

## ARTICLE VII

### SIGNS AND ILLUMINATION

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#### SECTION 7.00 INTENT AND PURPOSE

A sign is a unique type of accessory structure, which because of its potential impact on adjacent lots and on adjacent public street and land, warrants the regulation contained in this Zoning Ordinance. It is recognized that signs perform important functions in communicating messages which are essential for public safety and general welfare, provide information about types of goods and services available at permitted uses, and provide orientation. Therefore, it is hereby found and declared that regulation of signs is necessary to promote the health, safety and general welfare by:

- (a) lessening hazards to vehicular and pedestrian traffic;
- (b) preventing unsightly and detrimental development which is a potential blighting influence upon residential, institutional, public business and industrial uses, and detrimental to property value;
- (c) preventing signs from becoming so excessive in number, size, intensity, brilliance, or impact that they obscure or distract from 1) public signs essential to the orderly and safe movements of goods and persons in the Town, or 2) one another to the detriment of all concerned;
- (d) facilitating easy recognition and immediate legibility of permitted signs; and
- (e) securing certain fundamentals of good design for the Town.

The provisions of this article are complementary to, and shall not be construed as inconsistent with, or in contravention of, Sections 29 to 33 of Chapter 93 of the General Laws of Massachusetts.

#### SECTION 7.01 DEFINITION OF TERMS

- (a) Accessory sign: any sign relating to business, service, or products including national brand products, supplied on the premises on which the sign is located.
- (b) Animated or Flashing Sign: any sign or attention-catching device which in part or whole moves or flashes or contains traveling lights or gives the impression of any movement or flashing whether such effect is generated by natural or artificial forces.
- (c) Area, Flood, or Up-Lighting: Area, Flood Light: Any luminaire that is designed to direct the output of a lamp in a specific single direction utilizing reflective elements external to the lamp. Such luminaires may be manufactured with or without mounting hardware that can be swiveled, and are not equipped to be aimed straight down. Up-Lighting - Any luminaire that is aimed or capable of being aimed above the horizontal plane. Excluded from the definition of Up-Lighting is any luminaire aimed upwards into an enclosed space.

- (d) Banner Sign: any piece(s) of fabric displaying a distinctive insignia, identifying wording and/or symbolic representation of a business, service or activity.
- (e) Directional Sign: any sign whose only purpose is to direct traffic to proper entrance or exit.
- (f) Emergency Egress Lighting: Luminaires designed to illuminate emergency egress doors and where such luminaires are connected to and activated by the emergency activation/fire alarm system.
- (g) Freestanding Sign: Any sign not attached to a building or other improvement but instead permanently erected upon or standing in the ground and usually supported from the ground by one or more poles, columns, uprights, braces or cement anchors. Freestanding signs include monument signs but do not include portable signs.
- (h) Identifying Sign: any permanent structure or building surface, or part thereof or device attached thereon or other outdoor surface or any combination of one or more of the foregoing containing any word, letter, symbol, drawing, model, banner, picture or design, or any device used for visual communication which identifies or calls attention to any premises, person, product, activity, service, or business, directing the subject thereof to the attention of the public. Signs do not include non-commercial murals.
- (i) Illuminated Sign: any sign which is lighted by artificially generated light, either directly or indirectly.
- (j) Marquee Sign: an identifying sign hanging from or supported by a permanent marquee or overhang.
- (k) Non-accessory Sign: any billboard; or any sign or advertising device advertising a business, service, product or activity at other locations.
- (l) Projecting Signs: any non-translucent sign which is affixed at a right angle to the building wall, which include fin, blade, and symbol signs.
- (m) Symbol Sign: any non-translucent sign which is a three-dimensional representation or illustration of the activity of the business or service.
- (n) Temporary Sign: any sign constructed of light material which is intended to be displayed for a short period of time only. A Temporary Accessory Sign is one which is accessory to an activity on the premises, such as the temporary sign of a real estate agent, architect, contractor, painter or other artisan or advertising a sale or other temporary activity in progress, and such sign may be placed on the ground or attached to a wall. A Temporary Non-Accessory Sign refers to an event not related to the premises and may also be in the form of a placard or banner attached to posts or trees on private property only. A Temporary Identifying Sign is one which identifies the business at the location where it is, or will be, erected during the period of construction, or alteration, or during the replacement of an obsolete or inapplicable sign.
- (o) Translucent Sign: any sign illuminated from the interior by an even light.
- (p) Walkway Accent Lighting: Luminaires that are up to 42 inches tall in total height, and are used to illuminate walkways, curbs, or similar situations, but not landscaping.
- (q) Wall Sign: a sign painted on or attached and parallel to the wall of a building, but not including signs attached to fences unless set back from all lot lines as required for a building in a district.

