

ORDINANCE # 600

AN ORDINANCE TO AMEND THE MAULDIN ZONING ORDINANCE BY ADDING DEFINITIONS TO ARTICLE 4 AND ADDING SECTION 6:19, THE PURPOSE OF WHICH ARE TO CREATE LIGHTING STANDARDS FOR NEWLY DEVELOPED PROPERTIES AND FOR REPLACING FIXTURES AT EXISTING PROPERTIES TO REDUCE NIGHT-TIME GLARE AND LIGHT POLLUTION.

BE IT ORDAINED by the Mayor and the City Council of the City of Mauldin, South Carolina, in council assembled and by authority thereof:

Section 1. Amendment. That article 4 of the Mauldin Zoning Ordinance be amended by adding the following definitions:

Candela – The unit of luminous intensity equal to 1/60 of the luminous intensity per square centimeter of a blackbody radiating at the temperature of solidification of platinum (2046 degrees Kelvin). Also called a *candle*.

Cutoff Fixture – An outdoor lighting fixture shielded or constructed in such a manner that no more than two and one-half (2 ½) percent of the total light emitted by the fixture is projected above the horizontal plane of the fixture.

Flood Light – A form of lighting designed to direct its output in a diffused, less specific direction.

Foot-candle (FC) – A quantitative unit measuring the amount of light cast onto a given point, measured as one lumen per square foot.

Full Cutoff Fixture – An outdoor light fixture shielded or constructed in such a manner that it emits no light above the horizontal plane of the fixture.

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, so as to cause annoyance, discomfort, or loss of visual acuity.

Light Trespass – The encroachment of unwanted light from private property onto another private property or onto public property.

Light Pollution – Excessive illumination that, because of quantitative or directional characteristics, results in annoyance, distraction, or impairment of visual acuity.

Lumen – The amount of light that falls upon an area of one square meter, every point of which is one meter from a source of one candela (one candela equals 12.57 lumens).

Semi-Cutoff Fixture – An outdoor light fixture shielded or constructed in such a manner that it emits no more than five (5) percent of its light above the horizontal plane of the fixture.

Shielding – A design feature or a device that is applied to a light to prevent its luminous output from being visible from selected locations or from horizontal or vertical angles.

Vehicular Canopy – A roofed, open, drive-through structure designed to provide temporary shelter for customers and their vehicles while at the place of business.

Wall Pack – A type of fixture typically mounted on a vertical wall surface.

Section 2. Amendment. That article 6 of the Mauldin Zoning Ordinance be amended by adding the following section:

Section 6:19 Lighting

The following provisions shall apply to all newly developed properties, except for those developed with a one or two family dwelling, to reduce night-time glare, light pollution, and light trespass, and to encourage the use of energy efficient lighting sources. These standards shall also apply when new lighting fixtures are being placed at an existing developed property. These provisions shall not apply to street lighting erected by a governmental agency for public safety purposes.

6:19.1 General Standards for Outdoor Lighting

The maximum light level permissible at a residential property line shall not exceed one-half (0.5) foot-candles where non-residential uses abut residential uses, and shall not exceed two (2.0) foot-candles at the road right-of-way or at a non-residential property line.

6:19.2 Flood Lights

All flood lights shall be installed with the fixture aimed downward at least forty-five (45) degrees below horizontal. Flood lights shall be oriented or shielded so that the source of the light is not visible from the road right-of-way or from any residential use.

6:19.3 Wall Packs, Ground Mounted Lighting, and Sign Lighting

All wall packs shall be cutoff type fixtures. All external lighting fixtures on a sign or ground mounted luminaries lighting building facades, steeples, trees, billboards, monument signs, flags, and other like items shall not exceed 15,000 lumens light output. Such lighting fixtures shall be oriented or shielded so that the source of the light is not visible from the road right-of-way or from any residential use. The light output from an internally illuminated sign shall not exceed the limits of section 6:19.1 herein.

6:19.4 Parking Lots and Outdoor Merchandise Display Areas

All parking lot and merchandise display area lighting fixtures, other than floodlights permitted under 6:19.2 herein, shall be cutoff fixtures and shall be mounted at a height not greater than thirty (30) feet above finished grade. Lighting levels in a parking lot shall not exceed twenty (20) foot-candles, and merchandise display area lighting shall not exceed thirty (30) foot-candles.

6:19.5 Vehicular Canopy Lighting

Lighting fixtures under a vehicular canopy shall be cutoff fixtures or fixtures fully recessed into the canopy. Lighting levels under the canopy shall not exceed thirty (30) foot-candles, and the source of the light shall not be visible from the road right-of-way or from any residential property.

6:19.6 Outdoor Playing Field or Performance Area Lighting

All outdoor playing field or performance area lighting fixtures shall be equipped with louvers, shields, or other devices to control glare and to direct lighting at the playing field or performance area. Lighting fixtures shall be mounted at a height not greater than eighty (80) feet above the playing field or performance area. Lighting of the playing field or performance area shall be extinguished no later than one (1) hour after the event.

6:19.7 Permits

A lighting plan shall be included with all building permit applications for new construction. Such plan shall include specifications of the lighting fixtures to be used, a detailed site plan which shows the location of all existing and proposed improvements, the location of the lighting fixtures, a point-by-point foot-candle array, and a certification by a qualified design professional that the lighting plan complies with all of the requirements contained herein. These same plan requirements shall apply when new lighting fixtures are being erected on an existing developed property.

Section 3. Effective Date. That this ordinance shall become effective upon and after its final passage.

Passed on first reading June 21, 2004

Passed on second reading July 19, 2004

CITY OF MAULDIN, SOUTH CAROLINA

BY: _____
Don Godbey, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

REVIEWED:

John Duggan, City Attorney

Raymond C. Eubanks III, City Administrator