

Chapter 12.9 Supplementary Provisions

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12.9.1 Purpose and Intent

The intent of this Section is to provide for several miscellaneous land development standards that are applicable in all zones. The requirements of this Section shall be in addition to development standards contained within the various zones. Where the provisions of this Section may be in conflict with other provisions of this ordinance the more stringent shall prevail.

12.9.2 Requirements to be Met on One Lot or Parcel

All required yards, setbacks and other requirements shall be situated on the same lot as the building or structure to which it applies. No required yard, area, or other open space around a building or use which is needed to comply with the area, setback, or open space requirements of this ordinance shall be considered as providing the required area, yard, setback, or open space for any other building or use.

12.9.3 Sale or Lease of Required Lot Space Prohibited

The space needed to meet the area, frontage, width, coverage, off-street parking, frontage on a public

street, or other requirement of this ordinance for a lot or building may not be sold or leased.

12.9.4 Each Dwelling or Building on a Zoned Lot

Only one single family dwelling shall be located and maintained on a zoning lot. Multi-family dwellings shall be located and maintained on a zoning lot in accordance with 12.6 herein.

12.9.5 Clear View Areas

In all zones, lots adjacent to streets or that lie adjacent to railroad tracks, shall not obstruct the view of automobile drivers within a triangular area formed by the street property lines, or the street property line and the railroad right-of-way line, as appropriate, and a line connecting them at points thirty (30) feet from the intersection of the street or railroad right-of-way. Trees may be permitted within the triangular area provided they are placed in a planter strip and are pruned to be at least five (5) feet above the grade of the adjacent curb.

12.9.6 Drainage

Surface water from roof tops shall not be allowed to drain onto adjacent lots or streets, except after written agreement between the two parties.

12.9.7 Transfer of Adequate Water

No building permit shall be issued for the construction of a residential dwelling or any other structure in any zone without first conveying to the City adequate water rights in accordance with the Water Ordinance.

12.9.8 Pollution Prevention

Any use shall be prohibited which emits or discharges gasses, fumes, or other pollutants into the atmosphere in amounts that exceed the standards as prescribed by the Utah State Air Conversation Board, the Board of Health, or such appropriate body as may be appointed by the City Council. Any use shall also be prohibited which emits or discharges liquids or solid material onto the soil or water in amounts which result in pollutants entering any water or drainage system in amounts exceeding the standards prescribed by the Utah State Water Pollution Control Board or the State Board of Health.

12.9.9 Concessions in Public Parks and Playgrounds

Concessions, including but not limited to, amusement devices, recreational buildings, and refreshment stands, shall be permitted in a public park or playground when approved by the City Council.

12.9.10 Maximum Height of Main Building

(a) No dwelling shall be erected to a height of less than one story above grade, except as may be approved by the Planning Commission upon showing that the structure is designed for energy conservation, will be a finished building, and will comply with all City Building and safety codes and this ordinance.

(b) Exceptions to Building Height Limitations. Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; fire or parapet walls, skylights, steeples, flagpoles, chimneys, smokestacks, water tanks, radio and television antennas, microwave or satellite dishes, except as provided in Section 12-17, theater lofts, silos or similar structures may be erected above the height limits herein prescribed, but no space above the height limit shall be allowed for the purposes of providing additional floor space, nor shall it provide for human occupancy.

(c) Exceptions for Utility Buildings. Public and quasi-public buildings, when authorized in a district, may be erected to heights greater than the district height limited by a conditional use permit, but maximum height shall not be exceed forty (40) feet. Utility buildings housing only equipment may be erected to a height less than one story above grade.

(d) Special Exception for Additional Building Height. Where expressly allowed by this Code, and upon special approval of the City Council, after recommendation from the Planning Commission, actual building height may exceed the height limitation if required building setbacks (front, side and rear) are increased by a ration of 1.5 feet of height to one foot of additional setback. *(amended 11/19/2001 Ord. 2001-09)*

12.9.11 Lots to be Improved Prior to Issuance of Permit

No building permit shall be issued for the construction of a dwelling or commercial or industrial structure which is to be located on a lot or parcel outside of an approved subdivision or large scale development unless the lot or parcel is fully improved, except that a legal lot or parcel of record which does not abut an improved lot or parcel may be exempt from surface improvements, including curb, gutter, sidewalk, and asphalt. If an extension of time is given to place any of the improvements, there must be a Performance Bond or a Letter of Credit, or a Cashier Check posted for one hundred and twenty (120) percent of the cost of the improvements. *(amended 7/25/07, Ord. 2007-21)*

