

ZONING ORDINANCE AMENDMENT 2011-07-21B

ARTICLE II, REGULATIONS APPLICABLE TO ALL DISTRICTS

WILL BE AMENDED TO INCLUDE A NEW SECTION, SECTION 11, AS FOLLOWS:

(a) Independent electrical installations (i.e. power poles and connection boxes) for standalone security lights, electric gate controls, portable equipment, and other uses consistent with land uses allowed under these regulations shall be subject to the same permitting, codes, and standards as electrical installations for structures and exterior lighting.

(b) No installation will be allowed until a \$1000.00 bond guaranteeing that construction of the main single family residence will be started within a one year period. Failure to start construction within this period will result in forfeiture of the bond and the box and pole removed at the owner's expense .

(c) Site plans, installation plans, and an equipment list must have been approved by the Town of Bayview Building Inspector and the prerequisite bonds installed before permits are issued and installation is begun.

(d) Power poles, connection boxes, and related materials shall be of no less quality than National and local code standards for exterior use. Electrical connections to standalone power poles and connection boxes for fixed lighting structures shall also be in accordance with all applicable codes and standards, including the National Electric Code. Light standards and other installations intended to support electrical equipment such as lights, gate controllers, and other equipment shall be no less than minimum National Standards for exterior use. Connection boxes shall be lockable and shall be locked except when in use for portable equipment connections. Power poles and connection boxes shall not be located in the Right of Way, but located inside the property line and in compliance with any setback regulations.

(e) All outdoor lighting will adhere to Bayview outdoor lighting standards;

- (1) Provide adequate light for Safety and Security;
- (2) Promote efficient and cost effective lighting and to conserve energy;
- (3) reduce light pollution, light trespass, glare, and offensive light sources;
- (4) Provide an environmentally sensitive nighttime environment that includes the ability to view the stars against a dark sky so that people can see the Milky Way Galaxy from residential and other viewing areas.
- (5) Prevent inappropriate, poorly designed or installed outdoor lighting;
- (6) Encourage quality lighting design; light fixture shielding, establish maximum uniformity ratios and establish maximum light levels within and on property lines.

(f) Permitting of an independent power installation does not constitute authorization of or for any construction, structure, or equipment that might be served by the power installation.

PASSED: By an affirmative vote of the Board of Aldermen of the Town of Bayview, Texas this 21st day of July, 2011.

Approved: *Leon Deason*
Leon Deason, Mayor

Attest: *Terri L. Galloway*
**Terri L. Galloway
Town Secretary**

