



## **OUTDOOR LIGHTING CONFORMANCE CERTIFICATION**

(This form covers all outdoor lighting excluding street lights and parking lot lights)

### **Town of Fairview Lighting Regulations**

- Article 3.14 of the Town of Fairview Code of Ordinances
- Article 5 of the Commercial Plan Development District (CPDD) Standards and Guidelines (Adopted by Ordinance 2014-9-11B, as amended)

Please check if residential or commercial:

- Residential       Commercial

Fairview Address:

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Please check the correct lighting district (Map located on page 3):

- District 1       District 2

**If in District 1, Article 3.14 of the Town of Fairview Code of Ordinances and Article 5 of the CPDD Standards and Guidelines requires the following (check the following if compliant):**

- All exterior lighting fixture details have been submitted to the Town of Fairview for review and have been approved Article
- Lighting glare from any lighting source will not be directly visible from public view or from a residential unit and a maximum average of 1-foot candle at residential property lines has not been exceeded
- All fixtures are full cutoff. Any proposed fixtures not meeting the full cutoff requirement must be approved by minor warrant. All outdoor lighting fixtures approved by minor warrant shall not exceed 20,000 lumens per developed acre
- Lighting levels conform with standards established in Article 3.14 of the Town of Fairview Code of Ordinances and Article 5 of the CPDD Standards and Guidelines
- Lighting elements do not include flood, cobra head (unless LED), HID – mercury vapor and sodium vapor, high pressure sodium and fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures)
- All other applicable provisions of Article 3.14 of the Town of Fairview Code of Ordinances and Article 5 of the CPDD Standards and Guidelines have been met on this site

**If in District 2, Article 3.14 of the Town of Fairview Code of Ordinances requires the following (check the following if compliant):**

- All exterior lighting fixture details have been submitted to the Town of Fairview for review and have been approved
- All outdoor lighting fixtures have been designed, located, installed, aimed downward or towards structures, retro fitted if necessary, and maintained in order to prevent glare, light trespass, and light pollution
- Light trespass at property lines does not exceed the maximum of 0.20-foot candles
- Light fixtures conform with shielding requirements applicable to fully shielded, partially shielded, and unshielded
- Lighting levels conform with standards established in Article 3.14 of the Town of Fairview Code of Ordinances
- All lamp types for new security lights are LED, metal halide, high-pressure sodium or low-pressure sodium. Security lights intended to illuminate a perimeter (such as a fence line) shall include motion sensors and be designed to be off unless triggered by an intruder located within five feet of the perimeter. The zone of activation sensors must be within the property boundaries of the property wishing to be illuminated.
- A maximum limit of 50,000 lumens per developed acre for all lighting irrespective of shielding conditions has not been exceeded. Unshielded and partially shielded lighting are limited to a maximum of 10,000 lumens per developed acre
- All floodlighting, that is not motion activated, is full cutoff or permanently directed downward
- Upward lighting is used in the form of one narrow cone spotlight for flags, statues, public art or other objects of interest that cannot be illuminated with down-lighting
- All other applicable provisions of Article 3.14 of the Town of Fairview Code of Ordinances have been met on this site

I, \_\_\_\_\_, do hereby certify that the exterior lighting  
 printed name

meets or exceeds the outdoor lighting standards of the Fairview Code of Ordinances.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,

20\_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
 Notary Public State of Texas

# DARK SKIES LIGHTING TIPS

The Town is dedicated to preserving the idyllic natural setting of this region. In 1999, the Town adopted a series of restrictions and guidelines designed to limit glare, reduce unnecessary light and limit other light pollution, so that our residents may enjoy a starry sky. Our Dark Skies Ordinance helps to ensure appropriate lighting where it is needed, but no lighting where it isn't needed, such as in our dark skies. This reduces spillover light between properties, while also increasing safety for travelers and the aesthetic value of our Town.

The Town's Dark Skies Ordinance was created to regulate the installation and use of outdoor lighting fixtures in the Town, in order to improve nighttime public safety, utility and security by directing the light only where it is needed. Poorly installed lighting can cause unnecessary glare that is detrimental to the safety and security of persons, property and vehicular traffic.

