

**PORT ORFORD PLANNING COMMISSION AGENDA
GABLE CHAMBERS, PORT ORFORD CITY HALL
REGULAR MEETING**

Tuesday, January 13th, 2026, 5:30 PM

If unable to join in person, please join the meeting from your computer, tablet or smartphone.

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Access Code: 815-658-101

1. Call to Order
2. Chair Comments
3. Public Comments (On Agenda Items Only)
4. Additions to the Agenda
5. Minutes – Will be available for Commission review at the time of the meeting.
6. Discussion Items
 - A. Election of Chair for 2026
 - B. Outdoor Lighting Code
 - C. Code Compliance/Enforcement
 - D. RV Park Update
 - E. Planning clearances approved since the last meeting
 - F. Housing Code Implementation update
7. Other Business
 - A. City Planner Comments
 - B. Planning Commission Comments
 - C. Dark Sky Ordinance Discussion
8. Public Considerations
9. Future Meetings
 - A. February 14th @ 5:30
10. Adjourn

EXAMPLES OF REGULATIONS AROUND TRESPASS LIGHTING

Table 3. Limits on light trespass for different environmental zones

Zone	Recommended Uses or Areas	Zoning Considerations
LZ-0	Lighting Zone 0 should be applied to areas in which permanent lighting is not expected and when used, is limited in the amount of lighting and the period of operation. LZ-0 typically includes undeveloped areas of open space, wilderness parks and preserves, areas near astronomical observatories, or any other area where the protection of a dark environment is critical. Special review should be required for any permanent lighting in this zone. Some rural communities may choose to adopt LZ-0 for residential areas.	Recommended default zone for wilderness areas, parks and preserves, and undeveloped rural areas. Includes protected wildlife areas and corridors.
LZ-1	Lighting Zone 1 pertains to areas that desire low ambient lighting levels. These typically include single and two family residential communities, rural town centers, business parks, and other commercial or industrial/ storage areas typically with limited nighttime activity. May also include the developed areas in parks and other natural settings.	Recommended default zone for rural and low density residential areas. Includes residential single or two family; agricultural zone districts; rural residential zone districts; business parks; open space include preserves in developed areas.
LZ-2	Lighting Zone 2 pertains to areas with moderate ambient lighting levels. These typically include multifamily residential uses, institutional residential uses, schools, churches, hospitals, hotels/motels, commercial and/or businesses areas with evening activities embedded in predominately residential areas, neighborhood serving recreational and playing fields and/or mixed use development with a predominance of residential uses. Can be used to accommodate a district of outdoor sales or industry in an area otherwise zoned LZ-1.	Recommended default zone for light commercial business districts and high density or mixed use residential districts. Includes neighborhood business districts; churches, schools and neighborhood recreation facilities; and light industrial zoning with modest nighttime uses or lighting requirements.
LZ-3	Lighting Zone 3 pertains to areas with moderately high lighting levels. These typically include commercial corridors, high intensity suburban commercial areas, town centers, mixed use areas, industrial uses and shipping and rail yards with high nighttime activity, high use recreational and playing fields, regional shopping malls, car dealerships, gas stations, and other nighttime active exterior retail areas.	Recommended default zone for large cities' business district. Includes business zone districts; commercial mixed use; and heavy industrial and/or manufacturing zone districts.

Environmental zone	Light into windows, vertical illuminance (lux)	
	Before curfew	After curfew
E1	2	1*
E2	5	1
E3	10	2
E4	25	5

Source: ILE 2000

* Acceptable from public road lighting installations only

Light trespass occurs when illumination from one area unintentionally spills into another (often from one parcel of property to adjacent ones). Lighting ordinances should address this important issue; an effective method is to set specific limits to allowable trespass (usually in foot-candles or lux, measured with a calibrated light meter, operated facing in the direction of the neighboring light source, and held at a standard eye level or range of elevations). Trespass level limits should be set particularly low when dealing with spillage into residential areas.

Light Generation per Area

Even with well-designed light fixtures, which put the light they generate into the areas which they are meant to illuminate, there will be light spillage from any illuminated property, just from reflection from illuminated surfaces. To regulate the overall brilliance of a parcel, an effective method is to limit the amount of light generated per net area of land.

