

CHAPTER 18

Lighting Regulations

Section 18.1 Purpose

The purpose of this Chapter is to regulate certain outdoor lighting in order to reduce or prevent light pollution. These regulations are intended to reduce or prevent glare and light trespass, conserve energy, promote safety and security, and protect the health, safety and general welfare of the Township and its residents.

Section 18.2 Definitions

For the purpose of this Chapter the following words or phrases are defined as follows:

Fixture – The assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, lamp holder, ballast or support, reflector, mirror and a refractor or lens.

Flood Light- A luminaire or bulb designed to project light in a specific direction in a wide beam, typically 100 degrees or more.

Foot Candles – A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one candle.

Full-Cutoff Fixture (FCO) – A fixture which cuts off all upward transmission of light.

Glare – Direct light emitted by a luminaire at a higher level than which the average eye is adapted and causes reduced vision, momentary blindness, or discomfort.

Illuminance – The level of light measured on a surface.

Light Shield – Any attachment which interrupts and blocks the path of light emitted from a luminaire or fixture.

Light Trespass – Light projected onto a property from a fixture not located on that property.

Lumens – Measurement of brightness exiting a bulb or fixture.

Luminaire – A complete lighting system including the fixture and lamp or lamps.

Mounting Height – The vertical distance between the surface to be illuminated and the bottom of the light source.

Nonconforming Lighting – Lighting not conforming to the requirements of this ordinance that were installed prior to the effective date of this ordinance.

Pole Height – The vertical distance between the grade of the ground or street, whichever is highest, to the peak of the pole.

Section 18.3 Applicability

The regulations and standards contained in this Chapter apply to any site plan, special use, or planned unit development request (or any use involving any such zoning approval or approvals) that is subject to review and approval by the Planning Commission or Site Plan Review Committee, subject to the following limitations:

- A. The standards and regulations of this Chapter do not apply to the following:
 - 1. Single and two family dwellings.
 - 2. Official traffic or government lighting.
 - 3. Signs and flags as defined in Chapter 17.3.
 - 4. Church steeple lighting.
 - 5. Athletic field lighting.
 - 6. Lawful nonconforming lighting.
 - 7. Assistance lighting in emergency procedures.
 - 8. Lighting associated with lawful holiday displays.
- B. The standards and regulations contained in this Chapter apply to the expansion of existing uses or development only if they are subject to site plan review (i.e. for example, where an expansion exceeds 25% of the original floor area of the building or exceeds more than five parking spaces), with the following exceptions:
 - 1. Property subject to site plan review which are not adding new light poles or outdoor light fixtures are not required to submit a photometric plan. All other lighting on the site shall comply with the provisions of this Chapter.

Section 18.4 Prohibited Lighting

The following are prohibited:

- A. Laser, flashing, pulsing, and rotating lights.
- B. Tower lighting unless required otherwise by the Federal Aviation Administration.
- C. Light schemes depicting an advertisement and not included in Chapter 17.
- D. Glare producing lighting.
- E. Trespass lighting.

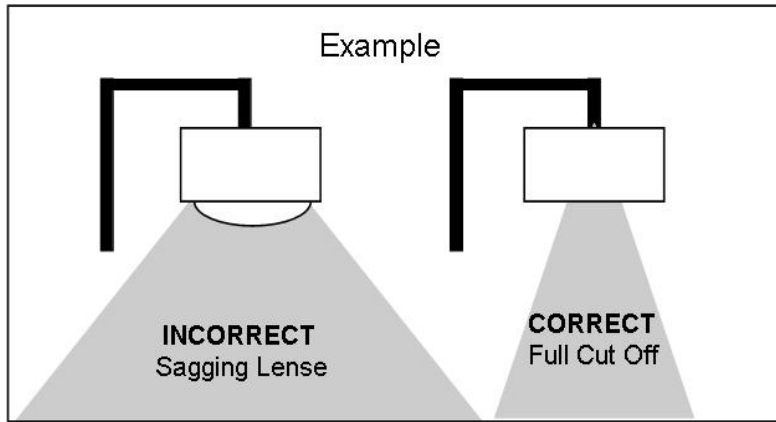
Section 18.5 Submittal Requirements

A photometric plan prepared in compliance with this Chapter shall be submitted to the Township along with the required site plan, special use permit application, or Planned Unit Development application (or expansion thereof). The photometric plan shall include, but shall not be limited to, the following items:

