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**ARTICLE 20**  
**OUTDOOR LIGHTING**  
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**Section 2000 Intent**

It is the intent of this Article to provide guidance to developers in implementing minimum requirements for lighting for all new developments. The Borough recognizes that inappropriate and poorly designed or installed outdoor lighting causes unsafe and unpleasant conditions, limits residents' ability to enjoy the nighttime sky, and results in unnecessary use of electric power. Conversely, the Borough also recognizes that some outdoor lighting is appropriate and necessary in areas such as residential subdivisions, and civic, commercial and industrial centers. To ensure appropriate lighting while minimizing its undesirable side effects, the following regulations are established.

**Section 2001 Applicability**

Lighting facilities shall be required for all off-street parking areas and off-street loading areas and for all driveways providing ingress and egress thereto for all new developments.

**Section 2002 General Provisions and Standards**

- A. All exterior lights and illuminated signs shall be designed, located, installed and directed in such a manner as to prevent glare from encroaching onto adjoining properties or public rights-of-way.
- B. Uplighting of any architectural feature of a building or of a sign is permitted, but such lighting may consist only of low wattage fixtures (designed for bulbs not exceeding 75 watts) trained directly onto the surface intended to be illuminated. Internally lit signs are acceptable in commercial and industrial zoning districts provided that they meet the requirements of this Ordinance.
- C. All non-essential lighting will be required to be turned off after business hours, leaving only the necessary lighting for security.
- D. When outdoor lighting installation or replacement is part of a development proposal for which site plan approval is required under these regulations, the lighting plan shall be reviewed as part of the site plan approval.

- E. The applicant shall submit sufficient information, in the form of an overall exterior lighting plan, to enable the Zoning Officer to determine that the applicable provisions will be satisfied.
- F. When an outdoor lighting installation is being modified, extended, expanded or added to, the entire outdoor lighting installation shall be subject to the requirements of this Section.
- G. Where practicable, electrical service to outdoor lighting fixtures shall be underground.

**Section 2003 Installation and Maintenance**

- A. Electrical feeds to lighting standards shall be run underground, not overhead, if at all possible.
- B. Lighting fixtures shall be maintained by the property owner so as to remain in compliance with this Ordinance.

**Section 2004 Exemptions**

The following uses shall be exempt from the provisions of this Ordinance:

- A. Roadway lighting and lighting activated by motion sensor devices.
- B. Temporary circus, fair, carnival, or civic uses.
- C. Construction or emergency lighting, provided such lighting is temporary and is discontinued immediately upon completion of the construction work or abatement of the emergency necessitating said lighting.
- D. Temporary lighting, including holiday lighting displays.