So, what can you do to help preserve Fairview's dark skies? Check out our tips below:

- Outdoor lighting fixtures should shine downward or toward structures, retrofitted if necessary, and maintained in order to prevent glare, light trespass and light pollution. Full shielding of outdoor fixtures is preferred to control light output in all situations. See the pictured examples of acceptable versus unacceptable light fixtures. Unacceptable fixtures have exposed bulbs, causing the light to shine outwards. Acceptable fixtures have bulbs that are positioned under the fixture hood, causing the light to shine downward.

- Security lighting should be shielded and aimed so that illumination is directed only within the owner's property boundaries and not cast on other areas.

- Utilize lighting timers, dimmers and/or sensors to turn on lights only when needed. Security lights should include motion sensors so to only be triggered by movement. This makes them more effective than lights left on all night, as the change in lighting can startle an intruder and alert the homeowner than something is happening.

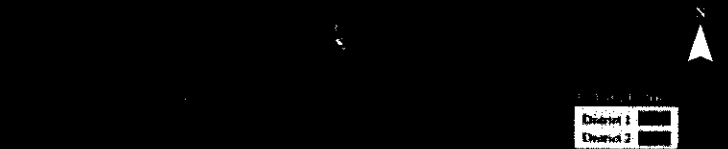
- Update existing fixtures by adding shielding to make them full cutoff. Full cutoff fixtures actually reduce glare and improve lighting by aiming the light more precisely. It puts the light on the ground, where you need it and not in your eyes where it actually inhibits your night vision.

- When unacceptable lighting fixtures break, such as carriage lights, replace them with acceptable and efficient lighting fixtures.

- Switch to lower wattage bulbs and fully shielded fixtures, which can save you money by aiming your lighting where it's needed and not just shining it wastefully into the sky.

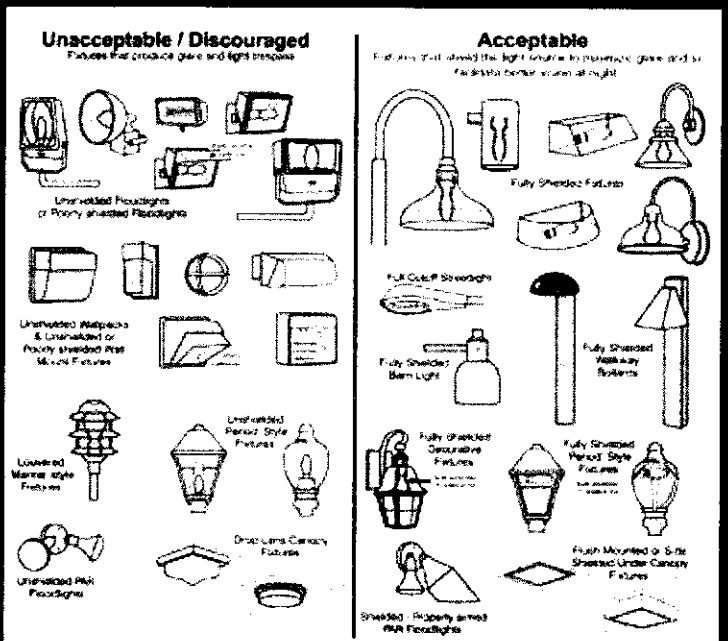
- Stay informed about lighting regulations that impact lighting fixtures and lighting levels allowed on your property. There are two lighting districts in the Town of Fairview

that regulate the installation and use of outdoor lighting of properties within each respective district. The map below identifies District 1 as being comprised of all properties located within the Commercial Planned Development District (CPDD). District 2 is comprised of all properties outside of the CPDD. For more information access the Environment page under the Community tab on the Town website.