One effective method is to specify limits of light generation in *lumens per net acre*, where the lumens is the total initial output of all the fixtures' lamps on a parcel, and the developable area of the parcel is measured in acres (or fractions thereof). The total initial lumens output of any given lamp is supplied by manufacturers as a matter of standard. This computation is an easy one in the design permit stage for an installation; on existing installations, review of the specific lamps in use will be needed.

EXAMPLE LANGUAGE

At 10 feet (3.0 m) beyond the property line the vertical light at 5' above grade level shall not exceed 0.10 fc, except at drive entrances to the site. Average illumination of hardscape shall be between 0.5 and 1.5 fc. No point on the site shall exceed 10.0 fc horizontal at grade level. All site fixtures with lamps over 50W to have cutoff optics. Limit total site upright to 5% based on initial lamp lumens.

A. Lighting allowance. Outdoor lighting shall not exceed the lighting allowance within the 2008 Building Energy Efficient Standards for Lighting Zone 2 of 0.045 watts per square foot and comply with the lighting trespass regulations in subsection B below;

B. Light trespass. Outdoor lighting shall not cause light trespass. The following is considered light trespass:

1. Over 0.5 foot-candles where the zoning on the adjacent parcel is a residential, open space, or agricultural zone, or public right-of-way; or
2. Over 1.0 foot-candles where the zoning on the adjacent parcel is any other zone besides residential, open space or agricultural.

C. Shielding. All outdoor lighting shall be fully shielded.

D. Maximum height. The maximum height for outdoor lighting shall be as follows, measured from finished grade to the top of the fixture, unless noted otherwise in Section 22.44.560:

APPENDIX A - Reference Illumination Levels

Condition	Illumination Levels* (lux)**
Clear night sky (no Moon)	0.000 05
Clear Urban Sky with Light Pollution Twilight	0.015
Overcast Urban Sky with Light Pollution Full Moon	0.1
Urban Road Artificial Illumination	0.15
Open Urban Parking Lot	0.26 max. (0.1 typical) 3-4***
Car Dealership Lot	11-22
Full Sunlight	130,000

* Clarity of the atmosphere is highly variable over hours and days. These values are presented to provide only a rough guide to approximate illumination levels.

Intensity in different conditions

Illuminance	Example
120,000 lux	Brightest sunlight
111,000 lux	Bright sunlight
109,870 lux	AM 1.5 global solar spectrum sunlight
20,000 lux	Shade illuminated by entire clear blue sky, midday
1,000 - 2,000 lux	Typical overcast day, midday
<200 lux	Extreme of thickest storm clouds, midday
400 lux	Sunrise or sunset on a clear day (ambient illumination)
40 lux	Fully overcast, sunset/sunrise
<1 lux	Extreme of thickest storm clouds, sunset/rise

For comparison, nighttime illuminance levels are:

Illuminance	Example
<1 lux	Moonlight, ^[3] clear night sky
0.25 lux	A full Moon, clear night sky ^{[4][5]}
0.01 lux	A quarter Moon, clear night sky
0.002 lux	Starlight, clear moonless night sky, including airglow ^[4]

0.0002 lux	Starlight, clear moonless night sky, excluding airglow ^[4]
0.00014 lux	Venus at brightest, ^[4] clear night sky
0.0001 lux	Starlight, overcast moonless night sky ^[4]

US Green Building Council

Table 2. Allowable light trespass and uplight, by lighting zone

Lighting zone	Maximum horizontal and vertical illuminance (fc) at site boundary	Maximum horizontal and vertical illuminance (fc) at specified distance beyond site boundary	Maximum horizontal and vertical illuminance (lux) at specified distance beyond site boundary	Maximum percentage of fixture lumens emitted above 90° or higher from nadir (straight down)
LZ0	0	0 at 0 ft.	0 at 0 mm	0%
LZ1	0.01	.01 at 0 ft.	.01 at 3 mm	0%
LZ2*	0.10	.02 at 10 ft.	.2 at 3 m	1%
LZ3*	0.20	.05 at 15 ft.	.5 at 4.5 m	2%
LZ4*	0.60	.05 at 15 ft.	.5 at 4.5 m	5%

fc = footcandle.

* In LZ2, LZ3, and LZ4, for project boundaries that abut public rights-of-way, light trespass requirements may be met relative to the curb line instead of the project boundary.

