

ARTICLE 13

EXTERIOR LIGHTING

Section 13.01 Purpose.

The purpose of this Article is to preserve, protect, and enhance the lawful nighttime use and enjoyment of all properties in the Township through the use of appropriate lighting practices and systems. Exterior lighting shall be designed, installed and maintained to control glare and light trespass, minimize obtrusive light, conserve energy and resources, maintain safety, security and productivity, and prevent the degradation of the nighttime visual environment. It is the further intent of this Article to encourage the use of innovative lighting designs and decorative light fixtures that enhance the character of the community while preserving the nighttime visual environment.

Section 13.02 Submittal Requirements.

The following information shall be provided with all site plans, site condominium plans, subdivision plats and permit applications where exterior lighting is proposed to be altered or installed:

- A. The location, type and height of all existing and proposed light fixtures, such as freestanding, building-mounted and canopy light fixtures, and all existing and proposed sign lighting.
- B. Specifications and details for each type of light fixture, including the total lumen output, type of lamp and method of shielding.

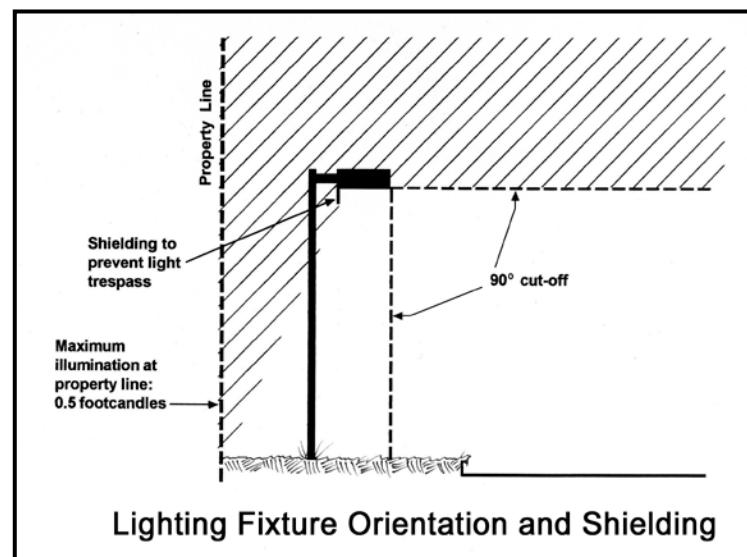
For larger developments or plans that may impact residential areas, the Planning Commission may require a photometric grid indicating the overall light intensity, measured in footcandles, throughout the site.



Section 13.03 General Provisions.

The design and illumination standards of this Article shall apply to all exterior lighting sources and other light sources visible from the public way or adjacent parcels, except where specifically exempted herein.

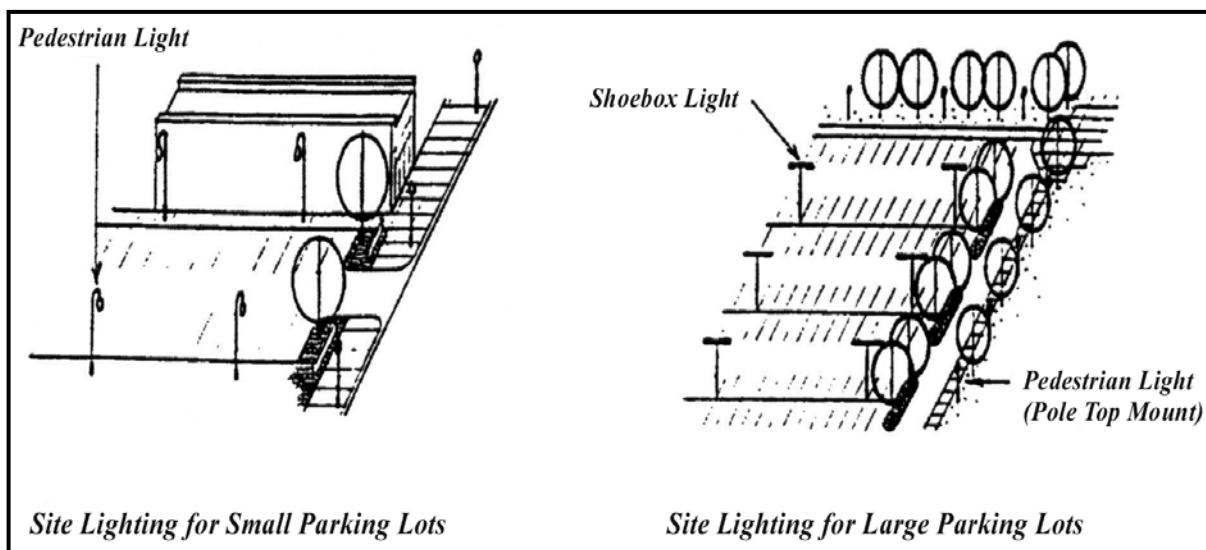
- A. **Fully-shielded.** Exterior lighting shall be fully shielded and directed downward, and shall utilize full cutoff housings, louvers, glare shields, optics, reflectors or other measures to prevent off-site glare and minimize light pollution.
- B. **Intensity.** The intensity of light within a site shall not exceed ten (10) footcandles within the site, and one (1) footcandle at any lot boundary or street right-of-way line. Where a lot abuts a residential district or use, the intensity shall not exceed one-half (0.5) footcandle at the lot boundary.



