

**ORDINANCE NO. 2025-008**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 95. - "OUTDOOR LIGHTING STANDARDS" BY ADDING AND MODIFYING DEFINITIONS, MODIFYING LIGHTING INTENSITY STANDARDS, ESTABLISHING PROHIBITED LIGHTING PRACTICES, AND PROVIDING FOR COMPLIANCE; AMENDING ARTICLE 70. - SIGN REGULATIONS, SECTION 070-070. – "GENERAL SIGN REQUIREMENTS FOR PERMANENT SIGNS," PERTAINING TO SIGN ILLUMINATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council finds that the outdoor lighting regulations in the ULDC, adopted in 2005, are not adequate to maintain the Town's rural character and prevent certain nuisances; and

**WHEREAS**, the Town Council wishes to amend the outdoor lighting regulations to more effectively limit light trespass onto residential properties and onto residential streets; and

**WHEREAS**, after holding a duly noticed public hearing on June 26, 2025, the Local Planning Agency found the proposed amendments to be consistent with the adopted Town of Southwest Ranches Comprehensive Plan.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

**Section 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby incorporated herein and made a part hereof.

**Section 2.** Article 095. - "Outdoor Lighting Standards" is hereby amended pursuant to Exhibit "A," which is attached hereto and made a part hereof.

Ordinance No. 2025-008

**Section 3.** Article 070. – “Sign Regulations,” Section 070-070. – “General sign requirements for permanent signs” is hereby amended pursuant to Exhibit “B,” which is attached hereto and made a part hereof.

**Section 4. Codification.** The Town Clerk shall cause this ordinance to be codified as a part of the ULDC during the next codification update cycle.

**Section 5. Conflicts.** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**Section 6. Severability.** If any word, phrase, clause, sentence or section of this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

**Section 7. Effective Date.** This Ordinance shall take effect immediately upon passage and adoption.

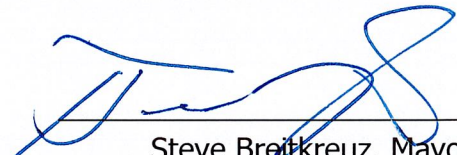
**[Signatures On Following Page]**

**PASSED ON FIRST READING** this 3 day of May, 2025 on a motion made by Chm Jablonski and seconded by Chm Allbritton.

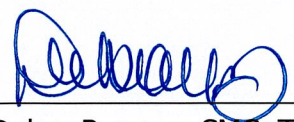
**PASSED AND ADOPTED ON SECOND READING** this 26<sup>th</sup> day of June, 2025, on a motion made by Chm Kuczenski and seconded by Chm Jablonski.

Breitkreuz	<u>yes</u>
Hartmann	<u>yes</u>
Allbritton	<u>yes</u>
Jablonski	<u>yes</u>
Kuczenski	<u>yes</u>

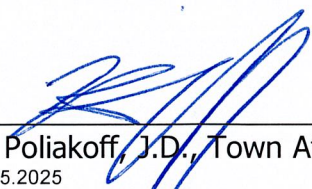
Ayes	<u>5</u>
Nays	<u>0</u>
Absent	<u>0</u>
Abstaining	<u>0</u>

  
Steve Breitkreuz, Mayor

ATTEST:

  
Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

  
Keith Poliakoff, J.D., Town Attorney  
1001.035.2025

Ordinance No. 2025-006

## EXHIBIT "A"

### ARTICLE 95. OUTDOOR LIGHTING STANDARDS

#### Sec. 095-010. Purpose, intent and applicability.

The purpose and intent of this article is to create lighting standards that preserve the rural character of the town and promote the health, safety and welfare of ~~the~~its residents by establishing maximum intensities of lighting and controlling glare from ~~luminaires~~lighting fixtures. The provisions of this article shall apply to all permanent outdoor lighting from an artificial light source.

#### Sec. 095-020. Definitions.

In addition to terms defined in ~~A~~article 10, "Definition of Terms," the following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. In the absence of a specific technical definition, words and phrases shall have those definitions and meanings as provided by the Illuminating Engineering Society of North America.

*Area light* means ~~light~~a luminaire that produces more than ~~six hundred (600)~~eighteen hundred (1,800) lumens.

~~*Athletic field lighting* means any lighting greater than 35 feet in height, utilized to illuminate sports facilities.~~ *Bulb* means the light-producing source in a luminaire; a device that produces light upon the application of electricity. Bulbs include, but are not limited to, the following technologies: incandescent; fluorescent; light emitting diode, and noble gasses such as neon.

