

8.50 – EXTERIOR LIGHTING

8.51 - Statement of purpose.

The regulations are intended to accomplish the following:

- protect the public health, safety and general welfare;
- provide for the fair and consistent enforcement of these regulations;
- control light spillover and glare;
- minimize the detrimental effect of exterior lighting on astronomical observations by the general public;
- encourage lighting arrangements which conserve energy;
- preserve community character;
- provide for nighttime safety, utility, security and productivity.

8.52 - Scope.

The purpose of this section is to regulate the placement and arrangement of lighting on properties and uses within the township.

8.53 - Objectives.

The standards of this division are intended to accomplish the following objectives:

- A. Avoid light spillover onto any adjacent premises.
- B. Shade, shield and/or direct the sources of illumination so that the light intensity or brightness will not be objectionable to surrounding areas.
- C. Control illumination of vertical architectural surfaces and facades.

8.54 - Standards.

- A. Sufficient lighting shall be required for parking areas, walkways, driveways, building entrances, loading areas and public areas to ensure the security of property and safety of persons. The above shall apply to other than one and two family residential properties.
- B. Site and area lighting. Site and area lighting shall be designed such that light levels do not exceed 0.5 footcandles at any point along the perimeter of the property adjacent to residential zones or residential uses. Light levels of up to 2.0 footcandles are permitted along the perimeter of property adjacent to commercial or industrial zones or uses where the Planning Commission determines during site plan review that the higher light levels are consistent with the purpose and intent of this division.

Site and area lighting shall be designed so that light levels do not exceed 10.0 footcandles within the site, except as explicitly permitted for illumination of task areas as approved by the Planning Commission; see Section 8.54.G.

- C. Pole-mounted fixtures. Pole-mounted light fixtures used for site and area lighting shall be subject to the following design guidelines:
 - i. Pole-mounted lighting with a mounted height of 12 feet or less above grade shall be so shaded, shielded or directed that the light intensity or brightness will not be objectionable to surrounding areas.
 - ii. Pole-mounted lighting with a mounted height of greater than 12 feet and not exceeding 30 feet above grade shall be full cut-off mounted horizontally and angled perpendicular to the ground (Illuminating Engineering Society of North America full cut-off).
- D. To provide for uniformity of illuminance within a site, fixtures shall provide an overlapping pattern of light. The ratio of minimum to maximum light levels within illuminated areas of nonresidential properties shall not exceed 3:1 except those areas along the perimeter of the property where compliance with the perimeter footcandle limitations in 8.54.B. Site and area lighting, is satisfied.
- E. Building mounted fixtures. Building mounted light fixtures shall be full cut-off and not exceed a 20-foot mounting height. The Planning Commission may approve mounting heights exceeding 20 feet during the site plan review process. The use of architectural features on the building, such as a canopy, which prevent the projection of light beyond the architectural feature may satisfy the intent of this section and allow the use of fixtures that are not full cut-off, subject to the approval of the Planning Commission.

Typical residential light fixtures on one and two family residential buildings and associated accessory buildings, not to include flood lights or security lights, are exempt from the full cut-off requirement when mounted at a height of eight feet or less.

- F. Architectural lighting and wall signs. The illumination of building facades and wall signs shall be limited to fully shielded fixtures directed toward the façade or wall sign. All light from such fixtures shall be concentrated on the surface being illuminated and shall not exceed the footcandle levels set forth by the Illuminating Engineering Society of North America, not to exceed 16 footcandles.
- G. Task Areas. For those outdoor task areas that warrant or require increased illuminance, such as gas stations and athletic fields, the Planning Commission may approve task area lighting within a site at levels exceeding 10 footcandles where it finds that all of the following standards are met:
 - i. Where normal performance or function of permitted outdoor tasks requires light levels greater than 10 footcandles, the light levels on the task area can be increased in accordance with the levels recommended for that task by the Illuminating Engineering Society of North America.

- ii. Task areas where the Planning Commission authorizes such increased light levels, and the lighting within such task areas, must satisfy the other requirements of the zoning ordinance and all conditions imposed by the Planning Commission.
- iii. Gas station canopies shall have fully recessed light fixtures and the total initial lamp output shall be limited to 32 footcandles.
- iv. The applicant for approval of special lighting levels for task areas shall have the burden of demonstrating that that the higher light levels requested will not create light spillover or glare inconsistent with the objectives of this section.

H. Landscape light fixtures. Landscape light fixtures, including ground lighting for signs, flag poles and statues shall be equipped with shields or shutters to help eliminate glare. The light shall be so shaded, shielded or directed that the light intensity or brightness will not be objectionable to surrounding areas. All light from such fixtures shall be concentrated on the surface being illuminated as much as possible.

I. Blinking, flashing and temporary lighting. There shall be no lighting of a blinking, flashing, rotating or fluttering nature, including changes in light intensity, brightness or color except for public safety purposes. Temporary seasonal (holiday) lighting is not prohibited by this subsection.

J. Site lighting plan. Whenever any change to exterior lighting is proposed and for uses requiring site plan review, a lighting plan shall be submitted and shall provide the following information:

- i. Proposed location on premises of all exterior light fixtures.
- ii. Fixture cut-sheets with description of illumination devices, lamps, supports, reflectors and other devices (e.g., fixture type, mounting height, wattage).
- iii. Photometric data of illumination cast on horizontal surfaces. Vertical photometric data may be required.
- iv. Illumination level for all building, vertical architectural and landscaping lighting proposed.
- v. Isofoot candle plan must be submitted.

K. Reduced lighting. Lighting shall be significantly reduced during nonoperational building hours, allowing only lighting necessary for security purposes. The lighting plan submitted for review shall note where this distinction applies.

8.55 Existing uses.

Lighting established prior to and existing on April 1, 2017, regardless of the zoning district, shall at a minimum be arranged so as to avoid glare or direct illumination onto any portion of any adjacent highway or onto any adjacent premises. As light fixtures are replaced, replacement fixtures shall comply with the requirements of this section.

8.56 Permit.

The provisions of Section 27.02, Zoning Compliance Permits, shall apply.