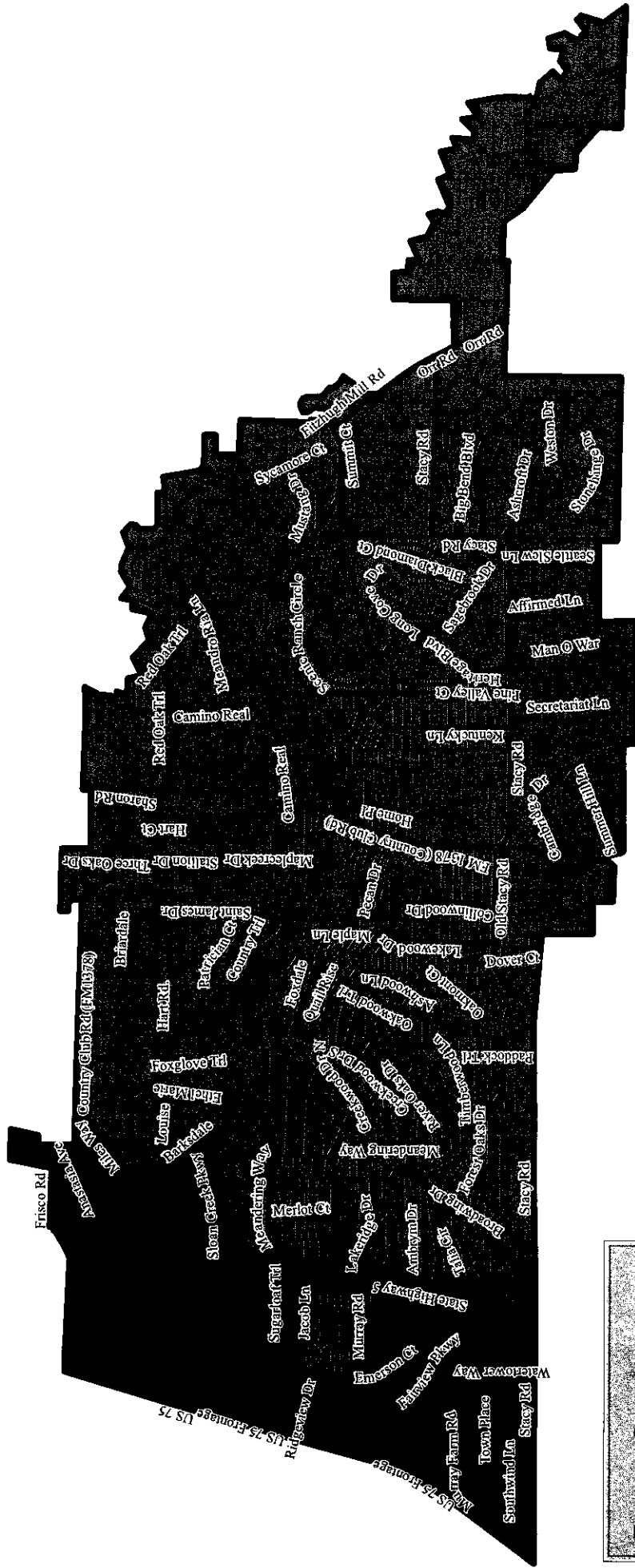
- In District 1 any light fixture that doesn't comply with full cutoff shielding requirements, unless otherwise addressed in the Town's lighting regulations, is considered nonconforming and is only allowed in unique circumstances if approved by the Town. In the event nonconforming fixtures are approved by the Town, those fixtures are limited to a maximum of 20k lumens per developed acre. In District 1 lighting levels are limited by the type of land use through established minimum and maximum footcandle levels.

- In District 2 any unshielded or partially shielded lighting that are permitted by the Town are limited to a maximum of 10k lumens per developed acre. In District 2 a maximum limit of 50k lumens per developed acre applies to all lighting irrespective of shielding condition.





# Town of Fairview Lighting Districts



**Legend**

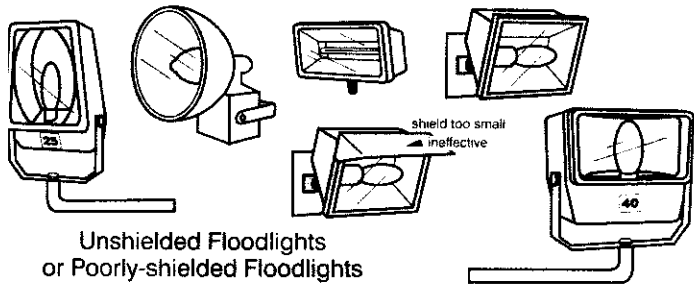
- Streets
- FairView Parcels
- District 1
- District 2



