



Planning & Development Services

Petition PB-14-122 TCH

This Item pertains to a referral from the City Commission regarding modifications to the existing Outdoor Lighting Ordinance Section 30-344

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Items Proposed by Stakeholders

- 1. Address performance based review of the lighting regulations.*
- 2. Address energy efficiency and conservation related to outdoor lighting.*
- 3. Providing options for submitting an application for development plan review and the level of lighting details required during the early phase of the process.*
- 4. Clarifying the waiver provision and improving the process to allow greater flexibility during development plan review.*
- 5. Address illumination of developments at night.*
- 6. Address lighting for special situations and unique designs.*
- 7. Address security lighting and the relationship to CPTEC principles.*
- 8. Address conflicts with lighting, required landscaping and existing vegetation.*

CONTEXT OF PROPOSED CHANGES



Purpose and Intent of the Ordinance

HEALTH – SAFETY & WELFARE

1. Protect and promote the public health, safety and welfare;
 - ❖ safety and security in vehicular use areas
2. Promote safety and security in vehicular use areas;
 - ❖ adjacent properties,
3. Protect adjacent properties, the environment, and the night sky from adverse lighting impacts such as light pollution, light trespass, glare, excessive lighting, and offensive light sources;
 - ❖ the environment,
 - ❖ night sky from adverse lighting
4. Promote energy efficient lighting; and
 - ❖ light pollution,
5. Encourage the use of Crime Prevention Through Environmental Design (CPTED) fundamentals in the design of site lighting
 - ❖ light trespass, glare, excessive lighting,
 - ❖ offensive light sources;



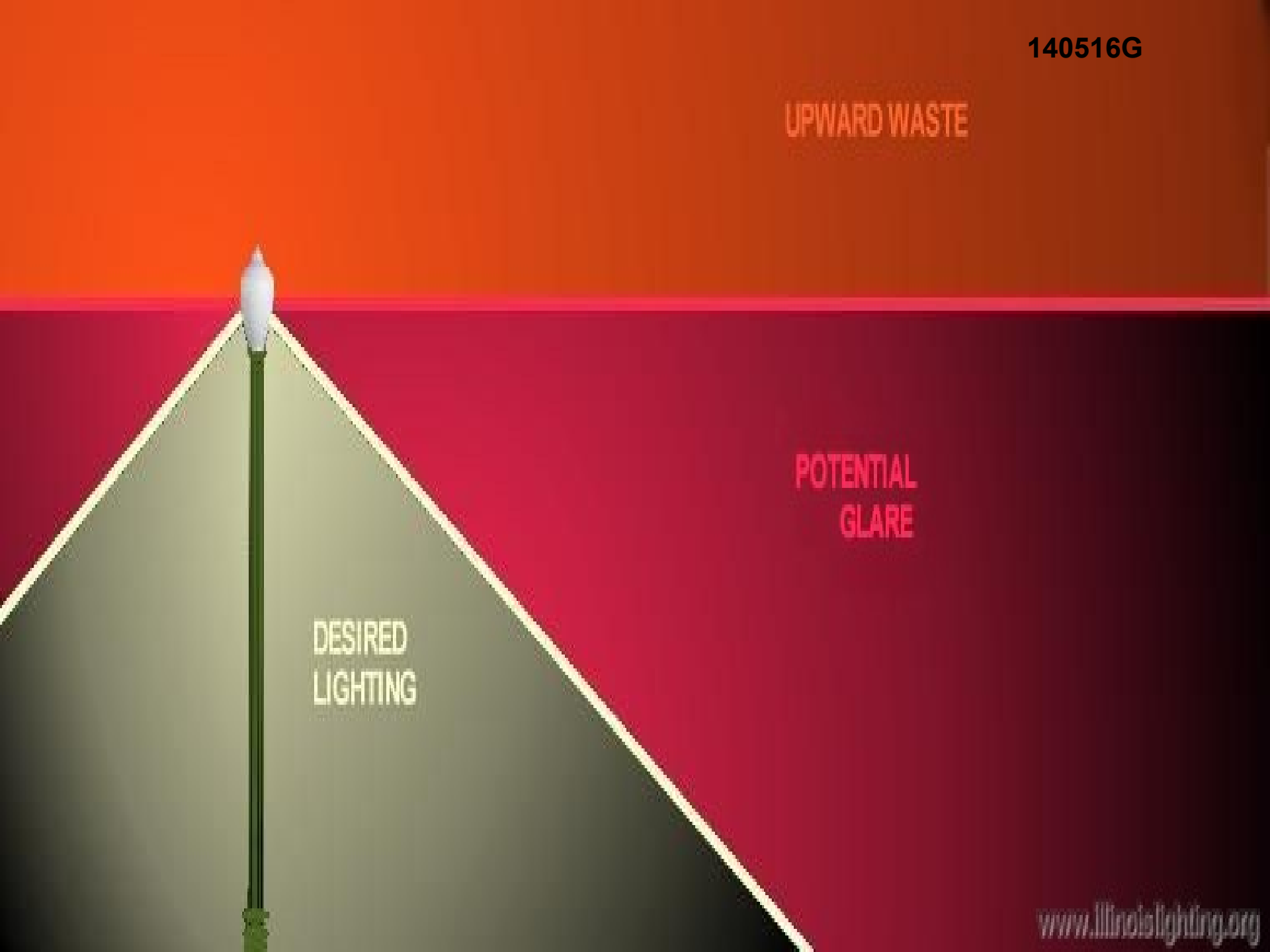
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UPWARD WASTE