Table 3. Allowable lighting power densities, by lighting zone

	Lighting zone				
	LZ0	LZ1	LZ2	LZ3	LZ4
All exterior improved areas (except those listed below)	0.04 W/sf (0.43 w/sq. m)	0.04 W/sf (0.43 w/sq. m)	0.06 W/sf (0.64 w/sq. m)	0.10 W/sf (1.07 w/sq.m)	0.13 W/sf (1.39 w/sq. m)
Walkways	0.7 W/lf (2.3 W/m)	0.7 W/lf (2.3 W/m)	0.7 W/lf (2.3 W/m)	0.8 W/lf (2.6 W/m)	1.0 W/lf (3.2 W/m)
Landscaping	No allowance	0.04 W/sf (0.43 W/sq.m)	0.05 W/sf (0.53 W/sq.m)	0.05 W/sf (0.53 W/sq.m)	0.05 W/sf (0.53 W/sq.m)
Entrance door (per linear foot of doorway)	20W/lf (66 W/m)	20W/lf (66 W/m)	20W/lf (66 W/m)	30W/lf (100 W/m)	30W/lf (100 W/m)
Entry canopy	0.25 W/sf (2.7 W/sq.m)	0.25 W/sf (2.7 W/sq.m)	0.25 W/sf (2.7 W/sq.m)	0.40 W/sf (4.3 W/sq.m)	0.40 W/sf (4.3 W/sq.m)
Illuminated building façade	No allowance	No allowance	2.5W/lf (8.2 W/m)	3.75W/lf (12.3 W/m)	5.0W/lf (16.4 W/m)

sf = square feet; lf = linear feet; sq.m = square meters.

Note: The total exterior lighting power density allowance for all shared exterior applications is the sum of the specified allowances for individual illuminated areas. The following lighting is exempted when its controls meet the above requirements and are independent of the controls for nonexempt lighting:

- B. Applicability. Except as described below, all outdoor lighting installed after the date of this ordinance shall comply with the requirements specified in section 9.42. This includes, but is not limited to, new lighting, replacement lighting, or any other lighting whether attached to structures, poles, the earth, or any other location, including lighting installed by any third party.
- C. Exemptions. The following are not regulated by this Ordinance:
1. Lighting within the public right-of-way or easement for the principle purpose of illuminating streets or roads.
 2. Lighting for public monuments and statuary.
 3. Lighting solely for signs (Covered in Chapter 9.44).
 4. Repairs to existing luminaires not exceeding twenty-five percent (25%) of the total replacement value of the luminaire.
 5. Temporary lighting for theatrical, musical, and other performance areas and construction sites.
 6. Underwater lighting in swimming pools.
 7. Temporary, seasonal lighting provided that individual lights are less than ten (10) lumens.
 8. Lighting that is only used under emergency conditions.
 9. Lighting identified and approved in a specific use permit.
 10. Lighting required by County, State, or Federal government.

9.42.040 General Standards

- A. Outdoor lighting fixtures and accent lighting must be shielded and aimed downward, and it must be installed at the minimum height necessary so that the cutoff angle does not allow direct lighting of an adjacent property at a level exceeding one-tenth (0.1) foot-candles at twenty-five (25) feet from the light source. See examples in Section 9.42.080.
- B. All trespass lighting/light trespass that exceeds one-tenth (0.1) foot-candles at twenty-five (25) feet from the light source or at the property line is prohibited.
- C. Motion activated security lights must not be triggered by motion on adjacent properties or streets. These lights must be shielded so that they do not shine onto adjacent properties in excess of one-tenth (0.1) foot-candles at the property line.
- D. Marine lighting is prohibited.
- E. Mercury vapor lamps and metal halide lamps are prohibited.
- F. Uplighting of building and landscaping is prohibited.
- G. Lighting on buildings shall not be placed above the eaves.

9.42.050 Standards Based on Use

Sec. 9-7-3 Conformance with Applicable Codes

All outdoor illuminating devices shall be installed in conformance with the provisions of this Code, the Building Code, the Electrical Code, and the Sign Code of the jurisdiction as applicable and under appropriate permit and inspection.

