



## City of Durham Department of Transportation

### Street Light Requirement for New Development

#### Requirement

*Durham, NC Unified Development Ordinance Sec. 12.3.4 Street Lights -- Street lighting, as required for traffic safety and property security, shall be installed in conformance with City Public Works Department or NCDOT policies, as applicable. The design, materials, location, and installation shall conform to all applicable City Public Works Department or NCDOT standards, and applicable public utility standards, including appropriate separation from street trees.*

New development projects, which include the construction of new streets, are required to provide street lights to minimum City standards. The lights must be installed and maintained by the appropriate electric utility provider. (Most areas of the City are served by Duke Energy while Piedmont Electric Membership Corporation serves limited areas in the northernmost sections of the City.) The number of lights and type of lighting will be determined through the design review process between the utility and the City's Transportation Department. The number of lights will be dependent upon the type of development, street classification and width. Generally, residential and minor streets require fewer lights with less wattage. Lighting in non-residential areas or along collector streets, median-divided streets or thoroughfares will require more street lights and/or higher intensity lamps. Electric service with underground wiring is required (UDO section 12.9.1B). The utility provider must obtain City approval of the street lighting plan prior to installation, and installation must be completed prior to the issuance of certificates of occupancy.

#### Procedure

During the project's utility design phase, the developer must contact the electric utility provider for design assistance. As part of the electric service layout and design, the utility will prepare a street lighting plan to meet minimum City standards and submit the plans for City review and approval. Upon City approval, the utility will forward a service agreement to the developer for the lighting installation. The service agreement will specify a three-year service term and monthly rate to be paid by the developer, including any additional costs for adverse construction conditions or upfront decorative adder costs (see section below). The monthly rates are set by the utility's OL rate schedule. After making thirty-six (36) monthly utility payments, the City will assume the cost of continued monthly service, *subject to the availability of City funding*. The developer is responsible for notifying the City of Durham prior to the end of the three-year term to allow sufficient time for the utility and the City to execute a continuing service agreement.

## Compliance

Prior to the issuance of building permits, the developer must submit a copy of the executed street light service agreements to the City's Street Light Administrator. The agreements must be consistent with the lighting plans submitted by the utility.

## Decorative Pole and Fixture Upgrades

With advance approval from the City's Street Light Administrator, developers may elect to upgrade poles and fixtures to those offered by and maintained by the electric utility. The most common request is to upgrade standard wood poles to black, bronze, green or gray colored aluminum poles and fixtures. Upgrades are generally acceptable; however, upgrade costs must be covered by the developer as an upfront cost. The City will not assume pole and fixture upgrade costs in utility service agreements. Additionally, the street lighting design must not exceed the quantity and intensity of lighting otherwise permitted by the City, and light poles and fixtures must be of consistent color and style within the same project. When non-standard poles and fixtures are desired, the utility requires written concurrence from the City prior to design.

## Private Streets

Projects with a combination of public and private streets will require separate service agreements for private street lighting. This will allow the public street lighting service agreements to transfer to the City after an initial three-year service term with the developer.

## Transition of Service Agreement to the City of Durham

The City of Durham will enter into service agreements for public street lighting upon the completion of a three-year service agreement by the developer, subject to the availability of funds. To ensure continued service, the developer must notify the Street Light Administrator within three months of the completion of the initial three-year term. The City will not be responsible for reimbursement of any costs incurred by the developer.

## Contact Information

For additional information concerning the City Street Light standards, please contact Terry Thompson, Street Light Administrator by e-mail at [Terry.Thompson@durhamnc.gov](mailto:Terry.Thompson@durhamnc.gov) or by phone at (919)560-4366 Ext 1.