## SECTION 7.02 APPLICATION AND PROCEDURE

- (a) Application for a construction permit shall be made in writing to the Building Inspector, subject to review by the Department of Community Development and Planning (DCDP), for all permanent signs. Said applications shall contain the following information:

- (1) name, address and telephone number of applicant;
  - (2) location and position of sign;
  - (3) drawings and plans showing the building facade and the proposed sign, with specifications, and in the case of symbol or banner signs, section plans are required;
  - (4) written consent of the owner of the building and land;
  - (5) such other information as the Building Inspector, Zoning Enforcement Officer or Planning Board may require;
  - (6) In the case of any projecting, symbol or banner sign, liability insurance in an amount to be determined by the Town to be appropriate (which in no case shall be less than \$250,000/\$500,000 personal injury and \$50,000 property damage) shall be carried by the owner of said sign and a certificate of same shall be filed with the application.
- (b) Within five working days, the Building Inspector shall refer the application and accompanying material to the DCDP.
  - (c) After receipt of the application and all required material, the DCDP staff shall review the application. The DCDP staff shall submit its recommendations in writing to the Building Inspector. The recommendations shall be based on such sign design booklets and such design guidelines as the Planning Board may adopt.
  - (d) Upon receipt of the DCDP'S report or the lapse of fifteen (15) working days from his referral to the DCDP without such report, the Building Inspector may issue a permit for a sign which conforms to the DCDP'S recommendations, if any, the regulations in the Zoning Ordinance, and such technical requirements as are within the Building Inspector's jurisdiction.
  - (e) A second review may be requested with the following procedure:
    - (1) If an applicant is aggrieved by the determination of the Building Inspector, he may seek an advisory opinion by the Planning Board. Such action is to take place by the Planning Board not more than 45 days following a request for a hearing before the Planning Board.
    - (2) If the Building Inspector requests an advisory opinion of the Planning Board prior to issuance of the necessary permits for the sign, the Building Inspector or the Zoning Enforcement Officer may submit the matter to the Planning Board within a 45 day period.
    - (3) Neither of the above two actions shall exclude the applicant from formally requesting a decision of the Board of Appeals.

## SECTION 7.03 SIGNS IN ALL DISTRICTS

- (a) Placement of Signs
  - (1) Any building or tenant occupancy with more than one occupancy frontage may have attached signage on each occupancy frontage facing a street, parking lot, or in each yard facing a street, and/or free-standing signage for each street frontage of the lot. A building may also have separate identifying signage. In no instance shall any signage directly front on or be directed to face Greenough Boulevard.
  - (2) A sign, other than traffic control and route signs authorized by public agencies, shall not be placed within a public right of way, except permitted wall sign, banner projecting and symbol signs adjacent to a sidewalk.
  - (3) A sign shall not be designed or colored or so placed as to endanger, obscure, confuse,

blind by glare or otherwise create a hazardous condition to motor vehicle traffic.

- (4) Directional signs necessary to give clear direction to a parking lot or building entrance on the premises are permitted. Such signs shall not exceed three (3) feet in any dimension nor more than (4) feet high on a pole or pylon unless placed on a permitted wall or building.
- (5) A free standing pole or pylon, or wall sign or any part thereof, shall not exceed twenty (20) feet in height above ground level, and any ground mounted monument sign shall not exceed four (4) feet in height, except by Special Permit and adhering to the adopted Design Guidelines.
- (6) Roof signs of any type, in any district, are prohibited.

(b) Projection of Signs

- (1) A wall or building mounted sign or symbol shall not project above the building wall to which it is attached, and shall not obscure any part of the roof of the building except when integral to the design and character of the sign, in which case it will be allowed by Special Permit only and adhering to the adopted Design Guidelines.
- (2) A sign, except for a projecting sign such as a symbol, accessory, marquee, or banner, shall not project more than six (6) inches from the building wall.
- (3) A projecting sign and support thereof, must be set back at least two (2) feet from the curb line and be at least nine (9) feet above ground level.
- (4) A projecting banner sign must be set back at least two (2) feet from the curb line and be at least nine (9) feet above ground level. The total area of a banner may not exceed fifty (50) square feet. In no instance shall the vertical length of a Banner Sign exceed fifty (50) percent of the total height of the structure to which it is attached and the width of a Banner Sign shall not exceed fifteen (15) percent of its height.
- (5) Permanent awnings on store fronts shall be at least 9 feet above any public walkway; any information on said awning which is consistent with the definition of the term Accessory Sign shall be considered as Accessory Signs.

