

- **Sec. 35-339.04. - Military Lighting Overlay Districts.**

*STATEMENT OF PURPOSE*

*The purpose of this section is to establish regulations for outdoor lighting impacting military operations five (5) miles or less from the perimeter of Camp Bullis/Camp Stanley, Randolph Air Force Base, ~~and~~ Lackland Air Force Base and Martindale Army Air Field.*

*Specific purposes of these lighting districts are as follows:*

- *To reduce glare and potential distractions to night time training exercises occurring within this area.*
- *To balance the needs of the military, the City of San Antonio, and property owners regarding responsible development including outdoor lighting within this area.*
- *To permit the use of outdoor lighting that does not exceed the minimum level as guided by Illuminating Engineering Society (IES) recommended practices for night-time safety, utility, security, productivity, enjoyment, and commerce.*
- *Minimize adverse offsite impacts of lighting such as light trespass, and obtrusive light.*

*Designation Criteria. To be designated as a military lighting overlay district, an area must be five (5) miles or less from the perimeter of Camp Bullis/Camp Stanley, Randolph Air Force Base, ~~or~~ Lackland Air Force Base, or Martindale Army Air Field; provided, however, that if a Joint Land Use Study determines that lighting regulations are required in a smaller area than those required in a designated district, the City may initiate a rezoning to remove properties from a military lighting overlay district. If a Joint Land Use Study determines that different regulations are required or recommended, the City may modify the district regulations accordingly.*

**(a) Zoning Process and Classification.**

- (1) This section establishes a military lighting overlay district, specifies the general purposes of the military lighting overlay district and the scope of the standards within that district.
- (2) The military lighting overlay district is established as an overlay to the regular base zoning districts.
- (3) The planning and development services department shall coordinate with other appropriate departments or agencies in order to evaluate land use, traffic and other development related issues in determining the necessity of establishing a military lighting overlay district. All parties in interest and citizens shall have an opportunity to be heard at a public hearing in accordance with Chapter 211 of the Local Government Code.
- (4) The zoning designation for the military lighting overlay district shall consist of a base zone symbol and the military lighting overlay district symbol "MLOD" as a suffix. The following two (2) types of military lighting overlay districts shall be established and numbered sequentially to distinguish among different districts, i.e., "MLOD-1," "MLOD-2," etc.

(b) **Military Lighting Regions (MLRs) within Military Lighting Overlay Districts (MLODs).**  
Overall geographic areas shall be known as Military Lighting Regions within the Military Lighting Overlay District and shall be specified as described below.

- (1) MLR1—Three (3) miles or less from the installation (most restricted lighting) = LZ-2 for BUG rating limitations referenced in Exhibit 1. Lighting Zone 2 allows only fifty (50) lumens in the Uplight High (UH) and Uplight Low (UL) zones, one hundred (100) lumens total (less than a 25W incandescent lamp).
- (2) MLR2—Greater than three (3) miles and up to and including five (5) miles from the installation (less restricted lighting) = LZ-3 for BUG rating limitations referenced in Exhibit 1. Lighting Zone 3 allows only five hundred (500) lumens in the Uplight High (UH) and Uplight Low (UL) zones, one thousand (1,000) lumens total (about the output of a 75W incandescent bulb).
- (3) This will ensure the following:
  - A. Consistent color temperature of the lights.
  - B. Color temperatures do not exceed 4100K (white light or warm light) depending on MLR.
  - C. Fully shielded lights.
  - D. No light emitted above ninety (90) degrees.
  - E. Appropriate amount of light where needed.
  - F. Glare restrictions are in place.

• **Sec. 35-339.05. - "MSAO" Military Sound Attenuation Overlay District.**

(b) **District Standards - Camp Bullis (MSAO-1) and Martindale (MSAO-2).** All habitable portions of structures occupied by noise sensitive land uses shall be designed and constructed to achieve either: an outside to inside noise level reduction (NLR) of at least twenty-five (25) a-weighted decibels (dBA), or be built to the standards set forth in subsection (c)(1)B. below.

These standards are required regardless of whether the noise sensitive land use is stand-alone as a single use or part of a larger development that may include more than one land use.