

STATE OF MICHIGAN, COUNTY OF OAKLAND

CHARTER TOWNSHIP OF WEST BLOOMFIELD

ORDINANCE NO. C-728

TEXT AMENDMENT TO ZONING ORDINANCE

(Exterior Lighting)

An Ordinance to amend the Zoning Ordinance, codified in Chapter 26 of the Charter Township of West Bloomfield Code of Ordinances, to require a photometric plan as part of site plan review, removal of Section 26-30 (a), and provide standards for photometric plans and exterior lighting under Sec. 26-35, Outdoor Lighting.

THE CHARTER TOWNSHIP OF WEST BLOOMFIELD ORDAINS:

Section 1 of Ordinance

Delete subsection 26-30 (9).

Section 2 of Ordinance

Section 26-35, Exterior Lighting, in Article II of the Zoning Ordinance, codified in Chapter 26 of the Charter Township of West Bloomfield Code of Ordinances, shall be amended to read as follows:

Section 26-35, Outdoor Lighting

The purpose and intent is to establish outdoor lighting standards that reduce the impacts of glare, light trespass, over-lighting, sky-glow, and poorly shielded or inappropriately directed lighting fixtures, and that promote safety and encourage energy conservation.

(1) *General Outdoor Lighting Standards*

- a. All outdoor lighting fixtures shall be designed, shielded, aimed, located and maintained to shield adjacent properties and to not produce glare onto adjacent properties or roadways.
- b. Parking lot light fixtures and light fixtures on buildings shall be full cut-off fixtures.
- c. The requirement for full cut-off fixtures may be waived for ornamental lighting which is part of an overall architectural theme, as approved by the Planning Commission. The Planning Commission may require ornamental lighting for commercial sites along Orchard Lake Road, with a style of lighting consistent with surrounding sites.
- d. Flashing, revolving, or intermittent exterior lighting visible from any property line or street shall be prohibited. High intensity light beams, such as, but not limited to, outdoor searchlights, lasers or strobe lights shall be prohibited.
- e. In parking lots, light fixture poles shall not exceed sixteen (16') feet in height.

- (2) *Photometric Plan*** A photometric plan shall be submitted for site plan review or amendment when exterior lighting is proposed or altered. Photometric plans shall be prepared by a lighting professional that is certified by the national council on Qualifications for the Lighting Professions (NCQLP) or a state licensed professional engineer, architect, landscape architect or surveyor. Photometric plans shall include the following:

- a. A plot plan not more than 1" = 20' minimum.

5. Five (5) foot-candles for golf related facilities (20 foot-candles maximum for driving range tees). However, the maximum lighting level to average lighting level ratio shall not exceed 2 to 1.
6. Five (5) foot-candles for parking lots. However, the maximum lighting level to average lighting level ratio shall not exceed 2.5 to 1.
- b. All light fixtures/light poles shall be set back a minimum of one foot for every foot in height from any residential property line or right-of-way.
- c. Lighting levels shall not exceed 0.5 foot-candles at any common property line with property zoned, used as, or planned for residential or agricultural uses.
- d. All lighted recreational sports venues shall be turned off within ½ hour after the games are over or the facility's operations are complete, preferably with override timing devices which will automatically turn off the lights.

(5) Outdoor Lighting Standards for Buildings, Statues, Other Man-made Objects and Landscapes

Spotlighting or floodlighting used to illuminate buildings, statues, signs or any other objects mounted on a pole, pedestal or platform, or used to accentuate landscaping shall consist of full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated to minimize glare, sky glow and light trespass. The beam width shall not be wider than that needed to light the feature with minimum spillover. The lighting shall not shine directly into the window of a residence or directly into a roadway. Light fixtures attached to a building shall be directed downward. Directional control shields shall be used where necessary to limit stray light and to protect motorists and pedestrians from glare.

(6) Outdoor Lighting Standards for Residential Uses.

- a. Floodlighting in residential areas shall be directed away from and shielded from residences on neighboring lots.
- b. Residential floodlighting units shall be limited to one hundred fifty (150) watt maximum lamps in reflector-type enclosures and shall be located so that the beam cannot directly strike a neighboring residence, outside deck, pool or patio.

Section 3 of Ordinance

Should any section, subdivision, sentence, clause or phrase of this ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any other parts not invalidated.

Section 4 of Ordinance

Except as expressly set forth above, the Zoning Ordinance shall remain in full force and effect.

Section 5 of Ordinance

This Ordinance shall take effect upon the expiration of seven (7) days after publication, unless otherwise provided by law.