12.9.12 All Lots Must Abut on Public or Private

Streets

Each lot shall abut on a street which meets one of the following conditions:

1. The street has been dedicated as a public right-of-way on a dedicated subdivision plat;
2. The street has become a public right-of-way by right of use and is at least 16 feet wide;
3. The street is at least a 16-foot-wide private right-of-way if the lot legally existed prior to the adoption of this ordinance;
4. The street is a private right-of-way that is part of a large private development of townhomes, apartments, condominiums, clustered housing or the like. *(amended 3/13/01 Ord. 2001-04)*

12.9.13 Public Benches on Public or Private Property

Public benches may be located on public or private property when approved as a conditional use by the City Council after receiving a recommendation from the Planning Commission. Approval shall be subject to the following:

1. The benches shall be located at an approved bus stop.
2. Only one bench shall be permitted per bus stop.
3. No public hazard or nuisance is created.
4. No bench shall be located closer than fifty (50) feet from an intersection or twenty (20) feet from a driveway approach or ingress or egress to a parking lot.
5. No bench shall be located on or within one (1) foot of a sidewalk.
6. No bench shall be closer than two (2) feet from the back of a curb and gutter or no closer than two (2) feet from the street where no curb exists.
7. The maximum height of a bench shall be three (3) feet and the maximum length shall be eight (8) feet.
8. The bench shall be permanently connected to the ground.
9. Bench covers may be installed over a bench to protect the bench from the environmental factors as long as the walls are of tempered glass or plastic meeting the requirements of the building code and the roof does not exceed twelve (12) feet in height or extend lower than eight (8) feet. Corners may be of wood or metal as long as they are not more than four (4) inches wide.
10. The bench must have proof of liability insurance of not less than \$100,000.
11. The bench shall be maintained in good repair at all times by the owner as determined by the Building Official.
12. Benches that are improperly located, damaged,

in disrepair, or determined to be unsafe shall be repaired or removed within 24 hours of notification from the Building Official. Benches that are not removed as required above shall be removed by the City at the owners expense.

13. The City may revoke a conditional use permit for a bench if it finds that it interferes with other desired City uses of the location, or is objectionable for any other reason.

12.9.14 Fences and Walls

Residential Zones

No fence, wall, living fence or similar device extending into or enclosing all or part of the front setback shall be constructed or maintained at a height greater than forty-two (42) inches, unless the fence is chain link or another open mesh fence. The fence must remain non-sight obscuring (defined as at least seventy (70) percent open space when viewed from either side of the fence) and shall not exceed sixty (60) inches in height. The permitted height of any fence, wall, living fence or similar sight obscuring device situated within any other portion of a lot shall be six (6) feet, except where the vision of an adjacent driveway may be affected.

Any fence that may affect the vision of an adjacent driveway shall satisfy the following conditions.

1. The fence shall not be sight obscuring and shall be constructed of chain link or other similar material and be no less than seventy (70) percent open space; or,
2. The fence shall be terminated no less than twenty (20) feet in each direction from the front corner of the lot adjacent to the affected driveway thus forming a line of sight triangle; or,
3. The fence shall be no more than forty-two (42) inches in height at a point no less than twenty (20) feet in each direction from the front corner of the lot adjacent to the affected driveway thus forming a line of sight triangle; or,
4. The owner of the affected driveway may, in writing, waive the fencing restrictions for the adjacent lot, provided that it can be shown that the backing of vehicles can be accomplished in a safe manner.

Applicants for a fence greater than six (6) feet in height must receive a conditional use permit in accordance with Chapter 12.13 herein. Minimum fence height for multi-family units is six (6) feet.

Non-Residential Zones

Fences, walls, and living fences may be constructed in non-residential zones up to six (6) feet high. Fence

alignment may be at the back of sidewalk. All commercial areas on corner lots shall meet the clear view of intersecting street criteria as defined in Section 12.9.5.

The provisions of this Section shall not apply to:

1. Residential zones where the back property line of lots or developed property is adjacent to arterial roads or major highways, six (6) foot high visual barrier fences are allowed on the back property line along the road or highway right-of-way, and may be required at the discretion of the City Council as condition of site plan approval.
2. Fences required by state law to surround or enclose public utility installations, hazardous areas, public schools or other public buildings.
3. Other fences such as sports court enclosures or patio enclosures in the front, side or rear yards may be approved by the City Council, if the fence does not create a hazard or violation of other ordinances.
4. Temporary construction fences that are installed to protect the public from injury during construction or to maintain security for the development which is under construction. Temporary construction fences must be removed as soon as construction is finished. A permit will be required before installation.

