

Article 8: Outdoor Lighting Standards

Section 8.01 Purpose

- (A) The purpose of this article is to regulate the placement, orientation, distribution patterns, and fixture types of outdoor lighting in order to preserve, protect and enhance the character of the township and the lawful nighttime use and enjoyment of property located within the township.
- (B) All outdoor lighting fixtures located on the applicable site (including lighting for signs and on buildings) shall be arranged so as to:
- (1) Provide safety, utility and security;
 - (2) Control light trespass and glare on adjacent properties and public roadways; and
 - (3) Reduce atmospheric light pollution.

Section 8.02 Applicability

- (A) The regulations of this article shall apply to all uses except for single-family, two-family, and attached dwellings.
- (B) Lighting plans shall be submitted for approval with all applications for zoning certificates in the nonresidential and planned development districts and for all nonresidential uses in residential districts unless specifically exempted below.

Section 8.03 Exemptions

- (A) Lighting plans shall not be required for single-family and two-family dwellings, regardless of where the use is located.
- (B) Decorative outdoor lighting fixtures with bulbs that do not exceed 25 watts, installed seasonally, are exempt from the requirements of this article.
- (C) Street lights shall be exempt from the provisions of this article.
- (D) Temporary construction or emergency lighting is exempt from the requirements of this article. Such lighting shall be discontinued immediately upon completion of the construction work or abatement of the emergency necessitating such lighting.
- (E) All outdoor lighting fixtures existing and legally installed prior to the effective date of this article shall be exempt from the requirements of this article. When existing lighting fixtures become inoperative, their replacements are subject to the provisions of this article.
- (F) Nothing in this article shall apply to lighting required by the FAA or any other federal regulatory authority.

Section 8.04 Outdoor Lighting Standards

- (A) All outdoor lighting fixtures subject to review as part of this article, including but not limited to lighting fixtures used for parking areas, buildings, building overhangs, canopies, signs, billboards, displays and landscaping, shall be full cut-off type fixtures, except for decorative light fixtures. See [Figure 8.04-1](#).

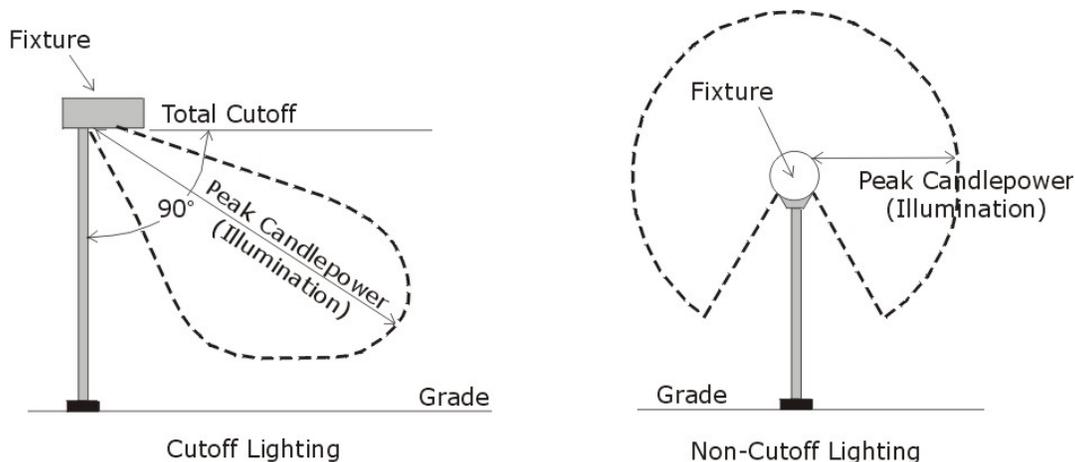


Figure 8.04-1: Illustration of cutoff lighting versus non-cutoff lighting

- (B) Lighting attached to a canopy or awning (e.g., for uses such as gasoline stations, service stations, and drive-through facilities) shall be recessed ceiling fixtures.
- (C) No light fixture shall exceed 24 feet above grade. The maximum height for non-cutoff lighting fixtures shall be 12 feet above grade.
- (D) The maximum level of light trespass at a property line shall be 0.5 footcandles at the property line.
- (E) Exterior lighting shall not be designed or located in such a way as to shine directly into an adjacent dwelling unit, regardless of the applicable zoning district.
- (F) The placement of light poles within raised curb planter areas or landscaped islands is encouraged, but conflicts with parking lot trees that can obscure the lighting shall be avoided through alternative lighting locations.
- (G) Outdoor lighting shall not be of such an intensity or color distortion as to cause glare or to impair the vision of drivers or pedestrians. Mercury lighting shall be prohibited.
- (H) Uniform lighting shall be provided to prevent various intensities of lighting throughout the parking area. Such uniform lighting shall be illustrated in the required lighting plan.
- (I) Lighting attached to a building shall not be designed, located, or mounted so as to exceed the height of the building.
- (J) For statues, monuments, fountains, flags, or other objects for which it may not be possible to reliably and consistently illuminate with full cutoff lighting, upward lighting may be used only in the form of spotlights which confine the illumination to the object of interest.
- (K) The use of search lights, laser lighting, or lights that pulse, flash, rotate or simulate motion for advertising or promotions is prohibited.

Section 8.05 Measurement

- (A) Light levels shall be measured in footcandles with a direct reading, portable light meter. Readings shall be taken only after the cell has been exposed long enough to take a constant reading.
- (B) Measurements shall be taken at the property line, along a horizontal plane at a height of three and one-half (3.5) feet above the ground.