

ORDINANCE NO. 2008-20  
AMENDING ARTICLE 7, BUILDING DESIGN, OF THE NORTH AUGUSTA  
DEVELOPMENT CODE, CHAPTER 18 OF THE CITY OF NORTH AUGUSTA, SOUTH  
CAROLINA CODE OF ORDINANCES

WHEREAS, on December 17, 2007, by Ordinance 2007-22, the North Augusta City Council adopted the North Augusta Development Code which is consistent with the City's 2005 Comprehensive Plan and which incorporates all City zoning and land development regulations; and

WHEREAS, pursuant to Title 6, Chapter 29 of the South Carolina Code, the North Augusta Planning Commission may recommend amendments to the Development Code for the purposes of technical clarification, error correction and to accommodate the needs of the City's citizens, provided such amendments are consistent with the City's 2005 Comprehensive Plan; and

WHEREAS, the North Augusta Planning Commission, following a September 18, 2008 public hearing, reviewed, considered and approved amendments to Article 7, Building Design, of the North Augusta Development Code and recommended said amendments to the City Council for approval.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- I. The North Augusta Development Code, Chapter 18 of The City of North Augusta, South Carolina Code of Ordinances, Providing for New Zoning and Land Development Regulations for the City of North Augusta, South Carolina, is hereby amended and shall read as described below.

A new section 7.4 is added to read:

**7.4 EXTERIOR LIGHTING**

**7.4.1 Purpose**

The purpose of exterior lighting regulations is to provide outdoor illumination sufficient for safety, security and convenience while reducing glare and light pollution that result from excessive and improperly designed light fixtures and to conserve energy by promoting efficient and cost effective lighting alternatives.

**7.4.2 Applicability**

These regulations apply to all new commercial and multifamily residential buildings and sites and to any renovation of existing commercial and multifamily residential structures and sites that are subject to Article 19, Nonconforming Uses, as applicable.

#### **7.4.3 Definitions**

For the purpose of this Chapter, the interpretation of certain terms associated with outdoor lighting shall have the following meanings:

- a. "Existing Light Fixtures" means outdoor light fixtures already installed at the time of the adoption of this Section.
- b. "Foot candle (fc)" means the illuminance measured one (1) foot from a light source.
- c. "Full Cutoff" means a shielded light fixture that emits no light above a horizontal plane touching the lowest part of the fixture.
- d. "Glare" means the sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted that causes annoyance, discomfort or loss in visual performance and visibility.
- e. "Illuminance" or "Luminance" means the intensity of light in a specified direction measured at a specified point.
- f. "Light Fixture" means the assembly that holds or contains a lamp or bulb and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and a refractor or lens. A Light Fixture also includes the assembly for luminous tube and fluorescent lighting.
- g. "Light Pollution" means any adverse effect of man-made light and is often used to denote urban sky glow.
- h. "Light Trespass" means light emitted by a lighting installation that falls outside the boundaries of the property on which the installation is sited.
- i. "Lumen" means the unit of luminous flux, the total amount of light falling uniformly on or passing through an area of one (1) square foot, each of which is one (1) foot from a 1-candela source, yielding an illuminance of one (1) foot candle at that distance. The output of lamps and bulbs is customarily measured in lumens. A common 100-watt incandescent light bulb, for example, has an output of less than 1,800 lumens.

#### **7.4.4 General Standards**

**7.4.4.1 Strobe Lights** – Strobe lights on towers shall be prohibited unless required by the Federal Aviation Administration (FAA) or other government entity.

**7.4.4.2 High Intensity Light Sources** – The use of laser light sources, search lights or any similar high intensity light for outdoor advertisement or entertainment is not permitted unless specifically authorized by the Director for a special event.

**7.4.4.3 Intense Light-Producing Activities** – Any activity producing intense light, whether from floodlights or from high-temperature processes, such as combustion or welding or otherwise, shall be performed within an enclosure so as to completely obscure and shield the light from view from any point along the lot lines of the property or from the sky, except during the period of construction or repair of improvements on the property.

**7.4.4.4 Shielding Required** – All light bulbs used for the illumination of business establishments or for the illumination of business buildings or areas surrounding them, or for the illumination or display of merchandise or products of business establishments, shall be completely shielded from the view of vehicular traffic using streets abutting such business properties. Flood lights used for the illumination of a building or any sign thereon, whether or not such flood lights are attached to or separate from the building, are permitted but the lighting shall not project beyond the sign or the wall being illuminated.

**7.4.5 Fixture Design Standards**

Unless modified by other provisions of this Article or exempted under this Article, all lighting shall comply with the following design standards:

- a. All exterior lighting fixtures on properties in the City with bulbs producing more than 1,000 lumens must be full cut-off or shielded and directed downward.
- b. All light coming from anywhere on the property may not exceed one-half (1/2) foot candle of intensity at the property line of abutting residentially zoned property.
- c. Wall pack fixtures shall be full cut-off.
- d. Unshielded sag-lens, drop lens, or mercury vapor fixtures are prohibited.

**7.4.6 Maximum Lighting Levels**

The maximum lighting levels shall be within the ranges shown in Table 7-2, Lighting Levels in foot candles.

