



TOWN OF CORNELIUS

STREET/SIDEWALK LIGHTING POLICY

Adopted by the Cornelius Board of Commissioners on March 15, 1999

Amended on January 22, 2013

I. Purpose

The Purpose of this policy is to promote safety and security along public streets/sidewalks within the Town of Cornelius through thoughtful, effective, and flexible applications of lighting technologies and standards. The intent is to provide safety and protection for both vehicles and pedestrians.

II. Scope

This Policy applies to lighting for public street/sidewalks within the town and lighting installations within public right of ways. Lighting installations outside of public rights-of-way are specifically excluded from this policy. Such private street, private property installations may be approved by the Town Board on a case by case basis subject to mutually agreed contracts addressing financing, property access and other terms and conditions. Such approved contracts should generally adhere to the guidelines of this policy.

III. General Policy

The Town of Cornelius, as part of its municipal service program, provides street/sidewalk lighting along all public streets within the corporate limits. All requests for lighting installation and removal are to be submitted in writing to the Town Manager.

IV. Definitions

Collector Street-- A road with low to moderate traffic volumes that connects major thoroughfares to residential streets.

Lighting-- “Electric” or “man-made” or “artificial lighting”

Lumen-- The unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire

Major Intersection-- any intersection with a traffic signal

Crosswalks-- A street crossing that has been marked with signage/lights and striping by a municipality or other legal governing authority.

Standard Lighting-- Basic cut off fixture provided by electric utility provider and agreed upon by the town.

Requester-- A Town of Cornelius resident or properly authorized HOA within the Town limits that asks for installation of lighting.

V. General Guidelines – Installing New Lighting

The Town of Cornelius, as a minimum standard, provides street/sidewalk lighting on existing publicly-dedicated streets in accordance with the following schedule:

Single Family Residential Areas:

100 Watt High Pressure Sodium (HPS) lamps or equivalent lighting technology mounted on 30 foot wood poles, 500 feet on-center

Multi-Family, Mixed-Use, and Commercial Areas:

250 Watt High Pressure Sodium (HPS) lamps or equivalent lighting technology mounted on 30 foot wood poles, 300 feet on-center

- Consideration should be made to place lighting at all intersections and other high pedestrian use areas. Adequate lighting and/or vehicular warning shall be provided for pedestrian crosswalks within town.
- Lighting should be planned to ensure adequate illumination for safety of all modes of transportation, including pedestrians, bicycles and vehicles.
- Where sidewalks exist on one side of the street only, lighting will be placed on that side to ensure adequate illumination for the pedestrian and street.
- Additional lighting on a street with existing lighting should be similar in style and illumination to the existing lighting.
- New lighting technologies that offer improved energy efficiency are encouraged.
- Lighting should be installed to take into account location/impact of street trees.
- Lighting lumen levels should take into consideration adjoining uses and development.

VI. Decorative Lighting

Neighborhood/Subdivision Lighting

Neighborhoods with proper approval and authority may request a decorative light option in lieu of the standard wood pole and light. If approved by the Town Manager, all lights placed in the neighborhood must be compatible on all designated streets. Any cost differential between a standard installation (cobra head fixture on a wooden pole) and a different pole/fixture chosen, including additional underground costs, must be paid by the neighborhood prior to authorization of installation of fixtures.

Thoroughfare Street/Sidewalk Lighting

The Town of Cornelius may provide decorative pole fixtures at the Town's expense, subject to the approval of the Town Board. Reference *Exhibit A* for thoroughfares, as currently exists and as will be amended and updated by the Town Planning Department periodically.

Collector Street/Sidewalk Lighting

Where underground wiring currently exists, the Town Board may contribute up to 25% (not to exceed \$1600.00) of the total cost per fixture for the decorative lighting project, such lights to be consistent with existing decorative lighting designs/patterns, (i.e. traditional, deluxe traditional, acorn, or deluxe acorn lights on direct buried fiberglass poles Style A as referenced in *Exhibit B*). Should an electric provider increase its schedule of decorative light costs after adoption of this policy, the above cost cap shall be adjusted by the then effective annual CPI % for all urban consumers (BLS, Southeastern Regional Office). Reference *Exhibit A* for collector streets, as currently exists and as will be amended and updated by the Town Planning Department periodically.

