

ZONING TEXT AMENDMENTS

Case Coordinators: Loren Shapiro

GENERAL PROJECT INFORMATION

REQUEST: Approval of various amendments to the Glare and Lighting provisions in the Carrollton Comprehensive Zoning Ordinance (CZO) Performance Standards

REPRESENTED BY: City of Carrollton

In order to remove redundancies between the Zoning Ordinance and nuisance sections of the Code of Ordinances, the amendments will remove standards from the Nuisance section (Sec. 92.56) of the City Code of Ordinance. The amended glare regulations will remain in Article XXVII, Section B Glare within the Comprehensive Zoning Ordinance. The nuisance section will be amended and provide a reference to the Comprehensive Zoning Ordinance where glare requirements can still be enforced.

Finally, the new regulations would provide language for existing lighting in place.

A summary of the proposed revisions are as follows:

1. Require light sources directly facing a public street to be fully shielded from view through light poles in parking areas that have lighting directed downward 90 degrees;
2. Require light sources on non-residential use properties that abut a residential use or zoned property to be fully shielded from view through the requirement of configuring light fixtures to direct light at no more than 45-degrees downward; and
3. Adjustable wall-mounted fixtures shall be mounted with shielding placed such that light is projected downwards with spillage no greater than 45-degrees from the face of the building.
4. Provide provisions for existing lighting in commercial areas avoiding future violations after January 1, 2017.

The proposed amendments are on the following pages.

PROPOSED AMENDMENTS FOR LIGHT AND GLARE

City Code of Ordinances

Sec. 92.56. - Nuisance Glare.

No use or operation shall be located or conducted as to produce intense glare or direct illumination across the bounding property line from a visible source of illumination, nor shall any light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent properties. For the purposes of this section, glare or direct illumination in violation of the Comprehensive Zoning Ordinance, Article XXVII, Section B Glare, (D)(1) shall constitute a nuisance.

- ~~(A) For the purposes of this section, nuisance glare shall be defined as more than two-tenths (0.2) of one foot candle of light vertically measured five feet above ground level at the property line shining onto any adjacent residentially zoned property, and, more than four tenths (0.4) of one foot candle of light vertically measured five feet above ground level at the property line for all other areas.~~
- ~~(B) All luminaires shall be so arranged as to reflect the illumination away from any residentially zoned property. Such luminaires shall not distribute more than two-tenths (0.2) of one foot candle of light upon any adjacent residentially zoned property.~~
- ~~(C) All luminaires shall be placed, shielded or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or public way.~~
- ~~(D) Exemptions. The following shall be exempted from this section:~~
 - ~~(1) Lighting installed for public benefit on public rights of way, parks and public recreation areas;~~
 - ~~(2) Emergency lighting by police, fire and/or municipal, state or federal government authorities.~~

~~(Ord. 3464, passed 12-6-2011)~~

Comprehensive Zoning Ordinance

ARTICLE XXVII PERFORMANCE STANDARDS

SECTION B. GLARE

The purpose of this section is to minimize glare, sky glow, light trespass and excessive energy consumption to attain effective outdoor lighting through the use of appropriate lighting fixtures, practices and systems, while maintaining safety, security and productivity.

- (A.) Light fixtures shall be hooded or a lighting source with a seal of approval for dark sky compliance or its equivalent as determined by the City Manager or designee shall be installed;

PROPOSED AMENDMENTS FOR LIGHT AND GLARE

- (B.) Light fixtures of any kind shall be configured on building facades oriented 90 degrees downward from any arterial street, as shown on the adopted Transportation Plan.
- (C.) Adjustable wall-mounted fixtures shall be mounted with shielding placed such that light is projected downwards with spillage no greater than 45-degrees from the face of the building.
- (D.) Light and Glare Standards:
 - (1) There shall be no more than two tenths (0.2) of one (1) foot candle of light vertically measured five (5) feet above grade or more at the property line shining onto any adjacent residential uses or zoned property, and, more than four-tenths (0.4) of one (1) foot candle of light vertically measured five (5) feet above grade or more.
 - (2) The use of mercury vapor lamps as a light source shall be prohibited.
 - (3) All luminaires on property zoned or used for commercial or multi-family residential purposes visible from any street shall be so designed as to have the light source fully shielded from direct view at a point five (5) feet or greater above grade at the property line.
 - (4) All luminaires on property zoned or used for commercial or multi-family residential abutting property used or zoned Single-Family Residential District shall be so designed as to have the light source fully shielded from direct view five (5) feet or greater above grade at the property line.
- (E.) The following shall be exempted from this Section:
 - (1) Lighting installed by a governmental agency for public benefit on public right-of-ways, parks and public recreations areas.
 - (2) Emergency lighting by policy, fire and or municipal, state or federal governmental authorities.
 - (3) All approved public and private school ball fields. Lighting for these outdoor recreational uses shall be shielded to comply with the limitations on neighborhood properties.
 - (4) Outdoor advertising signs constructed of translucent or other materials and wholly illuminated from within do not require such shielding.
 - (5) Temporary lighting as approved for special events.
- (F.) Any addition, replacement, or substantial change to the existing lighting system shall, comply with the provisions of this article.