

City of Andover, Kansas

GUIDELINES FOR SITE LIGHTING

The purpose of these guidelines is to enhance the safety and attractiveness of the community through the establishment of requirements for urban development projects. The standards herein established shall apply to all new development and certain levels of redevelopment, renovation and/or additions within the corporate boundaries of the City of Andover, Kansas.

Properly established and maintained site lighting can improve the livability of neighborhoods, enhance the safety and appearance of commercial areas, increase property values, improve relationships between non-compatible uses, and contribute to a positive overall image of the community.

Site lighting shall enhance the building design and the adjoining parking lot and landscape. Lighting standards and building fixtures shall be of a design and character compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Excessive brightness beyond property lines is to be avoided.

Definitions.

PARKING LOT: An area not within a building or other structure where motor vehicles may be stored for the purpose of temporary, daily or overnight off-street parking. This definition shall include vehicle access ways, queuing or holding areas such as at car washes, drive-up windows, gasoline pumps, storage, delivery and maintenance access ways, etc., and pedestrian access ways, but shall not include vehicle storage and display areas for new and used vehicle sales lots or parking for one-family and two-family dwellings.

General Lighting Standards.

A. Shading

1. The bulb or lighting source shall be shaded so as not to be visible from the adjacent public way or property.
2. Lighting shall not be directed upwards towards the sky.
3. Shading or cut off devices shall be used to prevent light spillage onto residential property in excess of 0.5 footcandles, measured at the property line.

B. Location

1. The placement of lighting fixtures shall make the best efforts to prevent the spillage of light onto adjacent residential property. Light fixtures shall not be located within 10 feet of any adjacent residential property.
2. Lighting poles, pedestals, or standards adjacent to pedestrian sidewalks, parking lot circulation access ways or stalls, etc. shall be located at least 2 feet from the edge of the pavement or traveled way.

Required Parking Lot Lighting.

Parking lot lighting shall be provided for any parking lot open to the public or for use by employees.

A. Lighting levels

1. A minimum of one footcandle and an average of three footcandles of lighting, measured at ground level, shall be maintained over the entire parking lot.
2. A maximum of a 6:1 ratio of average to minimum lighting level over the entire parking lot shall not be exceeded.
3. A maximum of a 20:1 ratio of maximum to minimum lighting level over the entire parking lot shall not be exceeded.

B. Maximum fixture height

1. The maximum height of the fixture or lighting element shall not exceed 40 feet in any industrial district, or parking lot with more than 100 spaces, but shall be limited to 25 feet within 300' of any residential district.
2. The maximum height of the fixture or lighting element shall not exceed 25 feet in any parking lot, excluding industrial districts, with less than 100 spaces, but shall be limited to 17 feet within 100' of any residential district.
3. The maximum height of the fixture or lighting element shall not exceed 15 feet along any pedestrian access way not located within the parking lot.

Outdoor Sales, Storage, and Service Lot Lighting.

Outdoor sales, storage, and service lots for activities such as the display, storage, or service of motor vehicles, recreational vehicles, construction or agricultural supplies and equipment, lawn and garden supplies and equipment, etc. may provide lighting. The standards for maximum fixture height for parking lot lighting shall apply.

Architectural Building Mounted Lighting.

Architectural lighting shall be used to identify the primary customer entrance to a building, and may be used to highlight or accent building features.

A. General Standards

1. Building mounted area floodlighting shall be avoided, except in industrial district not adjacent to residential districts.
2. Building mounted fixtures shall be directed or shaded so as to not shed glare or expose the bulb or lighting element to adjacent properties.
3. Uplighting shall be avoided, except where the source can be shaded or directed so as not to be directed into the sky.
4. Flickering or flashing lighting shall be prohibited.

Canopy Lighting.

Canopies for customer service areas shall be lighted for the safety and convenience of the public. Lighting should generally be provided from above.

A. General Standards

1. Canopies for vehicle access areas such as fuel canopies, bank drive-thru windows or ATMs, food service windows, etc. shall be lighted to a minimum of 25 footcandles, measured at ground level, by ceiling mounted fixtures aimed directly at the ground below.
2. Canopies for pedestrian access, or outdoor seating or service shall be lighted to a minimum of one footcandle measured at the ground level.