



## Zoning Text Amendment Homer Township

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<b>Meeting:</b>	February 7, 2017
<b>Applicant:</b>	Homer Township Zoning Commission (ZC)
<b>Hearing:</b>	TBD (ZC)
<b>Amendments:</b>	Proposed Revisions to the Zoning Resolution include adding Outdoor Lighting to Article III General Provisions by adding Section (§) 301-3 and other associated references to Outdoor Lighting
<b>Reviewer:</b>	Rob Henwood
<b>Recommendation:</b>	<b>APPROVAL WITH MODIFICATIONS</b>

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**Proposal:** In an email dated October 5, 2017 Mary Chuchna, Secretary to the ZC requested a review of the proposed amendments to the Homer Township Zoning Resolution. The ZC participated in informal reviews of earlier versions of this proposal in June and September of 2017. The current proposal includes the following:

1. Add new definitions to Article II Definitions relating to Outdoor Lighting for the following terms:
  - a. Glare
  - b. Light Trespass
  - c. Luminaire
  - d. Obtrusive Light
  - e. Uplight
2. Move existing § 301-3 Outdoor Wood-Burning Furnace Structures (OWBFS)/ Outdoor Wood-Fired Hydronic Heater Structures (OWFHHS) to § 301-11.
3. Add new § 301-3 Outdoor Lighting.
4. Add new § 301-4(B)(2)f. to add Outdoor Light Measurement to site plan requirements.
5. Add new § 601-2 Illuminated Signs in All Districts.
6. Edit title of § 601-3 to read “Signs For Home Occupations and Conditionally Permissible Uses in the R-1 and R-2 Districts.”
7. Add new § (C) Illuminated Signs in All Districts to § 601-4 Business Signs

New text is underlined, text to be deleted is shown as ~~strikethrough~~. Staff comments are shown as ***bold and italics***.

### ARTICLE II - Definitions

**Glare** - direct or reflected light that causes annoyance, discomfort, reduced vision, momentary blindness, or loss in visual performance.

**Light Trespass** - light that shines beyond the boundaries of the property on which the luminaire is located.

**Luminaire** - a complete lighting unit consisting of a lamp(s) together with the parts designed to distribute the light, to position and protect lamps, and to connect the lamp to the power supply.

**Obtrusive Light** - spill light which, because of quantitative, directional or spectral context, gives rise to annoyance, discomfort, distraction or loss in visual performance.

**Uplight** - any light source that distributes illumination above a 90 degree horizontal plane.

## **ARTICLE III - General Provisions**

~~**Section 301-3** – Outdoor Wood Burning Furnace Structures (OWBFS)/Outdoor Wood Fired Hydronic Heater Structures (OWFHHS)~~ *Move entire section to Section 301-11 and replaced with the following new language:*

### **Section 301-3 Outdoor Lighting**

#### **PURPOSE**

It is the purpose of this Section to preserve, protect and enhance the lawful nighttime use and enjoyment of any and all property through the use of appropriate lighting practices and systems. This Section is intended to control glare and light trespass, minimize obtrusive light, conserve energy and resources while maintaining safety, security, and productivity, and to curtail the degradation of the nighttime visual environment.

**GENERAL REGULATIONS** *Enforcement of outdoor lighting regulations may require the Township to undertake the following:*

1. *Purchase or lease of light metering equipment.*
2. *Provide training for current Township personnel on the appropriate use of light metering equipment or hiring of an outside expert as needed.*
3. *Township personnel may need to monitor or measure light levels outside of regular business hours; i.e. after dark.*
- A. All exterior lights and illuminated signs shall be designed, located, installed at a height not to exceed twenty feet (20') and directed in such a manner as to prevent obtrusive light, trespass light, and glare across property lines, using a fully shielded cut-off fixture so that the light emitting portion of the fixture cannot be seen from adjacent property or roads.
- B. Brightness – not to exceed 7000 lumens
- C. Prohibited Lighting
  1. Mercury-vapor or metal-halide – none permitted in any zone
  2. Uplighting – Exterior lighting shall be designed and maintained so that uplight is eliminated.
  3. Unshielded Floodlighting.
  4. Changeable Copy Electronic Signs.
  5. Laser lights, search lights, or any light of similar intensity.
- D. Light trespass over a commercial 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.