*Correlated color temperature (CCT)* is a specification of the color appearance of the light emitted by a bulb, relating its color to the color of light from a reference source when heated to a particular temperature, measured in degrees Kelvin (K). The CCT rating for a lamp is a general "warmth" or "coolness" measure of its appearance. Lamps with a CCT rating below three thousand (3000) K are usually considered "warm" sources, while those with a CCT above three thousand (3000) K are usually considered "cool" in appearance.

*Cutoff, full*, means a ~~lighting fixture~~luminaire that emits zero (0) percent of its light above ninety (90) degrees and ten (10) percent above eighty (80) degrees from horizontal.

*Directional luminaire* means a luminaire that primarily concentrates or exclusively emits light in a specific direction.

Ordinance No. 2025-~~008~~

New text is underlined and deleted text is stricken



1 Downlighting means light projected below the horizontal plane formed by the bottom  
2 of a luminaire.

3 Floodlight means any ~~light luminaire~~ that produces ~~no more than eighteen hundred~~  
4 ~~(1,800) lumens in~~ a broad beam designed to saturate or illuminate a given area with light.  
5 Generally, floodlights produce from one thousand (1,000) to eighteen hundred ~~(1,800)~~  
6 lumens. Floodlights are directional ~~fixtures~~ luminaires.

7 Footcandle, horizontal means the number of footcandles at a given location  
8 measured on the horizontal plane at grade level, with the sensor of the light meter facing  
9 up toward the sky, parallel to the ground.

10 Footcandle, vertical means the number of footcandles at a given location, at any  
11 height above grade level, measured on the vertical plane, with the sensor of the light  
12 meter facing ninety (90) degrees to the ground.

13 Glare means light entering the eye directly from a luminaire or reflection the  
14 ~~sensation produced by lighting~~ that results in annoyance, discomfort or a reduction of  
15 visual performance and visibility, ~~and includes direct and reflected glare. All d~~ Directional  
16 ~~fixtures luminaires, and any fixture area lights that are not fully shielded and the reflection~~  
17 ~~of any luminaire~~ with an output of more than eighteen hundred (1,800) lumens ~~that is~~  
18 ~~visible, either directly or by reflection, from onto~~ adjacent properties or streets shall be  
19 considered to cause glare.

20 Luminaire, also known as a light fixture, means an electrical lighting device  
21 containing one or more light sources, such as bulbs, and all the accessory components  
22 required for its operation to provide illumination to the environment. All luminaires have  
23 a body and one or more bulbs

24 Lumens is a term that is used in this article to describe the amount of light that a  
25 luminaire produces, measured at the light source.

26 Outdoor lighting means lighting located outside of an enclosed building, or otherwise  
27 installed in a manner that lights any area other than the inside of an enclosed building.

28 Residential and agricultural recreational lighting mean ~~fixtures luminaires~~ of a type  
29 or intensity designed or used to light sports courts or equestrian riding areas within a  
30 residential zoning district.

31 Spotlight means any ~~lighting assembly luminaire~~ designed to direct the output of a  
32 contained ~~lamp bulb~~ in a specific, narrow and focused beam, with a reflector located  
33 external to the ~~lamp bulb, or any floodlight in excess of eighteen hundred (1800) lumens~~.  
34 Spotlights are directional ~~fixtures~~ luminaires.

35 Shielded luminaire, fully means a luminaire within which all bulbs are fully shielded  
36 from view.



~~Stadium lighting. See "Athletic field lighting."~~

~~Strip light means a linear, tube-like or ribbon-like luminaire that produces a linear lighting effect, typically used in exterior applications as accent or decorative lighting.~~

~~Temporary lighting means portable lights used for a special purpose, on a temporary and rare or infrequent basis, limited to motor vehicle lights during the normal operation of the vehicles, emergency services lights and handheld flashlights and spotlights.~~

~~Uplighting means light projected above the horizontal plane formed by the top of a **fixture luminaire**.~~

### **Sec. 095-030. ~~Prohibited outdoor lighting regulations.~~**

~~The following types of lighting are prohibited:~~

(A) ~~Uplighting and downlighting, unless are limited to eighteen hundred lumens as follows:~~

~~(1) Only directional luminaires may be used.~~

~~(2) Uplights and either shall be shielded by an architectural overhang or landscape element unless, or used to illuminate the flag of the United States of America, or a freestanding sign when authorized in Article 70, "Sign Regulations."~~

(B) ~~Area lights other than those with full cutoff fixtures~~Reserved.

