

City of Tampa- Site Lighting Standards

Sec. I- Non-residential site lighting.

A. *Definitions.*

(1) "Exterior lighting" shall be defined as illumination emanating from any source, including walkways, marquees, and hallways exposed toward the property line.

(2) "IESNA"- Illuminating Engineering Society of North America

(3) "LLF"- lost lighting factor

(4) "One foot-candle" shall be defined as the amount of illumination provided by one lumen uniformly distributed on one square foot of surface.

(5) "Uniformity" refers to the evenness of the distribution of light on the surface. Uniformity standards have been established by the IESNA.

(6) "CPTED" The abbreviation referring to Crime Prevention Through Environmental Design. This unit of the Tampa Police Department helps to reduce crime, improve neighborhoods and business environments and improve the quality of life of its citizens by utilizing the CPTED principle "*the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and improvement in the quality of life.*"

B. *General provisions.* Non-residential and multiple family buildings and projects, including their out parcels, shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire site. The fundamentals of CPTED are encouraged to be utilized in all principles of lighting occurring within the City of Tampa. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community/ neighborhood and/or should be designed to blend into the surrounding landscape. Lighting design and installation shall ensure that lighting accomplishes on-site lighting needs without intrusion on adjacent properties.

C. *Applicability.*

(1) *New development.* These regulations shall apply to all new non-residential or multiple family development. A site lighting plan shall be required to demonstrate compliance with these regulations to be submitted at time of permitting.

(2) *Expansion and remodeling.* These regulations shall apply to any expansion or remodeling of existing non-residential or multiple family developments that exceed 50 percent of the structures' assessed valuation as per the Property Appraisers Office. A site lighting plan shall be required to demonstrate compliance with these regulations, and shall be submitted with the appropriate documents for permitting. Assessed valuation shall be determined by reference to the official property tax assessment rolls of the year the structure(s) is to be remodeled.

(3) *Repair and maintenance.* These regulations shall apply to replacement of individual lighting fixtures in any non-residential or multiple family development.

D. *Site lighting design requirements.*

(1) *Fixture (luminaire)* The light source shall be completely concealed within an opaque housing and shall not be visible from any street right-of-way or adjacent properties. The light source shall be horizontal to the ground. A maximum fifteen (15) degree angle is permitted if the light source is not visible and the angled direction does not face a residential zoned district or property.

(2) *Fixture height limitations.*

(a.) Ten (10) feet in single-family, two-family, cluster, and agricultural zoned districts. Seventeen and one-half (17-1/2) feet shall be permitted for tennis court lighting.

(b.) Twenty-two and one-half (22-1/2) feet in multi-family residentially zoned districts.

(c.) Twenty (20) feet within that portion of commercial and industrially zoned districts located within fifty (50) feet of residentially zoned property and 35 (35) feet for those sites more than fifty (50) feet from residentially zoned property.

Lighting fixtures shall be a maximum of 30 feet in height within the parking lot and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas.

(3) *Light source (lamp).* Only incandescent, florescent, metal halide, or color corrected high-pressure sodium may be used. The same light source type must be used for the same or similar types of lighting on any one site throughout any development.

(4) *Mounting.* Fixtures shall be mounted in such a manner that the cone of light is contained on-site and does not cross any property line of the site.

- (5) *Limit lighting to periods of activity.* The use of sensor technologies, timers or other means to activate lighting during times when it will be needed are required.
- (6) *Illumination levels.*

(a.) All site lighting shall be designed so that the level of illumination as measured in foot-candles at any one point meets the standards in the table below. Light levels shall utilize a .72 LLF.

TABLE INSET:

Type of Lighting	Lighting Level (foot-candles)		
	Minimum	Average	Maximum
Architectural lighting	0.0	1.0	5.0
Canopy area lighting	2.0	10.0	20.0
Multiple family parking lots and garages	0.2	1.0	8.0
Nonresidential and multiple family entrances	1.0	5.0	15.0
Nonresidential parking lots and garages	0.2	3.5	15.0
Storage areas (security lighting)	0.2	1.0	10.0
Vehicle sales and display	0.2	5.0	20.0
Walkways, landscape or decorative lighting	0.2	1.0	5.0

(b.) Minimum and maximum levels are measured on the pavement within the lighted area. Average level is the overall, generalized ambient light level, and is measured as a non-to-exceed value calculated using only the area of the site intended to receive illumination.

(c.) Lighting for automated teller machines shall be required to meet the standards of F.S. Statute 655.962.

(d.) Lighting for “convenience business” shall be required to meet the standards of F.S. Statute 812.171.

(e.) *Excessive illumination.*

- (1) Lightning within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other adjoining lot is prohibited. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section.
- (2) All outdoor lighting shall be designed and located such that the maximum illumination measured in foot-candles at the property line does not exceed 0.2 on adjacent residential sites, and 0.8 on adjacent commercial sites and public rights-of-way.
- (3) Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.
- (4) Fixtures used to accent architectural features, landscaping or art shall be located, aimed or shielded to minimize light spill into the night sky.
- (5) Illumination using illuminated tubing or strings of lights that completely outline or define property lines, sales areas, roofs, doors, windows or similar area in a manner that is not primarily for safety purposes, as determined by the director of building, zoning and code enforcement, is prohibited. However, this shall not be construed to preclude holiday/seasonal light displays or art in public places as approved by the City prior to submission for permit.

(e) *Site lighting submission requirement:* Development shall submit a site plan with a point-by-point photometric grid superimposed over the site that clearly indicates the proposed site improvement lighting levels. A fixture legend indicating the fixture type and fixture mounting height shall be located on this drawing. Two (2) separate copies of the site lighting plan shall be submitted at the time of or before the final building or site development is submitted for permit. Submission shall be signed and sealed by the

engineer of record, and shall be made to the Commercial Development Services Division at the time of permit application.

(f) *Large scale project review:* The CPTED unit of the Police Department offers to developers of large scale projects a review for compliance with the principles of CPTED strategies to promote a safe public environment.

(f) *Construction Certification:* The engineer of record shall perform a field inspection of the final installation of the site lighting as indicated on the approved site lighting plan and shall certify that the installation conforms to the approved site photometric plan. This certification shall be submitted to the City of Tampa prior to the final certificate of occupancy is granted for the project.