



RESIDENTIAL BUILDERS PACKET  
ADDITIONS, REMODELS, DETACHED ACCESSORY STRUCTURES

Town of Fairview

372 Town Place

Fairview Texas 75069

Phone: 972.886.4209

Fax: 972.548.0268

Inspection Line: 972.886.4250

[inspections@fairviewtexas.org](mailto:inspections@fairviewtexas.org)

[permits@fairviewtexas.org](mailto:permits@fairviewtexas.org)



## **RESIDENTIAL ADDITION**

### **Building Permit Application**

1. Contractors Registration
2. Name of Applicant
3. Date
4. Job Address
5. Applicants Phone Number
6. Applicants Email
7. Estimated Cost
8. Total Square Footage
9. Description of Work
10. Signature of Applicant

**Note: The sub-contractors are required to apply for a trade permit separately and are not validated on the general permit.**

### **REQUIRED AT TIME OF APPLICATION**

1. Building Permit
2. Drainage affidavit
3. Residential Energy Compliance Pathway Form
4. Inspection line information sheet
5. SWPPP application form
6. Site Plan
7. Plan Set
8. Impervious Surface Plan

### **REQUIRED AT TIME OF COMPLETION/ FINAL**

- Residential Energy Certification Form
- Termite Form

## **INSPECTION SEQUENCE FOR NEW RESIDENTIAL CONSTRUCTION**

- Application
- Review
- Payment
- Issue Permit
- Energy Compliance Pathway
- SWPPP
- Set-Backs
- Foundation
- Framing
- Brick Ties / Brick Lentils
- Building Envelope
- Energy Compliance Certification
- Termite Certification
- Final



THE TOWN OF FAIRVIEW HAS ADOPTED THE FOLLOWING CODES:

[2017 National Electrical Code with amendments](#)

[2018 International Building code with amendments](#)

[2018 International Residential Code with amendments](#)

[2018 International Plumbing Code with amendments](#)

[2018 International Mechanical Code with amendments](#)

[2018 International Fuel Gas Code with amendments](#)

[2018 International Fire Code with amendments](#)

[2018 International Energy Conservation Code with amendments](#)

[2018 International Swimming Pool & Spa Code with amendments](#)

The Town of Fairview is regulated by [Chapter 14 of the Code of Ordinances](#), “Zoning,” as well as other applicable local ordinances.



## RESIDENTIAL ADDITION, REMODEL, ACCESSORY STRUCTURE PLAN SUBMITTAL

It is our goal to complete your plan review within the shortest possible time. We strive to complete your plan review within 15 days from receipt of a complete plan submittal package. Please be advised that incomplete submittals, revisions, changes may delay your final approval.

Residential plans that require fire protection must be submitted by a separate PDF. Please submit them with your building plans and send them to [fireplans@fairviewtexas.org](mailto:fireplans@fairviewtexas.org)

All residential buildings 5000 square feet or more are subject to the Town of Fairview's Fire Safety ordinance. If you are adding an addition to an existing home that is over 4999 square feet, you will need to submit fire plans.