(C) ~~Any directional light with a bulb visible from~~Lighting that results in glare onto an adjacent property~~ies or streets is prohibited;~~ provided that fixtures luminaires activated only when motion is detected within the property upon which they are located may cause glare if the fixture luminaire shuts off within one two five (125) minutes of being activated, is not aimed at any residential window or other translucent surface on an adjacent property, and is not consistently activated by human activity or animal activity for more than fifteen (15) minutes in any ninety (90) minute period after 11:00 p.m. Motion-activated directional luminaires that are not shielded shall be programmed for a sensitivity level that avoids unnecessary activation when not needed, and shall be maintained to ensure there is no malfunction.

(D) ~~Athletic field lighting Luminaires shall not be mounted at a height greater than thirty-five (35) feet.~~

(E) ~~Area lights shall be full cutoff.~~



1 (F) The following regulations apply to all luminaires in a residential zoning district  
2 within forty-five (45) feet of a street line:

3 (1) Area lights shall be fully shielded.

4 (2) Any visible bulb shall have a CCT of three thousand (3000) K or less,  
5 except as provided in Sec. 095-030(C), above.

6 (3) Luminaires on fences or walls that are not strip lights may only be affixed  
7 to structural columns or posts, and are limited to one (1) luminaire per  
8 column or post. In absence of structural posts or columns, luminaires  
9 shall be spaced at least twenty (20) feet apart.

10 (4) Strip lights may be affixed to a fence or wall if concealed. Exposed strip  
11 lights are prohibited.

12 (G) The following luminaires are prohibited:

13 (1) Spotlights

14 (2) (E) —Street-lights within residential zoning districts, except as determined  
15 necessary by the town council to protect the public health, safety and  
16 welfare based upon consideration of traffic volumes and roadway conditions.

17 (3) Blinking, flashing, moving, revolving, or flickering lights; lights that change  
18 intensity or color; and chase lighting. Exceptions: lighting for temporary  
19 seasonal displays, lighting for public safety and lighting required for air traffic  
20 safety.

21 (4) Any luminaire that may be confused with or construed as a traffic control  
22 device.

23 (5) Laser source lights, strobe lights, or lights that flash or intermittently change  
24 intensity. Changes in color are allowed.

25 (6) Exposed strip luminaires affixed to the surface of a wall or fence located  
26 within any required streetside yard and visible from the street.

27 **Sec. 095-040. Compliance with standards required.**

28 ~~All applications for a development permit, submitted after the effective date of the~~  
29 ~~ordinance from which this ULDC is derived, shall comply with the following standards:~~

30 (H) The overspill of light originating from any plot, regardless of zoning, ~~onto any~~  
31 other plot or street located within a residential zoning district in the town shall  
32 not exceed one-tenth (0.1) horizontal or vertical footcandle onto any other plot  
33 located within a residential or open space zoning district, measured at grade  
34 level at the property line any location on the receiving plot.



(I) The overspill of light originating from any plot onto any portion of a street that traverses a residential or open space zoning district shall not exceed any of the following values, measured from within the public or private street right-of-way:

(1) One (1) vertical footcandle measured five (5) feet from the street line closest to the plot.

(2) Thirty hundredths (0.30) vertical footcandle, measured ten (10) feet from the street line closest to the plot.

(3) The values in a. and b. above may be increased by up to fifty percent (50%) for one vehicular driveway per street frontage of a plot. Overspill shall return to the maximum levels in a. and b. within fifteen (15) feet of the driveway centerline, measured perpendicular to the centerline and parallel to the street line.

(J) ~~(B)~~ All vehicular use areas, other than those that are accessory to a single-family residence, shall be lighted in compliance with the minimum standards established by the Illuminating Engineering Society of North America. For purposes of this provision, "vehicular use area" does not include streets.

(K) ~~(G)~~ Vegetation screens shall not be employed as the primary means for controlling glare. Glare control shall be achieved primarily through the use of cutoff ~~fixtures~~ luminaires, shields and baffles, and the appropriate application of ~~fixture-luminaire~~ mounting height, lighting intensity, placement and angle.

(L) ~~(D)~~ Electrical feeds for all pole mounted ~~fixtures-luminaires~~ installed after the effective date of ~~the~~ Ordinance 2005-005 ~~from which this ULDC is derived,~~ shall run underground, not overhead.

(M) ~~(E)~~ Open air parking lighting shall be controlled by automatic devices that extinguish the lighting between 11:00 p.m. and dawn unless otherwise provided by law.

(N) Recreational lights, such as those for tennis courts and equestrian arenas shall be turned off when the facilities are not in active use.

