

City of Raymore Unified Development Code

Outdoor Lighting

Section 440.020 Performance Standards

F. Outdoor Lighting *(Amendment 17 – Ordinance 2014-005 2.10.14)*

1. Purpose and Applicability

- a. The purpose of this section is to regulate the spill over of light and glare on operators of motor vehicles, pedestrians, and land uses in the proximity of the light source. With respect to motor vehicles in particular, safety considerations form the basis of the regulations contained herein. In other cases, both the nuisance and hazard aspects of glare are regulated.
- b. The following standards are required of all outdoor lighting except the outdoor recreational uses specifically exempted below. This section is not intended to apply to public street lighting.

2. Maximum Height and Illumination

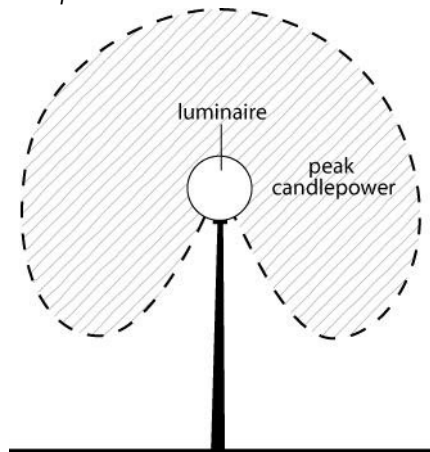
- a. The maximum permitted light post height is dependent on amount of cutoff provided. This is designed as a protection against excessive glare and light spilling over to neighboring properties. The exceptions which are permitted provide adequate protection for neighboring residential property.
- b. Light level at the property line may not exceed one foot-candle except as otherwise specified by this chapter.
- c. Outdoor lighting shall meet one of the following standards:

(1) No Cutoff

Luminaires with no cutoff must incorporate decorative design elements such as globes, finials, finished posts, pedestals, crossarms, scrolls, or other decorative embellishments. When a luminaire has no cutoff, the maximum permitted luminaire height shall be:

Underlying Zoning District	Maximum Height of Luminaire (feet)
A, RE, RR, R-1A, R-1, R-1.5, R-2, R-3	10
PO, C-1, C-2, R-3A, R-3B	15
C-3, BP, M-1, M-2	20

Example:

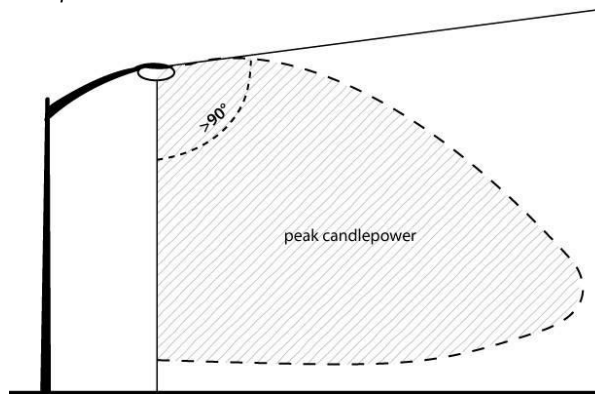


(2) Total Cutoff 90 Degrees or More

When a luminaire has total cutoff of an angle equal or greater than 90 degrees, the maximum permitted luminaire height shall be:

Base Zoning District	Maximum Height of Luminaire (feet)
A, R-1, R-1A, R-1.5, R-2, R-3, RE, RR	20
PO, C-1, C-2, R-3A, R-3B	25
C-3, M-1, BP	30
M-2	35

Example:



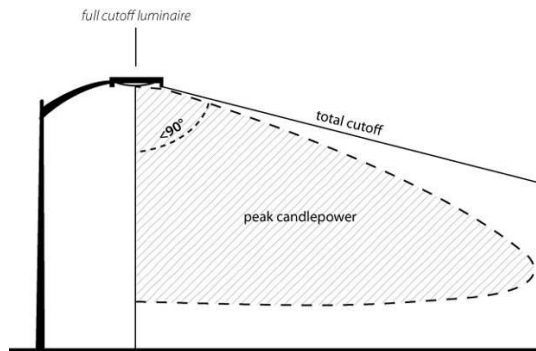
(3) Total Cutoff Less than 90 Degrees

When a luminaire has total cutoff of light at an angle less than 90 degrees and is

located so that the bare light bulb, lamp or light source is completely shielded from the direct view of an observer five feet above the ground at the point where the cutoff angle intersects the ground, then the maximum permitted height of the luminaire shall be:

Base Zoning District	Maximum Height of Luminaire (feet)
A, R-1, R-1A, R-1.5, R-2, R-3, RE, RR	20
PO, C-1, C-2, R-3A, R-3B	35
C-3, M-1, BP	40
M-2	50

Example:



(4) Outdoor Recreational Uses

- (a) Because of their unique requirements for nighttime visibility and their limited hours of operation, public ball diamonds, playing fields, and tennis courts are exempted from the Maximum Height standards of this section. These outdoor recreational uses must meet all other requirements of this section and of this chapter.
- (b) The outdoor recreational uses specified above may not exceed a maximum permitted post height of 80 feet.
- (c) The outdoor recreational uses specified above may exceed a total cutoff angle of 90 degrees, provided that the luminaire is shielded to prevent light and glare spill over to adjacent residential property. The maximum permitted illumination at the lot line shall not exceed two foot candles.

3. Flashing Lights

No flickering or flashing lights shall be permitted.

4. Parking and Loading Areas

- a.** Any lighting used to illuminate off-street parking or loading areas must be directed away from residential properties in such a way as not to interfere with the residential use.
- b.** Light poles shall be located within perimeter landscaped areas, landscaped islands and/or made part of cart return bays.

5. Measurement

Lighting levels shall be measured in foot candles with a direct-reading, portable light meter.

6. Exterior Lighting Plan

At the time any exterior lighting is installed or substantially modified, and whenever a building permit is sought, an exterior lighting plan shall be submitted to the Development Services Director in order to determine whether the requirements of this section have been met.

7. Canopy Lighting

- a.** Any facility utilizing a canopy shall comply with the following requirements:
 - (1)** Any light fixture secured to the canopy shall be recessed so that the lens cover is flush with the bottom surface of the canopy.
 - (2)** No light fixture shall be secured to the sides or top of the canopy structure.
 - (3)** Maximum illumination under the canopy structure shall be 30.0 footcandles.