POTENTIAL
GLARE

DESIRED
LIGHTING



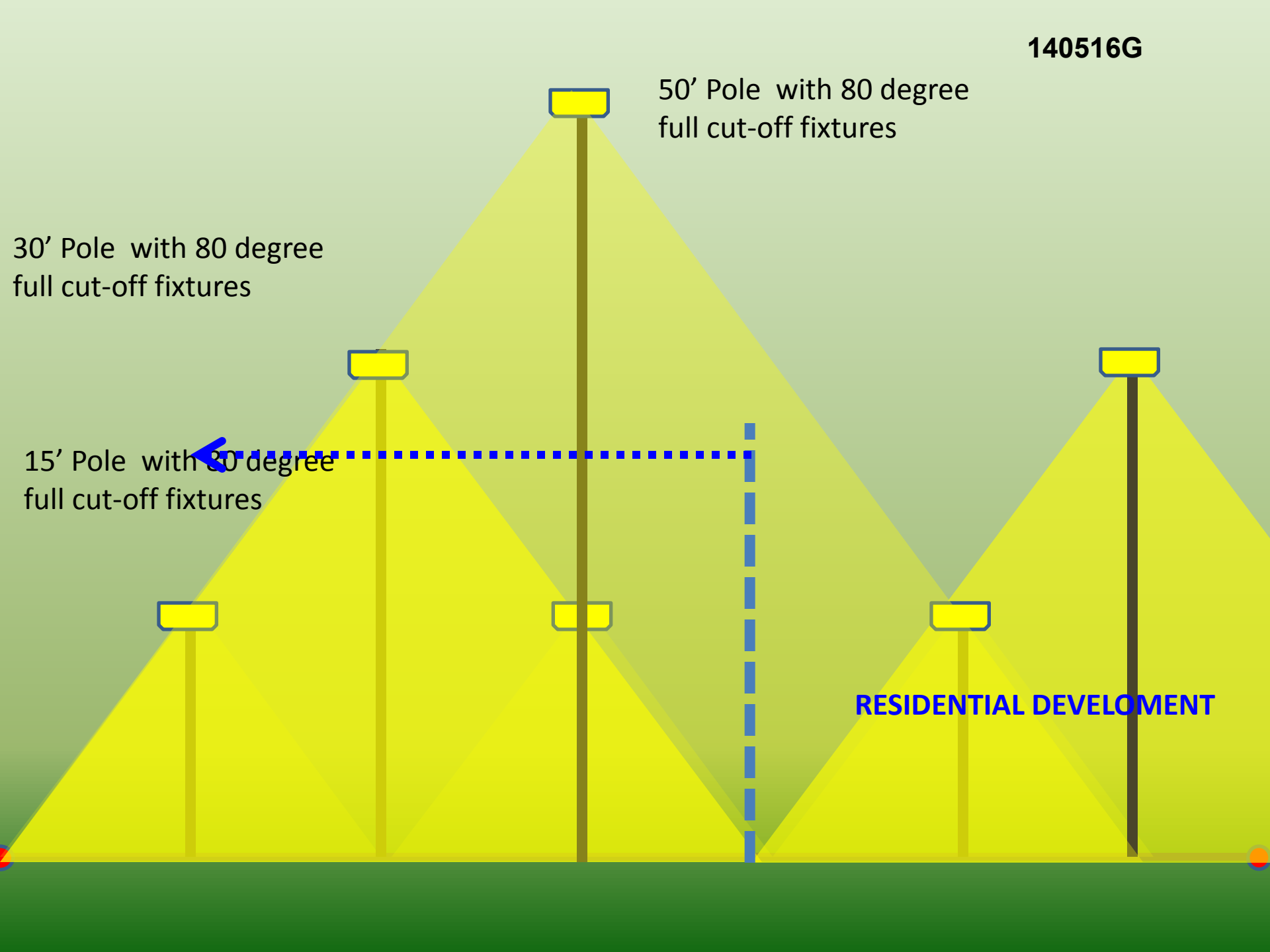
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50' Pole with 80 degree
full cut-off fixtures

