



CITY OF BANDERA

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Outdoor Lighting Information

On February 6, 2018 the City of Bandera passed Ordinance 345 amending Chapter 3, Building Regulations, adding Article 3.08, Outdoor Lighting. The following are some key points of the ordinance. *The following is not the ordinance in its entirety. Please go to cityofbandera.org Codes and Ordinance for more details.*

All nonconforming existing outdoor lighting, commercial and residential, shall be brought to comply with the ordinance within five (5) years of it being passed. (Sec 3.08.004)

All lighting installations commenced in accordance with this article must be in compliance with the International Building Code. (Sec 3.08.013)

New lighting (Sec 3.08.003)

All new commercial outdoor lighting and any residential lighting that is attached to a building that requires a permit will conform with the ordinance.

Nonconforming existing lighting (Sec 3.08.004)

All existing outdoor lighting that was legally installed before the ordinance passed and that does not conform to the ordinance is considered legal nonconforming.

If more than 50% of the total value of the lighting has been destroyed, it is no longer considered legal nonconforming. The previous nonconforming lighting is to be removed and replaced with lighting conforming to the ordinance. The same rules are applied to a property that has been deemed abandoned for a continuous 6 months.

All commercial existing outdoor lighting that is part of a building permit for a major addition is required to be brought into conformance with the ordinance before the final inspections or issuance of a Certificate of Occupancy.

Lighting requirements

Shielding: All outdoor lighting shall be shielded so that the luminous elements of the fixture are not visible from any other property. (Sec 3.08.005)

Outdoor uplighting is prohibited, unless the fixture is shielded by a roof overhand or similar shield. (Sec 3.08.005)

Outdoor lighting fixtures are not allowed to have light escape above a horizontal plane. (Sec 3.08.005)

Outdoor externally illuminated signs must conform with the ordinance and the sign ordinance. (Sec 3.08.006)

Up to two government flag poles per property are permitted to be lit with restrictions. (Sec 3.08.008)

Prohibited lighting (Sec 3.08.009)

The installation of:

mercury vapor fixtures or lamps,

wall pack style fixtures for outdoor use unless the fixtures is rated by the manufacturer as full cutoff, and

barn-light style fixtures for outdoor use unless the fixture includes a full opaque reflector instead of the standard translucent lens

are prohibited.

Permitting (Sec 3.08.010)

All commercial building permit applications must include an outdoor lighting plan which includes:

-the location of all existing and proposed light fixtures

-specification sheets for all existing and proposed light fixtures

-acknowledgement that the applicant has received notification of this article

Exemptions (Sec 3.08.011)

Two notable exemptions from the ordinance are:

-holiday lights from November 15th to January 15th during hours from 6:00 am to midnight each day.

-lighting employed during emergency repairs of roads and utilities