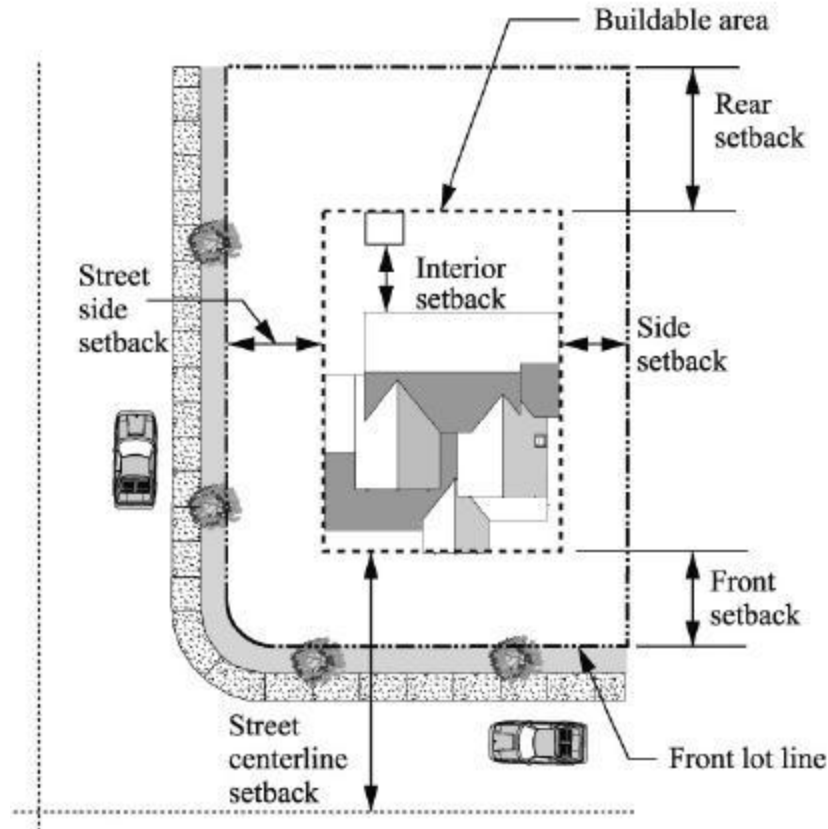
Fire Inspections can be scheduled by emailing [\*\*fireinspections@fairviewtexas.org\*\*](mailto:fireinspections@fairviewtexas.org).

Please upload to your permit application:

### 1. SITE PLAN

- a. A scaled site plan showing all buildings or structures on the lot
- b. North arrow
- c. Any existing utilities
- d. Any easements
- e. Location of fencing
- f. Set-backs

[illegible]



## 2. ARCHITECTURAL PLANS

- Floor plans are provided to scale for each story and each floor
- All spaces are labeled with a name or further description as needed to adequately convey the intended purpose of the space.
- The building or structures height.
- The building or structure area
- Structural framing and roof plans
- Engineered shear wall plans (if required)
- Foundation plans

## 3. MECHANICAL, ELECTRICAL, PLUMBING PLANS

- Show proposed MEP's.
- Electrical load calculations
- Mechanical appliances sizes, BTU's, SEER, type, model
- Gas press fittings require a homeowner acceptance letter.

## 4. BUILDING THERMAL ENVELOPE

- Upload any supporting documents and list the appropriate values: R-value for batt and continuous insulation, U-Factor, Etc.

## 5. FORMS

- a. Drainage & Grading Affidavit (for accessory structures & additions)
- b. Termite form (for additions)
- c. Impervious Surface Form (for additions, accessory structures)
- d. Solid waste service contract (any work that has a value of over \$10,000 worth of work requires a listed trash hauler. The Town of Fairview has a contract with Republic services. Please contact Republic services at 972.422.2341)
- e. Outdoor Lighting Conformance Certification (if applicable)

Plan review fee: \$75.00

Permit fee:

Residential Addition/ Alteration/Remodel

\$100 min fee, 150' and over +\$0.65/sq. ft.

With new concrete pad: +\$25.00

With electric trade: +\$25.00

With plumbing trade: +\$25.00

With mechanical trade: +\$25.00

Fire Fees (if applicable)

### Detached Accessory Structure

\$ 100 min fee, 250' over +\$0.25/sq. ft.

With new concrete pad: +\$25.00

With electric trade: +\$25.00

With plumbing trade: +\$25.00

With mechanical trade: +\$25.00

Minimum fee \$150.00

1-100,000 SF \$0.035/SF

100,001 300,000 SF \$3,500 plus 0.017/SF over 100,000

>300,000 SF \$6,900.00 + \$0.01/ SF over 300,000 SF

**RED TAG FEES (if applicable) \$50.00 for the first Inspection & increasing in \$25.00 increments for each reinspection of the same items thereafter**





The General Contractor is responsible for requesting inspections for each trade (except Fire). The Town will schedule all requested inspections as soon as practical. A request properly received by 4 PM will usually be on the next day's inspection list, unless workload or the inspectors' absence prohibits. In the case of extended absences, an alternate inspector will be employed.

