



CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

FOOTNOTE(S):

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Editor's note— Ord. No. CC-2014-05, § 1, adopted Aug. 8, 2014, amended Ch. 19 in its entirety to read as set out herein. Words in brackets have been added for clarity. Numbering was maintained as adopted. Obvious misspellings and punctuation have been corrected without notation. Former Ch. 19, §§ 19-101—19-107, 19-201—19-208, 19-301—19-315, 19-401—19-412, 19-421, 19-422, 19-431—19-439, 19-441—19-448, 19-451—19-457, 19-461—19-464, 19-471—19-474, 19-481—19-498, 19-501—19-516, 19-601—19-604, 19-701—19-705, 19-801—19-803, pertained to similar subject matter. See the **Code Comparative Table** for complete derivation.

ARTICLE X. LIGHTING STANDARDS

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Sec. 19-1001. Outdoor lighting regulations.

The purpose of this section is to control light pollution and glare to minimize the adverse impacts of lighting on motorists, pedestrians, and the environment; and to protect the use, value and enjoyment of adjacent properties.

(Ord. No. CC-2014-05, § 1, 8-18-14)

Sec. 19-1002. Jurisdiction and applicability.

- A. These regulations govern outdoor lighting applications including, but not limited to, the lighting of building façades, recreation and sports areas, pedestrian walkways, yards and landscape features, parking areas and signs.
- B. The following lighting applications are specifically exempt from the provisions of this section:
 1. Lighting of the flags of the United States of America, the State of South Carolina, and the City of Clemson;
 2. Temporary events sponsored and/or approved by the City;
 3. Construction projects controlled through a government agency, required maintenance of public right-of-ways or spaces, and emergency lighting provided such lighting is temporary and is discontinued immediately upon completion of the work or abatement of the emergency;
 4. Underwater lighting used for illumination of swimming pools and fountains; and
 5. Customary temporary holiday lighting.

(Ord. No. CC-2014-05, § 1, 8-18-14)

Sec. 19-1003. General requirements.



- A. A photometric lighting plan shall be required unless waived by the Zoning and Codes Administrator.
- B. Lighting design shall be coordinated throughout a development site subject to the following:
 - 1. The Board of Architectural Review shall review and have approval authority for all exterior lighting within any Architectural Review districts; and
 - 2. The Planning Commission shall review all exterior lighting within Planned Developments.
- C. For Nonresidential Uses, no light source shall be directed outward toward property boundaries or adjacent rights-of-way and no outdoor lighting shall shine directly into the yard or into the windows of an adjacent residence.
- D. Outdoor light fixtures shall be designed, located, and mounted at a maximum height no greater than 20 feet, unless otherwise specified elsewhere in this ordinance including planned development districts.
- E. For parking fields that require a minimum of 100 parking spaces, outdoor light fixtures shall be designed, located, and mounted at a maximum height of 30 feet above the grade of the parking field at the location of installation.
- F. All outdoor light fixtures, not required for security, shall be extinguished between 11:00 p.m. or when the business closes, whichever is later, and sunrise.
- G. Light fixtures in excess of 1,500 lumens (lm) shall comply with the following:
 - 1. Lights shall be fully shielded to prevent glare or spillover from the site onto adjacent lands and streets, unless otherwise specified in this section;
 - 2. Lights shall have a maximum cut-off angle of 115 degrees; and
 - 3. All lighting fixtures shall be installed in such a manner that the shielding is effective for meeting the intent of the cut-off fixture.
- H. All nonresidential exterior light fixtures greater than 1,500 lm shall be located a minimum of five feet from any property line and shall not be located within required perimeter landscaping.
 - I. Light fixtures shall be wall-mounted or mounted on wood, concrete, fiberglass, or painted metal poles.
- J. Any light used for accent, landscaping or illumination of walking paths shall be installed as to not direct any lighting toward the sky and enclosed in such a manner as to not create any glare or hazardous conditions to pedestrians or operators of motor vehicles.
- K. Bollard-type lighting fixtures shall have a height not less than three feet or more than four feet.
- L. The maximum permitted illumination at the property line of any non-residential or multi-household residential development, including lighting of freestanding signage, abutting a lot zoned R-20, R-12, RM-1 and RM-2 shall not exceed one foot-candle along the abutting property line except as noted otherwise.
- M. For nonresidential uses, no lighting application shall exceed two foot-candles at the property line for all other districts.
- N. Decorative globe lighting not exceeding 2,500 lm may be utilized, provided the decorative globe is not made of a clear material.

(Ord. No. CC-2014-05, § 1, 8-18-14; Ord. No. CC-2017-28, 11-27-17)

Sec. 19-1004. Prohibited lighting.

