

Section 4.05. Lighting Requirements

A. Applicability

1. The following requirements shall apply to all new development, redevelopment, or expansions.
2. A change in use or occupancy with no structural modifications shall not trigger compliance.

B. Regulations for All Developments

1. Light sources shall be of a down-light, indirect, diffused, or shield type or so installed and maintained as to reduce glare effect and consequent interference with the use of adjacent properties and boundary streets.
2. All lighting fixtures shall be restricted to full cutoff types (see **Figure 4.05.1**) so that no light is emitted above the lowest light emitting part of the fixture.
3. No exterior illumination (either direct or indirect) shall cross a residential property line nor be a nuisance to traffic.
4. No intermittent or flashing lights shall be permitted.
5. All lighting shall comply with the City's current Electrical Code and Building Code, which can be located on the City's website.

C. Regulations for Nonresidential, Multi-Family, and Mixed-Use Developments

1. Site, Parking, and Loading Lighting

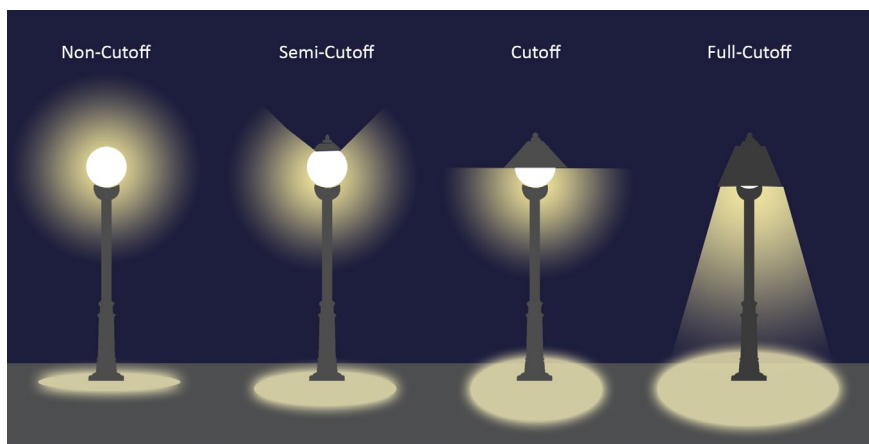
a. Sufficient Lighting of Parking Areas

- (1) Illumination of parking areas shall be sufficient to ensure the visibility of pedestrians and the safe movement of traffic within the site.
- (2) All City building parking lots shall be luminated from dusk to dawn.

b. High Intensity Lighting

- (1) The allowable maximum intensity measured at the property line of a retail, office, commercial, or multi-family developments use shall be 3.0 foot-candles and 5.0 foot-candles for an industrial use.
- (2) When located adjacent to single-family residential development, the intensity shall be no greater than 1.0 foot-candles when measured at the nearest adjacent residential district.
- (3) Any external lighting shall be mounted and maintained to avoid illumination of any adjacent residential property.

Figure 4.05.1. Examples of Lighting Fixtures





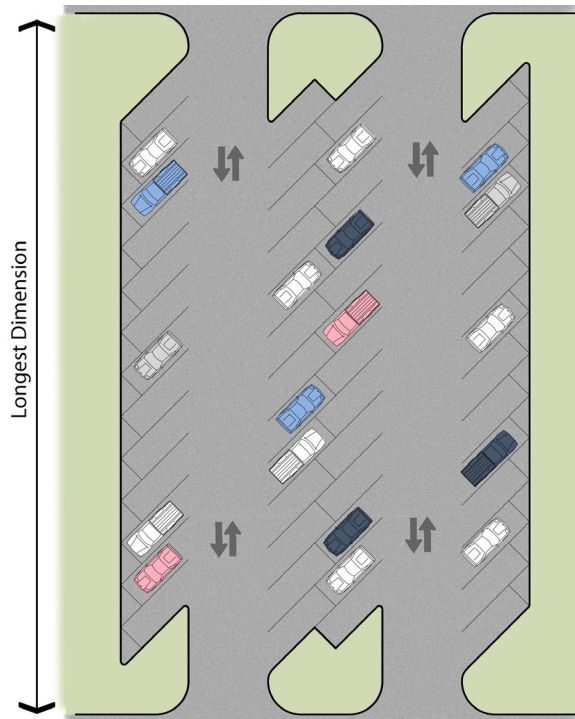
c. Mounting Height within Parking Areas

The mounting height of lighting fixtures shall not exceed the heights specified in **Table 4.05.1.**