30' Pole with 80 degree
full cut-off fixtures

15' Pole with 80 degree
full cut-off fixtures

RESIDENTIAL DEVELOPMENT



Staff Changes After Plan Board

Section 30-23 Definitions

1. A new definition for “Disability Glare” was added.

Disability Glare:

Glare resulting in reduced visual performance and visibility. It is often accompanied by discomfort.

2. Spill over lighting for automobile dealerships.

Section 30-344 (d) (3) (b) is modified to allow higher spillover lighting levels by automobile dealerships along certain major arterials, Main Street and NE 39th Avenue. Lighting intensities of 10fc are allowed onto the right-of-way when the facility is more than 500 feet from single-family residential development.

Staff Changes After Plan Board

3. Security lighting and site lighting from dusk to dawn.

Sections 30-344 (e) (3) (c) and (6) pertaining to security lighting and site lighting after dusk for vehicle canopies, and building exterior and entrances have been changed. The mandatory requirement for businesses to reduce lighting levels to 0.5fc after the close of business is removed. Applicants not operating after dusk are provided an option to reduce lighting by 50% or to demonstrate that the site is fully secured, is not accessible by the public and request a waiver from compliance.

Staff Changes After Plan Board

4. Lighting for gas stations and automobile dealerships.

Section 30-344 (e) (7) is modified to address special lighting standards for gas stations. Lighting intensities for gas stations are increased to 20fc; thirty (30) fc are allowed through the waiver process. When such facilities are within 500 feet of single-family residential developments, approval shall be granted through a public hearing process before the appropriate reviewing board.

Section 30-344 (e) (8) is modified to address special lighting standards for automobile dealerships. Lighting intensities for automobile dealerships along Main Street and NE 39th Avenue are increased to 50fc; seventy (70) fc are allowed through the waiver. When such facilities are within 500 feet of single-family residential developments, approval shall be granted through a public hearing process before the appropriate reviewing board.

Staff Changes After Plan Board

5. Consideration of topography in lighting plans review.

Section 30-344 (f) (3) is modified per the City Plan Board to address the review of topographic variations on and off-site during the development review process.

Recommendation

Staff to City Commission:

The City Commission approve Petition PB-14-122 TCH as revised by the Plan Board with the modifications presented by staff and stakeholders

Questions ????

Further details ???

Recommendations???

Recommendation

City Plan Board to City Commission:

The City Commission approve petition PB-14-122 TCH as revised by the Plan Board – Plan Board vote 5-0.

Staff to City Commission:

The City Commission approves Plan Board's recommendation.

Staff to City Plan Board:

Approve petition PB-14-122 TCH.

Sec. 30-23 Definitions

Area lighting

Lighting of predominately horizontal surfaces such as, but not limited to, parking areas, recreational areas, and building entrance walkways.

Accent lighting

Lighting of predominately non-horizontal surfaces such as, but not limited to, facades, fountains, displays, and statuary"

Mounting Height:

Defined as the distance between the work plane and the bottom of luminous opening

Glare:

The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, to cause annoyance, discomfort, or loss of visual performance and ability

Vehicular Canopy:

A roofed, open, drive-through structure designed to provide temporary shelter for vehicles and their occupants while making use of a business' services.