Unless otherwise specified, the following lights or lighting applications shall be prohibited:

- A. Flickering, rotating, strobing or flashing lights;
- B. Search lights;
- C. Laser source lights; and
- D. Any artificial light source which creates glare observable within the normal range of vision by a person of normal sensibilities from any public walk, thoroughfare or adjacent property under normal weather conditions.

(Ord. No. CC-2014-05, § 1, 8-18-14)

Sec. 19-1005. Light measurement technique.

- A. Light level measurements shall be made at the property line of the property upon which the light to be measured is being generated.



- B. If measurement on private property is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the property of the complainant or at any other location on the property of the complainant.
 - C. Measurements shall be made at finished grade (ground level), with the light registering portion of the meter held parallel to the ground pointing up. Light levels are specified, calculated and measured in foot-candles (FC).
 - D. All FC values are maintained foot-candles unless otherwise specified.
- (Ord. No. CC-2014-05, § 1, 8-18-14)

Sec. 19-1006. Additional lighting standards for specific applications.

- A. The following additional requirements apply to lighting of service station canopies:
 - 1. All luminaires mounted on the under surface of service station canopies shall be fully shielded and utilize flat glass or flat plastic (acrylic or polycarbonate) covers.
 - B. Sign Lighting shall comply with the following:
 - 1. All exterior sign lighting shall be directed to the sign and shielded; and
 - 2. Any type of lighting that creates a glare issue to pedestrians or motorists on public right-of-way shall be prohibited.
 - C. Rooftop deck or rooftop patio lighting shall comply with the following:
 - 1. All lighting shall be shielded or prevent light from spilling over the side of the building or any glare projecting upward; and
 - 2. All light sources shall be installed so as not be visible from the right-of-way, US Army Corps of Engineers property, or adjacent properties.
 - D. Building mounted lighting shall only be used for security of the property and as architectural accents subject to the following:
 - 1. Such lighting shall not create any glare on pedestrians or vehicle operators and shall not reflect or be directed towards the sky.
 - E. Notwithstanding the general requirements specified in this section, lighting of outdoor performance areas, active recreation areas, and sports facilities shall:
 - 1. Be fully shielded except where light fixtures are:
 - a. Provided with internal and/or external glare control louvers and installed to specifically target the sports facility and negate any offsite light trespass; and
 - b. Installed and maintained with aiming angles that permit no more than five percent of the light emitted by each fixture to project above the horizontal.
 - 2. Be designed to limit light trespass to a maximum of two foot-candles at any location along a property line abutting a residential use or residential zoning district;
 - 3. Be extinguished after 11:00 p.m. Illumination of the sports facility shall be permitted after this time only to conclude a scheduled event that was unable to conclude before this time due to unusual circumstances; and
 - 4. Be located on poles no more than 90 feet above finished grade.
- (Ord. No. CC-2014-05, § 1, 8-18-14)

Sec. 19-1007. Lighting plan required.

- A. A lighting plan shall be required for all projects that include any nonresidential or multifamily component; or as required by specific district standards.
- B. The lighting plan shall demonstrate compliance with all lighting standards required herein and shall, at a minimum, include the following information when applicable:
 - 1. A site plan indicating the proposed location of all outdoor lighting fixtures and lighted signs;
 - 2. A description of each illuminating device, fixture, lamp, support, and shield. This description may include, but is not limited to, manufacturer's catalog cuts and drawings, lamp types, and foot-candle outputs;
 - 3. An isofoot-candle plan and cross-section that shows:



- a. Initial output along each property line;
 - b. Maximum, average, and minimum site foot-candles;
 - c. Site/architectural elements (buildings, retaining walls, lights, landscape screening, etc.) of the developing site.
4. Information indicates the angle of cut off of light emissions for the proposed luminaire(s); and
 5. Any other information required for the Zoning and Codes Administrator to determine compliance with this section.

(Ord. No. CC-2014-05, § 1, 8-18-14)

Sec. 19-1008. Nonconforming lighting.

- A. No outdoor lighting fixture, which was lawfully installed prior to the enactment of this section, shall be required to be removed or modified except as expressly provided in this section.
- B. No modification or replacement shall be made to a nonconforming fixture or pole unless the fixture or pole thereafter conforms to the provisions of this section.
- C. Routine maintenance, including changing the lamp, ballast, starter, photo control, lens, and other required components, is permitted for all existing fixtures.
- D. The lighting fixture shall be brought into compliance when the fixture housing is changed.

(Ord. No. CC-2014-05, § 1, 8-18-14)

Secs. 19-1009—19-1100. Reserved.
