

**TOWN OF BROOKFIELD
ZONING REGULATIONS**

**Technical Standards
Noise & Lighting – § 242-602A&B**

§ 242-602. Technical standards.

A. Noise pollution:

(1) **Purpose:**

It is the intention of this section to establish criteria to regulate noise associated with the use of land and to reduce noise pollution within the Town of Brookfield.

(2) **Sound levels:**

Table I specifies the sound levels that apply on or beyond adjacent lot lines or zone boundaries outside the user's property. Noises shall not exceed the maximum sound levels specified in Table I. Where the sound levels of two (2) or more different districts may apply the most restrictive shall govern. Measurements may be made at points of maximum noise intensity at any height along the lot lines.

Table I

Decibels on the A-Scale of an ANSI Standard Sound-Level Meter

<u>District</u>	<u>Day</u>	<u>Night</u>
Residential	55	45
Commercial	60	50
Industrial	65	55

B. Lighting: *[amended eff. 02/09/12]*

(1) **Purpose:**

It is the purpose of this standard to regulate illumination intensities associated with the use of land by the control of glare so as to eliminate deleterious physical effects and promote safety.

(2) **Standards:**

- (a) **General:** All exterior light sources shall be directed downward and the illumination confined to necessary and useful areas. An excessively high level of illumination, spillage of unwanted illumination beyond lot lines and lighting designed or situated in such a manner as to detract from

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recognition of traffic signals or presenting a hazard to safe driving is prohibited. Improved effectiveness of lighting, rather than higher levels of intensity, is to be achieved wherever possible.

- (b) **Exterior lighting** shall be limited to all lights mounted on the exterior of buildings and structures as well as freestanding or ground lights. Exterior lighting shall be reduced by no less than 75% of intensity within one hour of close of business or activity.
- (c) **Interior lighting:** For the purposes of this regulation, interior lighting visible from the exterior shall be treated as exterior lighting.
- (d) **Flood, spot and searchlights:** Any type of lighting directed upward at such an angle that neither buildings, structures, trees, shrubs or site surfaces are lighted is prohibited.
- (e) **Illuminated signs and advertising devices:** Animated, flashing, moving and festooned lighting and lighting producing changing colors are prohibited.
- (f) **Shielding:** All exterior lighting shall be designed so that the filament, light source or lenses are shielded with opaque material in such a way that they will not be visible at a point five feet (5') or higher above ground level at the property lines.
- (g) **Security lighting:** Lighting installed for purposes of security of a building shall be directed toward the building(s).
- (h) **Maximum Free Standing Lighting Fixture Mounting Height (Excluding building down-wash lighting).**
 - (1) Twenty feet (20') measured from bottom of source to grade level. In parking areas with more than 200 parking spaces, thirty-six feet (36') measured from bottom of source to grade level, provided that any lighting fixture mounted at greater than twenty feet (20') shall not exceed 875 watts.
 - (2) Pole location shall not be less than 40% of its height from property line.
- (i) **Lighting Fixtures: (see figure 602B(1) – [rev. eff. 5/15/14]**
 - (1) Approved fixtures: Fully shielded full cut-off for parking lots
Fully shielded cut-off for pedestrian areas
Fully shielded “period” fixtures
Flush mounted canopy fixtures

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- (2) Approved sources: Metal halide with a coated lamp and LED with temperatures 4,000 degrees Kelvin or less

- (3) Prohibited sources: Halogen, Mercury Vapor, Non-shielded laser fixtures, High Pressure Sodium, LED with temperatures greater than 4,000 degrees Kelvin.

- (j) **Lighting Intensity measured grade:** *[rev. eff. 5/15/14]*
 - (1) Industrial and Commercial sites shall not exceed 1.0 foot candles at the property line.
 - (2) Any “use” abutting a residential use shall not exceed 0.5 foot candles at the property line. House side shields may be required by the Commission as applicable.
 - (3) The following light intensity levels are based on the Illumination Engineers Society of America recommendations for lighting based on activity levels.
 - [a] Parking spaces shall be maintained at a .5 foot candle minimum.
 - [b] Parking lot aisles shall be maintained at 0.2 foot candles minimum.
 - [c] Building entry surfaces shall be maintained at not less than 0.5 foot candles.
 - [d] Sidewalks shall be maintained at an average of 1.0 foot candles.
 - [e] Commission reserves the right to restrict excessive light levels under a fixture.

- (k) **Uniformity of Lighting:**

Parking lot lighting shall be maintained at a uniformity ratio of 4:1 (highest horizontal illuminance point at grade divided by the lowest horizontal illuminance point).

- (l) **Recreational Uses:**
 - (1) Lighting shall be accomplished through the use of Illuminating Engineers Society of North America (IESNA) full cut-off criteria.
 - (2) Maximum pole height = seventy feet (70’).
 - (3) Maximum intensity at property lines = .5 foot candles
 - (4) Sporting event lights shall be scheduled to terminate by 11:00PM.

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- (m) **Screening:** Vegetative screen shall not be used as a means of controlling glare or lighting intensity.

- (3) **Exceptions:** The following types of lighting are excepted from these regulations:
 - (a) **Holiday lighting:** During the period from November 20 through January 5 each year.
 - (b) **Lighting for special events:** When permitted in conjunction with a special permit granted under §242-308C of this chapter.
 - (c) **Marina lighting:** Marina lighting directed at or towards a body of water not visible on other land areas and not presenting a danger to navigation.
 - (d) **Aircraft warning lights and navigation beacons.**

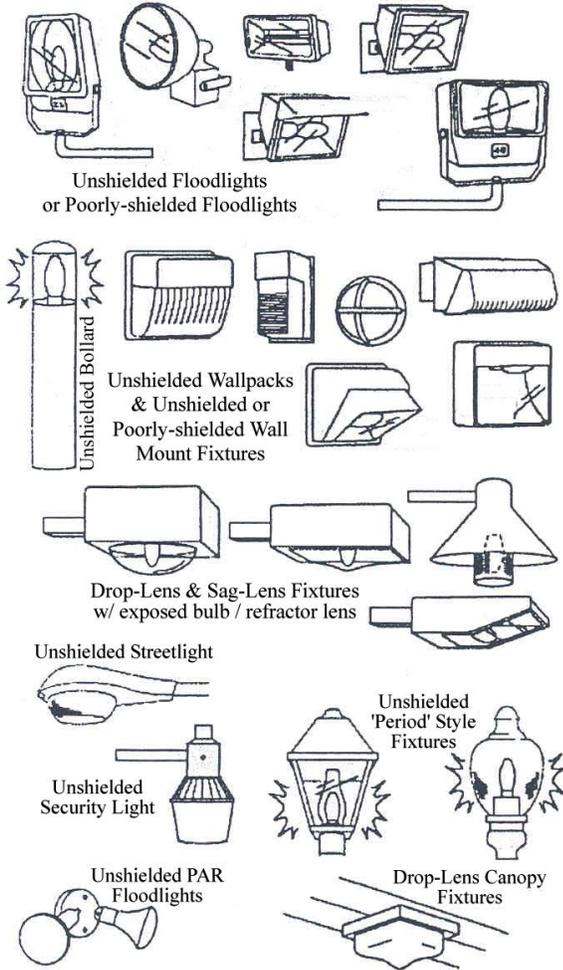
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Figure 602B-1

Unacceptable Fixtures

Fixtures that produce glare and light trespass



Acceptable Fixtures

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night