Applicability

- 1. Addresses general issues raised by stakeholders**
- 2. Removes areas of uncertainty**
- 3. Current ordinance: Silent on minor projects, repairs and maintenance**
- 4. Addresses non-conformities #3**

(b) Applicability.

These regulations shall apply to all outdoor lighting within the city related to the following:

New non-residential or multiple family development;

Repair and maintenance of outdoor lighting fixtures in any non-residential or multiple family development when the changes will alter the overall lighting design, such as changes to lighting intensities, glare, spillover and night sky exposure; and

Any new outdoor lighting fixtures on a site shall meet the requirements of this Code with regard to shielding, lamp types and the total outdoor light output. After the modifications are complete, lighting intensities shall not exceed the value that is on the site before the modification, or the standard permitted by this Code, whichever is larger.

A photometric plan/lighting plan in accordance with Section 30-344 (f) is required to demonstrate compliance:

Sec. 30-344. – Outdoor lighting.

(C) EXEMPTIONS

1. Properties with a single-family or two-family dwelling.
2. Lighting for public rights-of-way, public streets, and approved private streets.

Some items were crossed out and a few added to allow for exemptions based on performance review.

- ~~3. Enforcement, fire codes, storm damage clean up or other similar public safety events.~~
- ~~4. Lighting for construction, renovation, or repair of roads and utilities.~~
- ~~5. Temporary general construction lighting, which shall be regulated in accordance with building construction standards and shall be valid during the active period of a building permit.~~
- 1. Addresses exemptions based on performance based review of the lighting regulations. #4**
- ~~6. Holiday decorative lighting.~~
- 2. Energy efficiency and conservation related to outdoor lighting. #2**
- ~~7. Sign lighting, which is regulated elsewhere in this Land Development Code.~~
- ~~8. Lighting required by federal or state laws or regulations. ???~~
3. Fixtures with fully shielded light sources, so long as the total output of the fixture does not exceed 1800 lumens.
4. Fixtures with diffuse lensing, so long as the total output of the fixture does not exceed 900 lumens.
5. Point source, or other types of unshielded fixtures, so long as the total output of the fixture does not exceed 600 lumens

Sec. 30-344. – Outdoor lighting.

(d) (1) Luminaire Design and Operation

(d) (1) Luminaire design and operation.

- a. For the lighting of predominately horizontal surfaces such as, but not limited to, parking areas, recreational areas, and building entrances, luminaires shall be **fully shielded full-cutoff fixtures** and shall be aimed downwards.
- ~~b. For the lighting of predominately non-horizontal surfaces such as, but not limited to, facades, landscaping, fountains, displays, and statuary, luminaires shall be shielded and shall be **designed**, installed and aimed so as to not project **effective light** output beyond the property boundary or into adjacent uses.~~
- 1. Performance base review of the lighting regulations.**
 - 2. Energy efficiency and conservation related to outdoor lighting.**
 - 3. A significant change in the ordinance. #2**
- ~~d. Luminaires shall consist of lighting at least as energy and resource efficient as high performance LED lighting.~~
- Luminaires used with the lighting plan shall be the most energy efficient light sources. Lamps used for site and exterior building lighting shall have an output greater than 50 lumens per watt. LED is the preferred option but may also include Fluorescent, Metal Halide, High Pressure Sodium and and Low Pressure Sodium.**

Sec. 30-344. – Outdoor lighting. (d) Luminaire Design and Operation

e. Controls shall be provided that automatically extinguish all outdoor lighting when sufficient daylight is available ~~using a control device or system such as a photoelectric switch, astronomic time switch or equivalent functions from a programmable lighting controller, building automaton system or lighting energy management system, all with battery or similar backup power.~~ Automatic lighting controls are not required for the interior of parking structures.