IF APPLICABLE TO THE PROJECT PLEASE HAVE:

1. Portable toilet, 911 address, trash bins, debris, fence, & form board survey **MUST** be in place at time of first inspection. Concrete drive or rock entry of 3" rock (minimum) 6" thick x 20' wide x 12' deep must also be in place to prevent mud & debris on public streets.
2. SWPPP documents on-site and erosion control measures in place once dirt work has commenced.
3. Builders' identification sign with current contact information must be prominently always displayed on site.
4. Working hours are 7 AM to 7 PM (restricted by ordinance), Monday through Saturday. **NO WORK OF ANY KIND TO TAKE PLACE OUTSIDE OF PERMITTED HOURS OR ON SUNDAYS OR HOLIDAYS** (please refer to the holiday schedule online)

Violations may result in suspension of permit (stop work order), and prosecution in municipal court citation. A holiday schedule is available upon request.

5. Approved by the Town of Fairview plans on site for review during inspections.



## Drainage and Grading Affidavit

I, \_\_\_\_\_, by filing this affidavit certify that I am the owner or authorized agent of \_\_\_\_\_; and further, certify that I have enclosed a record set of, or photocopy thereof, the Grading and Drainage Plans to be included as part of the Building Permit Application for the following:

**LOT:** \_\_\_\_\_ **BLOCK:** \_\_\_\_\_ **SUBDIVISION:** \_\_\_\_\_

**PROPERTY ADDRESS:** \_\_\_\_\_

Furthermore, I certify that the lot grading of the aforementioned parcel will be consistent with the submitted plans. If it is determined by the Town of Fairview at a later date that the drainage configuration does not function as intended because the grading is not consistent with the attached plans, I will assume full responsibility to make corrections in order that the drainage will function as intended.

**PRINT NAME:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ATTEST: THE STATE OF TEXAS: COLLIN COUNTY**

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he or she executed the same for the purposed and consideration therein expressed.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS**

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

**NOTARY PUBLIC**

(SEAL)

372 Town Place

Fairview, TX 75069



## Protection Against Termites

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

Permit No: \_\_\_\_\_ Job Address: \_\_\_\_\_

Builder: \_\_\_\_\_

The residential address above meets or exceeds the requirements for protection against termites set forth in Section R318 of the 2018 International Residential Code.

Name of Protection Provider Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

State License No: \_\_\_\_\_



The Fairview Code of Ordinances, sections 14.02.204 (c) 8, 14.02.254 (c) 8 14.02.304 (c) 8, and 14.02.354 (c) 8 limit the maximum ground coverage of all buildings and impervious surfaces to 35% in the RE-1 district, 30% in the RE-1.5 district, and 25% in the RE-3 districts.

Violations may result in citation and removal of structures exceeding the total allowed impervious surface area. To comply with the ordinance, please complete the following form and have it notarized.

Address \_\_\_\_\_

|                                 |       |        |
|---------------------------------|-------|--------|
| House Pad                       | _____ | sq ft. |
| Driveway                        | _____ | sq ft. |
| Sidewalk                        | _____ | sq ft. |
| Swimming Pool Deck              | _____ | sq ft. |
| All current accessory buildings | _____ | sq ft. |
| Other impervious surface        | _____ | sq ft. |
| Proposed new use (s)            | _____ | sq ft. |
| _____                           | _____ | sq ft. |
| _____                           | _____ | sq ft. |
| _____                           | _____ | sq ft. |
| Total square footage            | _____ |        |

|                                  |       |     |
|----------------------------------|-------|-----|
| Total Impervious Surface (sq ft) | _____ | (a) |
| Lot size (sq ft)                 | _____ | (b) |
| Impervious Surface to Lot Ratio  | _____ |     |

|                          |            |          |   |                           |
|--------------------------|------------|----------|---|---------------------------|
| _____                    | divided by | _____    | = | _____                     |
| Total Impervious Surface |            | Lot Area |   | Impervious Surface Ratio% |

I hereby attest under penalty of law that the above information is true and correct:

|  |                     |               |
|--|---------------------|---------------|
| _____<br>Signature of Surveyor, Architect, or Engineer | _____<br>Print Name | _____<br>Date |
|--|---------------------|---------------|

|                              |                     |               |
|------------------------------|---------------------|---------------|
| _____<br>Applicant Signature | _____<br>Print Name | _____<br>Date |
|------------------------------|---------------------|---------------|