#### **Sec. 095-0450. Nonconforming outdoor lighting.**

(A) Any legally installed outdoor lighting that ~~does-did~~ not conform to all of the provisions of this article as enacted by Ordinance No. 2005-005 was required to comply no later than April, 2010.

(B) Any legally installed outdoor lighting that does not conform to the amendments to this article adopted on June 12, 2025 shall come into compliance ~~within (5) years~~ no later than the following dates of the effective date of the ordinance

Ordinance No. 2025-~~008~~

New text is underlined and deleted text is ~~stricken~~



1 ~~from which this ULDC is derived~~, except that approval of any application for a  
2 development permit that seeks to increase the existing total square footage of  
3 structures on a ~~residential~~ plot by fifty twenty (5020) percent or more shall  
4 require that all lighting on site be brought into compliance with these  
5 regulations:-

6 (1) Nonconformities that can be made compliant, or more compliant, by  
7 reducing the intensity setting of dimmable lamps or decreasing the  
8 sensitivity of motion sensors are required to comply or achieve greatest  
9 possible compliance immediately.

10 (2) Nonconformities that can be made compliant by replacing bulbs shall  
11 comply no later than June 12, 2026.

12 (3) Nonconformities that can be made compliant by installing shielding shall  
13 comply no later than June 12, 2027.

14 (4) Nonconformities that require replacing or lowering the height of luminaires  
15 to achieve compliance shall comply no later than June 12, 2030.

16  
17 **Sec. 095-0560. Outdoor lighting permits.**

18 (A) The erection or placement of any luminaire with output of six hundred (600) lumens  
19 or more within any required yard, and all area lights ~~All outdoor lighting on~~  
20 ~~nonresidential plots and all applications for residential recreational lighting on~~  
21 ~~residential plots~~ shall require approval of a town development order prior to  
22 installation. The application for a development order shall be accompanied by a plans  
23 and specifications photometric plan, prepared by a licensed engineer, in of sufficient  
24 detail to demonstrate compliance with these regulations, including mounting heights,  
25 and fixture luminaire specifications. The Town may require a photometric plan,  
26 prepared by a licensed engineer, ,andwith isofootcandle plots for individual fixture  
27 luminiaire installations or a ten-foot by ten-foot (10'x10') ~~foot~~ luminance grid for  
28 multiple fixture installations. All photometric plans shall overlay a site plan showing  
29 all structures, vehicular use areas and walkways. The Photometric plans for vehicular  
30 use area lighting shall also show all existing and proposed trees within twenty-five  
31 (25) feet of any existing or proposed luminaire light fixture within the area that is  
32 the subject of the photometric plan.

33 (B) Prior to final inspection and the subsequent issuance of a final approval of any  
34 development permit for the construction of outdoor lighting, a letter of compliance  
35 from a registered professional engineer shall be provided to the town stating that  
36 the installation has been field checked and meets the requirements of these  
37 regulations.

1 (C) The town reserves the right to conduct a post-installation nighttime inspection to  
2 verify compliance with the requirements of this article, and if appropriate, to require  
3 remedial action at no expense to the town.

4 **Sec. 095-~~0670~~. Maintenance.**

5 ~~Lighting fixtures~~ Luminaires and ancillary equipment shall be maintained so as to  
6 always meet the requirements of this article.



**EXHIBIT "B"**

**Sec. 070-070. - General sign requirements for permanent signs.**

(A) For any multi-tenant commercial development in the town, a uniform sign program shall be established and approved by the town council as required under section 120-020 of the Town Code of Ordinances. Existing multi-tenant commercial development shall have one (1) year from the effect date of this article, November 3, 2010, to provide a uniform sign program indicting all existing signs upon the property.

(B) *Illumination of signs.* Where permitted, sign illumination shall be limited to one (1) of the following methods.

(1) *Internally illuminated message.* The sign face is made of an opaque material and the copy is cut out of the material and replaced with translucent material. The sign's light source is inside the sign.

(2) *Internally illuminated sign.* The sign face is made of translucent material with an internal light source.

(3) *Back lighting.* The copy is raised beyond the sign face and the lighting illuminates the copy from behind in the form of back lighting or reversed channel lighting.

(4) *Shielded ~~spotlight~~ directional luminaire.* The sign face and copy are lighted by ~~spotlights~~ directional luminaires specifically directed at it. Such ~~spotlights~~ luminaires shall be fully shielded so that they are not visible from streets or adjoining property, and so that there is no light glare, including reflected glare, and no spillage beyond the sign face.