Table 4.05.1. Mounting Heights for Lights in Parking Areas

Longest Dimension of Parking Area	Maximum Lighting Unit Mounting Height
0 – 60 Feet	14 Feet
61 – 100 Feet	20 Feet
101 Feet or Greater	30 Feet

Figure 4.05.2. Longest Dimension of Parking Area



d. Accent Lighting

- (1) Accent lighting shall not exceed 1.0 foot-candles at the property line.
- (2) Lighting shall be shielded to prevent light pollution or glare beyond the element intended for accent illumination.

2. Lighting Plan Required

- a. All nonresidential, multi-family, and mixed-use developments shall submit a Lighting Plan with a Site Plan. The Lighting Plan shall show how the proposed development will comply with the regulations within this Section.
- b. Lighting Plan shall include, at a minimum, the following information:
 - (1) The type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices, and their respective location on the site;
 - (2) A description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices (such as catalog cuts by manufactures and drawings); and
 - (3) Photometric data, such as furnished by manufactures, or similar data showing the angle of cut off or light emissions.

3. Maintenance

- a. Piers for light poles taller than eight (8) feet shall be designed by a Professional Engineer competent in structural engineering. Soil condition and wind loading shall be accounted for in the pier design.
- b. All fixtures and supports shall be painted or otherwise treated to resist rust and corrosion and shall be maintained in an attractive condition and in a manner consistent with the surrounding architecture.
- c. All fixtures and lamps shall be maintained in a working, serviceable condition at all times.

4. Safety and Security Lighting

Lighting shall illuminate pedestrian areas with at least 0.5 foot-candles.

D. Crime Prevention through Environmental Design (CPTED)

The City of Duncanville has a goal of promoting public safety through implementation of principles of crime prevention through environmental design. Every application for a site plan or plot plan for projects in all districts and shall be reviewed by the City Development team and may include one law enforcement officer prior to approval. The applicant must respond to all suggestions and concerns noted by the Development team prior to consideration and approval and only the Planning and Zoning Commission may grant waivers to the recommendations of the team.

The applicant is encouraged to consider the following principles and guidelines in the design of his/her project to assist in the creation and maintenance of developments that decrease the opportunity for crime and increases the perception of safety. The CPTED review shall encompass, but not be limited to the following principles:

1. Provision of Natural Surveillance
 - a. The placement and design of physical features to maximize visibility. This will include building orientation, windows, entrances and exits, parking lots, walkways, guard gates, landscape trees and shrubs, fences and walls, signage and any other physical obstructions.
 - b. The placement of persons and/or activities to maximize surveillance possibilities.
 - c. Lighting that provides for nighttime illumination of parking lots, walkways, entrances and exits.
2. Provision of Natural Access Control
 - a. The use of sidewalks, pavement, lighting and landscaping to clearly guide the public to and from entrances and exits.
 - b. The use of fences, walls or landscaping to prevent and/or discourage public access to or from dark and/or unmonitored areas.
3. Provision of Territorial Enforcement

The use of pavement treatments, landscaping, art, signage, screening and fences to define and outline ownership of property.
4. Maintenance

The use of low-maintenance landscaping and lighting treatments to facilitate CPTED principles of natural surveillance, natural access control and territorial reinforcement. All exterior lighting fixtures shall be maintained in an operative state and landscaping shall be maintained to present a healthy and orderly appearance and shall be kept free from refuse and debris.