

CROWNRIDGE RESIDES IN THE MLOD

As noted previously in the ACC article, Crownridge owners reside in the Camp Bullis Military Lighting Overlay District. This is a city zoning ordinance and A MUNICIPAL LAW; ALL MEMBERS ARE REQUIRED TO COMPLY. If you recently replaced a yard light and didn't obtain a permit, you may not be in compliance. Please review the information listed below and feel free to view more information on the Crownridge website.

Some of the requirements:

- Downward Directional Lighting for new developments
- No direct light onto Camp Bullis, including screening for higher topographic elevations
- Allowance for lower intensity decorative, architecturally appealing or landscape lighting
- Parking lot/structure surface performance standard
- 50% parking lot lights turned off one-hour after business closes
- Downward lighting for exterior on-premise sign illumination
- Internally lighted sign intensity limitations
- Encourages LEED (Leadership in Energy and Environmental Design) certified lighting standards as an option
- Prohibition against laser or search lights
- Exemptions for emergency lighting, road/highway construction, holiday lighting displays
- Permit procedures for temporary lighting exemptions
- If a fixture is removed or destroyed, or if substantial work is conducted on a fixture, it would be required to conform to the new regulations

Purpose and Objectives

- First and foremost: Protect military operations
- Additional benefits: Energy savings, cost savings
- Clearer night sky enjoyment for everyone

FAQ's:

- 1) How is this policy enforced? The City of San Antonio requires permits for light fixture installations. The type of light fixtures proposed for a property will be assessed when the property owner/contractor applies for the permit.
- 2) Does the military or the City conduct drive arounds to assess compliance? No Ma'am. The MLOD is a zoning ordinance that is enforced by the City.
- 3) What are the consequences if homeowners or property owners do not comply? Property owners are not required to immediately replace existing outdoor lighting fixtures because of this ordinance; legally existing fixtures are legally non-conforming, or "grandfathered". However, when lighting fixtures are to be replaced, the replacement fixtures

are required to comply with the ordinance. If the City learns of work performed without permits (through the construction inspection process or through reports from the City's 311 tip line, i.e. a complaint) citations will be issued and permit fees will be double. Should a property owner fail to comply after receiving a notice of violation, then the City will file a case with the Municipal Court.

- 4) How are new homeowners or property owners suppose to know about this restriction? (Even established homeowners forget about this and some have installed outdoor, non-compliant lighting since this has passed.) Property owners are responsible for inquiring with the City about necessary permits prior to beginning a project. The permit requirement for lighting fixtures is not new and is not the result of this ordinance.
- 5) Is the MLOD a law or simply a zoning issue? The MLOD zoning overlay district was created by, and applied to properties through City Council ordinance, which makes it a municipal law.
- 6) Will signs be erected to denote boundaries much like "Edwards Aquifer Recharge Zone" signs? No ma'am; it is not customary to place signage denoting a zoning overlay district, however, there are maps available on-line and inquiries can be submitted to Planning and Development Services staff (207-1111).

Listed below is the COSA contact person should you have any further questions.

Rudy Nino, Jr., AICP
Senior Planner, Land Development Division
Tel: 210-207-8389
<http://www.sanantonio.gov/dsd/mlod.asp>