

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG  
TOWN OF LYMAN

ORDINANCE NO. 02132023 C

**AN ORDINANCE AMENDING TOWN OF LYMAN, SOUTH CAROLINA, ZONING  
ORDINANCE ARTICLE V, SECTION 508.7: REPLACING CURRENT SECTION 508.7  
LIGHTING, WITH AMENDED LANGUAGE AS CONTAINED HEREIN**

**WHEREAS**, the Town Council has determined that it is in the interest of the Town, for the benefit of the health, order, safety, general welfare and convenience of the Town and its residents, to amend the Town of Lyman, South Carolina, Zoning Ordinance Article V, Section 508.7, to remove the current section 508.7, Lighting, and replace with the amended 508.7 section as indicated herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL MEMBERS OF THE TOWN OF LYMAN IN COUNCIL ASSEMBLED**, to replace current Section 508.7, Lighting and replace with the below language for amended Section 508.7 to read as follows:

508.7            *Lighting.* Intent: To increase aesthetic values and safety for the development and application of effective, energy efficient lighting practices that minimize night sky glow, glare, and light pollution.

508.7 A.            *General Standards for Outdoor Lighting.* The maximum light level permissible at a residential property line shall not exceed 0.5 foot-candles where non-residential uses abut residential uses, and shall not exceed 2 foot-candles at the road right-of-way or at a non-residential property line and shall not cross property lines.

508.7 B.            *Flood Lighting.* All flood lights shall be installed with the fixture aimed downward at least 45 degrees below horizontal. Flood lights shall be orientated or shielded so that the source of the light is not visible from the road right-of-way or from any residential use.

508.7 C.            *Wall Packs, Ground Mounted Lighting, and Sign Lighting.* All wall packs shall be IESNA "full-cutoff" (no light output above 90 degrees at any lateral angle around the fixture) type fixtures. All external lighting fixtures on a sign or ground mounted luminaries lighting building facades, steeples, trees, billboards, monument signs, flags, and other like items shall not exceed 175 watts. Such lighting fixtures shall be oriented or shielded so that the source of the light is not visible from the road right-of-way or from any residential use. The light output from an internally illuminated sign shall not exceed the limits of Section 508.7 A. herein.

508.7 D.            *Parking Lots and Outdoor Merchandise Display Areas.* All parking lot and merchandise display area lighting fixtures, other than floodlights permitted under 508.7 B. herein, shall be cutoff fixtures and shall be mounted at a height not greater than 25 feet above

finished grade. Lighting levels in a parking lot shall not exceed 20 foot-candles, and merchandise display area lighting shall not exceed 30 foot-candles, initial level.

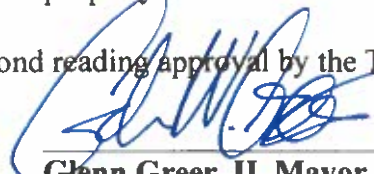
508.7 E. *Vehicular Canopy Lighting.* Lighting fixtures under a vehicular canopy shall be cutoff fixtures or fixtures fully recessed into the canopy. Lighting levels under the canopy shall not exceed 30 foot-candles, and the source of the light shall not be visible from the road right-of-way or from any residential property.

508.7 F. *Outdoor Playing Field or Performance Area Lighting.* All outdoor playing field or performance area lighting fixtures shall be equipped with louvers, shields, or other devices to control glare and to direct lighting at the playing field or performance area. Lighting fixtures shall be mounted at a height not greater than 80 feet above the playing field or performance area. Lighting of the playing field or performance area shall be extinguished no later than one hour after the event.

508.7 G. *Lighting Horizontal:* Lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall be cutoff fixtures. Fixtures shall not be mounted in excess of sixteen (16) feet above finished grade. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway. Flashing lights are prohibited.

508.7 H. *Permits.* A Lighting Plan shall be included with all building permit applications for new construction. Such plan shall include specifications of the lighting fixtures to be used, a detailed Site Plan which shows the location of all existing and proposed improvements, the location of the lighting fixtures, and a point-by-point foot-candle array. The Zoning Administrator may waive any or all of the above permit requirements, and accept a certification by a qualified design professional that the Lighting Plan complies with all of the requirements contained herein. These same plan requirements shall apply when new lighting fixtures are being erected on an existing developed property.

This Ordinance shall take effect upon second reading approval by the Town Council.

  
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Glenn Greer, II, Mayor

ATTEST:

  
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Candace Brock, Town Clerk

First Reading: February 13, 2023

Second Reading: March 13, 2023

*Heard by the Town of Lyman Planning Commission on January 24, 2023 and amendment is recommended for approval to the Town Council*



# Planning Commission Meeting January 24, 2023

## Staff Report

**Docket Number:** TXT 2023-02  
**Applicant:** Town of Lyman  
**Request:** Revision to Code of Ordinances, Article 5, Sect. 508.7 Lighting

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### Factual Dates:

- a. Planning Commission Meeting: January 24, 2023

### Staff Analysis and Recommendation(s):

See attached documents attached herein.

**Planning Commission Recommendation(s): All in Favor**

**Action:**

**Sec. 508. - Design Standards.**

For the purpose of this ordinance, the following design standards shall be deemed as the minimum required and shall be followed when designing a site. Single-family houses and mobile homes on individual parcels shall be exempt from these requirements. While there are no parking requirements in the CBD district, these standards shall apply when parking areas are created.

