

7-19-903. YARD AND STREET LIGHTING.

(1) In residential developments, front yard lights shall be required on each residential lot to illuminate the front yard and sidewalk area and shall conform to the following standards:

- (a) Including the required International Building Code (IBC) light next to the front door, lighting fixtures and bulbs may be selected by the homeowner.
- (b) The illumination provided shall be not less than 2500 lumens. Property owners with a streetlight located within 40 feet of their property line may reduce this requirement to 1250 lumens.
- (c) A photoelectric device is required for all front yard lights intended to meet this requirement, except the required front door light, unless it is the only light intended to meet this requirement.

(2) Installation of Street Lighting in New Development.

- (a) In all new residential, commercial, industrial, or institutional developments it shall be the responsibility of the Developer to furnish all labor, materials, tools, equipment, and incidentals to design and install street lighting on any new public street constructed as part of the development, and on the frontage of any development abutting a public street. Street Lighting shall be per West Valley City Street Lighting Standards and shall be approved through the subdivision and development review and approval process.
- (b) The Developer assumes all responsibility, expense, and liability for the street lighting system until the complete lighting system is accepted by West Valley City.
- (c) The City will pay for the operation and maintenance of the street lighting systems installed pursuant to subsections (a) and (b).

(3) The requirements of this Section shall apply to all subdivisions, including those currently under consideration with an original application date after November 10, 1983.

(Ord. No. 94-127 Amended 01/04/1995; Ord. No. 04-58 Amended 11/29/2004)