



# ARTICLE 5 LIGHTING, MECHANICAL AND UTILITIES

## 5.1 INTENT

### 5.1.1 Intent

It is the intent and general purpose of this article to provide a level and consistency of lighting that supports pedestrian activity and promotes safety, and to reduce the visual impact of mechanical equipment on the Public Realm.

## 5.2 STANDARDS

### 5.2.1 Lighting

(a) Average Lighting levels within public rights-of-way and pedestrian areas in the Sub-Districts will meet the following averages —

**Table 5.1 Lighting Levels**

Land Use	Average Minimum Lighting Level	Average Maximum Lighting Level
a. Residential Sidewalks	2 foot-candles (fc)	3 foot-candles (fc)
b. Retail Sidewalks	3 fc	5 fc
c. Parking Areas	1 fc	2 fc
d. Street Intersection	2 fc	3 fc
e. Street Centerline	1 fc	2 fc
f. Urban Public Open Space or Walkway	1.5 fc	3 fc

(1) Average light levels along the sidewalk may be achieved through a combination of both pedestrian-level lights up to 12 feet in height and building-mounted lighting.



- (2) Alley lighting will be located on garage walls facing the alley and will be limited to a maximum of two carriage light fixtures mounted at about 7 feet in elevation, and not exceeding the equivalent of 100 watts each. These lights will be shielded to direct light downward and must be on a timer or photoelectric switch.

**(b) Lighting Elements**

- (1) The following lighting elements will be permitted: incandescent, color-corrected LED (3000 – 4000 Kelvin), metal halide or halogen. The following lighting elements will not be permitted: 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).
- (2) All outdoor lighting will be approved by the Town as part of the Development Plan Application. Street lights must use common style fixtures along the same street types. Full cut-off fixtures will be required along streets and green belts. Alternative decorative fixtures may be approved within interior blocks and pedestrian corridors as Minor Warrants. Alternative decorative fixtures approved as Minor Warrants shall not exceed 20,000 lumens per developed acre. Downward lighting of buildings, signs and vegetation will be preferred. Upward lighting may be approved as a Minor Warrant as accent lighting with lower wattages. Upward lighting approved as a Minor Warrant shall not exceed 1,000 lumens per fixture.
- (3) Neon, as a lighting source and as a sign, may be permitted with a Minor Warrant in Urban Village Sub-Districts.

**(c) Screened Lighting Source.** All lighting will be focused downward (except as provided for in b.2 above) or narrowly focused on its intended target such as signs, parking and pedestrian walkways and public open space. Glare from any lighting source will not be directly visible from public view or from a residential unit.

**(d) Light levels at adjoining residential property lines.** A maximum average of 1 foot candle is allowed at property lines which are shared with residential uses. Up to 2 foot candle may be approved by Minor Warrant. This does not apply to street rights-of-way and trails which are owned by the Town.

**5.2.2 Screening of Equipment.**

- (a) Mechanical, communications and service equipment including satellite dishes and vent pipes will be screened from public view by parapets, walls, fences, dense evergreen foliage or other approved means.



**(b)** No air conditioning units or meters will be visible from a public street or Open Space.

(Ord. No. 2014-9-11B, adopted 9/11/2014; Amendment: Ord. No. 2017-28, adopted 12/5/2017, which amended subsection 5.2.1(b)(2))



## ARTICLE 7 DEFINITIONS

As used in this PDD, the following terms have the meanings ascribed to them, unless the context clearly indicates otherwise.

**Accessory Building:** a detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land and which is located on the same lot with the main building or use. For example, a residential Accessory Building could be a garage, a garden shed, or greenhouse.

**Alley:** a vehicular passageway usually located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys will generally be paved with drainage by inverted crown at the center or with roll curbs at the edges.

**Alternative Decorative Fixture:** Any outdoor light fixture that does not comply with the full cut-off fixture requirement and is not specifically addressed in this PDD. Alternative decorative fixtures are considered unshielded lighting.

**Amenity Zone:** the band between the back of curb and the sidewalk which contains such things as street trees, pedestrian scale lighting, street furnishings and bicycle parking.

**Attached Green:** a public open space which is located between a residential property and a street with adjacent homes facing the open space. An attached green is less than a block in length. Onsite residential parking, addressing and mail distribution is generally oriented along a Mews Alley.

**Avenue (AV):** a thoroughfare of high vehicular capacity and low speed. Avenues are short distance connectors between urban centers. Avenues may be equipped with a landscaped median. Avenues become collectors upon exiting urban areas.

**Block Face:** the aggregate of all the building facades on one side of a block. The Block Face provides the context for establishing architectural harmony.

**Block:** the aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares.

**Boulevard (BV):** a thoroughfare designed for high vehicular capacity and moderate speed. Boulevards are long-distance thoroughfares traversing urbanized areas. Boulevards are usually equipped with slip roads buffering sidewalks and buildings. Boulevards become arterials upon exiting urban areas.

