

SECTION 11

ELECTRICAL AND LIGHTING

11.1 GENERAL

Design and construction of electrical installations within the City of Cedar Hills shall conform to the latest edition of the "National Electric Code." All utilities shall be placed underground.

11.1.1 Conduits shall be placed under new streets for future accommodation of cable television lines. These conduits shall become the property of the City of Cedar Hills. These conduits shall be a minimum of two inches in diameter. Cable TV companies will not be allowed to cut into streets after paving is complete. Developers are responsible to get information from the local cable TV operator as to size and location of conduits which will be required.

11.1.2 Residential street lights shall be provided and installed at locations designated by Cedar Hills City. Poles and lights in residential subdivisions are to be Towne and Country style installed per Utah Power standards. The developer shall show street light locations on all residential, commercial, and industrial development plats (see street lighting layout detail RD-05).

1. Street lights shall be placed on alternating sides of the street at 150 feet maximum for roads having less than 80 feet of right-of-way at a 125 feet maximum for roads having greater than or equal to 80 feet of right-of-way. Additionally, one street light shall be required at each road intersection and at each cul-de-sac. Street lights should be placed at lot line boundaries to avoid unnecessary obstruction along the property frontage. Occasionally, the case may require a street light to be placed at a location other than at the property boundary for example, this may occur on a lot with an unusually long frontage. The City Engineer may require additional or fewer street lights at his discretion. Additional street lights may be required in locations where safety hazards or special traffic needs exist; examples include locations such as half block intersections, bending roadways, parking lot entrances and exits, busy intersections, bridges and busy private or commercial driveways.
2. The developer shall incur all costs for and provide trenching (see trench detail CW-02) in which subsurface electrical lines may be installed to power the street lighting system as shown on the development plat. Trenching shall be to the depth, width and standards specified by Cedar Hills City.

3. The Developer shall be assessed a street lighting fee which may be used by Cedar Hills City to purchase materials, equipment and labor necessary to install the street lighting system and related appurtenances for the development.
4. Cedar Hills City shall purchase the materials, equipment and labor necessary to install the street lighting system as shown on the development plat and shall install the street lighting system. Components of the street lighting system shall be in compliance with the standards, specifications and styles currently adopted by Cedar Hills City for use in the municipal right-of-way.
5. The objective of street lighting systems in Cedar Hills City is to provide street lighting which is adequate for the safe flow of night time vehicular and pedestrian traffic on dedicated public streets. A level of street lighting shall be provided which contributes to economic growth, a sense of community identity, a reduction in street crime, and a feeling of security among the citizens.
6. Proposed amendments to street lighting policies shall be reviewed by the Cedar Hills City Planning Commission and the City Engineer and agreement reached on their adoption.

11.1.3 On Site Lighting. The provisions of this section shall apply to all outdoor artificial illuminating devices, outdoor fixtures, lamps and other devices, permanent or portable, used for illuminate or advertisement.

1. Such devices shall include, but are not limited to search, spot or flood lights, and other fixtures to illuminate structures and facilities such as:
 - a. Buildings and structures.
 - b. Recreational areas.
 - c. Parking lots.
 - d. Landscape areas.
 - e. Billboards and other signs (advertising or other).
 - f. Lighting for gas station canopies and other similar uses.
 - g. General areas and yards (including security lighting and lighting for the convenience of customers, patrons, visitors, and so forth).
2. Every outdoor light source shall be so operated that it does not emit a beam or intense glare beyond the property boundary. Such lighting shall be operated in a way that it is directed away from and shielded from any adjacent property and shall not detract form driver visibility on adjacent streets. Compliance is achieved with fixture shielding, directional control designed in to the fixture, fixture location, fixture height, fixture aim, or a combination of these factors.

3. All exterior illuminating devices, except those devices exempt from this section, shall be fully or partially shielded as required.
4. Lamp types for outdoor use in commercial areas shall be high pressure sodium, metal halide only. The initial output, as defined by the manufacturer, is the value to be considered. For determining compliance with this ordinance, the light emitted from outdoor light fixtures is to be included in the total output as follows:
 - a. Outdoor light fixtures installed on poles (such as parking lot luminaries) and light fixtures installed on the sides of buildings or other structures, when not shielded from above by the structure itself as defined in paragraphs below, shall be included in the total light output.
 - b. Outdoor light fixtures installed under canopies, building overhangs, or roof eaves where the center of the lamp or luminaries is located at least five feet but less than ten feet from the nearest edge of the canopy or overhangs shall be included in the total outdoor light output.
 - c. Outdoor light fixtures located under the canopy and ten or more feet from the nearest edge of a canopy, building overhang or eave is to be included in the total outdoor light output as though they produced only 1/10th of the lamps initial rated lumen output.
5. Total outdoor light output (excluding streetlights used for illumination of public right-of-way) of any commercial development project in Cedar Hills City shall not exceed 2.5-foot candles with a maximum to minimum ratio of 4 to 1 over the entire project. Commercial projects must utilize semi cutoff with top shields or cutoff type fixtures.
6. The following requirements shall apply to canopies:
 - a. All luminaries mounted on the under surface of service station canopies shall be fully shielded and utilize flat glass or acrylic covers.
 - b. The total light output shall not exceed 5 foot-candles averaged under the footprint of said canopy at finished grade. Luminaries mounted on the lower surface of the canopy and auxiliary lighting within signage or panels over the pumps shall be included in the above.
7. The provisions of this section are not intended to prevent the use of any material or method of installations that is not specifically prohibited by these

sections, if any such alternate has been approved by review of the Cedar Hills City Engineer. The Cedar Hills City Engineer may approve any such alternate as long as the proposed design, material or method provides equivalence to those specific requirements of this section or is otherwise satisfactory and complies with the intent of this section.

8. All outdoor illuminating devices shall be installed in conformance with the provisions of this section as well as with all other provisions of the Cedar Hills City Zoning Code and Building Codes, as these are later amended and as applicable.
9. Where exterior lighting is installed on property outside the public right-of-way, lighting shall be so arranged as to reflect the light away from adjoining premises; exterior lighting shall not create a nuisance for adjacent property owners or inhabitants. Furthermore, lighting shall be arranged so as to not create a traffic hazard.
10. Exterior lighting may be provided by a freestanding fixture in the yard space between buildings or structures and the public right-of-way or attached to the wall of a building or structure where the distance from the wall to the public right-of-way is not more than 30 feet.
11. Style of the lighting fixtures and the locations of the fixtures shall be approved by the Cedar Hills City Planning and Zoning Commission.
12. Each off street parking area on residential structures may be illuminated for safety by installing lighting fixtures which emit light at least equivalent to that of one 100-watt incandescent bulb per 100 feet in all directions. All lighting shall be shielded so as not to shine into surrounding residences.

11.1.4 Commercial street lights shall be prepared for each individual site as approved by the City Engineer. Wall Mounted lighting shall not be located higher than 20 feet on any structure. Pole mounted lighting along 4800 West and Cedar Hills Drive shall not exceed 30 feet in height. Pole mounted lighting for the interior of the commercial development shall not exceed 20 feet in height. Pole mounted lighting within any residential areas shall not exceed 15 feet in height.

Dark-sky lighting fixtures shall be used in areas of the commercial development. Shields, covers, or other mechanisms shall be incorporated into fixture design so as to prevent light pollution.

Cobra-head and shoe box light fixtures are prohibited.