

ARTICLE IX LIGHTING AND GLARE

SECTION 900 PURPOSE:

The purpose of this Article is to prevent excessive glare and lighting spill over onto adjacent properties and conflicting land uses utilizing the latest ANSI approved American National Standard Practice for Roadway Lighting, ANSI/IESNA RP-8-00 and the review and approval of the Borough Engineer.

SECTION 900.A GLARE:

In any district, any operation or activity producing intense GLARE shall be so conducted that direct and indirect illumination from the source of light shall not cause illumination in excess of one-half (108/2) one (1) foot-candle above background when measured at any residence district boundary line and/or as outlined by the latest ANSI approved American National Standard Practice for Roadway Lighting, ANSI/ESNA RP-8-00. Flickering or intense sources of light shall be so controlled as not to cause a nuisance across any lot lines.

SECTION 900.B TYPE:

No use shall produce a strong, dazzling light or a reflection of a strong, dazzling light beyond its lot lines. In general, lighting fixtures that shield the reflector or lens or any high brightness surface from viewing angles above sixty degrees (60°) from horizontal shall be utilized and/or as outlined by the latest ANSI approved American National Standard Practice for Roadway Lighting, ANSI/ESNA RP-8-00.

SECTION 900.C STREET LIGHTS:

All outside lighting, including sign lighting, shall be directed in such a way as not to create a nuisance to any adjacent use and roadway. All luminaries and fixtures shall be equipped with a glare-shielding device, cutoff downward cast in the case of freestanding area lighting, approved by the Borough Engineer. Intensity of outdoor lighting shall be limited within usable areas of a site (i.e., roads, parking, walkways, etc.) to an average and maximum intensity that conforms to the latest ANSI approved American National Standard Practice for Roadway Lighting, ANSI/IESNA RP-8-00 based on surface type, road classification, pedestrian and bicycle traffic, unless otherwise approved by the Borough Council.

SECTION 900.D HEIGHT:

The height of a luminaire shall comply with the following standards: (A complete lighting unit consisting of a light source, pole, and all mounting brackets, if appropriate, and all necessary mechanical, electrical, and decorative parts).

1. In LDR, MDR, TZ or DC zoning districts, the maximum height permitted shall be thirty-five (35) feet.
2. Ball diamonds, playing fields and tennis courts having a unique requirement for nighttime visibility may be exempted from Subsections A and B if, in the judgment of the Borough Council, their limited hours of operation and the location of the luminaries will adequately protect neighboring residential uses.
3. Upon the recommendation of the Planning Commission the Borough Council may further limit the height of luminaries when it is determined that proposed lighting may have a detrimental impact upon nearby properties.
4. All sections under this article shall fall under the jurisdiction of the latest ANSI approved American National Standard Practice for Roadway Lighting, ANSI/IESNA RP-8-00 and the review and approval of the Borough Engineer.