VII. Standards for Acceptance of Existing Lighting by Town

The Town of Cornelius may choose to take over responsibility for payment of monthly billing of street/sidewalk lights, provided that the lights:

1. Are within a public street right-of-way accepted for maintenance purposes by the Town of Cornelius or the North Carolina Department of Transportation; and
2. Meet Town standards set forth in the Town's Land Development Code and Subdivision Ordinance.

Takeover billing shall become effective for the billing cycle following the approval of the request. The Town will not reimburse any billing for which the requesting party is responsible or for which the Town has not authorized Duke Energy, Energy United, or Electricities to bill it. This includes any billing between the date of the citizen's request and the date the changeover of billing. Take-over billing is only applicable for maintenance and electricity billing only. The Town will not accept any take-over billing of decorative lighting fixtures until all premium costs are paid in full.

Lighting in Excess of Town Standards

The Town may accept street lighting that exceeds the Town's standards for spacing and/or illumination subject to approval by the Town Manager.

Natural Gas Lighting

Due to their low lighting capability and maintenance requirements, natural gas lights are not eligible for this program.

VIII. Individual Residential Lighting

Individual residential lot lights may be installed on request by the public to the extent funds are approved and appropriated by the Town Board; however, if Town funds are to be appropriated, then these lights must be located within a public right of way. Requests for upgrading of an individual light will be treated in the same manner as an individual request for a new light. The style of fixture to be installed must be consistent with the style of fixture already installed in the neighborhood. Any cost differential from the amount charged to the Town for a standard fixture (cobra head fixture on a wooden pole) and a decorative fixture, at the date of authorization must be paid lump sum to the Town by the requester prior to authorization. If decorative lighting is requested and the neighborhood has no decorative lighting previously approved, an authorized endorsement by the neighborhood association (or if none is present, then 75% of adjoining property owners) is required, since future requests for lighting would need to conform to the same decorative lighting option.

IX. Annexation Areas

Upon annexation of an area by the Town of Cornelius, the Town will initiate the installation of street lighting in accordance with this policy within 6 months after the effective date of annexation. Notification of the street lighting policy and the Town's intent to install street lighting in accordance with this policy will be forwarded to a recognized Homeowner's Association. Where no such group exists that can represent the area, the Town will send notice to each property owner within the newly annexed area. Such notice will include a map of the area and the proposed locations for the lighting. The Town will not process a work order to install street lighting until it has received authorized approval from the authorized HOA or where no such group exists, a majority of the homeowners in the newly annexed area.

An opportunity will be provided to the area to install decorative lighting fixtures in accordance with Section VI of this Policy prior to the initiation of a work order by the Town.

In areas where street lighting exists, the Town Manager will authorize take-over billing of the lighting provided the premium costs for any decorative lighting fixtures are paid in full by the area prior to the take-over in accordance with Section VII of this Policy.

X. Removal of Street Lighting

An individual homeowner or authorized HOA may request removal of an individual street/sidewalk light provided the overall lighting pattern in the neighborhood is consistent with this policy. Such requests must be approved by the Town Manager.

Requests to remove all lighting within a neighborhood shall require consent of 75% of the property owners within the neighborhood.

