

TOWAMENCIN TOWNSHIP

ORDINANCE NO. 25-10

AN ORDINANCE AMENDING (1) APPENDIX 136A §A127 [TOWAMENCIN TOWNSHIP ENGINEER STANDARDS/LIGHTING]; (2) APPENDIX 136B §B105 [STREET LIGHT SPECIFICATIONS/LAMPS; AND (3) ARTICLE VII, SECTION 136-704(H) [PLAN REQUIREMENTS/FINAL PLAN/IMPROVEMENT CONSTRUCTION PLAN (DRAINAGE AND CONSTRUCTION] MAKING PROVISIONS FOR REQUIRED INFORMATION TO BE SUBMITTED TO THE TOWNSHIP FOR REVIEW OF A LIGHTING PLAN

ENACTED:

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This Board deems certain amendment to the Township's Code is warranted and that such amendment is in furtherance of the Township's health, safety, and welfare.

NOW THEREFORE, BE IT ENACTED AND ORDAINED by this Board:

SECTION 1. AMENDMENT TO APPENDIX 136A §A127 [TOWAMENCIN TOWNSHIP ENGINEER STANDARDS/LIGHTING]

Appendix 136A §A127 [Towamencin Township Engineer Standards/Lighting] shall be amended to read as follows:

Appendix 136A **Towamencin Township Engineer Standard**

A127 **Lighting.**

A. General requirements.

- (1) Lighting shall be installed as required by the Township. A lighting plan shall be submitted with the final plan and reviewed by the Township Engineer.
- (2) Outdoor illumination in all districts shall be diffused or

shielded in such a manner as not to create any hazardous situations for passing vehicular traffic or a nuisance to persons in the area. Lighting plans shall provide for nonglare lights focused downward.

- (3)** Outdoor lighting shall not result in measurable lighting levels greater than one tenth of one footcandle (0.1) at the property line.
- (4)** Area lighting fixtures shall be equipped with LED luminaires. Maximum color (Kelvin Value) shall be 3,000K.

B. On-lot lighting.

- (1)** Each residential unit shall have one post light or lantern, activated by a photo cell, and located within the front yard.
- (2)** For all nonresidential and multifamily development, light fixtures shall be full cutoff style and shall be grouped together or installed at frequent intervals to provide sufficient light for security. Minimum lighting levels shall be as recommended by the Illuminating Engineering Society in the IES Lighting Handbook, as last amended. Fixtures for this lighting purpose should be mounted between 10 and 15 feet (3.048 and 4.572 meters) above finished grade and shielded to screen windows of dwellings from the light.
- (3)** For all on-lot lighting, the owner of record or his lessee shall be responsible for all costs involved in lighting and maintenance.

C. Pedestrian path/walkway lighting.

- (1)** Pedestrian paths and walkways shall be lighted with full cutoff style fixtures. The fixtures shall be located at frequent intervals so as to illuminate the path/walkway

and to avoid dark spots. Minimum lighting levels shall be as recommended by the Illuminating Engineering Society in the IES Lighting Handbook, as last amended or 0.5 average footcandles.

- (2) The height of these fixtures shall be set between 10 and 15 feet (3.048 and 4.572 meters) above the finished grade.

D. Parking lot, loading/storage area lighting.

- (1) Vehicular areas shall produce light intensities as recommended by the Illuminating Engineering Society in the IES Lighting Handbook, as last amended to provide security and discourage vandalism. The average minimum maintained horizontal footcandle shall be 1.0. Minimum lighting levels shall be 0.2 footcandles.
- (2) Shall be illuminated with full cutoff fixtures mounted on poles a maximum of 20 feet (6.096 meters) above finished grades.
- (3) Shall be installed and shielded so as not to direct light on adjacent properties.
- (4) Parking area lights shall be controlled by automatic timers and shall be dimmed to 25% after the close of business or 11:00 PM at the latest.