State of Texas

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_.

|                        |       |
|------------------------|-------|
| Signature of Notary:   | _____ |
| Printed Name:          | _____ |
| My commission expires: | _____ |

## **SOLID WASTE SERVICES CONTRACT**

This Solid Waste, Construction and Demolition Debris, and Recyclable Materials Collection, Transportation, Disposal, and Processing Contract ("Contract"), is entered as of the effective date by and between the Town of Fairview, Texas, a Texas home rule municipality (hereinafter called "Town"), and Allied Waste Systems Inc., D/B/A Republic Services of Plano, hereinafter called "Contractor," acting by and through their duly qualified representatives (Town and Contractor collectively referred to herein as "Parties" and individually as "Party").

WHEREAS the Town, therefore, desires to grant to Contractor the right to operate as the sole provider for Town-provided services of collection, transportation, and disposal of residential, commercial, and industrial (both permanent and temporary) garbage and trash, construction and demolition debris, and recycling, subject to the terms of this Contract; and

WHEREAS Contractor desires to operate and maintain the services of collection, transportation, and disposal of residential, commercial, and industrial (both permanent and temporary) garbage and trash, construction and demolition debris, and recycling, subject to the terms of this contract,

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS:

No commercial container, dumpster, or roll-off container should be overloaded to the point where the lid or covers, will not close, or the tarp will not properly cover the load. The Contractor may decline to empty an overloaded container until the Customer unloads the dumpster or roll-off container to the point where the lid(s) will close, or where the load may be safely tarped before transport.

To the extent allowed by law, this Contract will provide exclusive rights to Contractor for the collection of construction and demolition debris, and waste materials, such as carpeting, roofing, drywall, etc., resulting from remodeling and construction activities, which are generated in quantities requiring a roll-off container for onsite storage, collection, and transport.

*Additional questions, service requests and concerns, should be directed to the Republic Services at 972.422.2341 or via their website at [RepublicServices.com/Customer-Support](http://RepublicServices.com/Customer-Support).*



ALL PERMITS MUST BE SUBMITTED TO: [permits@fairviewtexas.org](mailto:permits@fairviewtexas.org)

**TOWN OF FAIRVIEW**  
**COMMERCIAL & RESIDENTIAL CONSTRUCTION ONLY**

# \_\_\_\_\_

Project Address \_\_\_\_\_ Subdivision/Lot/Block \_\_\_\_\_

Scope of Work \_\_\_\_\_

Property Owner (Name, Address, Phone, & Email) \_\_\_\_\_

General Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_ Email \_\_\_\_\_

Electrical Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_ Email \_\_\_\_\_

Plumbing Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_ Email \_\_\_\_\_

Mechanical Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_ Email \_\_\_\_\_

Fire Suppression Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_ Email \_\_\_\_\_

Fire Alarm Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_ Email \_\_\_\_\_

Trash Hauler Contractor: \_\_\_\_\_ Anything over \$10,000 requires a listed trash hauler on your permit

*WHEREAS the Town, therefore, desires to grant to Republic Services the right to operate as the sole provider for Town-provided services of collection, transportation, and disposal of residential, commercial, and industrial (both permanent and temporary) Garbage and Trash, Construction and Demolition Debris, and Recycling, subject to the terms of this Contract. Additional questions, service requests and concerns, should be directed to the Republic Services at 972-422-2341 or via their website at [RepublicServices.com/Customer-Support](http://RepublicServices.com/Customer-Support).*

**RESIDENTIAL WORK BEING DONE:**

**TYPE:**

☐ New Residential Construction ☐ Addition/Alteration/Remodel ☐ SFR(Detached) ☐ Townhome/Duplex (Attached)  
☐ Detached Accessory Structure ☐ Residential Demo (Demo intended for New Residential Home? \_\_\_\_ ) If so, please notify [Utilitybilling@fairviewtexas.org](mailto:Utilitybilling@fairviewtexas.org) to have water meter and trash bins removed from account.