Significant Transportation Corridors

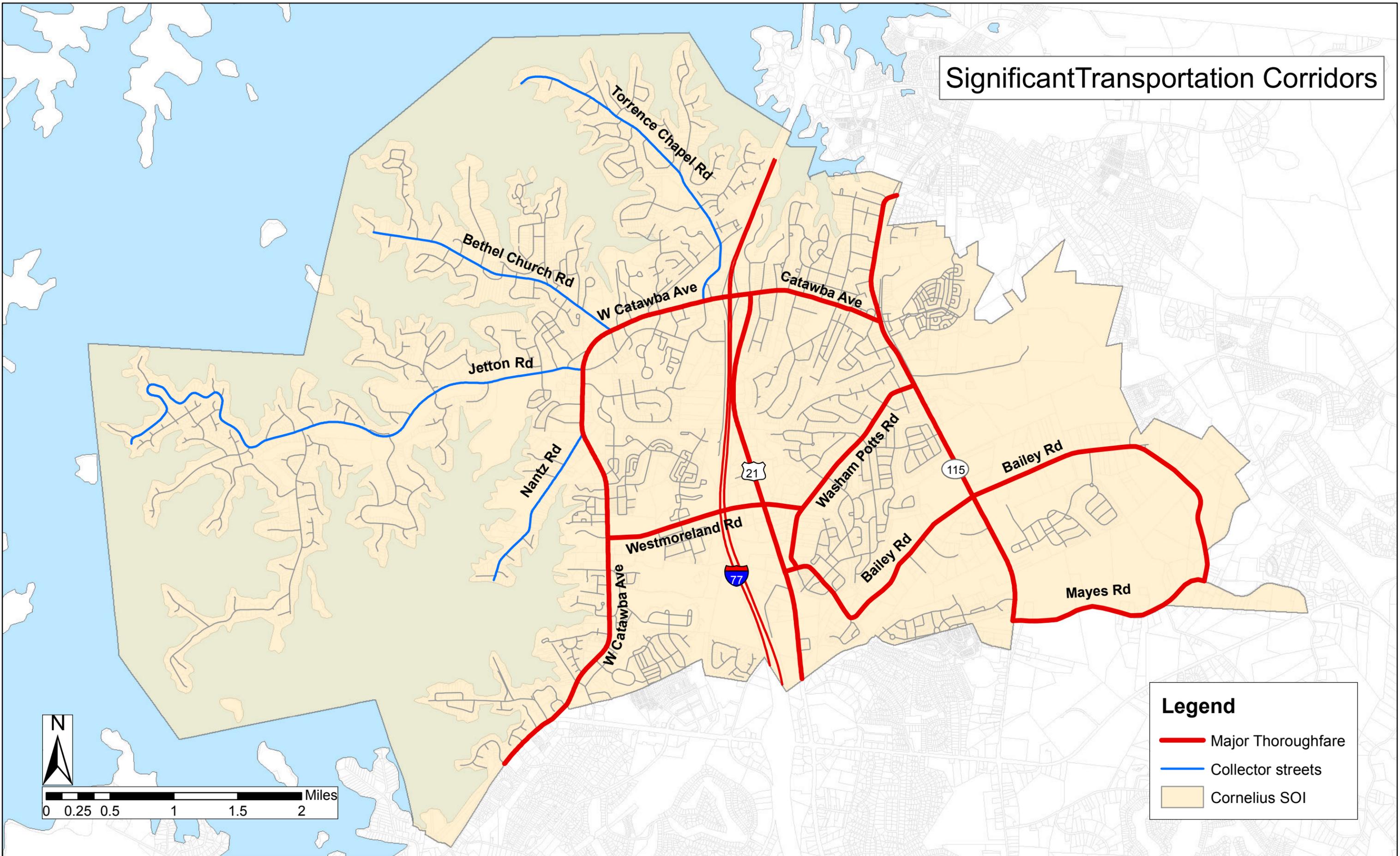


Exhibit A

FIXTURES Photos are representative of fixture and pole styles. Actual products and colors may vary slightly. Please inquire about our other fixture/pole combinations.



