the Design Review Board, Planning Board, or Zoning Board of Appeals, as applicable:

1. Information identifying the location, orientation, height, and type of outdoor luminaires to be installed;
2. The luminaire manufacturer's specification data, including lumen output and photometric data showing cutoff angles;
3. Information identifying the type of lamp, such as light emitting diode ("LED"), metal halide, compact fluorescent, high pressure sodium, and the associated Color Rendering Index (CRI) of the lamp;
4. A photometric plan showing the intensity of illumination expressed in foot-candles at ground level within the interior of the property and at the property boundaries; and
5. Sufficient evidence to confirm that all proposed outdoor luminaires and lighting conditions comply with subsection F., General Regulations, of this Section.

F. GENERAL REGULATIONS

All exterior luminaires and/or the outdoor lighting conditions associated with the project types subject to the provisions of this Section, shall comply with the following

regulations, unless otherwise specified:

1. Wall-Mounted Fixtures: Luminaires attached to the exterior of a building or structure for area lighting, except for those attached to single family dwellings and associated accessory structures, shall be mounted no higher than fifteen (15) feet above grade and shall be fully shielded.
2. Ground-Mounted Fixtures: Luminaires mounted on the ground, including on poles, shall have a height no greater than ten (10) feet when associated with a single family use, and a height no greater than ~~thirty (30)~~twenty (20) feet when associated with all other uses; such luminaires shall be fully shielded.
3. Lighting Levels and Light Trespass Limitations: Exterior lighting shall not exceed the following levels on the ground or exceed the light trespass limits specified:

TABLE XVID.1, LIGHTING LEVELS AND LIGHT TRESPASS LIMITATIONS		
Use	Maximum Footcandles	Maximum Light Trespass*
Single Family Residential Uses	5	0.5
All Other Uses	30	1.0

*The maximum footcandles allowable at all property lines, including property lines along a public or private street or way.

G. SPECIAL PERMITS

1. Major Construction Projects, Minor Construction Projects, and Signs: In the case of such projects which incorporate one more outdoor luminaires not meeting the requirements of paragraph F., General Regulations, the Zoning Board of Appeals may grant a Special Permit, per Section XXV, Special Permit Granting Authority.
2. Large House Review: In the case of such projects which incorporate one more outdoor luminaires not meeting the requirements of paragraph F., General Regulations, the Planning Board may grant a Special Permit, per Section XXV, Special Permit Granting Authority, in conjunction with the consideration of an application under Section XVID, Large House Review.
3. Standards: In addition to those standards specified in Section XXV, Special Permit Granting Authority, in considering the issuance of a Special Permit from the requirements of this Section, the applicable Special Permit Granting Authority shall make a finding that one or more of the following conditions are met:
 - a. The proposed lighting is necessary to enhance public safety;
 - b. The proposed lighting enhances community character or does not negatively impact community character; or

c. The proposed lighting does not establish conditions which involve unacceptable light trespass, glare, sky glow, or compromise the privacy of abutting property owners.