**Building Face:** an exterior building wall. For the purposes of this PDD, it is one which is visible from a public street, alley, or public trail or open space and subject to the standards herein.



**Building Type:** a structure category determined by function, position on the lot, and configuration, including frontage and height. For example, a townhome is a type, not a style.

**Building Type Categories:** are categories of building types that can represent different market sector demands, and are an important part of creating intergenerational neighborhoods.

**Build-to:** a line or zone in which a majority of the building façade must be built. It is usually measured from the property line in Neighborhood General and Neighborhood Edge, and the back-of-curb in other Sub-Districts.

**Capped Blocks (or End-Capped Blocks):** are blocks where along the short side, homes are turned 90 degrees and front on what is usually called a side street. This provides attractive block faces in all directions.

**Casing:** casing is the trim/molding around a door or window. It may be either flat or molded. It can also be used to cover or encase a structural member, such as a post or beam.

**Civic Building:** a building designed specifically for a civic function. Civic Buildings include buildings for not-for-profit organizations dedicated to arts, culture, education, recreation, government and transit. These buildings are encouraged to be high image buildings and may exceed the standards set out in the Sub-District.

**Commercial:** the term collectively defining workplace, office, retail and light manufacturing/industrial functions.

**Development Plan:** the plan described in *Subsection 2.3.4* of this PDD.

**District:** see "Planned Development District".

**Façade, Building:** an exposed exterior wall of a building.

**Façade Type "A":** a façade which faces a public street or open space.

**Façade Type "B":** a façade which faces internally to a site or an alley.

**Fairview Development Code (FDC):**, which includes the current provisions, as amended, of the following: *Chapter 14 Zoning, Chapter 10 Subdivision, Chapter 3 Building Regulations, and Article 5.04 (Fire Code) of Chapter 5 (Fire Prevention and Protection)* of the Code of Ordinances, Town of Fairview, Texas, (the "Town Code") as well as corresponding provisions of the fee schedule set forth in *Appendix A (Fee Schedule)* of the Town Code.





**Fire Fighting Master Plan:** a plan that demonstrates the ability to fight fires from a front street or alley that has an especially narrow paving cross-section in certain areas. This may include the use of driveways or areas with a stabilized base where fire trucks can utilize their out-rigger apparatus.

**Flex Space:** floor area built to provide for flexibility of use over time, and which is constructed in a manner that can accommodate residential, office or retail use. It will conform to applicable commercial building code standards and ADA accessibility, and have at least a 12-foot clear ceiling height.

**Floor Area Ratio (FAR):** the total square feet of a building divided by the total square feet of the lot the building is located on.

**Foot Candle:** the amount of illumination the inside surface of a one-foot-radius sphere would be receiving if there were a uniform point source of one candela in the exact center of the sphere.

**Form Based Standards:** refers to the Standards in this PDD that focus primarily on the Public Realm such as street corridors, open space and civic areas. Such standards utilize timeless principles of “place making.”

**Framework Plan:** the plan described in *Appendix 1* of this PDD.

**Gift to the Street:** building enhancements that improve the feel and experience of the street, including porches, stoops, bay windows, balconies, masonry-clad footed chimneys, sun rooms, attached pergolas and colonnades. Gifts to the street may encroach beyond the build-to zone but not into a public right-of-way.

**Green Street:** a common green or open space along a street for a block or more distance, which is lined by buildings facing the open space. No driveways may penetrate the open space.

**Home Occupation:** a residential unit providing for a combination of uses in which home occupation activity can occur. The occupation function will be incidental to the primary function of the building as residence. No person outside the residence may be employed unless the residence is a Live-Work unit. There will be no exterior display, no exterior storage of materials and no other variation from the residential character of the principal building, unless the residential unit is a Live-Work Unit or the building has been converted to a non-residential function consistent with applicable building codes and this PDD. When permitted, home occupations must be conducted such that the use is not offensive (due to traffic, noise,



smoke or odor) to adjacent or nearby properties or the use of adjacent or nearby public areas.

**iSWIM:** - Integrated StormWater Management. NCTCOG (North Central Texas Council of Governments) has an iSWM program for construction and development that assists towns, cities and counties to achieve the goals of water quality protection, stream bank protection, and flood mitigation, while also meeting their construction and post-construction obligations under state stormwater permits.

**J-Swing Garage:** a garage that faces 90 degrees to a street or alley and requires a 90-degree turning maneuver to enter the garage from the street or alley.

**Landmark Feature:** an architectural response to a prominent site location. It may include centering a building on the axis view, or expressing an entry, roof or building wall to respond to that location.

**Liner Building:** a building specifically designed to mask a parking lot or a parking garage from a street or open space. A Liner Building, must be at least 30 feet deep and accommodate any allowed use but parking.

**Live-Work:** a fee-simple dwelling unit that contains, to a limited extent, a separate commercial component. There will be separate entries to the commercial and residential components. There may also be an internal connection between the uses. At least one resident must be actively involved in the business.

**Loft:** a flexible residential space which may be partially used for an artist or design studio, or other allowed creative or commercial activity, and which is characterized by higher than normal ceilings, open floor plans and often, exposed duct work.

