

Proposed Language for Planning Board Public Hearing on December 30, 2015

****** Note to Planning Board – Text for Warrant ******

Portions of the Town of Mason Planning Ordinance need to be amended in conjunction with the Outdoor Lighting Ordinance. An example of possible wording for the Warrant:

Shall the Town amend the Town of Mason Planning Ordinance of 1967 to:

- **Add Article XXIII, Outdoor Lighting Ordinance**

- **Amend Article IV, Section O, Paragraph 1.c from**

“No sign shall be neon, animated, or flashing.”

to

“No sign shall be neon, animated or flashing. All illumination of signs shall conform to the requirements of Article XXIII, Outdoor Lighting Ordinance.”

- **Amend Article IV, Section O, Paragraph 1.d from**

“No sign or lighting for a business shall be positioned in such a manner that it impedes the vision or line of sight of drivers in or on public ways, nor cause glare or direct lighting on any adjacent property. “

to

“No sign for a business shall be positioned in such a manner that it impedes the line of sight of drivers in or on public ways.”

- **Amend Article XIV, Section A, by adding**

31. *Commercial use* - the buying and selling of goods and services in retail businesses, wholesale buying and selling, financial establishments.

32. *Industrial use* - the manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character or appearance thereof, and including storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.

Article XXIII: Outdoor Lighting Ordinance – Revision History

Version 1.0	Initial version for Planning Board and Selectmen review
Version 1.1	Incorporating recommendations from the Planning Board and Selectmen
Version 1.2	Incorporating recommendations from Nashua Regional Planning Commission
Version 1.3	Incorporating additional recommendations from the Selectmen

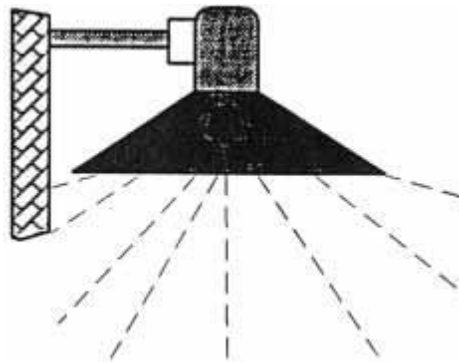
Article XXIII: Outdoor Lighting Ordinance

A. Purpose

The purpose of this ordinance is to enhance public safety and welfare by providing for adequate and appropriate outdoor lighting, while preserving the natural dark skies that are an important aspect of the rural character of the Town of Mason. This ordinance recognizes the importance of lighting for safety and security while encouraging energy efficiency and reduction of light pollution and glare.

B. Definitions

1. **Luminaire:** A lighting fixture that includes a lamp or lamps.
2. **Lamp:** The component of a luminaire that produces light.
- 3.
4. **Glare:** Light emitted by a lamp in direct line-of-sight contact with the viewer.
5. **Light trespass:** Light that is produced by a luminaire beyond the property line on which it is located.
6. **Sky glow:** Light from a luminaire that is emitted above the horizontal plane that passes through the lowest part of the luminaire.
7. **Fully-shielded lighting:** Lighting in which the light rays emitted by the fixture are projected no higher than the horizontal plane that passes through the lowest part of the luminaire.
- 8.



Fully Shielded Lighting Fixture

C. Requirements

1. Applicability

All Commercial and Industrial outdoor lighting installed in the Town of Mason shall comply with the requirements specified below. Private residential lighting is encouraged to comply with these specifications.

2. General Lighting Restrictions

- a. All luminaires shall be fully shielded and not cause sky glow.
- b. No luminaire shall emit glare beyond a property line or be positioned such that it impedes the vision or line of sight of drivers in or on public ways.
- c. Lighting shall be turned off after business hours except for lighting necessary for security or safety. It is recommended that motion detectors be used with security lighting.
- d. It is recommended that total illumination be the lowest intensity possible for the intended use.

3. Gas Station-Type Canopies

- a. Luminaires mounted on a canopy shall be recessed in the ceiling of the canopy so that the lens cover is recessed or mounted flush with the ceiling of the canopy and fully shielded. Luminaires shall not be mounted on the sides or top of the canopy, and the sides or fascias of the canopy shall not be illuminated.

4. Lighted Advertising Signs

- a. Signs may be illuminated only by externally mounted white light sources.
- b. Bottom-mounted lighting is prohibited.
- c. Moving, blinking, or flashing lights or signs and electronic message signs are prohibited.
- d. The outdoor operation of searchlights, lasers, or other high-intensity beams for advertising purposes is prohibited.

5. Pre-existing Outdoor Lighting

- a. Any luminaire that replaces a non-conforming, pre-existing luminaire, or any luminaire that is moved, shall meet the standards of this Ordinance.

D. Exceptions

The following are exempt from this Ordinance:

- a. Temporary luminaires required for construction projects.
- b. Luminaires related to police, fire, or other emergency services.
- c. Luminaires used for signal illumination to ensure roadway safety.
- d. Hazard warning luminaries required by federal regulatory agencies.
- e. Low-intensity temporary seasonal lighting.

