

CITY OF EASTPOINTE  
COUNTY OF MACOMB  
STATE OF MICHIGAN

**ORDINANCE NO. 1201**

**AN ORDINANCE TO AMEND CHAPTER 50, ZONING, ARTICLE XVII, SUPPLEMENTAL REGULATIONS, OF THE ORDINANCES OF THE CITY OF EASTPOINTE**

The City of Eastpointe ordains:

**Section 1. Exterior Lighting.**

Article XVII of the Codified Ordinances of the City of Eastpointe is hereby amended to read as follows:

**ARTICLE XVII. – SUPPLEMENTAL REGULATIONS**

**Sec. 50-162. - Exterior lighting.**

The intent of this section is to encourage site lighting that will be attractive to the eye while at the same time adequately illuminating a site for safety and convenience. It is further the intent of this section to discourage excessively bright and harsh site illumination that creates undesirable halo effects on the property, diminishes the residential environment and presents a potential hazard to vehicle and pedestrian traffic on abutting streets and sidewalks. All exterior site lighting designed and intended to light private property shall comply with the following applicable requirements:

(1) Exterior site lighting in nonresidential zoning districts shall comply with the following applicable standards:

- a. Freestanding light poles shall be subject to the following requirements:
  1. Poles shall be constructed of metal, concrete, wood laminates composite or other suitable materials and shall generally be of an architectural nature.
  2. Poles located 30 feet or less from a residential zoning district shall not exceed 15 feet in height.
  3. Poles located more than 30 feet from a residential zoning district may extend to a maximum height of 20 feet.
  4. Pole height shall be measured from the surface (ground or pavement) at the base of the lighting structure to the top of the fixture.

- b. Fixture requirements. All light fixtures shall be subject to the following requirements:
1. Any light fixture attached to a pole shall not exceed the maximum pole height limitations of this section.
  2. Except as otherwise permitted in this subsection; all light fixtures shall be of a type that will contain the luminary completely within the interior area of the case or hull of the fixture. No part of any luminary shall extend outward or downward beyond or below the exterior surface of the case or hull of the fixture, except luminary housed in a fixture designed to light the underside of a canopy structure may extend below the ceiling of the canopy.
  3. All luminaries shall be oriented so that its light shall be cast directly downward and only onto the property it is intended to light.
  4. The planning commission may allow exceptions to these requirements in those instances where lights of the same character as those in the DDA are to be provided.
- c. Wattage limitations. All luminaries regardless of type shall be subject to the following wattage limitations:
1. Luminaries located 30 feet or less from a residential district shall not generate more than 250 total watts per fixture.
  2. Luminaries located more than 30 feet from a residential district may generate up to a maximum of 400 total watts per fixture.
- d. Exterior building wall lighting. Exterior building wall lighting shall be subject to the following requirements:
1. Wall lights intended to illuminate service areas, particularly service areas at the rear of buildings next to residential districts, shall be shielded to only cast light downward.
  2. Exterior building wall lighting shall not exceed a height of 12 feet measured from the surface (ground or pavement) at the base of the wall to the top of the fixture, on any building wall that faces into a residential zoning district.
  3. No light fixture shall project out from the wall of a building into any public right-of-way, including any public alley right-of-way, unless specifically approved by the city council.

- e. Architectural exterior lighting. Architectural exterior lighting designed to enhance the architectural appearance of a building or to highlight an architectural feature of a building or landscape feature shall consist of:
1. A low wattage, non colored luminary designed to cast only a soft light on the subject; and
  2. A luminary that when directly visible from a fixture, shall not be an irritant to pedestrians, or vehicle traffic on adjacent streets, or to residents in any adjacent residential zoning district.
  3. String and/or rope lighting that outlines windows, doorways, structures, signs, and/or vertical or horizontal building features, visible from the exterior is prohibited. For purposes of this section, string and/or rope lighting shall mean lighting that is primarily used as a decorative lighting fixture which features small light bulbs linked together by wires which may be encased in a plastic tube or case. String and/or rope lighting bulbs may be LED or incandescent bulbs. String and/or rope lighting visible from the exterior of all properties in the city shall be brought into compliance with the standards of this section within 90 days of passage. This section shall not apply to holiday lighting displays.
- f. Overall sight illumination. No property shall exceed four and one-half footcandles of maximum overall light intensity. No property shall exceed 0.5 footcandles of maximum light intensity along any residential zoning district line. Light intensity along a residential district shall be measured at a point four feet above the ground.
- g. Uniformity ratio. An overall uniformity ratio of 4:1 shall be maintained across all areas of the site intended to be illuminated.

(2) Exterior site lighting in the residential districts. Exterior site lighting in the multiple-family residential districts shall be subject to the following requirements:

- a. Exterior lighting may consist of a low wattage incandescent luminary contained in a decorative light fixture attached to the wall next to the door of each exterior entry to a dwelling unit.
- b. Exterior lighting may also consist of a low wattage incandescent luminary contained in a decorative light fixture attached to the top of a low profile yard type of light pole. All wiring to pole fixtures shall be underground and shall comply with all applicable electric codes and ordinances.
- c. Carports in a multiple-dwelling complex may be lighted so long as all such lighting is contained in the underside of the carport roof. The fixtures shall

be placed no closer to the front of the roof structure than half the distance from the rear roofline to the front roofline. Luminary shall consist of not more than 100 watts and shall be housed in fixtures within clear lenses.

**Section 2. Severability.** If any section, clause, or provision of this Ordinance shall be declared to be unconstitutional, void, illegal, or ineffective by any Court of competent jurisdiction, such section, clause, or provision declared to be unconstitutional, void, or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

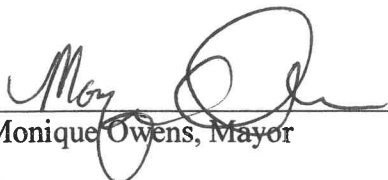
**Section 3. Repealer.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**Section 4. Publication.** The Clerk shall publish this Ordinance within ten days in a newspaper printed and circulating within the City of general circulation.

**Section 5. Effective Date.** This Ordinance shall become effective ten days after date of adoption by the City Council.

**CERTIFICATION**

We, Monique Owens, Mayor, and Elke Doom, City Clerk, for the City of Eastpointe, Macomb County, Michigan, do hereby certify that the foregoing Ordinance 1201 was duly adopted by the City Council after a second reading thereof at a regular meeting of said Council held on Tuesday, October 6, 2020, in the City Hall.

  
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Monique Owens, Mayor

  
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Elke Doom, City Clerk