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CURRENT REGULATIONS - CITY

Article 2. ZONING DISTRICTS
Section 2-201. Mixed Use 1, 2 And 3 (MX1, MX2 And MX3) Districts.

9. Architecture. Building architecture shall be as per [Article 5, Architecture](#).

a. Pursuant to [Section 5-100, Review Standards](#), the Board of Architects shall review applications for aesthetic design and compatibility. The Board of Architects shall have the authority to deny proposed designs that do not comply with aesthetic standards. Applicants are required to submit and describe the proposed architectural style, with adequate documentation of precedents and aesthetic goals. The Board of Architects may approve minor adjustments for aesthetic purposes to the design regulations in order to enhance building design.

b. Facades in excess of one hundred and fifty (150) feet in length shall incorporate design features with the use of the following items:

- i. Breaks, setbacks or variations in bulk/massing at an average of one hundred (100) feet intervals.
- ii. Use of architectural relief and elements.
- c. Lighting (building). External illumination and lighting of buildings shall conform to dark skies standards and shall require City Commission approval.

ARTICLE 12. AMBIENCE STANDARDS

Section 12-100. Lighting

Section 12-101. Purpose and applicability.
 It is the purpose of this Article to establish minimum standards for the provision and use of outdoor lighting in order to provide for the safe and secure night time use of public and private property while at the same time protecting adjacent land uses from intrusive light conditions.

Section 12-102. Outdoor lighting permitted with standards.
 Outdoor lighting for areas such as but not limited to, tennis courts, golf courses, sporting grounds, outside lighting for security purposes and **night lighting of commercial buildings**, any of which abut residential areas shall be permitted under the following conditions:

A. A permit for outdoor lighting may be issued if, after review of the plans and after consideration of the adjacent area and residential uses, the **proposed lighting will be deflected, shaded and focused away from adjacent properties and will not be a nuisance to such adjacent properties.**

B. Outdoor lighting shall be designed so that any overspill of lighting onto adjacent properties shall **not exceed one-half (½) foot-candle (vertical) and one-half (½) foot candle (horizontal) illumination on adjacent properties.**

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CURRENT REGULATIONS - COUNTY

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Chapter 8C - BUILDING SECURITY MEASURES⁽¹⁾

Footnotes:
— (1) —
*Editor's note—*Ord. No. 03-214, § 1, adopted Oct. 7, 2003, amended chapter 8C by changing its title from "Parking Lots Illumination and Public Swimming Pools, Spas, and Hot Tub Barriers" to "Building Security Measures."
*Editor's note—*Ord. No. 01-196, § 1, adopted Nov. 20, 2001, added a new chapter 8C, sections 8C-1—8C-4. Former chapter 8C, pertaining to intrusion and burglary security was repealed by Ord. No. 96-171, § 4, adopted Nov. 19, 1996 and derived from Ord. No. 76-18, § 1, adopted Feb. 3, 1976 and Ord. No. 79-114, § 1, adopted Dec. 4, 1979.

Sec. 8C-1. - Provisions for parking lots illumination, air conditioning condenser unit security, and public swimming pools, spas and hot tub barriers and installation of guardrails and other traffic barriers for parking lots to be set forth in this chapter and the Florida Building Code.

This chapter prescribes requirements for illumination for open parking lots, alleys and access thereto and parking under or within buildings for all buildings and structures, air conditioning condenser unit security and barriers for new construction of public swimming pools, spas and hot tubs and installation of guardrails and other traffic barriers for parking lots abutting bodies of water.

(Ord. No. 01-196, § 1, 11-20-01; Ord. No. 03-214, § 2, 10-7-03; Ord. No. 12-84, § 1, 10-2-12)

Sec. 8C-2. - Application, enforcement, and exemptions.

The provisions of this chapter, except where otherwise provided, shall apply to the incorporated and unincorporated areas of Miami-Dade County. It is provided, however, that the municipalities may enact more restrictive regulations than set forth in this chapter. The enforcement of this chapter shall be the responsibility of the local building official. Except for certain exemptions for government facilities as expressly provided, [Section 8C-3](#) below shall apply to existing occupancies as well as those constructed subsequent to the effective date of this chapter.

Every new and existing building for the purpose of this Chapter shall be classified in accordance with [Chapter 3](#), "Occupancy Classification" of the Florida Building Code. Whenever there is any uncertainty as to the classification of a building, the Building Official for purposes of this chapter shall have the authority to make the determination of the classification within which it falls.

(Ord. No. 01-196, § 1, 11-20-01; Ord. No. 12-84, § 2, 10-2-12)

Sec. 8C-3. - Illumination for open parking lots, alleys and access thereto and parking and nonenclosed areas under or within buildings.

(a) *Generally:*

- (1) This section applies to new construction and all existing buildings.
- (2) Open parking lots, alleys, and access thereto shall be illuminated as set forth below. For purposes of this paragraph, alley is defined as a narrow vehicular thoroughfare up to twenty-five (25) feet in width upon which service entrances or buildings abut and not generally used as a thoroughfare for general traffic; provided, however, alleys shall not include public rights-of-way.