- C. **Glare and light trespass.** Exterior lighting sources shall be designed, constructed, located and maintained in a manner that does not cause off-site glare or light trespass on neighboring properties or street rights-of-way.
- D. **Measurements.** Light intensity levels shall be measured in footcandles on the horizontal plane at grade level within the site, and on the vertical plane of the lot or road right-of-way boundaries at a height of five feet (5') above grade. Fixture height shall be measured from grade level to the highest point of the fixture.
- E. **Lamp options.** Lamps with a maximum wattage of two hundred fifty watts (250w) per fixture are recommended for use in the Township to maintain a unified lighting standard and to minimize light pollution. Low-pressure sodium lamps are preferred for security lighting in low traffic areas. High pressure sodium or metal halide lamps are preferred in parking lots and high traffic areas. The Planning Commission may permit the use of other lamp-types and wattages up to four hundred watts (400w) maximum for fully shielded fixtures, provided that such lighting is otherwise in compliance with this Article.
- F. **Animated lighting.** Lighting shall not be of a flashing, moving, animated or intermittent type, and the use of laser light sources, searchlights or any similar high intensity light source for outdoor advertisement or entertainment is prohibited.

Section 13.04 Standards by Type of Fixture.

- A. **Freestanding pole lighting.** The following standards shall apply to all freestanding pole-mounted light fixtures:

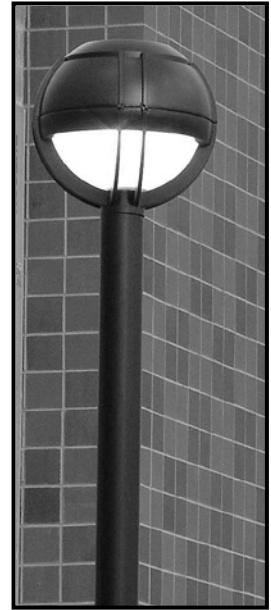


- 1. **Maximum overall height.** The maximum height of pole-mounted fixtures shall be directly proportional to its proximity to a residential district or use, as follows:
 - a. Fifteen feet (15') high, where such fixtures are located within fifty feet (50') of a residential district or use.
 - b. Twenty feet (20') high, where such fixtures are located more than one hundred fifty feet (150') from a residential district or use.

- c. Twenty five feet (25') high, where such fixtures are located more than three hundred feet (300') from a residential district or use.
- 2. **Hours of operation.** All exterior lighting systems in non-residential districts shall incorporate automatic timers, and shall be turned off between the hours of 11:00 p.m. and sunrise, except where used for security purposes, or where the use of the property continues after 11:00 p.m.
- B. **Building-mounted lighting.** Unshielded luminous tube or fluorescent lighting shall be prohibited as an architectural detail on all buildings, including but not limited to areas along roof lines, cornices and eaves or around and within window and door openings. The Planning Commission may approve internally illuminated architectural bands or similar shielded lighting accents as part of a site plan, provided that such lighting accents would enhance the aesthetics of the site and would not cause off-site glare or light pollution.
- C. **Window lighting.** Unshielded luminous tube and fluorescent lighting that is visible through a window from the public way shall be prohibited, and all light fixtures visible from the public way through a window shall be shielded to prevent glare at the property line.
- D. **Decorative light fixtures.** The Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures, provided that such fixtures would enhance the aesthetics of the site and would not cause off-site glare or light pollution. Such fixtures may utilize incandescent, tungsten-halogen, metal halide or high-pressure sodium lamps.
- E. **Alternative lighting designs.** The Planning Commission may, as part of site plan review, approve an alternative lighting design, provided that the Commission finds that the alternative design would be in accordance with the purpose of this Article.

Section 13.05 Lamp or Fixture Substitutions.

Light fixtures regulated under this Article shall not be altered or replaced after approval has been granted, except where the Zoning Administrator has verified that the substitution would comply with the provisions of this Article.



Section 13.06 Exempt Lighting.

The following types of exterior lighting are exempt from the requirements of this Article, except that the Planning Commission may take steps to minimize glare, light trespass or light pollution impacts where determined to be necessary to protect the health, safety and welfare of the public:

- A. Holiday decorations.
- B. Shielded pedestrian walkway lighting.
- C. Residential lighting that does not cause no off-site glare or contribute to light pollution.
- D. Cases where federal or state laws, rules or regulations take precedence over the provisions of this Article.

E. Situations where fire, police, rescue, or repair personnel need light for temporary or emergency situations.

Section 13.07 Exceptions.

It is recognized by the Township that there are certain uses or circumstances not otherwise addressed in this Article, such as sports stadiums, streetlighting, or lighting for monuments and flags that may have special exterior lighting requirements. The Zoning Board of Appeals may waive or modify specific provisions of this Article for a particular use or circumstance upon determining that all of the following conditions have been satisfied:

- A. A public hearing shall be held for all exception requests in accordance with the procedures set forth in Section 1.11 (Public Hearing Procedures).
- B. The waiver or modification is necessary because of safety or design factors unique to the use, circumstance or site.
- C. The minimum possible light intensity is used that would be adequate for the intended purpose. Consideration shall be given to maximizing safety and energy conservation, and to minimizing light pollution, off-site glare and light trespass on to neighboring properties or street rights-of-way.
- D. For lighting related to streets or other vehicle access areas, a determination is made that the purpose of the lighting cannot be achieved by installation of reflectorized markers, lines, informational signs or other passive means.
- E. Additional conditions or limitations may be imposed by the Zoning Board of Appeals to protect the public health, safety or welfare, or to fulfill the spirit and purpose of this Article.