

ARTICLE 21: LIGHTING STANDARDS

Section 2101: Intent and Purpose

2101.01 Lighting that is well-designed, correctly installed, and appropriately utilized promotes safety, increases security, and assists wayfinding, by enhancing visibility of Lots, Buildings, Structures, Streets, parking lots, sidewalks, bikeways, Open Spaces, landscape features, and the like. In the same vein, proper lighting can also greatly improve aesthetics, beautify neighborhoods, and add value to a community. Lighting which is poorly designed, incorrectly installed, and/or inappropriately utilized is, at best, a Nuisance, and, at worst, a hazard. The intent and purpose of this Article is to reasonably regulate lighting in a manner which protects public, health, safety, and general welfare, by:

- A) establishing standards for brightness, spread, and intensity of light;
- B) creating dimensional restrictions for poles and supports;
- C) providing restrictions related to the orientation of fixtures;
- D) preserving order, attractiveness, and cleanliness; maintaining Open Spaces, avoiding the appearance of clutter, and preventing Nuisances and invitations to vandalism;
- E) maintaining property values and ensuring compatibility with surrounding landscape and architecture including, but not limited to, areas of historical significance;
- F) protecting and encouraging a more attractive economic, business, and overall physical appearance of the community; and
- G) protecting the environment from light pollution which not only can be visually disruptive but can have a negative impact and detrimental effect on vegetation and wildlife.

2101.02 All exterior parking lots, non-residential driveways, Streets, pedestrian-oriented amenities, and loading areas shall be illuminated in a contextually sensible manner to provide safe movement on site, where necessary.

2101.03 The regulations within this Article are applicable to the Districts within which they are specified unless otherwise stipulated, supplemented, and/or modified by the regulations within a specified Zoning District.

Section 2102: General Provisions and Design Standards

2102.01 Parking lot lighting:

- A) Parking lot lights shall be designed so that the source of illumination is concealed within the housing of the light fixture.
- B) All parking lot light fixtures shall be equipped with lenses that are flat and installed parallel to the ground.
- C) Lighting shall not be provided via floodlight, spotlight, or any fixture that does not direct light downward.
- D) Parking lot light dispersal from a Lot within a Non-Residential Zoning District shall not exceed one (1) Footcandle at any Lot Line that is Contiguous with a Lot or Tract within a Residential or Planned Residential Zoning District.
- E) Parking lot lights located within fifty (50) feet of any Lot Line Contiguous to a Residential or Planned Residential District shall be designed to not direct any light towards said Lot Line. This shall be achieved by:
 - 1) Shields affixed to the source of illumination: and/or
 - 2) Directing LEDs away from said Lot Line; and/or

GENOA TOWNSHIP ZONING RESOLUTION
ARTICLE 21: LIGHTING STANDARDS

- 3) Other innovative forms of control which achieve this requirement.
 - F) Parking lot lights may be attached to poles, Buildings, or other Structures, but shall still comply with the provisions herein.
 - G) Parking lot lights shall not exceed a maximum height of twenty-five (25) feet. The measurement shall be taken from the finished grade established not closer than fifteen (15) feet to the pole.
 - H) The correlated color temperature (CCT) of any LED fixture shall not exceed 3,000° Kelvin.
- 2102.02 Pedestrian-oriented lighting not located in parking lots:
- A) Pedestrian-oriented lights on poles shall be designed so that the source of illumination is housed within the housing of the light fixture.
 - B) Pedestrian-oriented lighting shall not be via floodlight or spotlight.
 - C) Pedestrian-oriented lighting may be achieved by exposed light bulb strings or similar types of fixtures. Such fixtures are intended for lighting of pedestrian-oriented areas and may be placed on Buildings or Structures.
 - D) Illumination shall only be permitted via LED.
 - E) Pedestrian-oriented lighting shall not exceed a maximum height of fifteen (15) feet measured from the adjacent grade.
 - F) Pedestrian-oriented lighting installed integral within sidewalks or other similar types of paved areas shall be installed flush with said surface.
 - G) The correlated color temperature (CCT) of any LED fixture shall not exceed 3,000° Kelvin.
- 2102.03 Building-mounted lighting, including canopies:
- A) Building-mounted lights shall be designed so that the source of illumination is concealed within the housing of the light fixture.
 - B) All building-mounted fixtures shall be equipped with lenses that are flat and installed parallel to the ground.
 - C) Lighting shall not be provided via floodlight, spotlight, or any fixture that does not direct light downward. Lighting required by applicable building or fire codes shall be exempt from this standard.
 - D) Light dispersal from a Lot within a Non-Residential Zoning District shall not exceed one (1) Footcandle at any Lot Line that is Contiguous with a Lot or Tract within a Residential or Planned Residential Zoning District.
 - E) The correlated color temperature (CCT) of any LED fixture shall not exceed 3,000° Kelvin.
- 2102.04 Architectural lighting intended to highlight architectural features:
- A) Architectural lighting shall not allow the source of light to be directly viewed from any Lot Line's standard line of sight.
 - B) Architectural lighting shall be permitted to have colors or shades that change but shall not be permitted to flash, change, and/or pulse in a rapid manner.
- 2102.05 Streetlighting:
- A) Streetlights shall be designed so that the source of illumination is a top-down diode concealed within the housing of the light fixture.
 - B) Fixtures shall be equipped with lenses that are flat and installed parallel to the ground.

**GENOA TOWNSHIP ZONING RESOLUTION
ARTICLE 21: LIGHTING STANDARDS**

- C) Streetlights installed integral within sidewalks or other similar types of paved areas shall be installed flush with said surface.
- D) The correlated color temperature (CCT) of any LED fixture shall not exceed 3,000° Kelvin.
- E) The maximum wattage output shall be 75-watts which shall be achieved by utilizing a wattage selector.

2102.06 In addition to the provisions of this Article, all outdoor light fixtures shall be installed in conformity with all other applicable provisions of this Resolution.

**GENOA TOWNSHIP ZONING RESOLUTION
ARTICLE 21: LIGHTING STANDARDS**

THIS PAGE IS INTENTIONALLY BLANK