(c) Conditions of temporary signs

One temporary sign is permitted, as follows:

- (1) A temporary identifying sign, not exceeding the permitted size for a permanent sign, may be erected for not more than sixty (60) days.
- (2) A temporary accessory sign shall not exceed six (6) square feet and shall be removed from public view by those responsible for its erection within seven (7) days after the activity advertised has ceased or after substantial damage to the sign, whichever comes first.
- (3) A temporary non-accessory sign is limited to a period of forty-five (45) days preceding and not over seven (7) days after the relevant event and may not exceed fifty (50) square feet..

(d) Calculation of sign area

- (1) For a wall or marquee sign, the calculation of sign area in the NB, LB, CB and I districts shall be a percentage of the building facade. The dimensions used in calculating this percentage shall be the horizontal measure of the frontage of the business and the vertical measure not exceeding the top of the second story of a building.

(2) For a monument, pole or pylon sign, the calculation of sign area shall use the dimensions of one surface only to comply with the limits of §7.03 through 7.07.

(e) Gasoline station signs

Regulations governing the size of identifying signs and the size of accessory signs for gasoline stations may be reversed. If the regulations are reversed, the identifying sign must comply with the regulations for accessory signs and the accessory sign must comply with the regulations for identifying signs.

(f) Maintenance of signs

It shall be the responsibility of sign owners to provide proper and continual maintenance for their sign(s) and sign structure(s).

(g) Prohibited signs and conditions

(1) No animated or flashing signs or attention-catching devices shall be permitted.

(2) No non-accessory signs other than permitted temporary non-accessory signs shall be permitted.

(3) No interior and/or supporting infrastructure of a sign shall be exposed to public view other than permitted projecting symbol signs. No exposed conduit, junction boxes, or transformers shall be exposed to public view.

SECTION 7.04 SIGNS IN S-10, S-6, SC, CR, T AND OSC DISTRICTS

In any S-10, S-6, SC, CR, T and OSC district, no sign or advertising device shall be permitted except as follows:

(a) One identifying sign displaying the street number or name of the occupant of the premises, or both, not exceeding two (2) square feet in area. Such sign may include identification of a permitted accessory professional use and identify other permitted accessory uses including a customary home occupation.

(b) One identifying sign for permitted non-conforming use, not exceeding ten (10) square feet in area.

(c) Two identification signs are permitted on each building for churches and institutions, one not exceeding twenty (20) square feet in area and one not exceeding ten (10) square feet in area.

SECTION 7.05 SIGNS IN R.75 AND R1.2 DISTRICTS, AND FOR RESIDENTIAL USES IN THE I-3 AND RMUD DISTRICT

In the R.75 or R1.2 Districts, or with respect to any residential use in the I-3 District and the RMUD, no sign or other advertising device shall be permitted except as follows:

(a) As permitted in S-10, S-6, SC, CR, T and OSC Districts.

(b) For multiple unit developments, including the residential component within a mixed-use project, up to two attached signs or two free-standing signs, or a combination of one attached sign and one free-standing sign may be allowed. The size of such signage shall be limited to one (1) square foot per unit up to a maximum of 100 square feet, and in no instance shall a building mounted sign exceed 30 feet in height.

(c) One identifying sign in connection with a lawfully maintained non-conforming use, not exceeding twenty (20) square feet in area.