Valuation of work \$: \_\_\_\_\_ (not required for **NEW RESIDENTIAL CONSTRUCTION ONLY**, however suggested for record keeping purposes)

Square Footage \_\_\_\_\_ in/ft (**Total under roof**)

Sewer \_\_\_\_\_ Septic \_\_\_\_\_

Subject property is \_\_\_\_ or is not \_\_\_\_ within the flood hazard area. Required lowest floor elevation is \_\_\_\_\_.

**COMMERCIAL WORK BEING DONE:**

☐ New Construction (Shell) ☐ New Construction/Finish Out ☐ Addition/Remodel ☐ Commercial Demo

Business/Tenant Name: \_\_\_\_\_ Valuation of work \$: \_\_\_\_\_ Square Footage \_\_\_\_\_ in/ft

Electric Provider: \_\_\_\_\_ Gas Provider: \_\_\_\_\_

**Note: Please allow 7-10 business days for processing**

**FEES:**

PLAN REVIEW FEES

\$ \_\_\_\_\_

ELECTRICAL TRADE FEE

\$ \_\_\_\_\_

PERMIT FEES

\$ \_\_\_\_\_

PRO RATA FEE (IF APPLICABLE)

\$ \_\_\_\_\_

FIRE FEES

\$ \_\_\_\_\_

WATER IMPACT FEE

\$ \_\_\_\_\_

C/O

\$ \_\_\_\_\_

ROAD IMPACT FEE

\$ \_\_\_\_\_

PLUMBING TRADE FEE

\$ \_\_\_\_\_

SEWER IMPACT FEE

\$ \_\_\_\_\_

MECHANICAL TRADE FEE

\$ \_\_\_\_\_

**GRAND TOTAL**

**\$ \_\_\_\_\_**

NOTICE TO APPLICANT: This permit is issued based on information furnished in this application and on any submitted plans and is subject to the provisions and requirements of the Town of Fairview Code of Ordinances and any other applicable ordinance. This permit is used only for the purpose of allowing construction of a building or structure conforming to the codes and ordinances of the Town, regardless of information and/or plans submitted. SCOPE OF PERMIT: For new buildings and for additions to existing buildings, this permit authorizes all structural, plumbing, electrical, mechanical, work to be performed in the construction of the building or structure at this address, if done at the same time of initial construction. No separate subcontractor permits are needed for those trades. However, the permit holder is required to use only subcontractors registered with the Town of Fairview, where such a requirement is applicable. If this permit is obtained for work other than new buildings and additions, separate permits must be obtained by all subcontractors.

APPLICANT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

TOWN APPROVED \_\_\_\_\_ PLAN REVIEW DATE \_\_\_\_\_

PICKUP SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

TOWN OF FAIRVIEW, 372 TOWN PLACE, FAIRVIEW, TEXAS 75069, 972-562-0522  
AUTOMATED INSPECTION LINE: 972-886-4250  
MARCH 2023

ALL PERMITS MUST BE SUBMITTED TO: [permits@fairviewtexas.org](mailto:permits@fairviewtexas.org)



**Contractor Registration Application**  
**(Select Only One Type Per Application)**

**Contractor Type:**

☐ General Contractor

**If renewal check here:** ☐

☐ Swimming Pool

**Cost for these contractors:**

☐ Fence

**\$50.00 New**

☐ Irrigation

**\$25.00 Renewal**

☐ Sign

---

**Contractor Type:**

☐ Plumbing

☐ Fire Alarm

**There is no charge for these contractor types**

☐ Fire Sprinkler (Suppression)

**Expiration based on License/Certificate expiration date**

☐ Mechanical

**If renewal check here:** ☐

☐ Backflow/Septic

☐ Electrical

---

**Company Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City/State/Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_ **@** \_\_\_\_\_

**Master/CEO Responsible for Supervision:** \_\_\_\_\_

**License/Certificate #** \_\_\_\_\_ **Expiration Date:** \_\_\_\_\_

**Driver's License #** \_\_\_\_\_ **Expiration Date:** \_\_\_\_\_

I understand and agree that the above named shall be responsible for continuous supervision of all installation of all installations and repairs performed in the Town of Fairview under the above-named contractor and should such Master Licensee no longer be employed, no further work shall be performed until registration has been provided to the Building Inspections Department naming a new Master License holder. I will request all necessary inspections by the Town of Fairview to ensure compliance with all city regulations applicable for the proposed work.