All fences and walls shall be constructed of substantial material and the design and construction shall be consistent with the quality of dwellings and other improvements within the surrounding area. It shall be unlawful for any person to erect or to maintain any barbed wire, constantina or razor wire, or electric fence along or adjacent to any public street in the City.

Before commencing construction, plans for all fences, living fences and walls shall be submitted to and approved by the City.

Where, in the opinion of the City staff, a proposed fence, living fence or wall does not conform to the above criteria, the staff shall refer the application to the City Council for action. The City Council shall have the authority to reverse, affirm or modify any decision of the staff.

12.9.15 Placement of Temporary Structures

It shall be unlawful to place any temporary recreational vehicle on any lot or parcel of land in the area covered by the Zoning Map and to use the structure for human habitation, except when located in a vacation vehicle court.

It shall be unlawful to place a temporary manufactured home on any lot or parcel of land in an area covered by the Zoning Map and to use the structure for human

habitation, except when located in a licensed mobile home park or in a vacation vehicle court.

Temporary structures for commercial purposes may be allowed for not more than one year, provided that a building permit has been issued for the construction of a permanent structure.

Temporary structures used as construction trailers or residential sales offices shall obtain approval at least annually.

When permitted under this Section, temporary structures shall meet the following regulations:

1. The use of the temporary structures shall be in compliance with the zone in which it is located.
2. Temporary structures shall only be allowed for uses that are permitted in the zones that they are to be located in.
3. The structure shall be connected to the water and sewer, and electric system of the City.
4. The structure shall be secured to the earth to prevent displacement due to seismic or wind forces.
5. The temporary structure and location shall conform to City building codes and setback requirements as set forth in this ordinance.
6. The applicant has submitted payment of all fees.

A "Notice to Future Purchasers" shall be signed and recorded before a building permit is issued for accessory buildings over four hundred (400) square feet. The Notice to Future Purchasers will state that the owner acknowledges that the building cannot be used for business purposes that are not in keeping with City Ordinances. The Notice shall be recorded at the County Recorders Office so as to attach it to the property and notify prospective and future purchasers of this limitation.

(amended 3/13/2001 Ord. 2001-04)

12.9.16 Public Utilities in Residential Districts

Where not otherwise authorized in this Ordinance, the Planning Commission, if it determines that the best interests of the community will be served thereby, may permit as a conditional use, the use of land in a residentially zoned district for a public utility building, electrical substation, radio or television relay station including necessary tower

appurtenances and other similar public utilities, provided that in all such cases:

- (1) From the evidence presented, the Planning Commission finds that it is essential in order to provide the area with adequate electrical, gas, telephone, television, or communication service.
- (2) It shall determine that due to certain peculiar conditions, the facility could not be located outside the residentially zoned district and properly serve the City.
- (3) All structures on the premises are designed to conform to the residential character of the districts.
- (4) All yard spaces as required from the permitted use in the district are provided.
- (5) Adequate screening is provided for proper landscaping and fencing where the facility is not within a building.
- (6) Such other conditions are met as may be deemed necessary by the Planning Commission to protect the character of the residential district.

Nothing in this section shall be interpreted as giving the Planning Commission the authority to permit a privately owned or operated commercial radio, television or communication tower in any residential district, or contrary to Section 12-17, or other applicable provisions of City ordinances. *(amended 11/19/2001 Ord. 2001-09)*

12.9.17 Household Pets

Except as otherwise provided herein, the maximum number of household pets permitted per dwelling unit in any zoning district shall be three (3). More than three (3) but not more than six (6) household pets may be permitted per dwelling unit in the A-5 Zoning district as a conditional use in accordance with the Conditional Use Permit provisions set forth in Chapter 12.13 of this Title. A Sportman's Permit may also be issued as a conditional use in any zoning district in accordance with the licensing and permitting provisions of the City Animal Control Ordinance and the Conditional Use Permit provisions set for in Chapter 12.13 of this Title. *(amended 10/8/2002 Ord. 2002-13)*

12.9.18 Shared Driveways

- A. Except as otherwise provided herein, no building permit shall be issued for a dwelling located on a lot or parcel accessed by a shared driveway other than a dedicated and improved public street. General standards for public streets and access requirements for access off of an improved public street are provided in Chapter 11.19 of the

City Subdivision Ordinance.

