

**THE STATE OF TEXAS
BRAZORIA COUNTY
VILLAGE OF SURFSIDE BEACH**

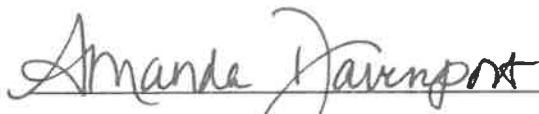
**MEETING
PLANNING COMMISSION
September 27, 2023**

TO ALL INTERESTED CITIZENS OF THE VILLAGE OF SURFISDE BEACH, TEXAS.

Take notice that the Planning Commission of the Village of Surfside Beach, Texas will hold a meeting on Wednesday, September 27, 2023, at 6:00 p.m., at 1304 Monument Drive, within the corporate limits of the Village, at which time the following item of business will be discussed:

Zoom info: Meeting ID: 81625580115 Password: 570141

1. Review of the Lighting Ordinance for the City of Surfside.
2. Adjourn.



Amanda Davenport, City Secretary

SEC. ** . Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Full Cutoff (FCO) describes a luminaire light distribution where 100 candela per 1000 lamp lumens (10%) may emit at all vertical angles beginning at 80 degrees up from nadir to less than 90 degrees, and zero candela per 1000 lamp lumens (0%) is allowed at 90 degrees (horizontal plane) and all angles above. This applies to all horizontal angles around the luminaire. A full cutoff luminaire is also fully shielded.

Fully shielded fixture means that fixtures are shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

Illumination means an alternative term for illuminance. Commonly used in a qualitative or general sense to designate the act of illuminating or the state of being illuminated.

Lamp means the component of a luminaire that produces the actual light.

Light trespass means the shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

Lumen means a unit of luminous flux. One footcandle is one lumen per square foot. For the purposes of these regulations, the lumen-output values shall be the initial lumen output ratings of a lamp.

Luminaire means this is a complete lighting system, and includes a lamp or lamps and a fixture.

Outdoor lighting means the nighttime illumination of an outside area or object by any man-made device located outdoors that produces light by any means.

SEC. **.**. SINGLE-FAMILY AND TWO-FAMILY LIGHTING

Effective immediately upon the adoption of this ordinance for all New Residential Building permits.

Existing outdoor lighting to be replaced as they fail, or by 2030, on single-family and two-family lots shall be designed so that:

- A. Fixture Type. Fixtures are shielded so that the light source is not visible from abutting properties, and so that the light cast on abutting properties does not exceed 0.1 foot-candles on the ground at the property line and on any window plane on the abutting property; and
- B. Operational Practices. Any motion sensor security lighting shall be pointed down and away from windows on abutting properties.
- C. Reduced Overnight Lighting. Residential and multifamily uses shall reduce outdoor lighting between the hours of 11:00 PM and sunrise by turning off any non-emergency lighting.

Lighting reductions are not required for any of the following:

1. With the exception of landscape lighting, lighting for residential properties including multiple residential properties not having common areas;
2. When the outdoor lighting consists of only one luminaire;
3. Code required lighting for steps, stairs, walkways, and building entrances;
4. Motion activated lighting;
5. Lighting governed by approval of a Specific Use Permit in which times of operation are specifically identified; or
6. Businesses that operate on a 24 hour basis.
7. Low voltage landscape lighting, but such lighting shall be shielded or directed in such a way as to eliminate obtrusive light.
8. Low intensity "ambiance" lighting, such as "rope" lighting and frosted globe lighting. Holiday lighting excluded.

SEC. **.**. Filing of complaint; unlawful noncompliance; fines.

Any person may complain to the city in regards to lighting that does not comply with the standards set forth in this division. The complaint must be filed in writing to the city code enforcement officer. It shall be unlawful for the owner or tenant

within the city to fail to comply with the standards set forth in this section within fifteen (15) days after notice is mailed or published, directing that such standards be met; the code compliance office or any other individual assigned such duties may, whenever a violation is found, file a complaint with the municipal court and/or issue citations. Fines shall be \$10 a day on the 16th day.