~~f. Vegetation and landscaping may be required to control glare and light trespass; however, vegetation screens shall be planted and maintained in a manner that does not obstruct~~

1. Addresses issues related to landscaping conflicts and providing a approach to address special situations. #s 1, 4, 6, & 8.
~~separation. The City shall require lighting engineers to comply with the applicable landscaping requirements listed in article VIII of the Land Development Code. During development plan review, the technical review committee shall determine whether existing vegetation is adequate to meet the required screening needs or whether additional light screening vegetation is necessary to supplement the existing standards of article VIII.~~

The placement of light poles in landscape islands is strongly discouraged. Poles may be placed within the perimeter and interior landscape strips in locations that avoid conflicts with existing and required trees. It is highly recommended that separate islands be created for placement of light poles. Notwithstanding the above, where special designs, tree separation, pole arm extensions and reduced pole heights are feasible, a pole may be placed within a landscape island after review and approval by the appropriate reviewing body.

(d) General Requirements

(1) Luminaire Design and Operation

g. Except in emergencies by police, fire, medical personnel, aircraft warning lights or for meteorological data gathering purposes, the use of exposed light sources, search lights, flood lights, lasers, lighting or lights that pulse, flash, rotate or simulate motion for advertising or promotions is prohibited. No exceptions or waivers shall be permitted.

3. Sets a limit on mounting heights adjacent to Single-Family residential areas.

4. Establishes performance criteria related to energy efficiency and conservation.

5. Sets a cap on vertical illuminance to protect the night sky – energy efficiency . # 1, 8, & 6.

1. Clarification of (g) - Prohibits certain light sources with some exceptions.

2. Performance values to address low voltage lighting # 1, 2, & 4.

h. All sites shall not exceed an average vertical illuminance of 0.5fc at a height of 5 feet above the mounting height of the highest luminaire.

i. Fixture placement, distribution, wattage, orientation, and mounting height shall be selected so as to minimize light trespass, light pollution, and glare, and to maximize effective use of light output.

j. Lamps used for site and exterior building lighting shall have an efficiency greater than 50 lumens per watt. Additionally, fixtures shall have an LER (Luminaire efficacy Rating) greater than 30.

(d) General Requirements

(2) Light Pollution Requirements

Two acceptable compliance paths for lighting design are outlined below. The qualitative path places restrictions on fixture selection with the intent of minimizing light pollution. The quantitative

path establishes a numerical standard dictating limits for light pollution, regardless of fixture selection.
1. Sets a qualitative and quantitative approach to address light pollution, a true performance approach. #s 1, 3.

a. Qualitative Compliance Path- Lighting plan submittal shall demonstrate compliance with the items below, except where previously defined exemptions apply.

1. Area lighting luminaire design and operation- Luminaires shall be full-cutoff and shall be aimed downwards.
2. Accent lighting luminaire design and operation- Luminaires shall be designed, installed and aimed so as to minimize or eliminate:
 - i. The projection of light beyond the primary object being illuminated
 - ii. The projection of light skyward
 - iii. Lighting spill onto a public roadway or onto adjacent uses.
3. Directional fixtures, where the total output exceeds 3000 lumens, shall be directed to illuminate the target object in a downward direction, so as to minimize light pollution

b. Quantitative Compliance Path- Lighting plan submittal shall demonstrate compliance with the items below, except where previously defined exemptions apply.

1. Light levels shall not exceed 0.5fc at a height of 30ft, or 5ft above the height of the highest luminaire, whichever is greater.

(d) General Requirements

(3) Illumination Standards

a. An applicant may submit a photometric plan in fulfillment of the purpose and intent of the Gainesville

Lighting Ordinance by demonstrating compliance with the ~~Lighting shall have~~ illuminances,

1. Clarifies the standards for spill over lighting onto adjacent properties and the R-O-W

2. Addresses an issue related to redevelopment and existing improved properties. #s 1,

& 6.

b. Light levels, measured line-of-site, at the property line of the **receiving** property shall not exceed the following:

i. 1.0 fc for non-residential sites,

ii. 0.5fc for residential sites,

iii. 0.4 fc for nature parks, or

iv. 5.0 fc for public and private streets.

a. Where an alley of 20 feet or less separates a receiving property with a single-family use or zoning, light trespass shall be less than 2.0 fc at the nearest boundary of the alley.

v. When parking is shared or when adjacent to an improved site of the same use light intensities within 30 feet of the subject site shall not be greater than existing levels or may be treated as part of the subject site. Proper authorization from adjacent property owner must be demonstrated.

(d) General Requirements

(4) Glare Requirements

(4) Glare Requirements

1. Fixtures utilizing directional optics and located adjacent to property boundaries shall be oriented in such a way as to minimize glare on to adjacent properties.