**Contractor's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**\*\*\*\*\*Include a copy of your driver's license, master's license and/or certificate AND liability COI with the Town of Fairview identified as the Insured for processing**

**\*\*\*\*\* Email information to: [permits@fairviewtexas.org](mailto:permits@fairviewtexas.org)**

**Information not received thru [permits@fairviewtexas.org](mailto:permits@fairviewtexas.org) will not be processed.**



## RELEASE FROM ELECTRIC AND GAS SERVICE

PERMIT NO: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

BUILDER: \_\_\_\_\_

ELECTRIC PROVIDER: \_\_\_\_\_

GAS PROVIDER: \_\_\_\_\_

I hereby agree to release the Town of Fairview from any liability that may result from the granting of electrical and gas service to the above-referenced building project. I further agree that, if in the opinion of the electrical or gas inspector, unsafe electrical or gas conditions are found, that electrical or gas service will be terminated upon the request of the Town of Fairview to the provider of such service.

I further agree that I am responsible for the occupancy of the premises, and that if the building is occupied in any manner, including the storage of goods, the assignment of personnel to the premises, or the operation of a business or residence at the address listed above before Certificate of Occupancy is issued, the service, upon the request of the Town, will be discontinued without notice, and citations will be issued for each day the building is occupied without a Certificate of Occupancy.

State of Texas

County of Collin

I, \_\_\_\_\_, being duly sworn, do depose and say that the information contained in the above application is true and correct to the best of my knowledge and belief.

\_\_\_\_\_  
Signature of Owner or Owner's Agent

\_\_\_\_\_  
Date

Violations of move-ins without a C.O. will result in loss of any early meter sets. If you have any questions, please contact the inspector.





## **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 Planned Development District (CPDD) Standards and Guidelines (adopted by Ordinance 2014-9-11B, as amended)

Please indicate residential or commercial:

☐

Residential

☐

Commercial

Fairview address:

---

Please indicate the lighting district (map located on third page):

☐

District 1

☐

District 2

If **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 if compliant):

☐

All exterior lighting fixture details have been submitted to the Town of Fairview for review and have been approved.

☐

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 standard 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 **District 2**, Article 3.14 of the Town of Fairview Code of Ordinances requires the following (check 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 toward structures, retrofitted 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.
- ☐ 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 5 feet of the perimeter. The zone of activation sensors must be within the boundaries of the property intended 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.

State of Texas

County of \_\_\_\_\_

Before me, \_\_\_\_\_, on this day personally appeared  
\_\_\_\_\_, known to me (or proved to me on the oath of  
\_\_\_\_\_ or through \_\_\_\_\_  
to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public's Seal

Notary Public's Signature

\_\_\_\_\_



## Dark Sky Ordinance

Fairview is dedicated to preserving the idyllic natural setting of this region. In 2006, we adopted a series of restrictions and guidelines designed to limit glare, reduce unnecessary light and control other light pollution. Our Dark Sky Ordinance helps to ensure adequate lighting only where it is needed in order to reduce spillover light between properties, increase safety for travelers and increase aesthetic value for our town. Our residents are able to take full advantage of a starry sky surrounded by plenty of nature, an experience unique to other cities in the DFW area.

---

**Purpose and Intent:** To regulate the installation and use of outdoor lighting fixtures in the town. This will improve night-time public safety, utility and security by restricting the night-time emission of light rays. These emissions are sources of light that trespass and cause unnecessary glare which are detrimental to the safety and security of persons, property and vehicular traffic.