B. The creation of or the issuance of a building permit for a lot or parcel accessed from a shared driveway may be approved by the City under the following circumstances:

1. There exists certain unique circumstances that directly impact the lots or parcel to be accessed by the shared driveway as follows:

- a. The lots or parcels are isolated from any presently existing public street and will be isolated from any future public streets; and
- b. The property is bounded by certain physical barriers that isolate the proposed lots or parcels which preclude future expansion and development and deny through access to public streets.

For purposes of this Section, physical barriers may include: existing canals with recorded easements and rights-of-way that prohibit public access and crossing; railroad rights-of-way; terrain that prevents conventional access by public streets; utility easements which prohibit street access and crossing; existing developments of improved real property contiguous to the subject property that prohibits extension of through public streets to or from the lots or parcels; existing or proposed drainage requirements which include storm drain channels, retention/detention ponds, or natural creek beds which prohibit public street access; or limited access roads which prohibit a public street connection.

c. The creation of or the issuance of a building permit for a lot or parcel accessed by a shared driveway approved by the City shall comply with the following restrictions and limitations:

1. Be located within a Residential R-1-43 or Agriculture A-5 zoning district;
2. The shared driveway shall provide access to a maximum of two (2) lots or parcels;
3. The lot or parcel to be accessed off of the shared driveway meets all the standards and requirements under the City Subdivision Ordinance and Zoning Ordinance;
4. Required minimum yard setback requirements shall apply to all buildings fronting, siding or rearing on the shared driveway or private land and shall be measured from the boundary of any such right-of-way nearest the building;
5. The shared driveway has a minimum recorded right-of-way width of at least twenty-five (25) feet and all-weather surface of at least twenty (20) feet;
6. The shared driveway shall be improved in compliance with City standards and specifications for the number and intensity of lots or parcels served;
7. The shared driveway shall have a turn around as determined necessary by the Bluffdale City Fire Department;
8. No parking is permitted within the shared driveway;
9. The shared driveway shall only be used to access single family residences;
10. Each adjoining lot or parcel using the shared driveway shall have recorded ownership or

right-of-way access to such driveway or private lane by easement or fee title;

11. All dwellings on the lots or parcels shall be within four hundred (400) feet of a fire hydrant approved by the Bluffdale City Fire Department and access to the fire hydrant shall comply with the applicable Fire Codes adopted by the City;
12. The shared driveway abuts and is accessed off of a fully improved and dedicated public street;
13. The shared driveway is not necessary to be dedicated as a public street to accomplish needed and logical street connections, to provide access to properties that may otherwise have no access or limited access to the detriment of the property, or other purpose determined to be necessary and appropriate. *(amended 1/13/2004 Ord. 2004-03)*

12.9.19 Transitional Development Standards for Uses Abutting Residential Zones *(amended 7/12/2005 Ord. No. 2005-15)*

The purpose of this subsection is to provide an area of transition between abutting lots zoned for dissimilar uses so that adjoining incompatible uses are avoided.

1. Where a lot in any multiple family residential, business, commercial, or industrial zone abuts a single family residential or agricultural zone, or where a business, commercial or industrial zone abuts a lot in a multiple family residential zone, a minimum landscaped yard at least ten (10) feet wide shall be provided on such lot along the property line where the lot abuts one or more of the aforementioned lots. Building setback in such areas shall be at least one (1) foot for each two (2) feet of building height. Buildings over twenty (20) feet high shall be set back at least ten

(10) feet.

2. Where the side yard of a commercial or multiple family residential corner lot abuts the same street as the front yard of an adjoining residential property facing the same street, the minimum side yard setback on the corner lot shall be twenty (20) feet from the street right-of-way line.
3. Where a lot in any multiple family residential, business, commercial or industrial zone abuts a lot in any single family residential or agriculture zone or where a business, commercial or industrial zone abuts a lot in a multiple family residential zone, there shall be provided a landscaped front yard on such lot equal to that of the residential use on the abutting property.
4. Any multiple family residential, business, commercial or industrial parking lot consisting of four (4) or more spaces and that portion of the driveway back of the building line shall be screened from the street and from adjoining properties in the abutting residential or agriculture zone by either a landscape berm two (2) feet high at the crown, a hedgerow at least five (5) feet high at maturity, or a masonry wall not less than three (3) feet high in the front yard, and not more than six (6) feet high located back of the building line.
5. All building and parking lot lighting shall comply with the outdoor lighting regulations of Section 12.9.20 of this Chapter.
6. Notwithstanding a permitted or conditional use provision to the contrary, a use that involves open storage of merchandise or equipment, off-premise signs, trade or industry that is noxious or offensive by reason of the emission of odor, smoke, gas, vibration or noise shall be strictly prohibited on a lot abutting a residential or agriculture zone.
7. No overhead/bay doors shall be permitted in the wall of a building which faces a residential or agriculture zone if said wall is closer than twenty-five (25) feet to the property line.
8. All mechanical equipment (i.e., air conditioners, fans, pumps, etc.) shall be located within a building or on a roof with parapet walls. Any mechanical equipment located on the outside of a building within twenty-five (25) feet

