



Residential Lighting Guidelines

The following guidelines for exterior residential lighting were approved by the Building Review Board on September 22, 1999. Previous to that, the guidelines were last updated in 1981.

To ensure efficient processing of permits for exterior lighting, all lighting plans should include at least the following information.

1. A detailed plan showing the location of all existing and proposed exterior lighting fixtures. The total number of exterior lighting fixtures on the site should be stated on the plan.
2. The direction and aiming of each lamp should be shown on the plan with an arrow and if necessary, a written description.
3. An illustration of each type of fixture should be provided and should be keyed to the plan to ensure easy identification of the fixture proposed for each location.
4. The type of lighting shall be stated on all plans.
5. Zoning setback lines shall be shown on all lighting plans.
6. The lighting plan shall include a statement verifying "not to exceed" light levels at all property lines.

Guidelines

Plans meeting the following guidelines can be approved through an expedited, staff only, review process. Lighting plans that do not meet the following guidelines may require review and approval by the Building Review Board. A Building Review Board application may be obtained at the Community Development Department.

1. The proposed lighting fixture shall be a cylinder, cone or other similar recessed type lamp fixture with a matte, non-reflective interior wall.
2. The proposed fixture shall be the type that can be adjusted and locked into position as reflected on the approved lighting plan.
3. The direction of all light sources shall be aimed inside the property line setbacks.
4. Light fixtures shall not be located within the side yard setbacks or within the rear yard setbacks or 20 feet of the rear property line, whichever is less.



5. At all property lines, the level of light shall not exceed 0.5 foot-candles.
6. All lights on the property shall be incandescent.
7. The total number of exterior lamps located in front of the house (defined as including the front facade of the main house and extending outward to the front property line) shall be 10 lamps or less.
8. No lights shall be mounted in trees or on poles as down lighting.
9. All lighting, except security and entrance door lighting, shall be controlled by timers and shall be set to go off no later than 11 p.m.
10. Security lighting shall be controlled and activated by the security alarm system or a "panic button."

Procedures After Installation

1. An inspection of all lighting approved by the Building Review Board or by the Community Development Department staff shall occur after the City is notified by the homeowner or contractor that the installation is complete. The electrical contractor shall make all adjustments required as a result of the inspection within ten calendar days of the inspection date. A final inspection report and a copy of the final approved plans shall be kept on file in the Community Development Department.
2. A master list of all security lighting shall be maintained in the office of the Director of Building and Zoning and an annual inspection of all security lighting installations shall be conducted by the Director of Building and Zoning or his authorized representative between the months of October and February for compliance with the original plans and approvals.
3. If it is determined that any lighting reviewed and approved by the Building Review Board or by the staff has been altered and not in compliance with the approved plan, the Department of Community Development shall notify the current owner of the property and request immediate correction of the violations. Failure to make the corrections needed to bring the lighting into compliance with the approved plan may result in fines and penalties as required by law.

For more information, please contact the Community Development Department at 847-810-3520.