

**STATE OF MICHIGAN
COUNTY OF WASHTENAW**

**ANN ARBOR CHARTER TOWNSHIP
ORDINANCE NO. 3- 2011**

**ANN ARBOR CHARTER TOWNSHIP AMENDMENT TO
CHAPTER 74, ARTICLE V ADDING NEW SECTION 74-606
EXTERIOR LIGHTING**

Ann Arbor Charter Township ordains and adopts the following amendment to Chapter 74, Article V adding new section 74-606, Exterior Lighting:

Sec. 74-606. Exterior Lighting.

(a) *Purpose.* The purpose of this Section is to protect the general health, safety and welfare by allowing sufficient but not excessive lighting for parking areas, walkways, driveways, building entrances, loading areas, and common areas; to minimize the adverse effects of inappropriate lighting; and to provide for the safety and security of people and property in the Township.

(b) *Scope.* This Section shall apply to all projects that require site plan review (except residential buildings with a floor area greater than 5,000 square feet) as set forth in Chapter 74, Article II, Division 4 or that require Subdivision Plat review as set forth in Chapter 58, Article II, Division 2.

(c) *General Standards.*

(1) Exterior lighting shall be located and maintained to minimize the reflection and glare of light so that it does not create a nuisance or safety hazard to operators of off-site motor vehicles, off-site pedestrians, and neighboring land uses. Glare is a condition in which the direct light source is visible, and the contrast between the light source and the immediate area surrounding the light source is indistinguishable. Glare exists when a light source is unprotected and bright enough to create a distraction or nuisance.

(2) Exterior lighting shall be designed, installed, and maintained to control glare and light trespass, to conserve energy and resources, and minimize the degradation of the nighttime visual environment.

(d) *Specific Standards.*

(1) All exterior lighting, including parking, building, sign and ornamental lighting, shall be shown on the site plan or preliminary plat in sufficient detail with appropriate photometric studies to allow a determination of compliance with section 74-606 (d)(3).

- (2) Only fully shielded and downward directed lighting that utilizes cutoff housings, louvers, glare shields, optics, reflectors or other measures to minimize off-site glare and minimize light pollution shall be permitted.
- (3) Where lighting is required for safety and security, maximum light levels, at any time after installation of the lighting fixtures, shall not exceed ten (10) foot-candles directly beneath a light fixture and 0.1 foot-candles along any property line or street right-of-way line. Lighting levels shall not exceed three (3) foot-candles as measured at the midpoint between two (2) fixtures. The Planning Commission may allow for an increased level of lighting above maximum permissible levels when the Planning Commission determines that the applicant has demonstrated that such lighting is necessary for safety and security purposes.
- (4) Light levels shall be measured on the horizontal plane at grade level within the site, and on the vertical plane of any property line boundary or street right-of-way line at a height of five feet above grade level.
- (5) The lighting of building surfaces intended to attract attention to the building or use and not designed for security purposes is not permitted.
- (6) The maximum overall height (as measured from grade level to the highest point of the fixture) for all freestanding pole mounted lighting fixtures shall be:
 - a. Fifteen feet high, where such fixtures are located within 50 feet of a residential district or residential use.
 - b. Twenty feet high, where such fixtures are located more than 50 feet but within 150 feet of a residential district or residential use.
 - c. Twenty-five feet high, where such fixtures are located more than 150 feet from a residential district or residential use.
- (7) The Planning Commission may approve alternative, non-shielded light fixtures as an alternative to shielded fixtures, provided that such fixtures would enhance the aesthetics of the site and would not cause off-site glare or light pollution.
- (8) The design and/or screening of parking areas shall minimize direct light from vehicle headlights visible from an adjacent property.
- (9) Lighting within 200 feet of a residential property line shall be turned off from 11:00 p.m. until 6:00 a.m. each day. The Planning Commission may waive or modify this limitation if the Planning Commission determines that the applicant has demonstrated that lighting during all or a portion of these hours is necessary for purposes of safety and security of persons or property.

ORDINANCE DECLARED ADOPTED

CERTIFICATION

It is hereby certified that the foregoing Ordinance was adopted by the Township Board of Ann Arbor Charter Township, Washtenaw County, Michigan, at a meeting of the Board duly called and held on April 18, 2011.

ANN ARBOR CHARTER TOWNSHIP

By: _____
Michael C. Moran, Supervisor

By: _____
Rena Basch, Clerk

Public Hearing: November 3, 2010
Planning Commission Recommendation: November 3, 2010
Planning Commission Recommendation after Board Referral March 7, 2011
Adopted: April 18, 2011
Published and Effective: May 5, 2011 (7 days after publication)