---

**Below is a compressed checklist for District 1 to act as an aid in compliance and not to replace or severe any of the requirements of Chapter 3 Building Regulations, Article 5 of the Commercial Plan Development District (CPDD) Standards and Guidelines, hereon referred to as the CPDD Security and Guidelines:**

- 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)

**Below is a compressed checklist for District 2 to act as an aid in compliance and not to replace or severe any of the requirements of Chapter 3 Building Regulations, Article 3.14 of the Town of Fairview Code of Ordinances:**

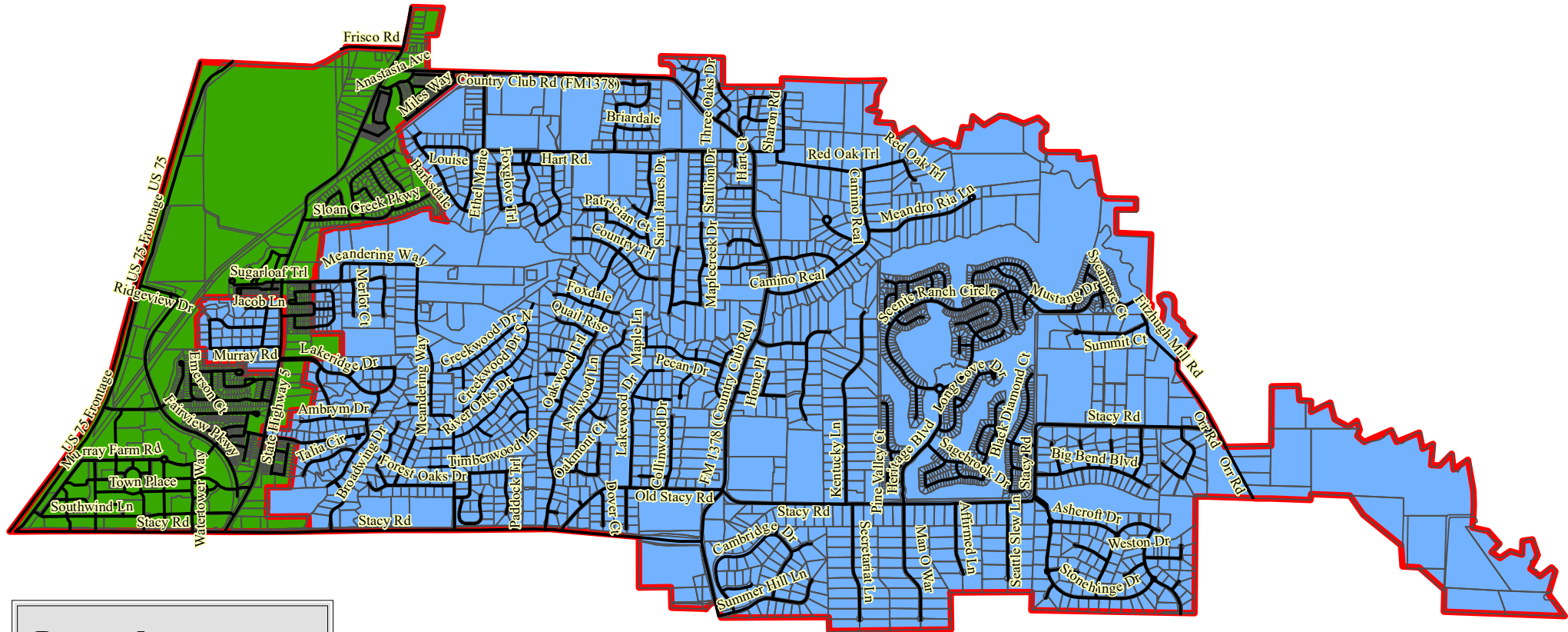
- All outdoor lighting fixtures have been designed, located, installed, aimed downward or towards structures, retro fitted if necessary, and maintained in order to prevent glare, light trespass, and light pollution
- Light trespass at property lines does not exceed the maximum of 0.20-foot candles
- 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
- Accent lighting may shine upward if the light is contained by the structure and the lamps are low intensity

**OUTDOOR LIGHTING STANDARDS ARE DIFFERENT FOR DISTRICT 1 AND 2, BE SURE AND CHECK WHICH STANDARDS APPLY TO YOUR DEVELOPMENT.**

Thank you for helping Fairview maintain its beauty at night as well as the daytime country living that we have all come to enjoy.