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CURRENT REGULATIONS - FBC

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Codes / Florida / 2023 Florida Building Code, Energy Conservation, Eighth Edition ▾

Chapter 4 [CE] Commercial Energy Efficiency

C405.2.7.2 Building facade and landscape lighting.

Building facade and landscape lighting shall automatically shut off from not later than one hour after business closing to not earlier than one hour before business opening.

C405.2.7.3 Lighting setback.

Lighting that is not controlled in accordance with Section C405.2.7.2 shall comply with the following:

1. Be controlled so that the total wattage of such lighting is automatically reduced by not less than 50 percent by selectively switching off or dimming luminaires at one of the following times:
 - 1.1. From not later than midnight to not earlier than 6 a.m.
 - 1.2. From not later than one hour after business closing to not earlier than one hour before business opening.
 - 1.3. During any time where activity has not been detected for 15 minutes or more.
2. Luminaires serving outdoor parking areas and having a rated input wattage of greater than 78 W and a mounting height of 24 feet (7315 mm) or less above the ground shall be controlled so that the total wattage of such lighting is automatically reduced by not less than 50 percent during any time where activity has not been detected for 15 minutes or more. Not more than 1,500 W of lighting power shall be controlled together.

C405.2.7.4 Exterior time-switch control function.

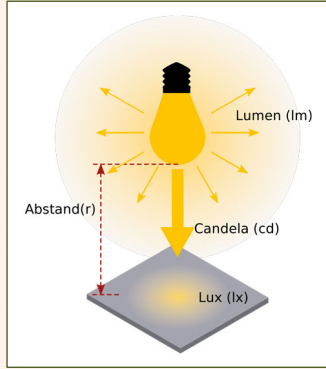
Time-switch controls for exterior lighting shall comply with the following:

1. They shall have a clock that is not less than 7 days.
2. They shall be capable of being set for seven different day types per week.
3. They shall incorporate an automatic holiday setback feature.
4. They shall have program backup capabilities that prevent the loss of program and time settings for not less than 10 hours, if power is interrupted.

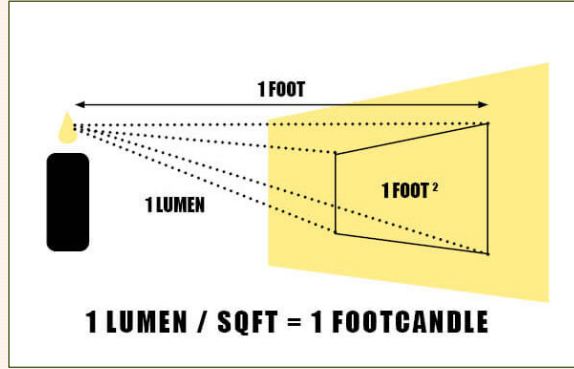
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REGULATING LIGHT



Lumen: the unit of the perceived power of visible light



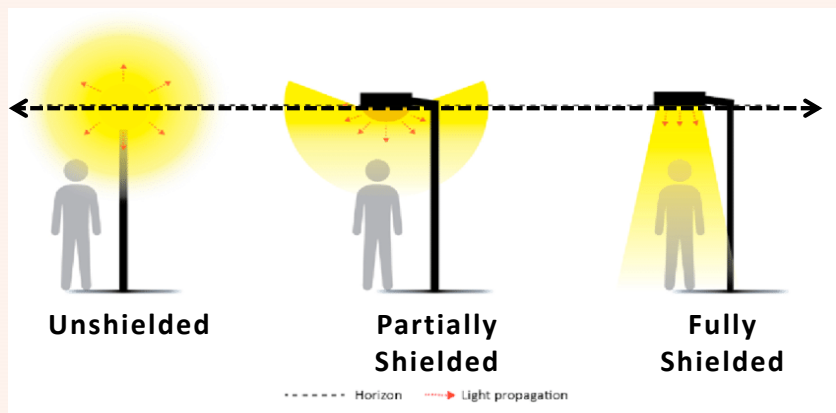
Foot-candle: one lumen per square foot

A non-SI unit of illuminance (lux, by SI) or light intensity (candela, by SI).

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REGULATING LIGHT



Shielding: a fixture light distribution where no light intensity, some light intensity, or all light intensity is emitted at or above a horizontal plane drawn through the bottom of the fixture

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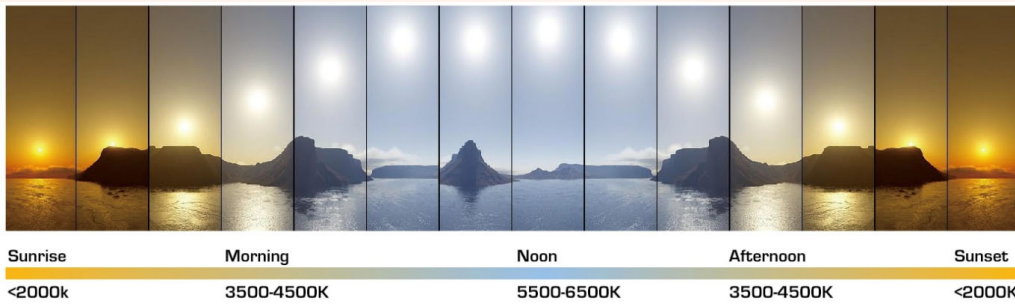
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REGULATING LIGHT