DELUXE ACORN
This enhanced Victorian-style fixture adds curb appeal to any walkway or sidewalk and dramatically limits unwanted "up light." It is available on multiple pole styles and a mounting height of 12 ft.
Colors: **Black** **Green**



SIX-SIDED TRADITIONAL
The six-sided traditional is designed to reduce light pollution while still providing excellent lighting and aesthetics. It is typically used for sidewalk and pathway lighting and is available on multiple pole styles and a mounting height of 12 ft.
Colors: **Black** **Green**



DELUXE TRADITIONAL
This elegant colonial style fixture makes a dramatic statement as it lights walkways and pathways and comes on multiple pole styles and a mounting height of 12 ft.
Colors: **Black**



OPEN TRADITIONAL
This environmentally-friendly fixture provides an installation with curb appeal and is available on multiple pole styles and a mounting height of 12 ft.
Colors: **Black** **Green**



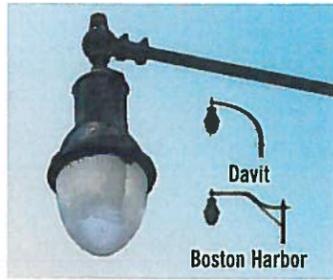
ACORN
Reminiscent of turn-of-the-century lights, this is the perfect choice for historic neighborhoods and revitalized downtown areas. Typically used for sidewalk and pathway lighting, it is available on multiple pole styles and a mounting height of 12 ft.
Colors: **Black** **Green**



TRADITIONAL
The Traditional fixture fits any neighborhood and provides pathway lighting. It is available on multiple pole styles and a mounting height of 12 ft.
Colors: **Black**



POST TOP
This attractive colonial style fixture is a perfect residential light and an ideal complement to any home. The post top light mounts on an 8 ft. pole.
Colors: **Black**



TEARDROP
This beautiful fixture is multifunctional and adds elegance wherever it is placed. The Teardrop is used to light sidewalks, pathways, parking lots and streets and has mounting heights of 15 ft. and 25 ft. There are two options available for brackets.
Colors: **Black** **Green**
Available on pole style "C" only.



CUBE
This fixture is the perfect choice wherever large areas are to be covered with lighting, such as in larger parking areas.
Colors: **Black** **Bronze**
Available on pole style "A" only.



SHOEBOX
This is an excellent blend of form and functionality that is ideal for illuminating parking lots. It is available in multiple mounting heights and colors.
Colors: **Black** **Bronze** **Gray** **Green**
Available on pole style "A" only.

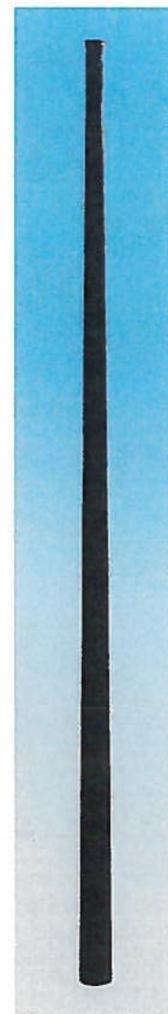


COBRA
An ideal fixture for broadly casting light on roadways and increasing drivers' safety. Multiple bracket lengths are available to move lamps beyond tree growth and ensure it is properly directed. It is available in multiple colors and pole heights.
Colors: **Black** **Bronze** **Gray** **Green**
Available on pole style "A" only.

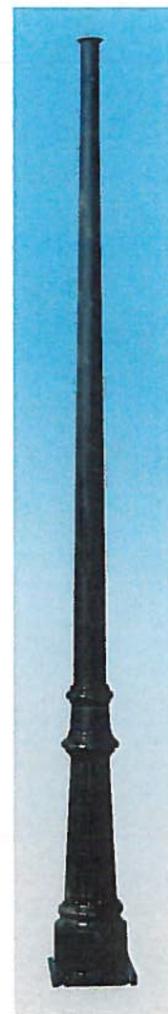


FLOODLIGHT
Aesthetically pleasing, this directional fixture puts light where you need it most - particularly for security purposes. It is available in multiple colors.
Colors: **Black** **Bronze** **Gray** **Green**
Available on pole style "A" only.

