

MLOD CAMP BULLIS

MILITARY LIGHTING OVERLAY DISTRICT

Frequently Asked Questions

What does MLOD stand for?

MLOD stands for Military Lighting Overlay District—it is a city zoning overlay.

What is the purpose of the Military Lighting Overlay District?

The purpose of the MLOD is to regulate outdoor lighting surrounding Camp Bullis. The intent is to reduce glare and potential distractions to night time training exercises occurring within this area; and to balance the needs of the military, the City of San Antonio, and property owners regarding responsible development including outdoor lighting within this area.

What is an Overlay Zoning District?

An overlay zoning district is a district established by municipal ordinance to prescribe special regulations to be applied to a site (or area) in combination with the underlying or base zoning district.

How will the MLOD affect my property?

All outdoor lighting installed after the effective date of the zoning district designation shall conform to the requirements established by the overlay district. All light fixtures lawfully in place prior to the effective date of the MLOD district designation shall have legal nonconforming status.

What does 'legal nonconforming status' mean?

'Legal nonconforming status', or 'grandfathered', refers to the continued use of all outdoor lighting as it legally existed prior to rezoning. All grandfathered fixtures can individually continue until such time as they need to be replaced or are substantially repaired.

Can I get a variance or special exception?

The Board of Adjustment (BOA) may grant a variance to the MLOD requirements where a literal enforcement of the provisions will result in unnecessary hardship. The BOA may also grant a special exception for an overall plan that may deviate from specific standards, but still meets the intent of the ordinance.

How about temporary exemptions?

Any individual may submit a request for temporary lighting and obtain a temporary electrical permit. The permit may grant temporary lighting for a period not to exceed thirty (30) days, with at least thirty (30) days passing before another temporary electrical permit may be issued.

Will the City turn off the street lights?

No, the City will not turn off street lights, but new street lights will be in compliance with the requirements established by the MLOD.

Do I have to turn off the lights on my drive way / backyard?

No, any 'grandfathered' light fixtures can remain unaltered. However, if you want to install new outdoor lighting, the fixtures shall be in compliance with the requirements established by the MLOD.

For more information, or to submit comments, please visit the MLOD website at:

www.sanantonio.gov/dsd/mlod.asp

FIXTURE EXAMPLES

Planning & Development Services Department staff

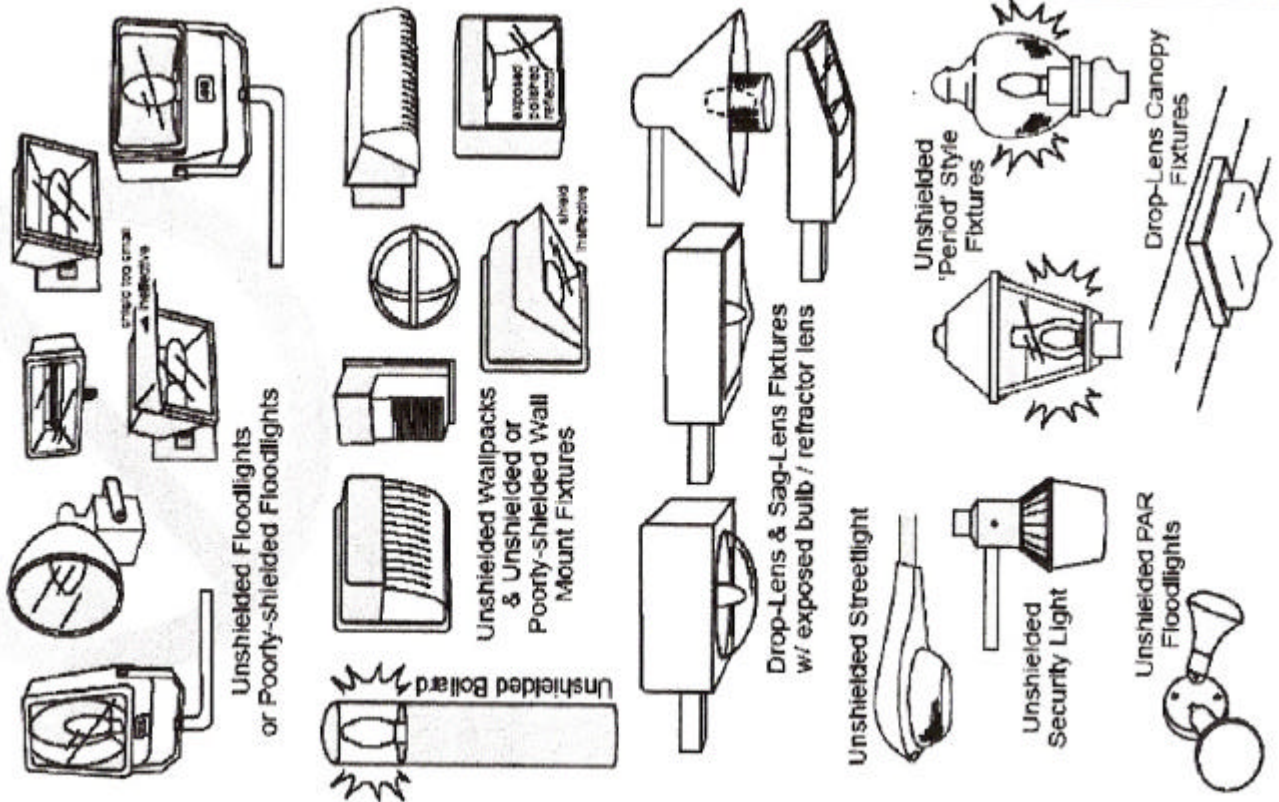
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Unacceptable Fixtures

Fixtures that produce glare and light trespass



Acceptable Fixtures

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night

