Legislative Summary: Ordinance No. 639-2024

This ordinance enacts new Codified Ordinance Section 352.13 to require lighting standards in all outdoor parking lots with ten or more spaces. During non-daylight hours outdoor parking lots must be illuminated with one (1) to 2.5 footcandles, as recommended by the Illuminating Engineering Society (IES). The purpose is to provide adequate lighting for the safety of residents and pedestrians, and to prevent crime and accidents.

Enforcement: This zoning ordinance will be enforced when new permit plans are reviewed by the Department of Building and Housing and the City Planning Commission. Building and Housing will inspect complaints of non-compliance, and issue a violation notice to bring an outdoor parking lot into compliance. The penalty for a violation is a 1st degree misdemeanor with up to a $1000 fine and 180 days in jail. A tool to use for enforcement is an illuminance meter that measures light illumination levels.

Not Retroactive: This ordinance only applies to lighting installed in lots after the effective date. Existing lots with lighting already approved are not subject to these new lighting requirements. If existing lighting plans were previously approved, the lot owner could be cited for not maintaining lighting as approved. An owner that is replacing existing lighting and installing new lighting in a lot must comply with these new lighting standards.

Other Footcandle Lighting Requirements: Ohio cities of Columbus, Toledo, Dayton, and Dublin have similar lighting requirements for outdoor parking lots. Cleveland's new form based code outdoor lighting standards require a maximum light level of 2.5 footcandles at the right-of-way street line, so these new lighting standards in outdoor parking lots are consistent. Footcandle illumination is also required in our codified ordinances for alternative pedestrian access routes in building construction zones at levels not less than three footcandles for sidewalks and walkways.