

Chapter 21.80: Dark Skies

21.80.010 PURPOSE

The purpose of the Molalla Dark Skies Ordinance is to regulate outdoor lighting in order to reduce or prevent light pollution. This shall mean, to the extent reasonably possible, reducing or preventing glare and light trespass and conserving energy while also promoting community safety and security.

21.80.050 SCOPE & APPLICABILITY

1. New Lighting – All exterior outdoor lighting installed after the effective date of this chapter in any and all zones in the City shall conform to the requirements established by this chapter and other applicable ordinances unless otherwise exempted. This ordinance does not apply to indoor lighting.
2. Existing Lighting – All existing lighting shall be modified to conform to the provisions of this chapter at the time the City issues a development permit or building permit for the property on which the lighting is located. If the value of work done to the location exceeds \$50,000, all lighting on the property must be brought into full compliance before reoccupation or reuse.
3. Nonconforming Use or Structure – If a nonconforming use or structure has been abandoned for more than twelve (12) months, all lighting on the property must be brought into full compliance before reoccupation or reuse.
4. Conformity shall occur prior to issuance of Certificate of Occupancy, Final Inspection, or Final Plat Recording, when applicable. For other permits, the applicant shall have a maximum of thirty (30) days before reoccupation or reuse.
5. Preferred Light Source – Low-Pressure Sodium (LPS) lamps are the preferred illumination source throughout the City and their use is encouraged.
6. When an existing fixture is replaced, the replacement fixture shall meet the requirements of this chapter.
7. Lighting may be more restrictive elsewhere in the Molalla Municipal Code, but not less restrictive.
8. All governmental agencies, federal, state or county, which operate within the City limits of Molalla, may obtain exceptions as approved by the City Manager and/or City Council to comply with the provisions of this chapter.
9. In the event a provision of this chapter conflicts with a provision of any other chapter of the Molalla Municipal Code, the more restrictive requirement shall apply.

21.80.100 EXEMPTIONS AND EXCEPTIONS

1. Residential fixtures consisting of lamp types with 2,050 lumens or less. Examples include:
 - A. 100 Watt Standard Incandescent and less.
 - B. 100 Watt Mid break Tungsten-Halogen (quartz) and less.
 - C. 25 Watt T-12 Cool White Fluorescent and less.
 - D. 18-Watt Low Pressure Sodium and less.

2. Federally funded and state funded roadway construction projects to the extent necessary to comply with federal and state requirements.
3. Fossil Fuel Light – Fossil fuel light produced directly or indirectly by the combustion of natural gas or other utility-type fossil fuels.
4. Full cutoff street lighting, which is part of a federal, state, or municipal installation.
5. Holiday Lighting.
6. Lighting of sports facilities or stadiums.
7. Specialized lighting necessary for the safety, such as navigation or runway lighting of airports, or temporary lighting associated with emergency operations, road hazard warnings, etc.
8. Traffic control signals and devices.

21.80.200 APPROVED MATERIALS AND METHODS OF INSTALLATION

The provisions of this chapter are not intended to prevent the use of any design, material or method of installation or operation not specifically prohibited by this chapter, provided such alternative design material or method conforms to the intent of this division and has been approved by the building official.

The Building Official may approve an alternative design provided the Building Official finds that:

1. It complies with the applicable specific requirements of this chapter.
2. It has been designed or approved by a registered professional engineer and complies with the purpose of this division.

21.80.300 SUBMITTALS

All applications for building permits or land use planning review that include installation of outdoor lighting fixtures shall include lighting plans conforming to the provisions of this ordinance. The Planning Director and/or Building Official shall have the authority to request additional information in order to achieve the purpose of this ordinance.

1. The submittal shall contain the following information and submitted as part of the site plan to the Planning and Building Department for approval.
 - A. Plans indicating the location, type, intensity, and height of luminaries including both building and ground mounted fixtures.
 - B. A description of the luminaries, including lamps, poles or other supports and shielding devices, which may be provided as catalogue illustrations from the manufacturer.
 - C. Photometric data, such as that furnished by the manufacturer, showing the angle of light emission and the foot-candles on the ground.
2. Applications for single/multi-family residential or other projects where any single outdoor light fixture exceeds (2,050 lumens output) shall be required to comply with paragraph 1 above).

21.80.400 GENERAL STANDARDS

The following general standards apply to all outdoor lighting installed after the effective date of this ordinance unless exempted above:

High Pressure Sodium	Unshielded	Unshielded	Directed Shield	Directed Shield	Directed Shield	Directed Shield	Directed Shield	Directed Shield	Directed Shield
Metal Halide	Unshielded	Unshielded	Directed Shield	Directed Shield	Directed Shield	Directed Shield	Directed Shield	Directed Shield	Directed Shield
Fluorescent	Unshielded	Unshielded	Unshielded	Directed Shield	Directed Shield	Directed Shield	Directed Shield	Directed Shield	Directed Shield
Quartz	Unshielded	Unshielded	Unshielded	Unshielded	Unshielded	Directed Shield	Directed Shield	Directed Shield	Directed Shield
Tungsten Halogen	Unshielded	Unshielded	Unshielded	Unshielded	Unshielded	Directed Shield	Directed Shield	Directed Shield	Directed Shield
Mercury Vapor	Unshielded	Unshielded	Unshielded	Unshielded	Unshielded	Directed Shield	Directed Shield	Directed Shield	Directed Shield
Incandescent	Unshielded	Unshielded	Unshielded	Unshielded	Unshielded	Unshielded	Unshielded	Unshielded	Unshielded

1. For the purpose of this section wattage ratings for lamp types will be for either a single lamp source or multiple lamp sources when installed in a cluster.
2. Lamp types not listed in the table may be approved for use by the building official providing installation of these lamps conforms to the lumen limits established in this section.
3. Glass tubes filled with argon, neon or krypton do not require shielding.

Table 2: Typical Lumen Values for Various Lamp Wattage*

Wattage	Low Pressure Sodium	High Pressure Sodium	Metal Halide	Fluorescent	Quartz	Mercury Vapor	Incandescent
9	-	-	-	600	-	-	-
18	1,800	-	-	-	-	-	-
35	4,725	2,250	-	-	-	-	-
40	-	4,000	-	2,250	-	-	480
50	-	-	-	-	1,400	1,140	480
55	7,925	-	-	-	-	-	-
60	-	-	-	-	-	-	870
70	-	5,800	5,500	-	-	-	-
75	-	-	-	-	-	2,800	1,190
90	14,400	-	-	-	-	-	-
100	-	9,500	8,000	-	-	4,300	1,750
110	-	-	-	6,600	-	-	-
150	-	16,000	-	-	-	-	22,850
175	-	-	14,000	-	-	8,600	-
200	-	22,000	-	-	-	-	44,010
250	-	27,500	20,500	-	-	12,100	-
300	-	-	-	-	-	-	6,360
400	-	50,000	36,000	-	-	22,500	-
500	-	-	-	-	-	-	10,850

*Taken from data supplied by Portland General Electric – Energy Resource Center