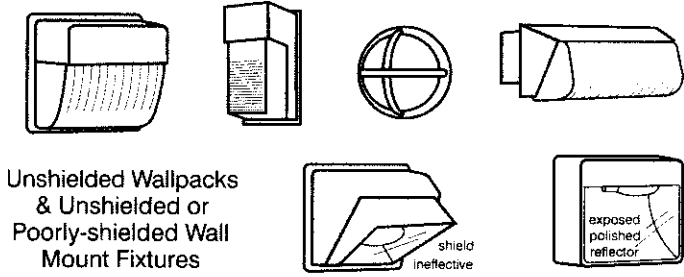
# EXAMPLES OF ACCEPTABLE / UNACCEPTABLE LIGHTING FIXTURES

## Unacceptable / Discouraged

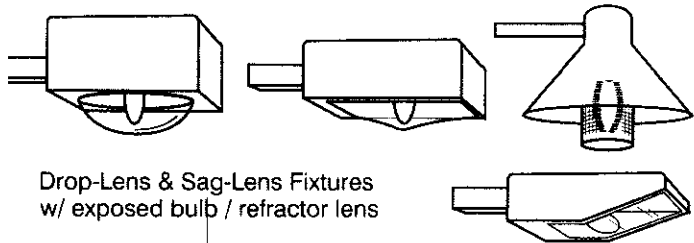
Fixtures that produce glare and light trespass



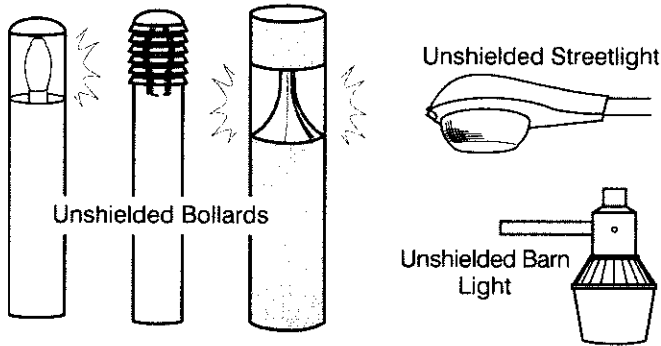
Unshielded Floodlights or Poorly-shielded Floodlights



Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures



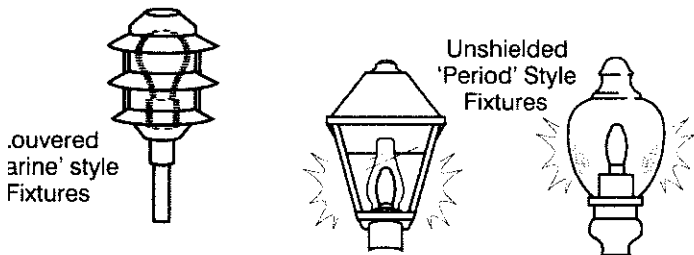
Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens



