



TO: Community Planning and Transportation Committee
FROM: Jane Hudson, Planning and Community Development
DATE: January 15, 2019
RE: Residential Outdoor Security Lighting/Flood Light Standards

BACKGROUND Staff received a request to review and propose outdoor lighting standards/requirements for residential areas where installation of security lights/flood lights occurs and how those lights may be impacting adjacent residential properties with glare or spillover.

Currently, there is an Ordinance on the books, in the Zoning Ordinance, for installation controls on Commercial Outdoor Lighting Standards, but not for controls on residential outdoor lighting. The Commercial Outdoor Lighting Standards were adopted in June of 2011 and amended in March of 2013. As stated the Commercial Outdoor Lighting Standards do not regulate the installation of residential lighting; see attached copy of the Commercial Outdoor Lighting Standards Ordinance, Section 22:431.6. During the initial research of the possible outdoor lighting standards back in 2011, the discussion of including the residential protections in the proposed ordinance was included; it was later decided the proposed ordinance should only address commercial developments, leaving residential out of the adopted Ordinance.

Attached is the proposed version of the Residential Outdoor Lighting Standards, which was discussed at the November 29, 2018 meeting of the City Council Community Planning and Transportation Committee, where the CPTC provided guidance for revisions and recommended it next be brought for full City Council consideration.

DISCUSSION The current draft ordinance for residential lighting sets a standard for security lighting and flood lights (those that spread light 360 degrees). The proposed ordinance by direction is designed to be relatively simple in its approach, to deal with residential security lighting that spreads light beyond property boundaries in an obtrusive or offensive manner.

The Zoning Ordinance already has violation and penalty language set forth 440.3; however, an abbreviated penalty fee range is specified for non-compliant lights. When a complaint is received it will be investigated to determine if corrective action is warranted. Corrective action is warranted when a Code Enforcement or Police Officer finds evidence of glare or light spillover affecting property zoned or used for single or two-family dwellings located adjacent to or otherwise nearby the subject property.

Additionally, minor revisions to 440.3, establishing the Board of Adjustment's jurisdiction over its Special Exceptions, will be necessarily brought to City Council at the time Council considers a final Residential Lighting ordinance.

office memorandum

Staff is presenting this information for your review and is available for discussion.

The following attachments are included in this packet:

- Commercial Outdoor Lighting (Exhibit A)
- Proposed Residential Outdoor Lighting Standards (Exhibit B)

Reviewed by: Mary Rupp, Interim City Manager
Kathryn Walker, Interim City Attorney
Elisabeth E. Muckala, Assistant City Attorney