SECTION 7.06 SIGNS IN THE NB, LB, CB, I, RMUD, AND PSCD DISTRICTS

In any NB, LB, CB, I, RMUD, and PSCD district, no on premise sign or advertising device shall be permitted except as follows:

- (a) As permitted in S-10, S-6, SC, CR, T, OSC, R.75 and R1.2 districts.
- (b) One identifying sign for each building or tenant occupancy frontage facing a street, parking lot, or public way. In addition, one free standing sign may be allowed on a lot for each street frontage of the lot, provided it is set back to at least one half the depth of the required setback in that district. In the case of a free standing pole or pylon sign, said identifying sign may be up to sixteen (16) square feet or thirty-two (32) square feet in the case of a monument sign. If a wall or marquee sign, said identifying sign may be up to five (5) percent of the area of the wall or building facade. The dimensions used in calculating this percentage shall be the horizontal measure of the occupancy frontage of the business and the vertical measurement of the building not exceeding the top of the second story of the building facade (also see (d)). The accessory signage calculation shall be based upon the five (5) percent of the wall area or building façade allowed for an identifying sign.

**RMUD Exceptions:**

- (1) In the RMUD, the number and size of all building mounted (wall or marquee) signage shall be limited to no more than one and one-quarter (1.25) square feet of signage for each linear foot of building for the first story and no more than three-quarters (0.75) of a square foot for each linear foot of building for a second story, but any use above a second story may be allocated a portion of the first story or second story signage allocation. Building mounted signage may be located adjacent to entrances, along first and second floor occupancy frontages, or in other locations, including at heights greater than 20 feet, so long as the location is in keeping with adopted Design Guidelines. In no instance may a single occupant be allowed more than 100 square feet of building mounted identifying signage, subject to the size limitations set forth in Section 7.06e.
- (2) In addition to the wall-mounted signage allowed above, lots in the RMUD may have up to one (1) free-standing sign for each two hundred (200) linear feet of street frontage along a public or private way, provided that the total number of free-standing signs allowed on any lot shall not exceed a total maximum of four (4) free-standing signs and shall be a maximum of twenty (20') feet in height and thirty-two (32) square feet in sign area. Two of the allowed free standing pole or pylon signs may be consolidated and those consolidated signs shall have no more than 150 square feet of signage area each, subject to size limitations set forth in §4.12, 6.02.h and 7.06.b, and in keeping with adopted Design Guidelines.
- (c) One building mounted accessory projecting sign such as a marquee, awning, fin, blade, symbol sign or banner sign for each 50 linear feet of tenant occupancy facing a private or public way or parking lot.
- (d) In the case of a single story structure, paragraphs (b) and (c) above or the following may be applied. One identifying wall or marquee sign may be up to ten (10) percent of the area of the wall or building facade. The dimensions used in calculating this percentage shall be the horizontal measure of the frontage of the business and the vertical measure to the roof or parapet line. This option excludes the use of any accessory sign(s).
- (e) In no instance may the gross area of all signs including accessory signs on one building exceed 200 square feet in area on a single lot, except in the case of multiple buildings where each building may have up to a maximum of 200 square feet including accessory signs on each building.

Notwithstanding the above, any non-residential or mixed use site with cumulative building footprints in excess of 100,000 square feet may not exceed 350 square feet of signage per building, except in the RMUD, where the maximum identifying signage shall be limited to one-hundred (100) square feet of building mounted signage per tenant. Further, an increase in the total building signage may be permitted by Special Permit and adhering to the adopted Design Guidelines.

*Exceptions:* Freestanding and directional signs shall not reduce signage otherwise allowable under §7.06(e) above, but shall be subject to limitation identified in §7.03(a) and 7.05(b).

- (f) Temporary signs may be attached or lettered on the interior of the window. Such signs shall not be included in the aggregate sign area in paragraphs (b) and (c), or paragraph (d) above. The aggregate area of all signs in any window, either permanent or temporary, shall not exceed twenty (20) percent of the area of such window. All neon signs and permanent graphics and their dimensions shall be listed on the sign permit application. All temporary signs are subject to regulations in §7.03(c).
- (g) Projecting signs may be considered as accessory signs and shall be permitted if they are not more than sixteen (16) square feet in total area. Further, projecting signs shall be placed at a right angle to the building wall. Illumination from the interior of all projecting signs shall be prohibited and other forms of illumination shall be consistent with this Ordinance.
- (h) One free standing or wall-mounted sign may be permitted for the purpose of a business directory per shared entrance provided that no more than three (3) square feet shall be permitted thereon for each use except by special permit. The aggregate sign area shall not exceed thirty-two (32) square feet.