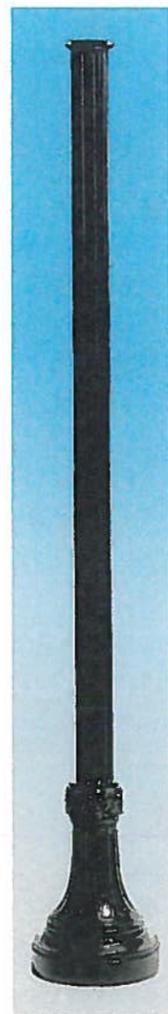
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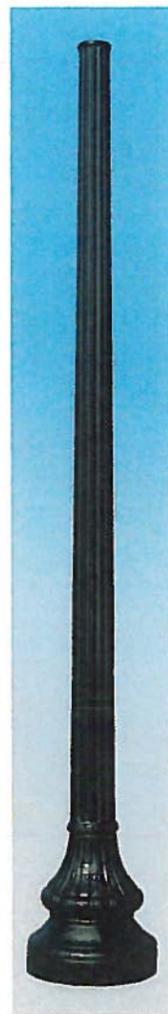
STYLE A
A round, smooth tapered fiberglass shaft, available in varying heights, anchor based or direct buried.
Colors: **Bronze**, **Black**, **Gray**, **Green**



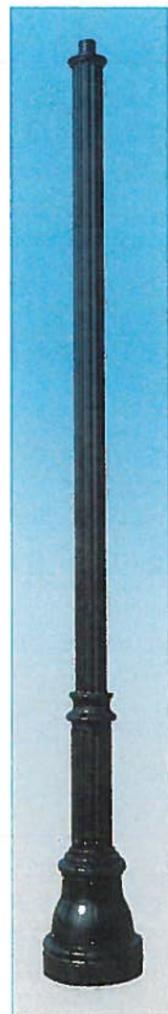
STYLE B
An aluminum pole with a 12-ft. fixture mounting height; upper shaft is round, smooth and tapered; lower shaft is fluted and base is round with a rectangular base cover.
Colors: **Black**, **Green**



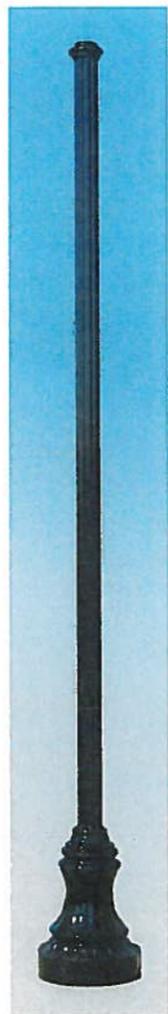
STYLE C
An aluminum pole with a 12-ft. fixture mounting height; upper round, fluted straight shaft, lower round, fluted tapered base.
Colors: **Black**, **Green**



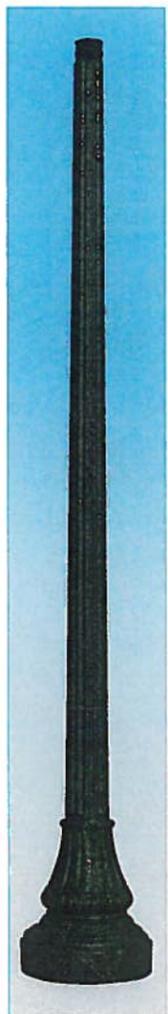
STYLE D
A fiberglass pole with a 12-ft. fixture mounting height; the pole shaft is fluted and tapered and also has a fluted, round base.
Colors: **Black**, **Green**



STYLE E
An aluminum pole with a 12-ft. fixture mounting height; the upper shaft is round, fluted and straight, with a larger lower shaft fluted, with a round, smooth base.
Colors: **Black**, **Green**



STYLE F
An aluminum pole with a 12-ft. fixture mounting height; the pole shaft is fluted and straight and has a fluted round base.
Colors: **Black**, **Green**



STYLE G
A concrete pole with a 12-ft. fixture mounting height; the pole shaft is fluted and tapered and also has a fluted, round base.
Colors: **Black**

