



# CITY OF FOLLY BEACH

1<sup>st</sup> Reading:  
2<sup>nd</sup> Reading:

Introduced by: Mayor Goodwin  
Date: January 8<sup>th</sup>, 2019

## ORDINANCE 06-19

### **AN ORDINANCE AMENDING CHAPTER 166 (DEVELOPMENT STANDARDS) OF THE FOLLY BEACH CODE OF ORDINANCES, SECTIONS 166.10-01 (PURPOSE), AND SECTION 166.10-02 (APPLICABILITY) TO CLARIFY THE REQUIREMENTS FOR EXTERIOR LIGHTING ON STRUCTURES FACING THE FOLLY RIVER**

The City Council of Folly Beach, South Carolina, duly assembled, hereby ordains that the Folly Beach Code of Ordinance be amended as follows:

**NOTE: Deleted material struck through, new material in red:**

#### **SECTION 166.10-01 PURPOSE.**

The purpose of this section is to control light spillage and glare so as not to adversely affect motorists, pedestrians, **natural areas, vistas**, and land uses of adjacent properties. More specifically, this section is intended to:

- (A) Control lighting to assure that excessive light spillage and glare are not directed at adjacent properties, neighboring areas, and motorists;
- (B) Ensure that all site lighting is designed and installed to maintain adequate lighting levels on site;
- (C) Provide security for persons and land; and
- (D) Avoid negative impacts to wildlife from exterior lighting.

(Ord. 05-10, passed 3-23-10)

#### **SECTION 166.10-02 APPLICABILITY.**

(A) *General.* Unless exempted in accordance with 166.10-03, Exemptions, the provisions of this section apply to all zoning districts within the city.

(B) *Time of compliance.* A lighting plan shall be submitted with an application for a site plan, § 162.03-06; preliminary subdivision plat, 162.03-07(D); or zoning permit, 162.03-13, whichever is appropriate.

(Ord. 05-10, passed 3-23-10)

#### **SECTION 166.10-03 EXEMPTIONS.**

The standards of this section shall not apply to city-owned, operated, or maintained street lights located within a street right-of-way or other easement granted to the city.

(Ord. 05-10, passed 3-23-10)

**SECTION 166.10-04 DESIGN STANDARDS FOR EXTERIOR LIGHTING.**

All exterior lighting shall conform to the following standards:

(A) *Maximum lighting height.*

(1) Except for outdoor sports fields or performance areas, outdoor lighting heights shall be no greater than:

- (a) Eighteen feet above grade for pedestrian lighting; and
- (b) Thirty feet above grade for vehicular lighting.

(2) Wherever possible, illumination of outdoor seating areas, building entrances, and walkways shall be accomplished by use of ground-mounted fixtures not more than four feet in height.

(B) *Illumination direction.*

(1) In all districts, lighting of nonresidential development shall be directed downward. In addition, upwardly-directed lighting shall not be used to illuminate structures, except for low-wattage architectural lighting.

(2) Outdoor lighting shall not shine directly into the yard or windows of adjacent residential uses.

(3) Outdoor lighting on residential or commercial structures facing the Folly River must be shielded so that light is directed downward and does not shine directly onto the river. ~~Folly River.~~

(C) *Location.* All lighting shall be located at least ten feet from side lot lines, rear lot lines, or required perimeter buffers.

(D) *Shielding.*

(1) Light fixtures in excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare or spillover from the project site onto adjacent lands and streets.

(2) No interior light source shall be positioned, aimed, or configured so as to result in the light source being visible from land occupied by existing residential development.

(3) No light source in a canopy structure shall extend downward further than the lowest edge of the canopy ceiling.

(4) Awnings or canopies used for building accents over doors, windows, etc., shall not be internally illuminated (i.e., from underneath or behind the awning).

(E) *Maximum light levels.* All outdoor lighting shall be designed and located such that the maximum illumination measured in foot candles at the property line shall not exceed one foot candle. The average intensity illumination for outdoor lighting shall not exceed four foot candles in intensity as measured at grade. Vehicular use area lighting shall not exceed a maintained average of two-and-one-half foot candles.

(F) *Uniformity ratios.*

(1) In order to maintain uniformity in light levels across a development, and prevent or minimize dark areas, the ratio of maximum to minimum lighting levels on a given site or parcel of land as measured in foot candles at ground level, shall not exceed 15:1 in the residential districts or 10:1 in the nonresidential districts. Parking lots shall maintain the same uniformity ratios as the principal use they serve. In the cases of mixed uses, the uniformity ratios for nonresidential districts shall apply.

(2) The quantity of fixtures to be provided shall be based upon the desired level of uniform illumination as established by the current standards of the Illuminating Engineering Society of North America (IESNA).

(G) *Hue.* All outdoor and parking lot lighting fixtures, including: metal halide, mercury vapor, fluorescent, induction, white high-pressure sodium and color-improved high-pressure sodium lamps used in non-cutoff fixtures shall be coated with an internal white frosting inside the outer lamp envelope.

(H) *Additional standards in beachfront areas.* For purposes of protecting nesting sea turtle habitat, the following standards shall apply to all uses on lots adjacent to the beachfront;

(1) The source of illumination shall not be directly visible from the beach.

(2) Exterior lighting within sight of the beach shall be a maximum of 50 watts and designed with recessed fixtures.

(3) Low-intensity lighting set on a base no higher than 48 inches off of the ground shall be utilized in parking lots.

(4) Parking lots shall be sited so as to minimize headlight glare directed on the beach, or shall incorporate ground-level barriers to mitigate the effects of headlights on beach areas.

(Ord. 05-10, passed 3-23-10)

**ADOPTED** this \_\_ day of \_\_\_\_\_, 2019, at Folly Beach, South Carolina.

**Ayes:** \_\_\_\_\_

**Nays:** \_\_\_\_\_

**Abstains:** \_\_\_\_\_

\_\_\_\_\_  
**Municipal Clerk**

\_\_\_\_\_  
**Tim Goodwin, Mayor**