TATE TOWNSHIP
ZONING RESOLUTION
ARTICLE 5
OUTDOOR LIGHTING

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ARTICLE 5. OUTDOOR LIGHTING

5.01. PURPOSE

The purpose of this section 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 within the township. All outdoor lighting fixtures located on the applicable site including sign and building lightings, shall be arranged to reduce atmospheric light pollution, control light trespass, and minimize glare on adjacent properties and public roadways, and to provide safety, utility, and security.

5.02. APPLICABILITY

This section is applicable to all new outdoor lighting fixtures in all zoning districts within Tate Township.

5.03. EXEMPTIONS

The following lighting scenarios are exempt from the regulations contained herein:

5.03.A. Holiday lighting of a temporary nature of not more than two (2) months of continuous display per every six (6) months.

5.03.B. All temporary emergency lighting needed by police, fire department, other emergency service vehicles, and public service vehicles. This includes vehicular lights, which are exempt from the requirements of this section including flashing or blinking lights;

5.03.C. Street and traffic lights; and

5.03.D. All lighting required by the Federal Aviation Administration (FAA) or any other federal regulatory agency.

5.04. PROHIBITED LIGHTS

The following types of lights are prohibited within the Township:

5.04.A. Search lights

5.04.B. Beacons

5.04.C. Laser source lights

5.04.D. Any high-intensity or flashing light not associated with emergency services or public safety

5.04.E. Lighting, including LED strips, neon tubing, or string lights, installed for the purpose of outlining or tracing a building façade, roofline, window frame, or tenant space is prohibited. Lighting used as architectural accent illumination (emphasizing cornices, columns, pilasters, or other design features)is permitted when it does not form a continuous linear outline of the building or give the appearance of tracing the overall structure."

5.05. LIGHTING PLAN

A lighting plan is required, unless specifically exempted herein, for all non-residential and multi-family development. Agricultural uses, and single- and two-family dwellings shall not require a lighting plan. At a minimum, the lighting plan shall provide the following information:

5.05.A. The location of each existing and proposed site lighting, including wall-mounted, security, flood, parking lot lighting, and other lighting that may be proposed.

5.05.B. The height of proposed lighting fixtures.

5.05.C. The minimum and maximum intensity / illumination of the site.

5.05.D. A photometric plan showing the proposed intensity levels of the lighting throughout the site, indicating footcandle measurements for the subject site to all property lines, at a minimum. The initial output of lamp fixtures, as defined by the manufacturer, is the value to be considered in the intensity analysis. The photometric plan shall include all lighting, existing and proposed that is over 25 watts.

5.05.E. Details of the proposed outdoor lighting fixtures, indicating the manufacturer, model, and style of the fixture.

5.06. OUTDOOR LIGHTING REGULATIONS

5.06.A. Application

The following regulations shall apply to any outdoor lighting indicated in any district, on parcels where there are parking spaces for 20 or more vehicles.

5.06.B. Height

5.06.B.1. All lighting fixtures attached to the exterior of a structure shall not exceed the height of the structure.

5.06.B.2. All freestanding lighting fixtures shall not exceed a maximum height of 24 feet above grade.

5.06.B.3. Non-cutoff decorative freestanding lighting fixtures shall not exceed 12 feet in height.

5.06.C. Lighting Types

5.06.C.1. All outdoor lighting shall be located, screened, or shielded so that adjacent lots and the public right-of-way are not directly or indirectly illuminated.

5.06.C.2. Parking lot lighting shall be required to utilize full cut-off fixtures that are pointed down and away from the property line.

5.06.C.3. Wall-mounted lights shall be screened by the building's architectural features, or contain a cutoff shield, to direct lighting onto the building and not onto adjacent lots.

5.06.C.4. All outdoor lighting fixtures shall not exceed a color temperature of 4,000 Kelvin.

5.06.C.5. All exterior light poles and fixtures shall be bronze or black in color.

5.06.C.6. Statues, monuments, flags, and other similar objects, as determined by the Zoning Inspector, may utilize upward lighting in the form of spotlights to illuminate the object of interest.

5.06.C.7. Non-cutoff lighting shall only be used for decorative purposes only.

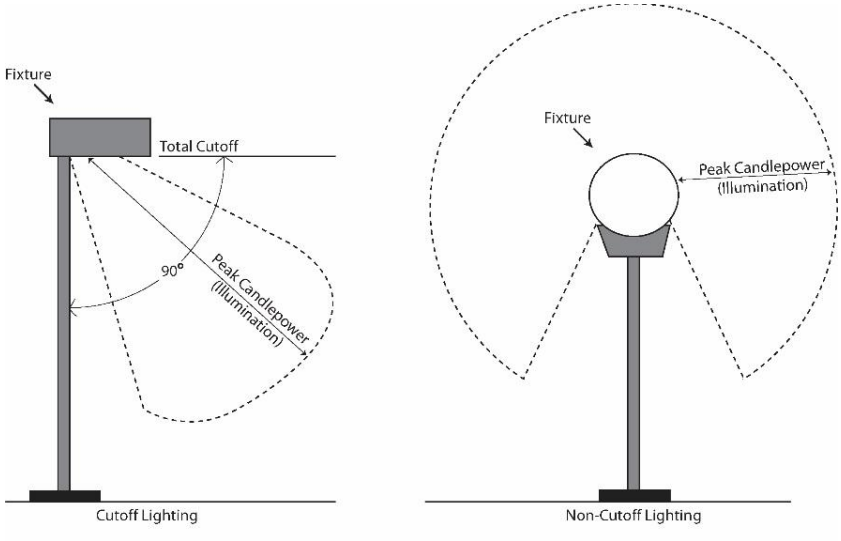


Figure 5.1: Cutoff and Non-Cutoff Light Fixtures

5.06.D. Illumination

The maximum illumination permitted at the property line in each district type and use, as demonstrated by a photometric plan, shall be meet the standards of Table 5.06-1: Illumination Levels.

Table 5.06-1: Illumination Levels

When a non-residential use abuts a…	The maximum illumination level at the property line is…
Agricultural, single-, two, and three-family dwellings	0.2 footcandles
Multi-Family residential development	0.5 footcandles
Non-residential use	1.0 footcandles

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