- 508.1 *Minimum Area.* For the purpose of these regulations, an off-street parking space is an impervious surfaced area, not in a street or alley, permanently reserved for the temporary storage of one automobile and connected with a street or alley by an asphalt or concrete driveway which affords ingress and egress.
- 508.2 *Drainage and Maintenance.* Off-street parking facilities shall be properly graded for drainage to prevent damage to abutting property and/or public streets and alleys and surfaced with asphalt, concrete, bituminous, or other impervious material.
- 508.3 *Separation from Walkways and Street.* Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys, and required setbacks by curbing or other protective device approved by the Zoning Administrator.
- 508.4 *Entrances and Exits.* All parking facilities except those serving SF1 and GR1 dwellings, shall be designed so that all movements onto a public street are in a forward motion.
- 508.5 *Spacing Requirements for Curb Cuts.* Curb cuts for service drives, entrances, exits and similar facilities shall not be located closer than fifty (50) feet to the intersection of any public street right-of-way lines. Private curb cuts shall be no greater than forty (40) feet in width and shall be placed no closer than ten (10) feet to any property or lot line. Entrance and exit driveways at other locations or at intersections not covered by the above restrictions may be denied if such a location will create an accident hazard for normal traffic.
- 508.6 *Marking.* Parking spaces in lots of more than ten (10) spaces shall be marked by painted lines, curbs or other means to indicate individual spaces. Signs or markers shall be used as necessary to ensure efficient traffic operation on the lot.
- 508.7 *Lighting.* Adequate lighting shall be provided in off-street parking spaces which are to be used at night. Equipment for lighting parking facilities shall be arranged so that light does not interfere with traffic or adjoining residential areas.
- 508.8 *Landscaping.* Where off-street parking, developed in conjunction with a permitted use or as a separate use occupying an individual lot or lots, comprises twenty (20) or more off-

street parking spaces, at least ten percent (10%) of the impervious service area shall be open and landscaped in such a manner as to divide and break up the expanse of paving with islands and barriers.

The natural landscape shall be preserved in all possible cases. Wherever healthy plant material exists on a site, minimum planting standards may be adjusted for such plant material, if in the opinion of the Zoning Administrator such adjustment is in the best interest of the Town, and preserves all intents of this ordinance.

*Article V, Section 508 Design Standards*

*Delete current section 508.7*

*Replace with*

*508.7 Lighting- See requirements as listed herein section 823.*

*Add*

*823 Lighting*

*823.1 Lighting.* Intent: To increase aesthetic values and safety for the development and application of effective, energy efficient lighting practices that minimize night sky glow, glare, and light pollution.

*823.2 General Standards for Outdoor Lighting.* The maximum light level permissible at a residential property line shall not exceed 0.5 foot-candles where non-residential uses abut residential uses, and shall not exceed 2 foot-candles at the road right-of-way or at a non-residential property line and shall not cross property lines.

*823.3. Flood Lighting.* All flood lights shall be installed with the fixture aimed downward at least 45 degrees below horizontal. Flood lights shall be orientated or shielded so that the source of the light is not visible from the road right-of-way or from any residential use.

*823.4 Wall Packs, Ground Mounted Lighting, and Sign Lighting.* All wall packs shall be IESNA "full-cutoff" (no light output above 90 degrees at any lateral angle around the fixture) type fixtures. All external lighting fixtures on a sign or ground mounted luminaries lighting building facades, steeples, trees, billboards, monument signs, flags, and other like items shall not exceed 175 watts. Such lighting fixtures shall be oriented or shielded so that the source of the light is not visible from the road right-of-way or from any residential use. The light output from an internally illuminated sign shall not exceed the limits of Section 823.2 herein.

*823.5 Parking Lots and Outdoor Merchandise Display Areas.* All parking lot and merchandise display area lighting fixtures, other than floodlights permitted under 823.3 herein, shall be cutoff fixtures and shall be mounted at a height not greater than 25 feet above finished grade. Lighting levels in a parking lot shall not exceed 20 foot-candles, and merchandise display area lighting shall not exceed 30 foot-candles, initial level.

*823.6 Vehicular Canopy Lighting.* Lighting fixtures under a vehicular canopy shall be cutoff fixtures or fixtures fully recessed into the canopy. Lighting levels under the canopy shall not exceed 30 foot-candles, and the source of the light shall not be visible from the road right-of-way or from any residential property.

*823.7 Outdoor Playing Field or Performance Area Lighting.* All outdoor playing field or performance area lighting fixtures shall be equipped with louvers, shields, or other devices to control glare and to direct lighting at the playing field or performance area. Lighting fixtures shall be mounted at a height not greater than 80 feet above the playing field or performance area. Lighting of the playing field or performance area shall be extinguished no later than one hour after the event.

*823.8 Lighting Horizontal:* Lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall be cutoff fixtures. Fixtures shall not be mounted in excess of sixteen (16) feet above finished grade. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway. Flashing lights are prohibited.

*823.9 Permits.* A Lighting Plan shall be included with all building permit applications for new construction. Such plan shall include specifications of the lighting fixtures to be used, a detailed Site Plan which shows the location of all existing and proposed improvements, the location of the lighting fixtures, and a point-by-point foot-candle array. The Zoning Administrator may waive any or all of the above permit requirements, and accept a certification by a qualified design professional that the Lighting Plan complies with all of the requirements contained herein. These same plan requirements shall apply when new lighting fixtures are being erected on an existing developed property.