E. Lighting within right-of-way. Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or concrete pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Township Engineer. The installation of metal poles may be waived in such instances as approved by the Township due to the existence of wooden poles already in place. Provision shall be made for energizing said lighting after 50% or more of the dwellings in a given subdivision or land development or section of a subdivision or

land development have been occupied. The developer shall be responsible for all costs involved in lighting the streets until such time that the streets are accepted or condemned as public streets by the Township.

- F.** Streetlights. All streetlights must comply with the technical specifications set forth in Appendix 136B following this Appendix.

SECTION 2. AMENDMENT TO APPENDIX 136B §B105 [STREET LIGHT SPECIFICATIONS/LAMPS]

Appendix 136B §B105 [Street Light Specifications/Lamps shall be amended to read as follows:

Appendix 136B **Streetlight Specifications**

§ B105 Lamps. All new luminaires shall be equipped with LED luminaires. Maximum color (Kelvin Value) shall be 3,000K.

SECTION 3. AMENDMENT TO ARTICLE VII, SECTION 136-704(H) [PLAN REQUIREMENTS/FINAL PLAN/IMPROVEMENT CONSTRUCTION PLAN (DRAINAGE AND CONSTRUCTION)]

Article VII, Section 136-704(H) [Plan Requirements/Final Plan/Improvement Construction Plan (Drainage And Construction)] shall be amended to include a new subsection (3) entitled “Lighting Plan” that shall read as follows:

§ 136-704 Final plan.

- H.** Improvement construction plan (drainage and construction):

(3) Lighting Plan.

(a) Scale must be 1” = 50’ or less.

(b) Photometric plan must show north arrow, scale bar, location of buildings, parking areas, sidewalks, canopies, site entrances, and light fixtures. If

landscaping is NOT shown on photometric plan, then fixture locations should be shown on the landscape plan.

- (c)** Photometric grid may not be larger than 10 feet. (smaller grid is acceptable).
- (d)** Provide a table on the photometric plan titled “CALCULATION SUMMARY” or similar. Provide a data row for each calculation area, and at least the following data columns:
 - AVG (average of all photometric values)
 - MAX (maximum photometric value)
 - MIN (minimum photometric value)
 - MAXIMUM / MINIMUM ratio
 - AVERAGE / MINIMUM ratio
 - MAXIMUM / AVERAGE ratio
- (e)** Provide a table on the photometric plan titled “LUMINAIRE SCHEDULE” or similar. Provide a data row for each fixture type, and at least the following data columns:
 - SYMBOL (symbol shown in plan view to represent various types of fixtures)
 - QUANTITY
 - DESCRIPTION (Catalog #)
 - LAMP TYPE (LED, etc)
 - LAMP COLOR/TEMPERATURE (color of light output / k value)
 - WATTAGE (output wattage)
 - LUMINAIRE AND POLE COLOR/FINISH
 - INITIAL LAMP LUMENS (this represents the level of brightness or lumen output when the fixture is new)
 - LIGHT LOSS FACTOR or LLF (this represents the reduced light output of a fixture due to lumen depreciation after use for a set number of hours, and accumulation of dirt on the fixture lens)
 - MOUNTING HEIGHT
- (f)** Manufacturer specification/cut sheets must be provided for each fixture type.

SECTION 4. SEVERABILITY

This Ordinance's provisions are intended to be severable. If any section, sentence, clause, part, or provision of this ordinance is determined to be illegal, invalid, or unconstitutional by any court of competent jurisdiction, such determination shall not affect or impair this Ordinance's remaining sections, sentences, clauses, parts, or provisions.

Furthermore, it is hereby declared to be this Board's express intent that this ordinance still be adopted even if such an illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included.

SECTION 5. REPEALER

All other ordinances and resolutions or parts thereof as they are inconsistent with this ordinance are hereby repealed.

SECTION 6. EFFECTIVE DATE

This ordinance shall take effect immediately from this Board's approval of it in accord with Pennsylvania law.

ORDAINED and **ENACTED** at the Township's December 10, 2025 meeting.

TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS

JOYCE F. SNYDER, *Chairperson*

Attest:

KOFI OSEI, *Secretary*