

P-05-21

Title: Petition for Text Amendment, submitted by the City of Sunset Hills, to amend Appendix B Zoning Regulations, Section 6.3-7 Lighting.

Petitioner: City of Sunset Hills
3939 South Lindbergh Boulevard
St Louis, Missouri 63127

Date: September 2021

Summary:

In response to several recent variance appeals from the City's lighting requirements, as well as complaints from neighboring property owners about recent commercial developments, staff is proposing a text amendment to update Appendix B Zoning Regulations, Section 6.3-7 Lighting. In March, this Text Amendment was presented to the Planning & Zoning Commission and approval was recommended to the Board of Aldermen. The Board made several changes to the language, requiring additional review and recommendation from the Planning & Zoning Commission.

The current text states:

6.3-7 Lighting: Lighting standards for parking lots, private drives and other public activity areas:

- A) Applicability: Except for parking accessory to single-family dwellings, lights shall be installed in all parking areas containing five (5) or more parking spaces and shall be illuminated between dusk and dawn whenever said premises are open for operation. "Open for operation" shall be any time that a business is open for the sale of goods or services or if the retail, office, industrial or other facility actually has employees working within or upon said premises, other than security personnel.
- B) Illumination standards: Where lighted areas are required, the following illumination standards (in foot-candles) shall apply:

1. Minimum initial level at any point on the parking area or drive:
 - a. Residential use: 0.07
 - b. Commercial/industrial use: 0.50
 - c. Other uses: 0.30
2. Average initial level:
 - a. Residential use: 0.35
 - b. Commercial/industrial use: 1.00
 - c. Other uses: 0.50
3. Maximum initial level, five (5) feet from the base of a light standard:
 - a. Residential use: 3.00
 - b. Commercial/industrial use: 8.00
 - c. Other uses: 5.00

- C) Excessive illumination: Lighting within any property that unnecessarily illuminates any other property and substantially interferes with the use or enjoyment of such other property is prohibited. In furtherance of this requirement, all lighting on private property shall be so arranged or designed using cut-off lenses as necessary to direct light away from adjoining premises and streets. Flood and spot lights shall be shielded when necessary to prevent glare on adjoining properties or streets and to avoid visual interference with traffic control devices. Detailed lighting design plans and calculations shall be provided when deemed necessary by the zoning enforcement officer to ensure compliance with this requirement.

Proposed language is attached in the form of an Ordinance. Changes from the original Text Amendment are highlighted.

Update:

At the September 1, 2021 meeting, the Planning & Zoning Commission voted to recommend approval of this Petition.