(e) Specific Illumination requirements.

In addition to the general requirements applicable to all outdoor lighting uses, ~~this subsection outlines~~ the following ~~additional~~ requirements for ~~the following~~ specific outdoor lighting uses or areas shall apply. If provisions in this subsection conflict with any of the general requirements, the provisions in this subsection shall prevail.

- (1) *Recreational lighting.* Lighting for outdoor recreational uses (including ~~pole~~ mounting heights above 30 feet, where appropriate) may be designed in accordance with the published standards of the Illuminating Engineering Society of North America (IESNA).

1. **Address the issue glare onto adjacent properties. #1, 7**

- (3) ~~Building exteriors.~~ (Replaced with a new section)

(e) Specific Illumination Standards

(3) Building Entrances, Exteriors and Site Security

~~(3) *Building exteriors.* Lighting provided for the general security of areas such as, but not limited to, building entrances, stairways, ramps and main walkways shall not exceed an average horizontal illuminance of five footcandles at ground level, a uniformity ratio of 6:1, a maximum uniformity ratio of 10:1, and an average vertical illuminance of 0.2 footcandles measured five feet above the height of the luminaire.~~

(3) Building Entrances, Exteriors and Site Security

- 1. Building exterior lighting rewritten: Significant change**
- 2. Directly Addresses the issues of security lighting**
- 3. Provides better direction on overall site lighting. #1 & 6**

a. Lighting levels at building entrances/exits and around buildings shall not exceed an average horizontal illuminance of 5.0 fcs at ground level, a uniformity ratio of 6:1 and a maximum uniformity ratio of 10:1. The lighting levels on pedestrian walkways and at pedestrian entrances and exits of the vehicular use areas of multiple-family developments shall maintain a minimum horizontal illuminance of 1.0 fc at ground level. External pedestrian walkways shall not exceed 0.2fcs at a distance 30 feet from the edge of the vehicular use area.

(e) Specific Illumination Standards

(3) Building Entrances, Exteriors and Site Security

- b. There shall be a minimum horizontal illuminance of 1.0 fcs at ground level within 5 feet of dumpsters, site accessory structures and areas which are considered as indefensible space.
- c. To ensure security, during the hours from dusk to dawn, developments subject to development plan review which do not operate after dusk, shall comply with the requirements of the ordinance or maintain an average minimum illuminance of 0.5fcs, throughout the site. Businesses operating after dusk shall automatically reduce illuminance to security level intensities, 0.5fcs, one hour after the close of business or by 11:00pm, whichever is later.
- d. Unimproved areas of a site may be so defined and excluded from the lighting plan but such areas must maintain security level lighting at an average of 0.5fcs.

- 1. Addresses lighting for security purposes in sensitive areas.**
- 2. Addresses overall security concerns and energy conservation.**
- 3. Addresses how to deal with unimproved areas of sites**

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(e) Specific Illumination Standards

(4) Vehicular Use Areas/Parking Lots

- a. Lighting shall be uniform throughout the parking lot, with no dark patches or pockets, for safety and identification of features.
- ~~b. Luminaire locations shall not be in conflict with existing and proposed landscaping. (move to Landscaping Section)~~
- c. Except as provided in the next subsection, lighting shall maintain a minimum horizontal illuminance of 0.5 fcs ~~footcandles~~ at ground level and shall not exceed an average horizontal illuminance of 2.5 fcs ~~footcandles~~, a uniformity ratio of 5:1, and a maximum uniformity ratio of 15:1. An applicant may elect to use the building entrance and outdoor lighting standards on portions of vehicular use area within 30 feet of a building.

