



Bill No. \_\_\_\_\_

Ordinance No. \_\_\_\_\_

INTRODUCED BY

ALDERMEN UTT, FINLEY, STALLMANN, ROACH, FLEMING, WEAVER, SIEGEL, BULLINGTON

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AN ORDINANCE CREATING LIGHTING STANDARDS AND REQUIREMENTS IN THE CITY OF BALLWIN.

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WHEREAS, the purpose of this Section is to set standards for exterior lighting in the City of Ballwin in order to promote safety, security and to protect against potential nuisances.

WHEREAS, a public hearing was held before the Planning & Zoning Commission on \_\_\_\_\_, 2023 with respect to this Ordinance. The Planning & Zoning Commission recommended approval.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Appendix A, Article XVI shall be amended by adding a new Section 31 thereto, as follows:

Section 31. – Lighting Standards

(a) The following lighting standards shall be applicable to all residential properties within the City:

1. All lighting shall be aimed, located, designed, fitted and maintained so as not to create glare that presents a hazard or nuisance to drivers and/or pedestrians, generates nuisance glare or produces prohibited light trespass on neighboring properties.
2. Lights must be fully shielded, down directed and screened from adjacent properties in a manner that limits light trespass to one-tenth (0.1) of a foot-candle as measured at the property line.

(b) The following lighting standards shall be applicable to all non-residential properties within the City:

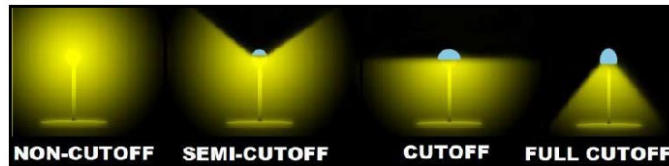
All lighting shall be aimed, located, designed, fitted and maintained so as not to create glare that presents a hazard or nuisance to drivers and/or pedestrians, generates nuisance glare or produces prohibited light trespass on neighboring properties. Illumination from light trespass shall not exceed one-tenth (0.1) foot-candles as measured at the property line for adjacent residential property or one-half (0.5) foot-candles as measured at the property line for adjacent non-residential property.

(c) Outdoor Athletic Facility. High-intensity or special purpose lighting of outdoor athletic facilities or entertainment venues shall require a conditional use permit as governed by Article XIV, Special Use Exception Regulations. Conditions related to the following may be imposed by

the Board of Aldermen:

1. Hours of operation.
2. Pole height.
3. Illumination levels at the property line.
4. Minimum setback distance from the property line.

(d) Lighting design for multifamily, office, commercial and industrial developments. All new exterior lighting fixtures installed within the City for multifamily, office, commercial or industrial developments shall utilize cutoff or full cutoff designs to ensure that no light is emitted above a horizontal plane, as depicted in the graphic below. The replacement of fixtures within existing projects in the City shall be brought into compliance with this section. ~~Exterior lighting fixtures, parking lot pole standards and pole bases shall be black unless otherwise approved by the City.~~



(e) Existing Lighting. When fifty percent (50%) or more of existing outdoor light fixtures (determined by dividing the total number of fixtures by the number of fixtures replaced or modified) are being replaced or modified in a non-residential development within a two-year time period, then all lighting shall be made to conform to the provisions of this Section.

(f) The City of Ballwin shall have the right to inspect completed lighting installations to assure compliance with the requirements of this Chapter. Any lighting or light fixture which is not erected, installed or maintained in accordance with the provisions of this Chapter shall be removed by the property owner of the land on which the lighting or light fixture is situated within fifteen (15) days of notice by the City. If the owner fails to act after fifteen (15) days' notice, such fixture may be removed by the City and the cost thereof charged to such owner.

Section 2: This ordinance shall be in full force and effect from after the date of its passage and approval and shall remain in effect until amended or repealed by the Board of Aldermen.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2023.

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**TIM POGUE, MAYOR**

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2023.

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**TIM POGUE, MAYOR**

ATTEST:

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**ERIC STERMAN, CITY ADMINISTRATOR**