



City of Gainesville Text File Report

City Hall
200 East University Avenue
Gainesville, Florida 32601

Introduced: 4/23/01

File Number: 000516

Version: 1

Status: Passed

..Title

Petition 147TCH-00PB. Amend the City of Gainesville Land Development Code related to lighting in terms of site plan submittal requirements, glare, light trespass, light fixture mounting height, illumination levels and specific requirements for gasoline service stations. (B)

..Explanation

This report addresses proposed Land Development Code revisions related to lighting in terms of glare, light trespass, light fixture mounting height, illumination levels and lighting plan submittal requirements.

A growing number of cities are becoming less tolerant of intrusive light which creates glare and unwanted illumination on neighboring properties (Consulting-Specifying Engineer, July 1999). By reducing glare, roadway safety and overall security can be improved. According to the International Dark Sky Association, a non-profit group which advocates and educates about quality nighttime lighting, by enforcing effective lighting, energy waste, clutter, obtrusive light spillage and unnecessary sky glow can be avoided. Recently, lighting intensity has also become an issue in the City of Gainesville, particularly in relation to the lighting of parking lots, gas stations and light trespass onto adjacent properties. Section 30-330 of the Land Development Code presently allows parking lots to be lighted provided that a maximum intensity of five footcandles is not exceeded, that lighting does not create a nuisance across lot lines, and that minimum Illuminating Engineering Society of North America (IES) standards are adhered to. The Code also regulates lighting under Section 30-345(9), General performance standards, related to glare, indicating that lighting cannot exceed a maximum intensity of 25 footcandles at ground level (though horizontal footcandles have no relationship to glare), and that it must be hooded or shielded so that no glare creates a nuisance to adjacent property. Chapter 14 of the Code of Ordinances also regulates lighting for convenience stores, indicating that a minimum average maintained illuminance of 2 footcandles with a uniformity ratio (average to minimum) of no more than 5:1 be maintained.

The proposed changes include more specific and enforceable standards to regulate glare and light trespass, and establish additional requirements for gasoline station lighting. It should be noted that enforcing the proposed standards will require the purchase of a light meter and may have an impact on the City's Code Enforcement Division.

The Plan Board reviewed the petition and recommends approval. One Board member raised the issue about light trespass from street lighting. The Board in general felt that this issue could be addressed by GRU.

Public notice was published in the Gainesville Sun on February 27, 2001. The Plan Board held a public hearing March 22, 2001.

..Fiscal Note

None

..Recommendation

City Plan Board to City Commission - The City Commission approve Petition 147TCH-00 PB. Plan Board vote 3-1

Staff to Plan Board - Approve