Unshielded Streetlight

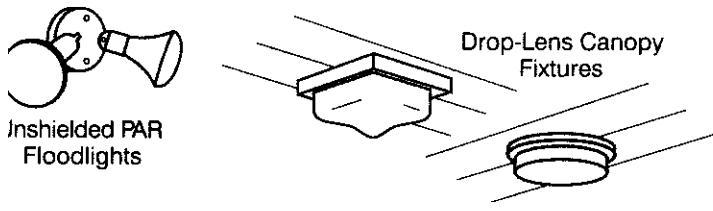
Unshielded Bollards

Unshielded Barn Light



'covered araine' style Fixtures

Unshielded 'Period' Style Fixtures

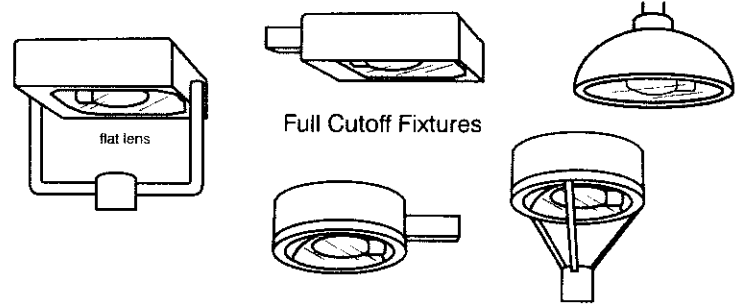


Unshielded PAR Floodlights

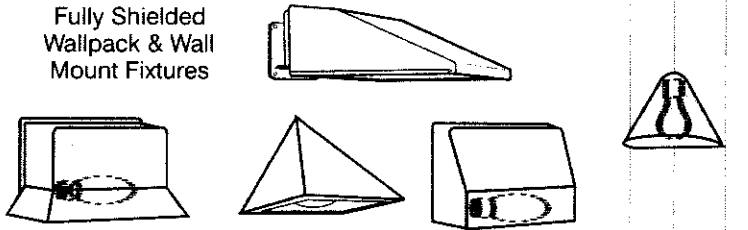
Drop-Lens Canopy Fixtures

## Acceptable

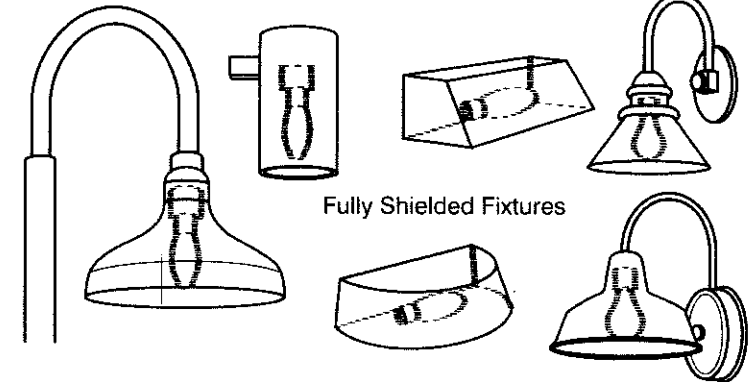
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



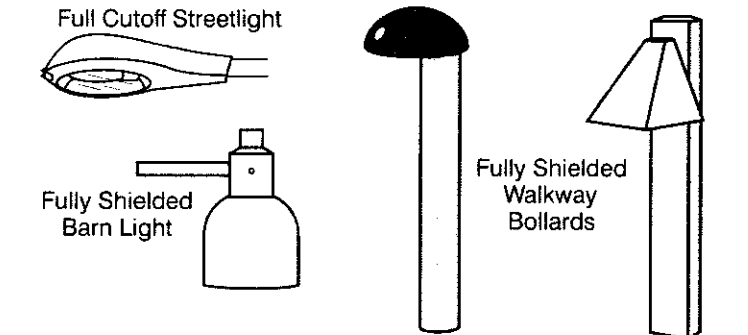
Full Cutoff Fixtures



Fully Shielded Wallpack & Wall Mount Fixtures



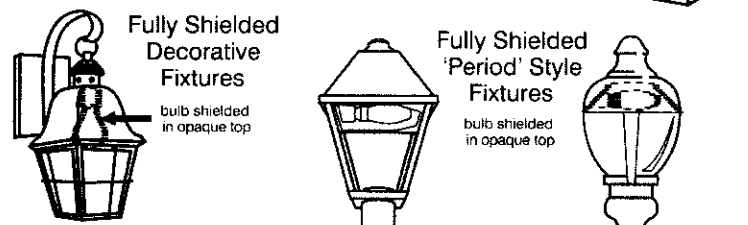
Fully Shielded Fixtures



Full Cutoff Streetlight

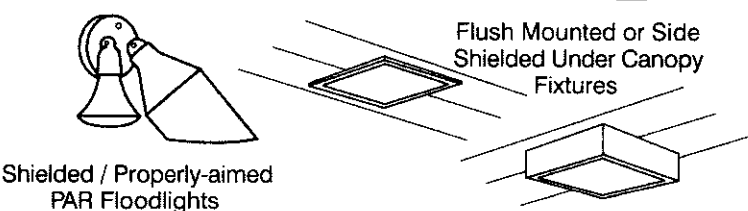
Fully Shielded Barn Light

Fully Shielded Walkway Bollards



Fully Shielded Decorative Fixtures

Fully Shielded 'Period' Style Fixtures



Shielded / Properly-aimed PAR Floodlights

Flush Mounted or Side Shielded Under Canopy Fixtures