

**CHAPTER 440  
Lighting Requirements**

440.01	Purpose.	440.03	General Requirements.
440.02	Definitions.	440.04	Exemptions .

---

**SECTION 440.01 PURPOSE.**

The purpose of this Section is to control the installation of exterior lighting fixtures in Commercial, Industrial, and Parks and Recreation Districts (R-O, V-C, C-1, C-2, C-3, L-I, 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. *(Amended 5/14/19) (Amended 2/23/21)*

**SECTION 440.02 DEFINITIONS.**

For the purpose of this Section, the following definitions shall apply.

- A. Footcandle. A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one candle.
- B. Full-shielded or full cut-off type fixture. An outdoor lighting fixture that is shielded or constructed so that all light emitted is projected below a horizontal plane running through the lowest light-emitting part of the fixture.
- C. Glare. Direct light that causes annoyance, discomfort or loss in visual performance and visibility.
- D. Illuminance. The quantity of light arriving at a surface divided by the area of that surface. Measured in footcandles.
- E. Light trespass. Light (emitted by a lighting fixture) that falls outside the boundaries of the property on which the fixture is installed, where it is neither wanted nor needed.

**CHAPTER 440  
Lighting Requirements**

- F. Recessed ceiling fixture. An outdoor lighting fixture recessed into a canopy ceiling so that the bottom of the fixture is flush with the ceiling.
- G. Uplighting. Any light source that distributes illumination above a 90-degree horizontal plane.

**SECTION 440.03 GENERAL REQUIREMENTS. (Amended 2/23/21)**

- A. Light Trespass. Light trespass over a commercial, industrial, or parks and recreation property line shall be limited to no more than 0.5 foot-candles 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 foot-candles 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 property line, along a horizontal plane at a height of three and one-half (3.5) feet above the ground.
- C. 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 440.04 EXEMPTIONS.**

- A. Decorative outdoor lighting fixtures with bulbs of less than 25 watts, installed seasonally, are exempt from the requirements of Chapter 440.
- B. Temporary construction or emergency lighting is exempt from the requirements of Chapter 440 provided such lighting is discontinued immediately upon completion of the construction work or abatement of the emergency necessitating said lighting
- C. Nothing in Chapter 440 shall apply to lighting required by the FAA or any other federal regulatory authority.