- A. The type of illuminating devices, fixtures, lamps, supports, reflectors and other devices, and the mounting height of the light.
- B. A description of the illuminating devices, fixtures, lamps, supports, reflectors and other devices may include, but is not limited to, catalog cuts by manufacturers and drawings (including sections where required).
- C. Illumination levels on the property, measured in footcandles, at the property lines and just beyond the property lines, as well as other data such as that furnished by manufacturers or similar data showing the angle of cut off for light emissions.
- D. The above required plans, description, and data shall be sufficiently complete to enable Township staff, the Planning Commission or the Site Plan Review Committee to readily determine whether compliance with the requirements of this ordinance will be secured. If such plans, description and data cannot enable this ready determination, by reason of the nature of configuration of the devices, fixtures or lamps proposed, the applicant shall submit additional evidence of compliance to enable such determination.
- E. Prior to issuance of a Certificate of Occupancy, the applicant shall submit to the Planning and Zoning Department an as-built photometric plan, stamped by a certified testing laboratory or engineering firm that the installed lighting is in compliance with this ordinance.
- F. Should any outdoor lighting fixture or type of light source be changed therein after the building permit has been issued, a change request must be submitted to the Planning and Zoning Department for approval together with the adequate information to assure compliance with this Ordinance, which must be received and approved by the Township prior to substitution.
- G. Any other information required by the Planning Commission or Site Plan Review Committee.

Section 18.6 Lighting Regulations

- A. All required lighting shall be fully installed before occupancy of the building or structure unless the applicant applies for a longer time period and the Zoning Administrator permits a time extension in writing. The Zoning Administrator may require as a condition of any time extension that the applicant file a bond, irrevocable letter of credit or cash security (in an amount and form as required by the Zoning Administrator) with the Township to ensure that all lighting will be fully completed as approved in the Site Plan Review.
- B. Any fixture or luminaire with a lamp shall be a full cut off type fixture.



- C. All light poles shall be no taller than 20 feet in height.
- D. All light poles must be setback a minimum of 10 feet from any property line.
- E. All pole lighting must access wiring through the ground and not from the top of the pole.
- F. The limit of illumination on adjacent property from one (1) establishment shall be based on the zoning of the adjacent property. Maximum computed maintained and maximum measured footcandles at the adjacent property line shall not exceed the levels in the following table.

Zoning of Adjacent Property	Maximum Footcandles at Property Lines
RL-10, RL-14, A-R, A-B	0.2
R-3, R-4	0.5

- G. The maximum outdoor maintained computed and measured illuminance level on the property where the light originates shall not exceed twenty (20) footcandles outdoors at any point, with the following exceptions:
 - 1. Lighting under canopies (such as service stations) shall not exceed thirty (30) footcandles. All other lighting on the site shall comply with the provisions of this Chapter.
- H. The Planning Commission or Site Plan Review Committee may impose reasonable conditions on the approval of any photometric plan.

Section 18.7 Alternative Compliance

The Planning Commission or Site Plan Review Committee in its review of the photometric plan has the authority to increase, decrease, or otherwise modify the lighting requirements of this Chapter. In doing so, the Planning Commission or Site Plan Review Committee shall consider the following criteria:

- A. The amount of space on the site available for lighting.
- B. Existing lighting on the site and on adjacent properties.

- C. The type of use on the site and the size of the development.
- D. Existing and proposed adjacent land uses.
- E. The effect that the required lighting would have on the operation of the existing or proposed land use.