

## **CHAPTER 8. LIGHTING STANDARDS**

### **Section 8.1. Purpose.**

It is the purpose of this chapter to establish appropriate lighting levels on Commercial and Industrial sites within the District to prevent glare or overflow onto the Corridors, or adjoining sites. Appropriate lighting will not only improve safety and security, but will enhance the evening driving experience for residents and visitors.

### **Section 8.2. Applicability of Standards.**

- (1) This chapter applies to all outdoor lighting fixtures installed on Commercial and Industrial Development and Redevelopment, including Multi-Family. This chapter generally does not apply to interior lighting. However, overly bright inside light emitted outdoors from any structure will be subject to control by this chapter if it is determined by the Enforcing Officer that the light creates a nuisance glare or a disabling glare.
- (2) When an existing fixture is replaced, the replacement fixture shall meet the requirements of this chapter.
- (3) Additional standards shall apply to Industrial Development and Redevelopment as enumerated in Section 8.4.
- (4) In the extraterritorial jurisdiction of a City, in the event the provisions of this chapter conflict with the Fort Bend County Lighting Ordinance, the more restrictive requirement shall apply.
- (5) This chapter does not apply to single family, duplex, triplex and quadraplex uses and structures.

### **Section 8.3. Standards.**

- (1) The objective of these lighting standards is to provide for an appropriate level light on a site without glare or overflow onto Corridors or adjoining sites. In order to accomplish this, a photometric drawing shall be submitted to the District or its designee. The photometric drawing shall depict the design layout with a point-by-point footcandle lighting level for the entire site, including parking areas and the exterior of the buildings.
- (2) All retail lighting shall achieve a minimum average level of ten (10) footcandles with a maximum/minimum uniformity ratio of 14 to 1.
- (3) All other Commercial (excluding retail) office building lighting shall achieve a minimum average lighting level of three (3) footcandles with a

maximum/minimum uniformity ratio of 12 to 1. The size and style of the lighting fixtures shall also appear in the form of a schedule.

- (4) No flood lights shall be mounted on buildings except for wall packs on the rear of buildings.
- (5) Exterior lighting must enhance the atmosphere of all public parking areas, walkways, and entrances.
- (6) Lighting shall be low-key and the placement of fixtures shall coincide with major walkway areas.
- (7) The choice of fixtures shall reflect the theme and architecture of the building.
- (8) Site structure lighting shall be illuminated with a concealed, stationary shielded light source.

#### **Section 8.4. Additional Standards for Industrial Development and Redevelopment.**

This section only applies to Industrial Development and Redevelopment. Industrial Development and Redevelopment within the Corridors shall be subject to all Standards, including the following additional Industrial Standards. To the extent that any Industrial Standard conflicts with any other provision in these Standards, the Industrial Standard shall govern.

- (1) Appropriate lighting within the District will not only improve safety and security but will enhance the evening driving experience for residents and visitors. The objective of the lighting standard is to provide an appropriate level light on a site without glare or overflow onto the Corridors or adjoining sites.
- (2) The design of light fixtures and their structural support shall be architecturally compatible with main buildings on-site. Illuminators should be integrated within the architectural design for the buildings.
- (3) As a security device, lighting should be adequate but not overly bright. All building entrances should be well lighted.
- (4) All lighting should be shielded to confine light spread within the site boundaries.