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ORDINANCE NO. 26-05-19

**AN ORDINANCE ESTABLISHING REGULATIONS FOR OUTDOOR
LIGHTING WITHIN THE TOWN OF PEARL RIVER**

WHEREAS, the Mayor and Board of Aldermen of the Town of Pearl River find that properly designed outdoor lighting promotes public safety, protects residential quality of life and preserves the character of the Town and community; and

WHEREAS, excessive or poorly directed lighting may create glare, nuisance conditions, traffic hazards, and intrusion onto neighboring properties.

BE IT THEREFORE ORDAINED by the Board of Aldermen of the Town of Pearl River that Ordinance Chapter 29, Environment, is hereby amended to create a new Article VI, Outdoor Lighting, Section 29-120, et seq., to read as follows:

“Sec. 29-120 – General Standards

(a) All luminaries shall be fully shielded and shall not emit light into the upper hemisphere or create illumination on adjacent properties, unless otherwise necessary, using exterior full cut-off shields or optics within the fixture.

(b) Except as provided in this Article, outdoor lighting is encouraged to follow the intensity, technology, and other recommendations of the International Dark Sky Association and the Illuminating Engineering Society of North America.

Sec. 29-121 – Shielding and Direction

(a) All exterior lights shall be directed downward or shielded so light does not shine into neighboring homes, streets, traffic, or sky.

(b) Any streetlight located near private property shall also be shielded as necessary to minimize light trespass onto private property.

Sec. 29-122 – Brightness Limits

(a) Excessively bright lighting that creates glare or nuisance shall be prohibited.

(b) All exterior lighting fixtures shall have a correlated color temperature on 3,000 Kelvin or less

Sec. 29-123 – Residential Property

(a) Security and porch lighting are permitted but shall not unreasonably disturb adjacent properties.

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6 (b) Exterior lighting less than 1,500 lumens including spotlights and floodlights shall
7 be set such that the centerline of the beam or lamp shall be aimed no higher than 35
8 degrees above straight down when the source is visible from any off-site residential
9 property or public roadway.

10 (c) Any luminaires emitting 1,500 lumens to 3,000 lumens shall not exceed 3,000K
11 Correlated Color Temperature (CCT).

12 (d) All luminaires emitting greater than 3,000 lumens shall be fully shielded.

13
14 **Sec. 29-124 – Commercial Property**

15 (a) Parking lots, signage, and building lights shall be aimed downward.

16 (b) Illuminated signs shall not create excessive glare onto roadways or nearby
17 residences.

18 (c) Freestanding lighting fixtures in parking lots shall not exceed 20 feet in height.

19 (d) Lighting in parking lots shall be appropriate to create adequate visibility at night
20 and evenly distributed to increase security. Lighting shall be located so that trees
21 within the parking lot do not obscure the operation of the light fixture.

22 **Sec. 29-125 – Floodlights and Spotlights**

23 No floodlight or spotlight shall be pointed onto neighboring property, public streets,
24 or into windows.

25
26 **Sec. 29-126 – Decorative and Seasonal Lighting**

27 Decorative and seasonal lighting shall be permitted during holidays and special
28 events.

29
30 **Sec. 29-127 – Recreational Facilities**

31 (a) All site lighting not directly associated with the athletic playing areas shall
32 conform to the lighting standards described in this Article.

33 (b) Lighting for athletic fields, courts, or tracks shall be exempt from the height
34 requirement of 35 feet and total lumen output provided all the following conditions
35 are met:

36 (1) All such lighting shall utilize full cut-off luminaires that are installed in a fashion
37 that maintains the full cut-off characteristics unless certified by a licensed engineer
38 that such shielding is impractical.

39 (2) The maximum light level cannot exceed 0.5 maintained footcandle at the property
line of any residential or residentially zoned use.

4 (3) Every such lighting system design shall be certified by a licensed engineer as
5 conforming to all applicable restrictions of this Article.

6 (4) Where full cut-off fixtures are not utilized, acceptable luminaires shall include
7 those which:

8 (i) Are provided with internal and/or external glare control louvers and installed to
9 limit direct up-light to less than 5 percent of the total lumens existing from the
10 installed fixtures and minimize off-site light trespass; and

11 (ii) Are installed and maintained with minimum aiming angles of 25 degrees
12 downward from the horizontal. Said aiming angle shall be measured from the axis of
13 the luminaire maximum beam candlepower.

14 (c) Illumination of athletic fields, court, or track shall not exceed one hour after the
15 event is over.

16 **Sec. 29-128 – Streetlights**

17 (a) Town approved standardized fixtures shall be used for sidewalk lighting located
18 within the right-of-way or publicly accessible servitudes on private property.

19 (b) Any streetlight located near private property shall be shielded as necessary to
20 minimize light trespass onto adjacent private property.

21
22 **Sec. 29-129 – Exemptions**

23 All temporary emergency lighting needed by police or fire departments, or other
24 emergency services, as well as all vehicular luminaires, shall be exempt from the
25 requirements of this Article.”

26
27 **BE IT FURTHER ORDAINED** that this Ordinance shall become effective upon
28 adoption.

29
30 **YEAS:**

31 **NAYS:**

32 **ABSENT:**

33 **ABSTENTIONS:**

34 **ADOPTED THIS _____ DAY OF _____, 2026.**
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39 _____
Joe D. Lee, Mayor

Maude Griffis, Town Clerk

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