



Proposed Amendments for Public Hearing

Zoning Amendment # 2020-008

Section 390.06 Z – Supplemental Regulations for Specific Uses

Section 390.06 Z Proposed (shown in bold):

Z. Parks and Recreation Uses shall comply with the following:

- 1. Conditionally permitted uses shall end by 11 p.m. on Friday and Saturday nights.**
- 2. Events shall end by 9 p.m. on Sunday through Thursday nights.**
- 3. On the Sunday of a national holiday weekend and the Fourth of July, events shall end by 11 p.m.**
- 4. Conditionally permitted events shall comply with Section 610.11.**

Zoning Amendment # 2020-009

Section 440.01 – Purpose, Lighting Requirements

Section 440.01 Existing:

The purpose of this Section is to control the installation of exterior lighting fixtures in Commercial and Industrial Districts (R-O, V-C, C-1, C-2, C-3, L-I, and G-I) to prevent light pollution in the forms of light trespass and glare and to preserve, protect and enhance the character of the Township and the lawful nighttime use and enjoyment of property located within the Township. Appropriate site lighting, including lights for signs, parking areas, buildings and streets, shall be arranged so as to provide safety, utility and security; and to control light trespass and glare on adjacent properties and public roadways.

Section 440.01 Proposed (shown in bold):

The purpose of this Section is to control the installation of exterior lighting fixtures in Commercial, **and Industrial, and Parks and Recreation** Districts (R-O, V-C, C-1, C-2, C-3, L-I, **and G-I, and P-R**) to prevent light pollution in the forms of light trespass and glare and to preserve, protect and enhance the character of the Township and the lawful nighttime use and enjoyment of property located within the Township. Appropriate site lighting, including lights for signs, parking areas, buildings and streets, shall be arranged so as to provide safety, utility and security; and to control light trespass and glare on adjacent properties and public roadways.

Section 440.03 – General Requirements, Lighting Requirements

Section 440.03 Existing:

- A. Light Trespass. Light trespass over a commercial or industrial property line shall be limited to no more than 0.5 footcandles at the property line. All on-site lighting of buildings, lawns, parking areas and signs shall be designed so as not to shine onto any adjacent property or building, or to cause glare onto any public street or vehicle thereon.
- B. Measurement.
 - 1. Light levels shall be measured in footcandles with a direct reading, portable light meter. Readings shall be taken only after the cell has been exposed long enough to take a constant reading.
 - 2. Measurements shall be taken at the commercial property line, along a horizontal plane at a height of three and one-half (3.5) feet above the ground.
 - 3. All non-essential outdoor lighting fixtures, including parking, sign, display and aesthetic lighting, shall be turned off after business hours. Only that lighting needed for safety or security may remain lit after close of business, in which case the lighting shall be reduced to the minimum level necessary.

Section 440.03 Proposed (shown in bold):

- A. Light Trespass. Light trespass over a commercial, ~~or~~ **industrial, or parks and recreation** property line shall be limited to no more than 0.5 footcandles at the property line. All on-site lighting of buildings, lawns, parking areas and signs shall be designed so as not to shine onto any adjacent property or building, or to cause glare onto any public street or vehicle thereon.
- B. Measurement.
 - 1. Light levels shall be measured in footcandles with a direct reading, portable light meter. Readings shall be taken only after the cell has been exposed long enough to take a constant reading.
 - 2. Measurements shall be taken at the ~~commercial~~ **commercial** property line, along a horizontal plane at a height of three and one-half (3.5) feet above the ground.
 - 3. All non-essential outdoor lighting fixtures, including parking, sign, display and aesthetic lighting, shall be turned off after business hours. Only that lighting needed for safety or security may remain lit after close of business, in which case the lighting shall be reduced to the minimum level necessary.

Zoning Amendment # 2020-010

Section 370.03 – Schedule of Permitted Uses, Industrial Districts

Section 370.03 Existing:

	L-I Light Industrial/ Business Park District	G-I General Industrial District
A. Offices		
1. Professional, administrative, executive	P	P
2. Medical facilities	P	P
3. Research and testing laboratories	P	P
B. Retail/Service		
1. Child Day Care Center	C	
2. Limited retail associated with a principal use	C	C
3. Adult entertainment uses		C
C. General Commercial		
1. Auto truck machinery repair services		P
2. Carpentry, cabinet shop	P	P
3. Indoor commercial recreation	C	
D. Storage/Distribution		
1. Contractor's yard and storage area	P	P
2. Mini/ self storage	C	C
3. Outdoor storage		
a) Fleet vehicles	C	P
b) Materials, equipment, supplies		P
4. Printing and Publishing	P	P
5. Scrap yards, junk yards, towing	C	C
6. Storage and sale of fireworks		C
7. Truck terminal		P
8. Warehousing	P	P
9. Wholesale establishment	P	P
10. Wholesale storage of gas and petroleum		C
E. Manufacturing and processing		
1. Dry cleaning plant	P	P
2. Extracting operations		C
3. General assembly	P	P
4. Machine Shops	P	P

	L-I Light Industrial/ Business Park District	G-I General Industrial District
5. Light manufacturing, assembly of previous manufactured supplies	P	P
6. Manufacturing of products from raw materials		C
F. Gas wells	C	C
G. Telecommunication Towers	See Chapter 460	
H. Wind/Solar Energy Systems	See Chapter 480	
<u>Notes to Schedule 370.03:</u> P = Principal use permitted by right C = Conditional use		

Section 370.03 Proposed (shown in bold):

	L-I Light Industrial/ Business Park District	G-I General Industrial District
A. Offices		
1. Professional, administrative, executive	P	P
2. Medical facilities	P	P
3. Research and testing laboratories	P	P
B. Retail/Service		
1. Child Day Care Center	C	
2. Limited retail associated with a principal use	€ P	€ P
3. Adult entertainment uses		C
C. General Commercial		
1. Auto, truck, machinery repair services	C	P
2. Carpentry, cabinet shop	P	P
3. Indoor commercial recreation	C	C
D. Storage/Distribution		
1. Contractor's yard and storage area	P	P
2. Mini/ self storage	C	€ P
3. Outdoor storage		
a) Fleet vehicles	C	P
b) Materials, equipment, supplies	C	P
4. Printing and Publishing	P	P
5. Scrap yards, junk yards, towing	C	C

	L-I Light Industrial/ Business Park District	G-I General Industrial District
6. Storage and sale of fireworks	C	C
7. Truck terminal	C	P
8. Warehousing	P	P
9. Wholesale establishment	P	P
10. Wholesale storage of gas and petroleum	C	CP
E. Manufacturing and processing		
1. Dry cleaning plant	P	P
2. Extracting operations		C
3. General assembly	P	P
4. Machine Shops	P	P
5. Light manufacturing, assembly of previous manufactured supplies	P	P
6. Manufacturing of products from raw materials	C	CP
F. Gas wells	CP	CP
G. Telecommunication Towers	See Chapter 460	
H. Wind/Solar Energy Systems	See Chapter 480	
I. Existing residential uses in compliance with R-2 district regulations for dwelling units set forth in Chapter 310. No new construction other than to an existing dwelling.	C	C
Notes to Schedule 370.03: P = Principal use permitted by right C = Conditional use		