

NORTH EAST TOWNSHIP

ORDINANCE NO. 2018 – 001

AN ORDINANCE AMENDING THE NORTH EAST TOWNSHIP ZONING ORDINANCE, NO. 2014-001, AS AMENDED, BY ESTABLISHING REGULATIONS FOR COMMERCIAL AND INDUSTRIAL EXTERIOR LIGHTING.

WHEREAS, the North East Township Board of Supervisors has determined that it is appropriate to amend the North East Township Zoning Ordinance, No. 2011-001, ordained and enacted under the provisions of the Pennsylvania Municipalities Planning Code.

NOW THEREFORE BE IT ENACTED AND ORDAINED by the authority of the same that the Supervisors of North East Township, do hereby amend Ordinance No. 2014-001, as follows:

Section I. Section 503.9 is hereby amended to read as follows:

503.9A. **All Exterior Lighting**

All exterior lighting devices which produce objectionable direct or reflected glare on adjoining properties or roads shall not be permitted.

503.9B **Commercial and Industrial Exterior Lighting**

All new installations of commercial and/or industrial exterior lighting, including replacement, changes or upgrades of existing lighting equipment, shall meet the following additional requirements:

- a. Exterior lighting shall not create a traffic hazard by glare, direction of aim, level of illumination, or any other factor which disturbs vehicular traffic.
- b. All lighting fixtures installed shall be full-cutoff design, as defined in The Lighting Handbook, 10th Edition of the Illuminating Engineering Society, or otherwise shielded to minimize glare and light trespass. Functional equivalents allowed – lights properly installed within or under an architectural space or feature (such as under a portico or roof overhang) shall be considered a functional equivalent to a full-cutoff fixture.
- c. Exterior lighting illuminated outside the owner or occupant's normal business hours shall be reduced to the lowest level reasonably required for security reasons.
- d. All lighting utilized to illuminate off street parking areas shall be shielded and arranged to prevent light trespass upon adjoining properties and public rights-of-way. Unshielded pole-mounted lighting is prohibited.
- e. A site lighting design plan, including manufacturer's cut sheets of the lighting fixtures to be utilized, shall be provided to the Zoning Officer prior to issuance of a Zoning Permit, unless the Zoning Officer should determine that a site lighting design plan is not necessary.

- f. All new exterior lighting installations, including any instance in which a lighting fixture is relocated, replaced, or upgraded, must fully comply to the new lighting standards as set forth in this Section 503.9.
- g. Exceptions: The following are not subject to the regulations set forth in this Section 503.9B:
 - 1. Any building having historic significance to North East Township, or any building or structure specifically named in The National Register of Historic Places may maintain or replace in kind any period-correct lighting fixture, provided the lumen output of the light source or luminaire is equal to or less than the fixture being replaced. If light levels are to be increased, then the upgrade must conform to the new lighting standards described in detail above.
 - 2. Municipal, school and college outdoor sports facilities.
 - 3. Temporary construction lighting.
 - 4. Ornamental and architectural lighting of bridges, public monuments, statuary and public buildings
 - 5. Municipal and state lighting for roads and highways.
 - 6. Any lawfully installed luminaire that currently exists at the time of this Ordinance that is not in compliance with the standards set forth herein shall be permitted to remain until such time they are either replaced, upgraded, or relocated. Any luminaire that replaces a lawfully existing luminaire that is moved must meet the standards of this Ordinance as described in detail above.

Section II. This Ordinance shall be effective ten (10) days after its adoption.

ENACTED AND ORDAINED by the Board of Supervisors of the North East Township, Erie County, Pennsylvania, this ___ day of _____, 2018.

NORTH EAST TOWNSHIP

BY:

Fredrick Shunk, Chairman

BY:

August Neff, Supervisor

BY:

Robert Mazza, Supervisor

ATTEST:

Karen Ahlgrim, Secretary