

ORDINANCE NO. 841

AN ORDINANCE AMENDING SECTIONS OF THE TROUTDALE MUNICIPAL CODE CHAPTER 8.26 – OUTDOOR LIGHTING.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. Outdoor lighting standards are governed by the Troutdale Municipal Code and provide guidelines on performance and design standards for lighting installation for all new and existing development.
2. Current standards restrict the height of outdoor lighting fixtures on private property to no more than 25 feet in height, regardless of location, zoning district, type of development, or status of development.
3. A significant amount of commercial and industrial property in the City have existing light installations which are presently non-compliant and would potentially require variance approval from the Troutdale Planning Commission in order to make any changes requiring an electrical permit, creating a lengthy and costly process for potential applicants.
4. The Troutdale City Council referred the matter to the Troutdale Planning Commission to evaluate the issue and provide a recommendation on any potential amendments that may be required.
5. At a work session held on September 28, 2016, the Planning Commission heard presentations from Staff and stakeholders on the merits of making changes to the height requirements for select areas of the City where higher fixtures allow for more efficient site designs while ensuring that lighting impacts on residential areas or airport operations are kept at a minimum or are otherwise not applicable in circumstance.
6. The Planning Commission considered the impact that the current standards have on existing properties where noncompliance issues have made replacement or upgrading of light fixtures a cumbersome process. By amending height standards, a high number of nonconforming fixtures are brought into compliance and will result in an approval process to obtain site plan and electrical permit approvals for new fixtures without the need to obtain a variance.
7. The Planning Commission determined that retaining a 25 foot height restriction in other areas of the City was an effective policy to ensure minimal light pollution impacts for surrounding residents.


NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE

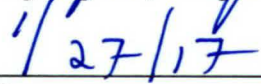
Section 1. Chapter 8.26.040 of the Troutdale Municipal Code shall be amended as set forth in Attachment A.

YEAS: 6

NAYS: 1 Councilor Morgan

ABSTAINED: 0



Casey Ryan, Mayor


Date



Sarah Skroch, City Recorder
Adopted: January 24, 2017

Proposed Language for Code Amendment

8.26.040 - Height restriction.

- A. The maximum height of an outdoor light fixture for developments located in industrially zoned properties and General Commercial zoned properties north of the Union Pacific Railroad right-of-way shall be fifty (50) feet.
- B. The maximum height of an outdoor light fixture for developments in all other areas within the City shall be twenty-five (25) feet.
- C. For commercial, industrial, or institutional developments abutting residentially zoned property, the maximum height of an outdoor light fixture located within fifty feet of any property line abutting the residential zone shall be fifteen (15) feet.
- D. Outdoor light fixtures used to illuminate athletic fields, stadiums, race tracks and similar outdoor recreational facilities shall be exempt from the provisions of this section.