**Mews Alley:** an alley that serves residents or businesses which face directly on to public open space or a Green Street and is commonly used for addressing, fire protection, mail delivery and access to parking.

**Municipal Management District (MMD):** a district governed under Chapter 375 of the Texas Local Government Code or a district having similar characteristics that is created by special legislation.

**Open Space:** publicly accessible open space which may take several forms in different Sub-Districts.

**Parking Structure:** a building containing two or more stories of parking. The propensity of Parking Structures to create negative pedestrian experiences along their frontage will be mitigated by the provision of a Liner Building.



**Pedestrian Shed:** an area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. This distance is applied to determine the size of a Neighborhood or extent of a Community. A standard Pedestrian Shed is one quarter mile radius. Where transit is available or proposed, a Long Pedestrian Shed has an average walking distance of a half mile. Pedestrian Sheds should be conceived as oriented toward a central destination containing one or more important intersections, meeting places, retail center, public park, or civic buildings. Sometimes called a “Walkshed”.

**Phasing Plan:** a plan that establishes the order of development of a large project. It will address such things as required Building Type Categories, parks and open space, trails, roadway connections and other items as necessary.

**Planned Development District (PDD) or Commercial Planned Development District (CPDD):** this document, as amended, and the land area it governs.

**Planning and Zoning Commission:** The Town of Fairview Planning and Zoning Commission.

**Principal Building:** the main building on a lot, usually located toward the frontage.

**Primary Street:** a street that is intended to be a main pedestrian street and is identified on the Framework Plan, Regulating Plan and/or Development Plan. Buildings along Primary Streets will be held to the highest standard of pedestrian-oriented design.

**Public Realm:** the area generally used by the public – streets, sidewalks, trails and open space. The quality of the Public Realm is greatly impacted by the design of elements within it, and by the land uses and architecture adjacent to it. A successful Public Realm creates value for the larger neighborhood and contributes to a positive regional image of the Town.

**Public Improvement District (PID):** a district governed under Chapter 372 of the Texas Local Government Code or a district having similar characteristics that is created by special legislation.

**Regulating Plan:** the plan described in *Subsection 2.3.2* of this PDD.

**Retail:** premises available for the sale of merchandise, food, beverages and services.

**Reveal:** a. the part of the jamb of a window or door opening between the outer wall surface and the window or door frame; or b. the whole jamb of an opening between the outer and inner surfaces of a wall.

**Secondary Street:** a street that is intended to balance the need to accommodate parking, service and other auto-related functions in a sensitive manner in order to maintain a high level of pedestrian-oriented design.





**Shared Parking Policy:** an accounting for parking spaces that are available to more than one use or property. The requirement is reduced by a factor, shown as a calculation. The Shared Parking ratio varies according to multiple functions in close proximity which are unlikely to require the spaces at the same time.

**Streetscape:** the urban element that establishes a major part of the Public Realm. The Streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).

**Sub-District:** the use districts described in *Subsection 3.2.2.* of this PDD.

**Substantial Modification:** alterations to a building that is valued at more than 50% of the replacement cost of the entire building.

**Tax Increment Reinvestment Zone (TIRZ):** a district governed under Chapter 311 of the Texas Tax Code or a district having similar characteristics that is created by special legislation.

**Terminated Vista:** a location at the axial conclusion of a thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required to be designed in response to the axis.

**Texas Constitution:** Constitution of the State of Texas 1876

**Town:** The Town of Fairview, Texas.

**Town Code:** the Code of Ordinances, Town of Fairview, Texas.

**Transit-Oriented Development (TOD):** development that is oriented to and in close proximity, generally one quarter to one half mile from a transit station. These developments are characterized by higher density and have a higher level of pedestrian activity and transit use than other forms and location of development.

**Transit-Ready Development:** development that is generally of a higher density (22 units/acre or more, or 1.5 FAR or more) that is a walkable, bicycle-friendly environment where the introduction of transit service would be immediately accommodated and supported.

**Warrant, Major:** a development approval that permits a practice that is not consistent with a provision or the Intent and general purpose of this PDD. Major Warrants are granted only by the Town Council after a duly noticed public hearing and upon recommendation by the Planning and Zoning Commission in accordance with the procedures for a zoning change in



the FDC. Major Warrants are solely a response to the unique conditions of the particular development, and not considered a change to the PDD

**Warrant, Minor:** a development approval that permits a practice that is not consistent with a specific provision of this PDD, but is justified by its Intent. Minor Warrants are approved administratively by the Town Manager or designee upon recommendation by the UDO as part of a Framework, Regulating or Development Plan application. Minor Warrants are solely a response to the unique conditions of the particular development, and not considered a change to the PDD

(Ord. No. 2014-9-11B, adopted 9/11/2014; Amendment: Ord. No. 2017-28, adopted 12/5/2017, which amended ARTICLE 7 DEFINITIONS to include a definition for Alternative Decorative Fixture)