- ~~d. Parking lots within 75 feet of any adjacent property that either contains a residential dwelling or that has a residential zoning district classification as residential single-family shall have additional lighting at the entrance and exit points of parking lots sufficient to light the area for pedestrians entering and exiting the parking area. Lighting levels at entrances and exits shall maintain a minimum horizontal illuminance of 1.0 footcandles at ground level.~~
- 1. Introduces VUA and applies the standards to those areas.**
- ~~1. luminaires shall be full cutoff fixtures from which no light is emitted at or above an angle of 90 degrees from the pole;~~
- ~~2. luminaires shall be full cutoff fixtures from which no light is emitted at or above an angle of 90 degrees from the pole;~~
- 2. Removes the conflict between building and parking lot lighting.**
- ~~3. Lighting shall maintain a minimum horizontal illuminance of 0.2 footcandles at ground level and shall not exceed an average horizontal illuminance of 2.5 footcandles, a uniformity ratio of 5:1, and a maximum uniformity ratio of 15:1.~~
- 3. Removes the 15' pole height limitation in residential areas. #6 & 5**
- ~~above the height of the luminaire.~~

- ~~e. Multiple-family residential developments shall have additional lighting at the entrance and exit points of parking lots sufficient to light the area for pedestrians entering and exiting the parking area. Lighting levels at entrances and exits shall maintain a minimum horizontal illuminance of 1.0 footcandles at ground level.~~
- ~~f. Lighting shall be provided in accordance with this section throughout the nighttime hours of operation and/or use by the public of a business or facility. However, lighting shall be automatically extinguished no later than one hour after the close of business or facility operation and/or use by the public. After-hours security lighting may be permitted when such lighting does not exceed 50 percent of the number of luminaires or the illumination level required or permitted during regular nighttime operation hours.~~

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(e) Specific Illumination Standards

(6) Vehicular Use Area Canopy Lighting

- a. Luminaires mounted on or under canopies shall be full-cutoff fixtures, or recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy as demonstrated in Figure 2. Lighting may also be shielded by fixtures or the edge of the canopy so that light is restrained to 85 degrees or less from vertical as shown in Figure 2. An applicant may also demonstrate compliance by illustrating that luminaires do not result in glare, that generate vertical and horizontal spillover onto adjacent properties are within code standards and that onsite light intensities are not excessive and promote a safe environment.

No changes to b, c & d of this section not shown

- 1. Modifies the after hours requirement to reduce lighting levels to 50%.**
 - 2. Provides a more manageable approach to after hours lighting.**
 - 3. Extends the performance review criteria to VUA canopies. #1,5 & 6**
- ~~Lighting shall be provided in accordance with this section throughout the nighttime hours of operation and/or use by the public of a business or facility. However, lighting shall be automatically extinguished no later than one hour after the close of business or facility operation and/or use by the public. After hours security lighting may be permitted when such lighting does not exceed 50 percent of the number of luminaires or the illumination level required or permitted during regular nighttime operation hours.~~ To ensure after operating hours security and energy conservation, businesses operating after dusk shall automatically reduce illuminance to a minimum of 0.5fc intensities level, one hour after the close of business or by 11:00pm, whichever is later.

(f) Lighting Plan Submission and Review
(1) Review Process

- a. An applicant may choose one of the following processes for obtaining approval of a lighting plan:
 1. Full approval during development plan review
 - a. A complete detailed plan is submitted at the time of filing for development plan review
 2. Initial general plan with a detailed plan at a later date.

1. **Significant shift in the review process:**
 - a. **Full review;**
 - b. **General review with detailed plans under separate review. #4, 6**
 - ii. Proposed location of poles in relationship to the landscape plan
 - iii. Placement of building lighting
 - iv. Security lighting proposal
 - v. A list of proposed lighting waivers

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(f) Lighting Plan Submission

(1) Review Process

1. *Separate lighting plan review.*

2. *Rapid Review of lighting plans.*

3. A separate lighting plan at the appropriate level of review and associated fees may be submitted prior to obtaining a building permit.

a. Prior to obtaining a building permit an applicant may file an application for lighting plan review at the appropriate level of review in accordance with Article VII.

b. The appropriate fee and associated documents necessary for conducting the review shall accompany the application.

4. Rapid lighting plan review

A Rapid Lighting plan review for minor improvements, repairs and maintenance.

(f) Lighting Plan Submission

(2) Rapid Review Process

(2) Rapid Lighting Plan Review and Sites not Subject to Development Plan Review.