**TABLE 7-2 LIGHTING LEVELS**

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
	<b>Location or Type of Lighting</b>	<b>Minimum</b>	<b>Average</b>	<b>Maximum</b>
<b>1.</b>	<b>Parking Lots</b>	0.6	2.4	10.0
<b>2.</b>	<b>Outdoor Display of Merchandise</b>	0.5	5.0	15.0
<b>3.</b>	<b>Landscape and Decorative Areas</b>	0.0	0.5	5.0
<b>4.</b>	<b>Walkways and Driveways</b>	0.5	2.5	5.0
<b>5.</b>	<b>Canopies (Vehicular and Pedestrian)</b>	5.0	10.0	15.0

**Notes to Table 7-2**

- a. All numbers are represented in foot candles.

**7.4.6.1 Areas Under Canopies** – Areas under canopies (vehicular or pedestrian) shall have a maximum illuminance of fifteen (15) foot candles. Lighting under canopies shall be designed so as to not create glare beyond the outside edge of the canopy. Acceptable methods designed to prevent glare include the following:

- a. The use of recessed fixtures incorporating lens covers that are recessed or flush with the bottom surface (ceiling) of the canopy; or
- b. The use of the canopy edge as a shield.

**7.4.7 Fixture Mounting and Allowable Height**

Light fixtures within nonresidential districts shall be wall-mounted or mounted on a concrete, fiberglass or painted metal pole. Mounting heights shall not exceed twenty-five (25) feet above finished grade or the top of the curb or edge of the roadway where no curb exists.

**7.4.8 Outdoor Sports Facilities Lighting**

Lighting at publicly owned and privately owned outdoor sports facilities shall be shielded to reduce glare, safety hazards, light trespass and light pollution, and shall provide levels of illuminance consistent with nationally recognized standards such as the Illuminating Engineering Society of North America (IESNA), and shall be operated on a schedule that coincides with scheduled events. Lighting shall be extinguished within one (1) hour following the end of the event.

**7.4.9 Lighting Curfew**

Lighting levels shall be reduced by fifty percent (50%) of full operational levels within one (1) hour after the close of business or shopping center by turning off and/or dimming lights. Businesses which are open twenty-four (24) hours per day shall not be subject to this provision. Security lighting no greater than two (2) foot candles may be maintained on the property whether or not the structures on the property are occupied.

**7.4.10 Exemptions**

The following are exempt from the lighting requirements of this Chapter:

- a. Seasonal holiday decorations.
- b. Temporary lighting that conforms to the requirements of this Chapter.
- c. Flags, with the requirement that no flag lighting may exceed a one-half (1/2) foot candle at the property line.
- d. Emergency operations under the direction of a public safety or public works agency, a public utility or the South Carolina Department of Transportation (SCDOT) on a short term basis.
- e. Motion activated lighting provided it is located in such a manner as to prevent direct glare and lighting into the sky, onto properties of others or into a public right of way, and provided the lighting is not triggered by offsite activity and is set to turn off within ten (10) minutes of activity cessation.

**7.4.11 Nonconforming Lighting Standards**

**7.4.11.1 Existing Fixtures** – No outdoor lighting fixture lawfully installed prior to the enactment of this Section shall be required to be removed or modified except as expressly provided herein; however, no modification or replacement shall be made to a nonconforming fixture unless the fixture thereafter conforms to the provisions of this Chapter.

**7.4.11.2 Discontinued Use of Fixtures** – An outdoor lighting fixture that is unused for six (6) months or is damaged to the point of requiring repair for safe operation shall be repaired or replaced in accordance with the outdoor lighting requirements of this Chapter.

7.4.12 Plan Submittal Requirements

7.4.12.1 Site Plan Applications – The following information shall be submitted with all site plan applications for new commercial and multifamily residential development:

- a. The location of all freestanding, building-mounted and canopy outdoor lighting fixtures and all adjacent street lights, where applicable;
b. Building elevations for all structures on the site plan;
c. A written description of each illuminating device, fixture, lamp, support and shield. The description may include, but is not limited to, manufacturer's catalog cuts and drawings including elevations where required, lamp types and wattage output;
d. A photometric grid overlay indicating the overall light intensity in foot candles at the property lines of the site; and
e. Any additional information that may be necessary to adequately review the site plan application for compliance with the provisions of this Article.

7.4.12.2 Building Permit Applications – The following information shall be submitted with all building permit applications for new commercial and multifamily residential development:

- a. Verification that all outdoor light fixtures with a bulb producing more than 680 lumens have a full cutoff style fixture directed downward;
b. Verification that no outdoor lighting fixture, with the exception of motion activated lighting, will create an intensity of light greater than one-half (1/2) foot candle at a property line that abuts residentially zoned property; and
c. Any additional information that may be necessary to adequately review the building permit application for compliance with the provisions of this Article.

- II. All other Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
III. This Ordinance shall become effective immediately upon its adoption on third reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 15th DAY OF December, 2008.

First Reading 11/3/08

Second Reading 11/17/08

Third Reading 12-1-08

[Signature]
Lark W. Jones, Mayor

ATTEST:
Donna B. Young
Donna B. Young, City Clerk