



HISTORIC  
FRANKLIN  
TENNESSEE


ITEM #19  
WRKS 06/14/2011

## MEMORANDUM

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June 7, 2011

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator   
Vernon Gerth, Assistant City Administrator for Community and Economic Development  
Catherine Powers, Planning and Sustainability Director

SUBJECT: Ordinance 2011-14, Zoning Text Amendment to revise Exterior Lighting standards in Chapter 5, Section 5.11.4 of the *City of Franklin Zoning Ordinance*

### **Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding amendments to Chapter 5, Section 5.11.4 of the *Franklin Zoning Ordinance* to revise exterior lighting standards.

### **Background**

This Zoning Ordinance Text Amendment is proposed by the City Staff in effort to streamline exterior lighting requirements within the *Franklin Zoning Ordinance (FZO)*.

Ordinance 2011-14 includes the following amendments:

- Deleting separate standards for Traditional and Conventional areas, to include one, consistent set of regulations for exterior lighting throughout the City.
- Revisions to Table 5-13 to eliminate the requirement for a Maximum Average Illumination in Parking Lots and replacing that with a Maximum Light Level in a Parking Lot.
- The addition of a note to specify uses that may be exempted from the newly created Maximum Lighting Level in a Parking Lot under the existing Section 5.11.7, Exemptions for a Security Plan. Those uses specified are: Athletic Fields, Automotive Fuel Sales, Vehicular Sales and Rentals, Banks, ATMs, and other uses. It should be noted that all other exterior lighting standards will apply to these uses, including the Maximum Illumination at the Property Line.
- Deletion of the standards for a Uniformity Ratio.

This text amendment was recommended unanimously (6-0) by the Planning Commission at the May 26, 2011 FMPC meeting.

### **Financial Impact**

Not applicable to this item.

### **Options**

Not applicable to this item.

### **Recommendation**

Approval of the text amendment is recommended.

ORDINANCE 2011-14

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 5, SECTION 5.11.4 OF THE FRANKLIN ZONING ORDINANCE, WHICH ESTABLISHES THE EXTERIOR LIGHTING STANDARDS."

WHEREAS, this ordinance revises the current exterior lighting standards to be more consistent with the Franklin Design Standards, which were effective until July 2008; and

WHEREAS, this ordinance proposes amendments to the Franklin Zoning Ordinance to clarify and streamline the exterior lighting standards.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF FRANKLIN, TENNESSEE, AS FOLLOWS:

**SECTION I.** That Chapter 5, Section 5.11.4(4) of the City of Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**; and is approved to read as follows:

5.11.4 General Standards for Exterior Lighting

...

(4) Maximum Lighting Height

~~(a) Traditional Areas and Mixed Use Areas~~

~~Public and private lighting fixtures within traditional and mixed use areas shall not exceed 16 feet in height, measured from finished grade to highest part of fixture or pole assembly.~~

~~(b) Conventional Areas~~

~~(i)(a) Public and Private Lighting Fixtures in Residential and Mixed-Use Areas~~

~~Public and private lighting fixtures in residential and mixed use developments shall not exceed 16 feet in height, measured from finished grade to highest part of fixture or pole assembly, and shall be a pedestrian-scale ornamental fixture.~~

~~(ii)(b) Public Lighting Fixtures in Nonresidential and Mixed Use Areas~~

~~The height and style of public lighting fixtures serving nonresidential and mixed uses in conventional areas shall be exempt from the standards in this subsection.~~

~~(iii)(c) Private Lighting Fixtures in Nonresidential and Mixed Use Areas~~

~~A.) For nonresidential and mixed use developments in conventional areas with structures three stories or less in height, private fixtures shall not exceed 20 feet in height, measured from finished grade to highest part of fixture or pole assembly. Light fixtures shall not exceed 16~~

20 feet in height within 50 feet of **detached** residential dwelling units or vacant ~~detached residentially-zoned~~ land that is **zoned to permit detached residential structures** either ~~platted, has a Preliminary Plat, Conservation Design Plan, or Site Plan approval that has not expired.~~ **If, due to topographical or other issues, the illumination is intrusive within 50 feet of detached residential dwellings, additional shielding of the private fixtures shall be required.**

~~B.) For nonresidential developments in conventional areas with structures greater than three stories, private fixtures shall not exceed a height of 30 feet, measured from finished grade to highest part of fixture or pole assembly. Light fixtures shall not exceed 16 feet in height within 50 feet of residential dwelling units or vacant detached residentially-zoned land that is either platted, has a Preliminary Plat, Conservation Design Plan, or Site Plan approval that has not expired.~~

**SECTION II.** That Chapter 5, Section 5.11.4(5) of the City of Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**; and is approved to read as follows:

#### 5.11.4 General Standards for Exterior Lighting

...