Sec. 9-7-4 Applicability

- (a) **New Uses, Buildings and Major Additions or Modifications.** For all proposed new land uses, developments, buildings, and structures that require a permit, all outdoor lighting fixtures shall meet the requirements of this Code. All building additions or modifications of twenty-five (25) percent or more in terms of additional dwelling units, gross floor area, or parking spaces, either with a single addition or with cumulative additions subsequent to the effective date of this provision, shall invoke the requirements of this Code for the entire property, including previously installed and any new outdoor lighting. Cumulative modification or replacement of outdoor lighting constituting twenty-five (25) percent or more of the permitted lumens for the parcel, no matter the actual amount of lighting already on a non-conforming site, shall constitute a major addition for purposes of this section.
- (b) **Minor Additions.** Additions or modifications of less than twenty-five (25) percent to existing uses, as defined in Section (a) above, and that require a permit, shall require the submission of a complete inventory and site plan detailing all existing and any proposed new outdoor lighting. Any new lighting on the site shall meet the requirements of this Code with regard to shielding and lamp type. The total outdoor light output after the modifications are complete shall not exceed that on the site before the modification, or that permitted by this Code, whichever is larger.
- (c) **Resumption of Use After Abandonment.** If a property or use with non-conforming lighting is abandoned as defined below, then all outdoor lighting shall be reviewed and brought into compliance with this Code before the use is resumed.
- (d) **Existing Uses and Buildings.** After a period of ten years from the date of enactment of this Code, any lighting in place prior to the enactment date shall come under the provisions of the Code.
- (e) **Roadways.** Lighting for public roadways is exempt from the provisions of this Code.

Sec. 9-7-5 Shielding and Outdoor Lighting Standards

- (a) All nonexempt outdoor lighting fixtures shall be fully shielded.
- (b) All nonexempt outdoor lighting fixtures shall be placed so as to not cause light trespass or light glare.
- (c) All nonexempt outdoor lighting fixtures shall be of a type and placed so as to not allow any light above the horizontal, as measured at the luminaire.
- (d) Flood or spot lamps must be aimed no higher than 45 degrees above straight down (half-way between straight down and straight to the side) when the source is visible from any off-site residential property or public roadway.

- (e) Seasonal decorations using typical unshielded low-wattage incandescent lamps shall be permitted from November 10 through January 30.
- (f) All lighting for commercial, industrial and any other non-residential use shall be extinguished between 11:00 p.m. (or when the business closes, whichever is later) and sunrise.
- (g) Any lamp installed on a residential property must be shielded such that the lamp is not directly visible from any other residential property.
- (h) Each residential single-family detached home or duplex is allowed up to 5,500 total lumens per property. Commercial/industrial or business uses shall not exceed 70,000 lumens per property.
- (i) All light fixtures that are required to be shielded shall be installed and maintained in such a manner that the shielding is effective as described herein for fully-shielded fixtures.
- (j) Beyond the shielding requirements of this Code, all light fixtures shall be located, aimed, or shielded so as to minimize stray light trespassing across property boundaries. Particularly, any lamp installed on a residential property and visible from any other residential property must be shielded such that it is not directly visible from that property.
- (k) Multi-use lighting must conform to the shielding and timing restrictions, if any, that apply to the most restrictive included use.

Sec. 9-7-6 Outdoor Advertising Signs

- (a) External illumination for signs shall conform to all provisions of this Code. All upward-directed sign lighting is prohibited.
- (b) Internally illuminated and neon signs.
 - (1) Outdoor internally-illuminated advertising signs must either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, cream or yellow) background and generally LIGHTER text and symbols. Lamps used for internal illumination of such signs shall not be counted toward the lumen cap.
 - (2) Neon signs shall be treated as internally illuminated signs for the purposes of this Code, and shall not have their luminous outputs counted toward the lumen cap. Neon lighting extending beyond the area considered to be the sign area (as defined in the appropriate Sign Code) shall conform to all provisions of this Code. In particular, such lighting shall be treated as decorative lighting and shall conform to the lumen cap.
 - (3) Other internally-illuminated panels or decorations not considered to be signage according to the appropriate sign code (such as illuminated canopy margins), shall be considered decorative lighting, and shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards and lumens per acre cap.
- (c) Illumination for all advertising signs, both externally and internally illuminated, shall be turned off at the curfew times listed herein or when the business closes, whichever is later. Signs subject to curfews are required to have functioning and properly adjusted automatic shut-off timers. Light background (white, off-white, light gray, cream or yellow) internally illuminated signs, installed legally before enactment of this Code, may continue to be used and illuminated but must conform to the curfews as indicated below.