# Town of Fairview Lighting Districts



## Legend

- Streets
- Fairview Parcels
- District 1
- District 2

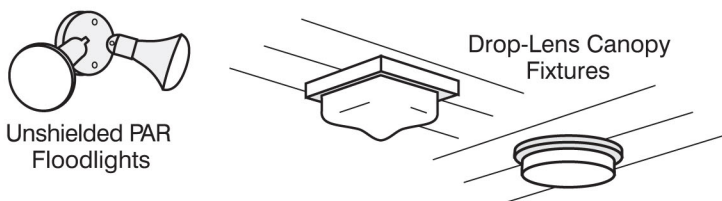
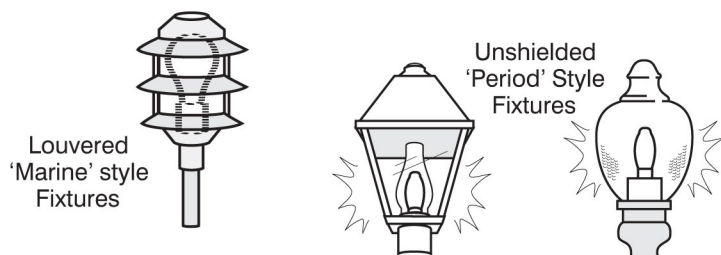
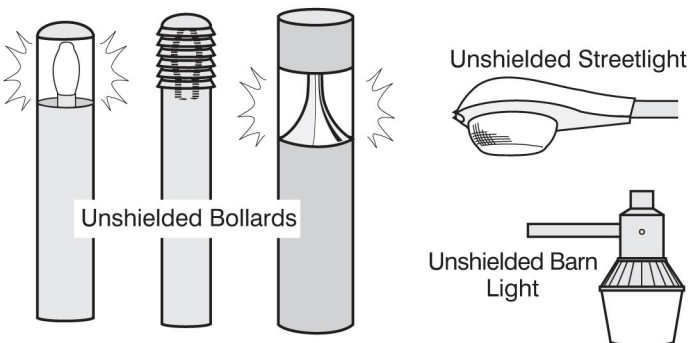
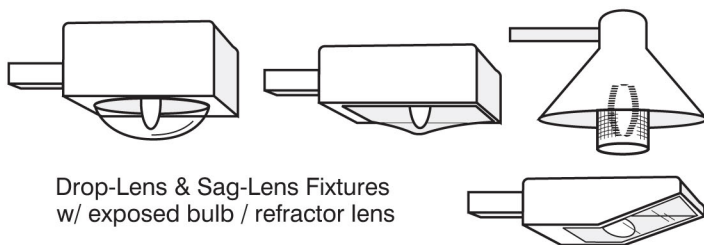
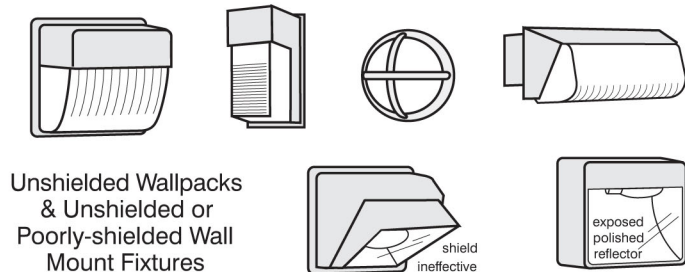
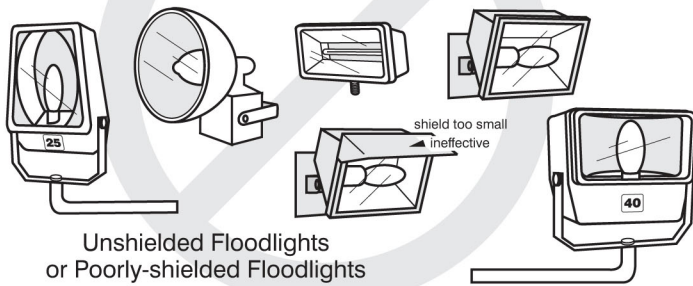




# Examples of Acceptable / Unacceptable Lighting Fixtures

## Unacceptable / Discouraged

Fixtures that produce glare and light trespass



## Acceptable

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