of the nearest residential use shall have a visual/noise barrier (masonry wall/landscaping) that completely surrounds the equipment and extends at least one (1) foot above the equipment. Noise from mechanical equipment shall not be unreasonably loud so as to disturb the quiet repose of any person in their dwelling, which is defined as disturbing the average person's reasonable sensitivities.

9. No loading dock or delivery pickup area shall be located within fifty (50) feet of a residential use. These areas shall be screened from public view with a six (6) foot masonry wall.

10. No trash container shall be located closer than twenty-five (25) feet from the side property line of a lot in a residential or agriculture zone.

11. All of the above requirements shall apply, unless the Planning Commission approves an alternative buffering arrangement equal to or better than the requirements set forth in this subsection. The Planning Commission shall make specific findings justifying the alternate buffering arrangement.

12.9.20 Outdoor Lighting Standards (*amended 7/12/2005 Ord. No. 2005-15*)

12.9.20.1 Purpose

The purpose of this Section is to regulate the placement, orientation, distribution patterns and fixture types of outdoor lighting installed in the City. It is the intent of the City to encourage lighting that provides safety, utility and security while preventing glare on public ways, protecting the enjoyment of private property rights, conserving energy resources and reducing atmospheric light pollution.

12.9.20.2 Outdoor Lighting Plans Required

If a proposed development, except for one- and two-family dwellings, involves the installation or alteration of outdoor lighting fixtures, an outdoor lighting plan shall be submitted and shall include the following information:

1. A site plan drawn to a scale of one inch equaling no more than twenty (20) feet, showing the location, height, manufacturer, model, lamp type, lumen output and wattage of each outdoor lighting fixture in

relationship to buildings, streets and parking areas.

2. An iso-lux plan showing the levels of illumination, in foot-candles, that would result at ground level from the lighting installation.
3. A certification that the lighting fixtures to be installed are fully shielded, cut off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the fixture.
4. A certification that the exterior lighting will comply with the maintained horizontal illuminance recommendations of the Illuminating Engineering Society of North America.

12.9.20.3 General Provisions

1. All outdoor lighting shall be tuned off after business hours, except for essential security lighting.
2. Lighting of signs, buildings and displays shall be directed downward. Uplighting shall be prohibited; provided that in landscaped areas uplighting may be allowed if approved as part of the site plan approval.
3. Electrical service to outdoor lighting fixtures shall be underground unless fixtures are mounted directly on utility poles.

12.9.20.4 Exemptions

The following types of outdoor lighting shall be exempt from the provision of this Section:

1. Holiday lighting during the months of November, December and January. Such lighting shall not create dangerous glare on adjacent streets or properties.
2. Temporary lighting, including but not limited to circuses, fairs, carnivals and civic uses, for a period not to exceed thirty (30) days unless otherwise approved by the Planning Commission.
3. Lighting associated with agricultural operations.
4. Construction or emergency lighting, provided that such lighting is temporary and is discontinued immediately upon the completion of the construction work or abatement of the emergency circumstances.

- necessitating such lighting.
5. Roadway lighting.

12.9.20.5 Parking Lot Lighting

Parking lots should be illuminated adequately for security and safety, but such illumination shall be controlled to prevent glare and avoid decreasing the visibility of neighboring properties. Parking lot lighting shall not be used to draw attention to a business.

1. Parking lot lighting shall be installed at a maximum height of twenty (20) feet in residential zones and twenty-five (25) feet in commercial, office and industrial zones. Height shall be measured from the ground surface being illuminated to the bottom of the lighting fixture.
2. Parking lot lighting fixtures designed to portray an historic period or architectural style are encouraged. If such fixtures are not “cut-off” or shielded fixtures, the maximum initial lumens generated by each fixture shall not exceed 200 (equivalent to a 150 watt incandescent bulb). The light of such lighting fixtures shall not exceed fifteen (15) foot-candles.
3. Parking lot lighting shall be designed so the minimum illumination at grade level is between two-tenths (0.2) and three-tenths (0.3) in residential zones and between three-tenths (0.3) and five-tenths (0.5) foot-candles in commercial, office and industrial zones. The ratio of average parking lot illumination to minimum parking lot illumination shall not exceed four to one (4:1).