1. Qualification for Rapid Review and the process for lighting plans.

Minor lighting installations, repairs, maintenance and lighting improvements to sites not subject to development plan review per Article VII may obtain review and approval by filing for Rapid Lighting Plan Review. The following types of developments and improvements are eligible: Developments at the Rapid Review level per Article VII

1. Installations including 5 or fewer free-standing poles plus building lighting
2. Lighting that includes repairs and maintenance of fixtures, lamp changes and re-aiming of fixtures
3. Other minor installations and improvements

A Rapid Lighting Plan review application must be submitted to Planning and Development Services with the appropriate review fee. The lighting plan must be submitted by a certified lighting professional and must demonstrate compliance with the relevant aspect of the lighting ordinance. The plan must demonstrate how electrical service will be provided and how landscaping and existing trees will be addressed.

3. Submittal Requirements for General and Detailed Plan Review

- h. Landscaping information demonstrating that the site lighting and existing and proposed landscaping have been coordinated to minimize conflict between vegetation and intended light distribution, both initially and at vegetation maturity.
- i. A brief, written narrative describing the proposed luminaires, mounting heights, control devices and schemes, applicable calculation zones, and a summary of the adjacent properties. This may be provided as notations on the Photometric plan, or in a separate attachment on the preparer's letterhead.
- j. Manufacturer specification sheets, cut-sheets or other manufacturer-provided information for all existing and proposed luminaires. Photometric reports generated from manufacturer-provided IES data, where available.

3. Submittal Requirements for General and Detailed Plan Review

(g) Waivers. During approval of a development plan or building permit ~~or special-use permit~~, the appropriate reviewing board, city manager or designee may permit a waiver for one or more of the requirements of this section. An applicant requesting a waiver shall submit a lighting plan as described in this section. At the expense of the applicant, ~~and~~ the appropriate reviewing board, city manager or designee may ~~have the request and lighting plan reviewed~~, an independent review ~~at the applicant's expense~~, by a registered architect, engineer, or lighting professional holding a current lighting certification (LC) from the National Council on Qualifications for the Lighting Profession (NCQLP).

1. Minor modifications to clarify the requirement. #1 & 3

The appropriate reviewing board, city manager or designee may permit a waiver only when an applicant demonstrates that:

- (1) The requested waiver is consistent with and promotes the purpose and intent of this section;

Sec. 30-344. – Outdoor lighting. (g) Waivers

(g) Waivers

- 1. Modifies the waiver provision to allow a lighting plan meeting IESNA standards. # 1 & 4*
- 2. Relaxed the waiver provision to meet any one criteria.*

- 2) The applicant ~~otherwise meets the requirements of this section;~~ uses an alternate methodology, technique or approach, consistent with IESNA standards, to demonstrates compliance with the intent and purpose of the City's Lighting Ordinance
- (3) A unique situation or hardship exists as a result of conditions peculiar to the property and not due to the actions of the applicant; or ~~and~~
- (4) The requested waiver is necessary to ensure compatibility and consistency with the surrounding properties.

In granting a waiver, the appropriate reviewing board, city manager or designee may impose any reasonable conditions, restrictions or limitations to preserve and promote the purpose and intent of this section.

Sec. 30-344. – Outdoor lighting. (h) Non-conforming Luminaires

Any luminaire or lighting installation lawfully existing on December 20, 2012, that does not conform with the requirements of this section shall be deemed legally nonconforming.

- (1) A nonconforming luminaire or lighting installation shall be made to conform with the requirements of this section when:
 - a. Minor corrective action, such as re-aiming or shielding, can achieve conformity with the applicable requirements of this section;
 - b. Fifty percent or more of the existing luminaires on a property are replaced;
 - c. The number of existing luminaires on a property is increased by 50 percent or more;
or

1. *Modifies the non-conforming section to trigger when a property needs to brought into compliance. # 6*

- e. Expansion and/or remodeling of existing non-residential or multiple family developments that exceed 50 percent of the assessed valuation of the site or structures' as per the Property Appraisers Office. Assessed valuation shall be determined by reference to the official property tax assessment rolls of the year the structure(s) is to be remodeled

Sec. 30-344. – Outdoor lighting. (h) Non-conforming Luminaires

1. Adds a fee for processing a Rapid Lighting Plan.

(2) A development that becomes nonconforming with this section due to a change in operational hours from daytime only to include nighttime operation shall be required to comply with these regulations within 90 days of the effective date of the change.

(i) Fees

Amend Appendix “A”, Schedule of Fees, Rates and Charges, Land Development Code to add a fee for Rapid Lighting Plan review: proposed fee \$500.00.