Correlated Color Temperature (CCT) describes the relative proportions of red and orange (low frequency) and blue and violet (high frequency) in white light. And is measured in *kelvin (K)*

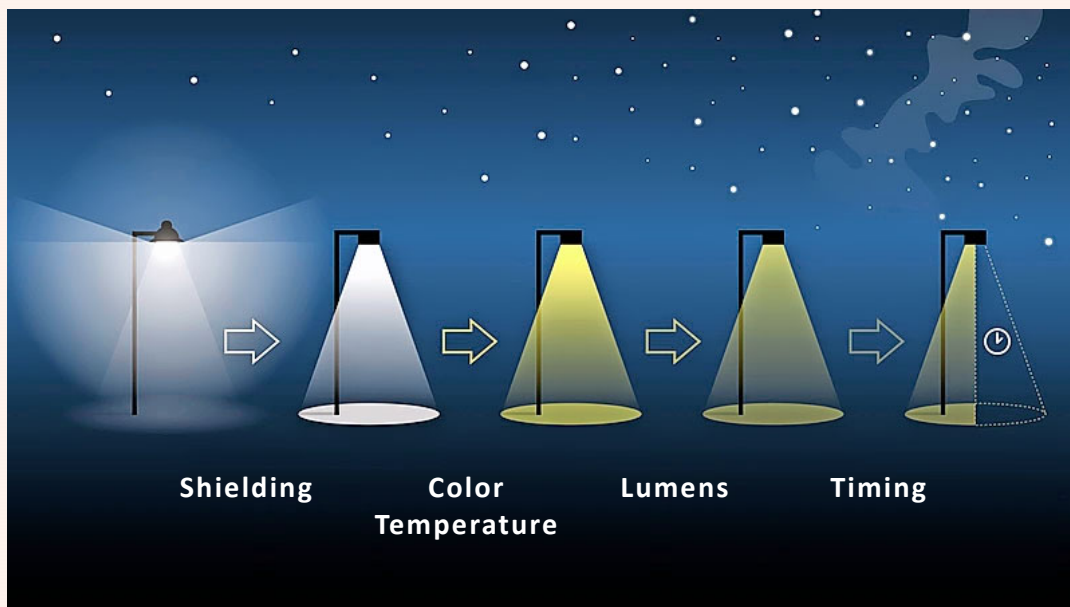
Kelvin measures the color or warmth of white light, with lower temperatures indicating warmer colors

Commercial and residential lighting uses temperatures between **2000 - 6500 K**



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PROPOSED LIGHTING REQUIREMENTS



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PROPOSED GENERAL REQUIREMENTS

- Require that fixtures with multiple **bulbs to be appropriately spaced** to maintain low ambience;
- **Limit redundant light** on private property adjacent to existing street lighting;
- Limit the light color temperature to **3000 Kelvin** within or adjacent to residential neighborhoods;



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PROPOSED RESIDENTIAL REQUIREMENTS

- Limit **heights and setbacks of light poles** in residential properties;
- Provide for **lumen maximums** for certain types of lighting fixtures (fully shielded, partly shielded, unshielded, low voltage, etc);



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PROPOSED NON-RESIDENTIAL REQUIREMENTS



- Limit the illumination of non-residential buildings (mixed-use, office, etc) to the **ground level and the building facade top;**
- Require **Board of Architects approval** for illumination of the building tops of mixed-use buildings;
- Require **light reduction** after work hours for parking lots and rooftop parking, and for non-residential building façade tops after midnight



Sec. 8C-3. - Illumination for open parking lots, alleys and access thereto and parking and nonenclosed areas under or within buildings.

(a) *Generally:*

(1) This section applies to new construction and all existing buildings.

(2) Open parking lots, alleys, and access thereto shall be illuminated as set forth below. For purposes of this paragraph, alley is defined as a narrow vehicular thoroughfare up to twenty-five (25) feet in width upon which service entrances or buildings abut and not generally used as a thoroughfare for general traffic; provided, however, alleys shall not include public rights-of-way.

(b) *Groups A (Assembly), D (Day Care) and E (Educational) occupancies:*

(1) Open parking lots and access thereto shall be provided with a maintained minimum of 1 foot-candle on the parking surface from dusk until dawn; provided, however, the lighting level may be reduced by fifty (50) percent on non-business days and commencing thirty (30) minutes after the termination of business on each operating day. The uniformity ratio shall not exceed a twelve to one ratio (12:1) maximum to minimum foot-candles. This provision shall not apply to governmental facilities not generally open to the public, and shall apply to those governmental facilities that are generally open to the public only during the dusk-to-dawn hours such facilities are open.

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Exterior Lighting

Zoning Code Text Amendment

PLANNING AND ZONING BOARD
DECEMBER 10, 2024



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