

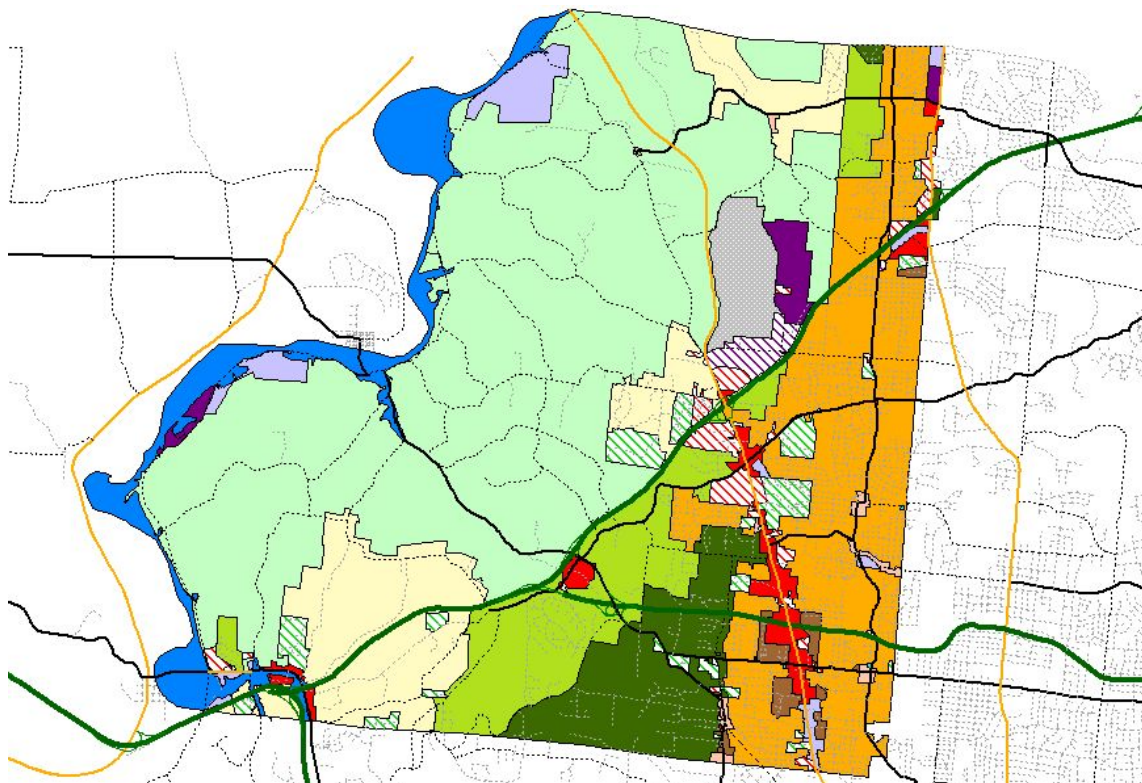
# Hamilton County Regional Planning Commission

**June 2, 2011**



**Planning & Zoning Department**

Project:	Text Amendment
Case No.:	ZA2011-02
Prepared By:	Susan H. Roschke
Action Requested:	Zoning Text Amendment
Proposal:	Amendments to Article 12 regarding outdoor commercial lighting
Applicant:	Colerain Township Board of Trustees



**PURPOSE:**

To improve development regulations in Colerain Township by:

- Amending Section 12.9, Outdoor Lighting, to provide for separate lighting requirements for commercial enterprises with outdoor display areas integral to their business.

**PROPOSAL:**

On May 17,2011, the Colerain Township Zoning Commission initiated a text amendment to modify a section of the Colerain Township Zoning Resolution to allow for increased illumination of permanent outdoor merchandise display areas in B-2, B-3, I-1, PD-B, and PD-I districts. In addition, some minor changes are included to clarify the application of the Section. Following is an analysis of the proposed modifications (see attached full text of amendment in context).

**ANALYSIS:**

The Township has significant business districts where outdoor display areas are common. A primary example of such displays is the automobile dealership. Currently, Colerain Township does not distinguish between parking lot lighting at levels sufficient for safety and security and levels sufficient for illuminating outdoor display areas during evening and nighttime business hours.

In adding these regulations, the Township seeks to permit flexibility for businesses with significant outdoor display or sales components while minimizing light pollution.

A variety of similar codes from various communities, as well as industry documentation and standards, were reviewed in the course of developing the proposed changes.

Sub-Section 12.9.3 (New)

(A) Introduces the alternate lighting options available to display areas in B-2, B-3, I-1, PD-B, and PD-I Districts

(B) Lists lighting applications/types exempt from these regulations.

Sub-Section 12.9.4 (Renumbered from 12.9.3)

(C) This sentence reworded to a positive statement.

Existing (G) removed, since no minimum lighting requirement is established. Following existing list items are re-lettered accordingly.

(J) Location of illumination level measurement is specified to ensure comparability across data.

(K) The term "wall-packs" is eliminated as redundant and sometimes conflicting.

(L) Adds requirement that light fixture styles be complementary across a given site.

(M) - (P) apply to display areas only.

(M) Site plan showing various use areas required.

(N) Photometric plan showing lighting for these areas required.

(O) Overnight lighting levels to be dimmed except where the business operates later.

(P) Flashing lights prohibited.

Table 12-12 (New)

Sets illumination standards for various display, storage, and parking areas. Uniformity ratios are included to prevent "hot spots" of glare. Overnight limits are also set.

Sub-Section 12.9.5 (Renumbered from 12.9.4)

No other changes to this sub-section.

**PREVIOUS ACTION:**

Colerain Twp. Zoning Commission     Initiated by motion and transmitted to RPC

05-17-2011

Submitted for the Commission's consideration,

A handwritten signature in black ink, appearing to be 'SR', with a long horizontal flourish extending to the right.

Susan H. Roschke, Ph.D.  
Planning & Zoning Administrator