Light levels shall be measured in foot-candles with a direct reading, portable light meter. Readings shall be taken only after a cell has been exposed long enough to take a constant reading.

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.

- E. Flag Illumination – lighting designed to highlight any flag(s) shall be low intensity and should be targeted directly at the flag.
- E. Sign Lighting – Any illuminated sign shall employ a light of constant intensity. No sign shall be illuminated by or contain animated, flashing, blinking, racer type, intermittent, rotating or moving light(s). *Sign lighting is shown as a duplicate subsection E; change to F.*
- F. Exceptions – emergency lighting.

#### **SECTION 301-4B Site Plan Application Requirements**

- B. Site Plan Application Requirements (*Amended 9/17/15*)  
The site plan shall include the following requirements:
  - 2. Site plans, seven (7) copies, illustrating the following items and drawn to a legible scale:
    - a. General Vicinity Map, ...
    - f. Lighting Plan – See Sec. 301-4C-5
    - fg. Adjacent Streets,
    - gh. Parking and Loading Plan,
    - hi. Grading and Erosion Control, Surface Drainage Plan,
    - ij. Proposed Signage,
    - jk. Footprints of existing and proposed structures,
    - kl. Utilities Plan, and Structures,
    - lm. All easements and rights-of-way affecting the site.

#### **SECTION 301-4 Site Plan Review**

- C. Review Standards  
All site plan applications shall illustrate the following considerations:
  - 5. ~~All lighting shall be directed away from adjacent streets or roads so as not to impair safe movement of traffic, and no lighting shall shine directly on adjacent properties or residences.~~ A lighting plan shall be submitted as part of the site plan that includes information on the location and height of each lighting fixture and a photometric plan showing the proposed intensity levels of the lighting throughout the site in foot-candles.
    - a. The lighting plan shall indicate the minimum, maximum, and average intensity/illumination for the site.
    - b. The hours of use of the lighting fixtures shall be indicated on the plans.
    - c. The lighting plan shall demonstrate compliance with Sec. 301-3 Subsections A through D of this Resolution.

**Section 301-11 - Outdoor Wood-Burning Furnace Structures (OWBFS)/Outdoor Wood-Fired Hydronic Heater Structures (OWFHHS) Move previous Section 301-3 to this location.**

## ARTICLE VI – SIGNS

### Section 601-2 Illuminated Signs in All Districts

Any illuminated sign shall employ a light of constant intensity. No sign shall be illuminated by or contain animated, flashing, blinking, racer type, intermittent, rotating or moving light or lights.

Any sign illumination shall be shielded so as to prevent direct light or glare from being cast into any residential area or at vehicles traveling on a public right-of-way.

Light trespass over a commercial property line shall be limited to no more than 0.5 foot-candles at the property line. All on-site lighting of signs shall be designed so as not to shine onto any property or building, or to cause glare onto any public street or vehicle thereon.

Section 601-3 SIGNS FOR HOME OCCUPATIONS AND CONDITIONALLY PERMISSIBLE USES IN THE R-1 and R-2 DISTRICTS (Rev. 6/28/01)

### SECTION 601-4 Business Signs

#### Section 601-4C ILLUMINATED SIGNS IN ALL DISTRICTS

~~Illumination shall not be of excessive brightness and shall be shielded so as to prevent direct light or glare from being cast into any adjoining residential area or at vehicles traveling on a public right-of-way. Such lighting shall be shielded so as to prevent view of the light source from any adjoining residence or residential district and/or vehicles approaching on a public right-of-way from any direction. (Rev. 10/22/03) Any illuminated sign shall employ a light of constant intensity. No sign shall be illuminated by or contain animated, flashing, blinking, racer type, intermittent, rotating or moving light or lights.~~

Any sign illumination shall be shielded so as to prevent direct light or glare from being cast into any residential area or at vehicles traveling on a public right-of-way.

Light trespass over a commercial property line shall be limited to no more than 0.5 foot-candles at the property line. All on-site lighting of signs shall be designed so as not to shine onto any property or building, or to cause glare onto any public street or vehicle thereon. *Repeating the language from § 601-2 above in a section specific to Business signs is redundant as it is applicable to all districts. This section should be deleted.*

**Recommendation:** Planning Services staff recommends the Planning Commission **APPROVE WITH MODIFICATIONS** the proposed amendments to the Homer Township Zoning Resolution.