

Sec. 36-315. - Glare and exterior *lighting*.

(a)

Glare from any process (such as or similar to arc welding or acetylene torch cutting) which emits harmful ultraviolet rays shall be performed in such a manner as not to be seen from any point beyond the property line, and as not to create a public nuisance or hazard along lot lines.

(b)

The design and/or screening of the development shall ensure that glare from automobile and commercial or industrial vehicle headlights shall not be directed into any adjacent property, particularly residential property.

(c)

Exterior *lighting* shall be located and maintained to prevent the reflection and glare of *light* in a manner which creates a nuisance or safety hazard to operators of motor vehicles, pedestrians, and neighboring land uses. This provision is not intended to apply to public street *lighting*. Any operation, which produces intense glare or heat, shall be conducted within an enclosure so as to completely obscure and shield such operation from direct view from any point along the lot lines. If heat is a result of an industrial operation, it shall be so insulated as to not raise the temperature at any property line at any time.

(d)

Exterior doors shall be located, operated, and maintained so as to prevent any glare and *light* from creating a nuisance or safety hazard to operators of motor vehicles, pedestrians, and neighboring land uses.

(e)

On-site *lighting* (i.e., parking, building *lights*, etc.) shall conform to the following *regulations*:

(1)

It is the goal of the township to minimize *lighting* levels to reduce off-site impacts, prevent the reflection and glare of *light* in a manner which creates a nuisance or safety hazard to operators of motor vehicles, pedestrians, and neighboring land uses, and to promote dark skies in keeping with the rural character of the township.

(2)

When site plan review is required, all *lighting*, including signage and ornamental *lighting*, shall be shown on site plans in sufficient detail with appropriate photometric studies to allow determination of the effects of such *lighting* upon adjacent properties, traffic safety, and overhead sky glow. The objectives of these specific actions are to minimize undesirable on-site effects.

(3)

Only non-glare, color-corrected *lighting* shall be permitted. For all nonresidential uses, full cutoff shades are required for *light* sources so as to direct the *light* onto the site and away from adjoining properties. The *light* source shall be recessed into the fixture so as not to be visible from off site. Building- and pole-mounted fixtures shall be parallel to the ground. Wall-pak type *lighting* shall be prohibited.

(4)

Illumination levels.

a.

*Lighting* for uses adjacent to residentially zoned or used property shall be designed and maintained such that illumination levels do not exceed 0.1 footcandle along property lines.

*Lighting* for uses adjacent to nonresidential properties shall be designed and maintained such that illumination levels do not exceed 0.3 footcandle along property lines.

b.

Where *lighting* is required, maximum *light* levels shall not exceed 25 footcandles directly beneath a *light* fixture. *Lighting* levels shall not exceed three footcandles as measured directly between two fixtures. The township board, after receiving a recommendation from the planning commission, may allow for an increased level of *lighting* above maximum permissible levels when the board determines that the applicant has demonstrated that such *lighting* is necessary for safety and security purposes.

c.

For the purposes of this chapter, all *lighting* measurements shall be taken at ground level.

(5)

For parking lots of less than 100 parking spaces, *lighting* fixtures shall not exceed a height of 16 feet measured from the ground level to the centerline of the *light* source. For parking lots of more than 100 spaces, *lighting* fixtures shall not exceed a height of 18 feet measured from the ground level to the centerline of the *light* source.

(6)

Signs shall be illuminated only in accordance with the *regulations* set forth in this chapter. In addition, signs within residential districts shall not be illuminated.

(7)

Building- or roof-mounted *lighting* intended to attract attention to the building and/or use and not strictly designed for security purposes shall not be permitted.

(8)

Subdivision or site condominium street *lighting* is not permitted. The township board, after receiving a recommendation from the planning commission may allow for street *lighting* when the board determines that the applicant has demonstrated a need for such *lighting*.

(Ord. No. 275, § 11.07, 10-21-2003)