12.9.20.6 Lighting of Gasoline Station/Convenience Store Canopies

Gasoline station and convenience store canopies shall provide adequate lighting for customers but lighting shall not be so intense as to be an attention device for the business, as provided in this section.

1. Lighting fixtures in the ceiling of canopies shall be fully recessed in the canopy.
2. Light fixtures shall not be mounted on the top or fascia of such canopies.
3. The fascia of such canopies shall not be illuminated, except for approved signage.
4. Areas around gasoline pump islands and under canopies shall have a minimum

illumination at grade level between one (1) and five and one-half (5 ½) foot-candles. The ratio of average illumination to the minimum illumination at grade in the areas around the gasoline pumps shall not exceed four to one (4:1)..

12.9.20.7 Lighting of Exterior Sales/Display Areas

The following provisions apply to businesses such as automobile, heavy equipment and recreational vehicle dealerships and other businesses, such as material stores, which rely on outdoor display of merchandise.

1. Areas designed for parking or passive display of merchandise shall be lighted in accordance with the standards for parking lots in subsection 12.9.20.5 above.
2. Light fixtures shall be shielded, cut off type fixtures located, mounted and aimed so that direct light is not cast onto adjoining streets or properties.
3. Light fixtures shall be installed at a height not to exceed twenty-five (25) feet.
4. Exterior display/sales areas shall be designed so that the minimum illumination at grade level is between one (1) and five (5) foot-candles. The ratio of average display/sales area lighting to minimum display/sales area lighting shall not exceed four to one (4:1).

12.9.20.8 Lighting of Outdoor Sports or Performance Facilities

1. The lighting plans to be submitted with the development plan shall be prepared by a qualified lighting designer, experienced in lighting such facilities. The plan shall demonstrate that the location, selection, and aiming of the lighting fixtures will focus light on the playing or performing areas, minimize glare and visibility from neighboring areas, minimize sky glow and promote energy efficiency.
2. A dual lighting system shall be provided. The primary system shall be adequate for the sports or performing event. The primary system shall be shut off within forty-five (45) minutes of the conclusion of the event. The secondary system shall be designed to facilitate the exiting of patrons, clean up and maintenance.

12.9.20.9 Security Lighting

Adequate lighting shall be provided to protect persons and property and to allow for the proper functioning of surveillance equipment as provided in this subsection.

1. A security lighting plan shall utilize shielded fixtures. Floodlights shall not be permitted.
2. Vertical features, such as walls of a building, may be illuminated for security to a height of eight (8) feet above grade.
3. Security lighting poles shall not exceed twenty (20) feet in height in residential zones and twenty-five (25) feet in commercial, office and industrial zones.
4. Security lights intended to illuminate a perimeter, such as a fence line, shall be allowed only if regulated by a motion detection system that triggers the lighting when an intruder moves to within five feet of the perimeter.
5. The average horizontal grade level or vertical surface illumination of security lighting in residential zones shall not exceed one-half ($\frac{1}{2}$) foot-candle. The average horizontal grade level illumination of security lighting in commercial, office and industrial zones shall not exceed one and one-half ($1\frac{1}{2}$) foot-candles.

2. Internally illuminated signs shall be designed with light lettering or symbols on a darker background. If fluorescent lighting tubes are utilized, they shall be spaced on at least twelve (12) inch centers and be mounted at least three and one-half ($3\frac{1}{2}$) inches from the sign face.

12.9.20.10 Lighting of Building Facades

1. Lighting of building facades is discouraged, except for approved security lighting. Government buildings, church buildings, historic buildings and significant or contributing buildings within historic areas shall be exempt from this requirement.
2. Lighted facades shall not exceed an illumination of five (5) foot-candles on a vertical surface.
3. Light fixtures shall be shielded and directed downward.

12.9.20.11 Illumination of Signage

1. Externally illuminated signs shall be served by light fixtures that are shielded and directed downward. The average level of illumination on the sign face shall not exceed three (3) foot-candles and the ratio of average to minimum illumination shall not exceed two to one (2:1).