##### (5) Lighting Fixtures

- (a) **Lighting fixtures shall be compatible with the character, scale, and function of both the principal structure and the surrounding area.**
- (b) **Public and private lighting fixtures in residential and mixed-use developments shall be a pedestrian-scale ornamental fixture.**
  - (i) **Shoe-box and cobra-head style fixtures shall be prohibited as public lighting within residential and mixed-use developments.**
  - (ii) **Ornamental style light fixtures shall include internal lamp shielding, such as metal louvres or glass refractors, to reduce objectionable glare; however, ornamental style light fixtures that rely on prismatic glass, acrylic, or polycarbonate outer globes as their only lamp shielding method are prohibited.**

##### ~~(a) Traditional Areas~~

- ~~(i) Within traditional areas of the city, exterior lighting shall be of a pedestrian scale with a historic or ornamental fixture.~~
- ~~(ii) Shoe box and cobra head style fixtures shall be prohibited as lighting in all traditional areas of the city.~~

(b) ~~Conventional Areas~~

(i) ~~Shoe box and cobra head style fixtures shall be prohibited as public lighting within residential and mixed use developments in conventional portions of the city.~~

(ii)(c) Public fixtures serving nonresidential **and mixed** uses in conventional areas shall be exempt from the standards in this section.

(e) Ornamental Style Light Fixtures

~~Ornamental style light fixtures shall include internal lamp shielding, such as metal louvres or glass refractors, to reduce objectionable glare; however, ornamental style light fixtures that rely on prismatic glass, acrylic, or polycarbonate outer globes as their only lamp shielding method are prohibited.~~

**SECTION III.** That Chapter 5, Section 5.11.4(7), Table 5-13 of the City of Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **red**; and is approved to read as follows:

5.11.4 General Standards for Exterior Lighting

- ...  
(7) Light Levels  
...

**TABLE 5-13: MINIMUM AND MAXIMUM ILLUMINATION VALUES  
(IN FOOTCANDLES)**

Use	Minimum light levels in Parking Lots	Maximum Average Illumination in Parking Lots	Maximum light levels in Parking Lots	Maximum Illumination at Property Line (excluding rights-of-way)	Maximum Illumination at Right-of-Way
Agricultural Uses	None	2.5		1.0	2.0
Multifamily Attached Residential Uses	0.2	1.0	10.0	1.0	1.0
Commercial, Retail, Office, Industrial, Mixed uses, and Institutional (including athletic fields), Agricultural, and Mixed Uses	0.2 [1]	2.5	10.0 [2]	1.0	2.0

**NOTES:**

[1] Agricultural uses may be exempted from the minimum light level required in parking lots.

[2] Athletic Fields, Automotive Fuel Sales, Vehicular Sales and Rental, Banks, Automated Teller Machines/Kiosks, and other uses warranted under Subsection 5.11.7 may be exempted from the maximum light level allowed in parking lots.

**SECTION IV.** That Chapter 5, Section 5.11.4(8) of the City of Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~ and is approved to read as follows:

5.11.4 General Standards for Exterior Lighting

...

~~(8) — Uniformity Ratios~~

~~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 footcandles at ground level, shall not exceed fifteen to one (15:1) in residential developments or ten to one (10:1) in the nonresidential and mixed-use developments. Parking lots shall maintain the same uniformity ratios as the principal use they serve.~~

**SECTION V.** BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

**ATTEST:**

**CITY OF FRANKLIN, TENNESSEE:**

By: \_\_\_\_\_  
**ERIC S. STUCKEY**  
City Administrator

By: \_\_\_\_\_  
**DR. KEN MOORE**  
Mayor

PLANNING COMMISSION RECOMMENDED APPROVAL: 5/26/11

PASSED FIRST READING: \_\_\_\_\_

PASSED SECOND READING: \_\_\_\_\_

PUBLIC HEARING HELD: \_\_\_\_\_

PASSED THIRD READING: \_\_\_\_\_