#### SECTION 7.07 SIGN SPECIAL PERMIT

The Planning Board shall be SPGA for Sign Special Permits. In the RMUD district, no on-premise sign or advertising device shall be permitted except as follows:

- (a) As permitted in §7.05 or as allowed by this section for Master Plan Special Permit projects under §5.18.
- (b) Timing: A project may choose to request the approval of a sign master plan as part of a requested Master Plan Special Permit, or a sign master plan may be submitted as a separate request once a Master Plan Special Permit has been granted.
- (c) In order to approve a sign master plan, the SPGA review would include a comprehensive review of the requested signage in context of the Special Permit, considering the uses proposed and the site and surrounding context.
  - (1) Design Requirements: Sign Master Plan:
    - (A) Signage shall be sized and placed to reinforce, rather than compete with, the architectural elements and proportions of a building.
    - (B) A wall sign shall not project beyond the ends of the walls to which it is mounted.
    - (C) Wall signs and projecting signs shall not extend above the roof line or parapet of the building to which it is mounted.
    - (D) No part of a projecting sign shall extend into vehicular traffic areas or in any way interfere with vehicular site lines.
    - (E) All free-standing signs must be protected from vehicular damage by a curb or planter.
    - (F) Signs may be erected in required setback areas but in no instance shall signs directly front on or be directed to face Greenough Boulevard.

#### SECTION 7.08 PERMITTED ILLUMINATION

- (a) In all districts, any lighting of a sign or advertising device shall be continuous and installed in a manner that will prevent direct light from shining onto any street or adjacent property.
- (b) In residential districts, all signs or advertising devices shall be stationary and may not contain any visible moving or movable parts; no sign or advertising device shall be of neon type or exposed gas-illuminated tube type; no sign or advertising device shall be illuminated during hours when the establishment is closed to the public.
- (c) In NB, LB, CB, I, and PSCD districts, the following signs, in addition to the above are permitted:
  - (1) translucent

- (2) signs of neon or exposed gas-illuminated tube type.

#### SECTION 7.09 NON-CONFORMANCE

- (a) Any sign erected after the date that this Article VII was originally adopted (June 30, 1982) which because of a change in occupancy ceases to refer to a permitted business being conducted, or product sold, on the premises, shall be removed at the expense of the owner, agent, or person having the beneficial use of the building or property upon which the sign is located within sixty (60) days after written notification from the Inspector of Buildings or within such longer period not exceeding one year as the Inspector of Buildings may determine.
- (b) Any signs legally erected before the date that this Article VII was originally adopted (June 30, 1982) may continue to be maintained, provided however, that no such sign shall be permitted if, after such date, it is enlarged, or altered in any substantial way, except to conform to the requirements of this Zoning Ordinance. Notwithstanding this, the panels of such sign may be changed to reflect a changed product line. Further, any such sign which has deteriorated to such an extent that the cost of restoration would exceed thirty-five (35) percent of the replacement cost of the sign at the time of the restoration shall not be repaired or rebuilt or altered except to conform to the requirements of this Zoning Ordinance. Any exemption provided in this §7.09(b) shall terminate with respect to any sign that:
  - (1) shall have been abandoned,
  - (2) advertises or calls attention to any products, businesses or activities which are no longer sold or carried on, whether generally or at the particular premise, or
  - (3) shall not have been repaired or properly maintained within thirty (30) days after notice to that effect has been given by the Inspector of Buildings.
- (c) The erection of non-accessory signs is prohibited.

#### SECTION 7.10 WATERTOWN SQUARE DESIGN OVERLAY DISTRICT

Signs in the Watertown Square Design Overlay District shall conform to all provisions of Article VII except as otherwise specified in §5.09.

#### SECTION 7.11 HOTEL AND MOTEL SIGNS

This section controls signage for hotels and motels within zoning districts where hotels and motels are allowed under Article V. Signage for hotels and motels shall comply with this section. No sign or advertising device shall be permitted except as follows:

- (a) Wall Signs for Hotels and Motels. One or more wall signs accessory to a hotel or motel shall not exceed two hundred (200) square feet in total area or one hundred (100) square feet for any individual sign.
  - (1) Wall Signs shall not exceed five (5) percent of the area of the wall or building façade on which it is placed. The dimensions used in calculating this percentage shall be same as outlined in §7.03(d)(1).
  - (2) Wall Signs or any element thereof, shall not be placed or project above the building wall or parapet to which it is attached.
- (b) Projecting Banner Signs for Hotels and Motels. One or more Banner Signs accessory to a hotel or motel, not exceeding two (2) percent of the area of the wall or building façade on which it is placed, may be allowed, and not be subject to the limitations of §7.03, paragraphs (a)(5) and (b)(4) and shall not be included in any calculation for gross area of all signs, provided the following conditions are met:



- (1) Banner Signs shall be set back at least 2 feet from the curb line and be at least nine (9) feet above ground level.
  - (2) The vertical length of each Banner Sign shall not exceed fifty (50) percent of the total height of the structure to which it is attached.
  - (3) The width of each Banner Sign shall not exceed fifteen (15) percent of its height.
- (c) Monument Ground Sign: A sign that is anchored directly to the ground, not exceeding 32 square feet in gross area, nor four (4) feet in height and which shall be externally illuminated.

#### SECTION 7.12 EXTERIOR LIGHTING STANDARDS

The following section lays out Exterior Lighting Standards for any residential development of four (4) or greater residential units, and all non-residential and Mixed-Use projects.

- (1) The light source shall be Light Emitting Diode, metal halide or high pressure sodium. Mercury vapor and low pressure sodium are prohibited. Other sources may be considered, particularly for decorative, flush mounted or recessed luminaires.
- (2) Pole-mount or wall-pack luminaires shall be “shoe-box” type or decorative in nature (with interior directional shields), consistent with the architectural theme of the development. Area, Flood, and Up-lighting is strictly prohibited.
- (3) All luminaires, regardless of their intended use, mounting height, or configuration shall have a total cutoff of all light at less than ninety (90) degrees from vertical. Luminaires with a drop lens are prohibited.
- (4) Reflectors and shielding shall provide total cutoff of all measureable light at the property lines of the parcel to be developed.
- (5) Developments that abut residential areas or are visible from public roadways shall not utilize parking lot lights exceeding 20'-0” in height (base + pole + head).
- (6) Developments that do not abut residential areas shall not utilize parking lot lights exceeding 25'-0” in height (base + pole + head).
- (7) Developments with parking garages that use pole mounted fixtures to illuminate the upper-most level of parking shall not use lights exceeding 20'-0” in height (base + pole + head).
- (8) Lights utilized for walkway lighting shall not exceed 12'-0” in height (base + pole + head).
- (9) The location of on-building mounted wall-pack luminaires shall not exceed 20'-0” in height. Decorative on-building mounted fixtures may be used to illuminate balconies or similar amenities above 20'-0” in height.
- (10) All luminaires except for Walkway Accent Lighting and Emergency Egress Lighting shall be equipped with a mechanism such that they will deactivate and turn off not more than two hours after the stated closing time, and in all cases, shall deactivate during daylight hours. Excluded from the requirement to deactivate not more than two hours after the stated closing time are any luminaires used in residential developments, or exclusively for the residential portion of Mixed Use projects.

#### SECTION 7.13 EXTERIOR LIGHTING TECHNICAL SUBMITTALS

The following section lays out Exterior Lighting Standards for any residential development of four (4) or greater residential units, and all non-residential and Mixed-Use projects:

(a) A site lighting design drawing or drawings.

(b) Electrical site plan indicating the location of each and every exterior luminaire to be installed. The fixtures shall be labeled as to the type of luminaires specified. Where pole-mounted fixtures are to be used, a diagram shall be included of such proposed lights, including walkway lights that show height of the base, pole and fixture head. Where wall-mounted luminaires are specified, the mounting heights of fixtures shall be indicated on the plan.

(c) A lighting fixture schedule that designates the type of luminaires specified including the following information:

- a. The number and type of lamps to be used in each luminaire;
- b. A description of the luminaire and light pole if applicable; and
- c. The manufacturer's name and catalog numbers of the specified equipment;

(d) Manufacturers' specification sheets shall be provided for all proposed luminaires and poles to be used (where poles are used). Manufacturers' specification sheets should indicate the shape and dimensions of the luminaires and poles.

(e) Manufacturers' computer-generated point-to-point printouts shall be submitted indicating the horizontal initial and maintained foot-candle levels at grade, within the property to be developed and twenty-five (25) feet beyond the property lines. Computer-generated printouts shall indicate the locations and type of luminaires analyzed. Maintained foot-candle levels should be calculated, using IES recommended procedures. Light loss factors used to calculate maintained foot-candle levels shall be indicated on the computer-generated printouts. Pertinent data, such as building outline, building entrances and exits, loading areas, landscaping, walkways, roadways, bikeways, parking areas, curbs and property lines shall also be shown.