

## ZONING

### *300 Attachment 4*

#### **Township of Butler**

##### **Appendix 1**

##### **Traditional Neighborhood Development Design Principles**

**[Added 12-17-2012 by Ord. No. 869; amended 12-18-2017 by Ord. No. 897]**

#### **A-1 Building Design**

Purpose. To avoid blank walls and lengthy routes through or along parking lots, which have a negative impact on walkability, all developments shall conform to the following design standards and guidelines. Architectural elevations for any proposed building are required for review.

#### **A-2 Building Layout**

Buildings shall be located and arranged in a way that creates a compact, clustered development pattern.

- The master development plan shall include an interconnected system of streets and blocks.
- Blocks shall be no longer than 600 feet.
- All buildings must front on a street.
- The master development plan must include build-to lines.

#### **A-3 Building Features**

All buildings in the development shall relate in scale and design features. Buildings shall reflect a continuity obtained by maintaining the building scale and material palette.

- This may be achieved by the following: maintaining material types; maintaining cornice lines in buildings at the same height; extending horizontal lines of fenestration; or echoing architectural styles and details, design themes, building materials, and colors used in surrounding buildings.
- All building sides shall be architecturally designed for consistency, with respect to style, materials, color, and details, including doors and windows.
- The use of natural building materials such as wood, brick and/or stone is strongly encouraged.
- The use of pull-down security grates is prohibited.
- Transparency. Buildings solely used for residential purposes or as a parking facility will be exempt from the following requirements.
- The ground-level front facade and the facade of any building facing a public, private or internal street shall have windows, doors or openings covering at least 50% of the horizontal length of the facade between the height of three feet and eight feet above the walkway or grade, allowing views into and out of the interior. Product display windows may be used to meet the transparency requirement on no more than one building facade and shall be between the height of three feet and eight feet above the walkway or grade and shall be internally lighted.

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- Second and higher floor facades of a building that faces a public, private or internal street and/or are front facades shall contain window openings a minimum of 30% of the horizontal length of the facade.
- The percentage of required window and door openings, above, allowing interior views, may be reduced by using false or opaque window features, provided that they match the form of the required window and door openings and comprise no more than half of the required 50% coverage requirement and that the openings appear as an integral part of the facade.
- No more than two sides of any one building shall be subject to the transparency provisions.

### **A-4 Building Facade**

- The front building facade of every building shall face a street, small park, plaza or sidewalk that is visible and directly accessible from a street.
- The primary entrance shall use building massing, special architectural features, or changes in the roofline, or similar details to emphasize building entrances.

### **A-5 Variation**

The massing of buildings shall be deemphasized in a variety of ways to reduce their apparent overall bulk and volume, to enhance visual quality and to contribute to human scaled development. All building facades shall consist of a combination (minimum of 2) of horizontal and vertical breaks such as, but not limited to, the following:

- A vertical architectural element
- Building recesses, offsets or projections
- Texture and/or material change
- Architectural banding
- Variation in roofline
- Contrasting window framing or shutters
- Awnings
- Canopies or porticos
- Overhangs
- Arcades — if designed and constructed in contiguous street frontages of not less than 150 feet
- Peaked roof form
- Arches
- Display windows
- Architectural details such as tile work and molding integrated into the building structure and design
- Equal or similar design feature

All facades shall have an articulated break at least every 30 feet, measured horizontally.

For all buildings above two stories, the ground floor shall be architecturally distinguished from the upper facade with a cornice, canopy, balcony, arcade, or other element to form a visual base for the building and to create an intimate scale for the pedestrian.

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The maximum building length is 200 feet, but not more than two walls of a building may be increased to 400 feet, provided that the following requirements are met:

- In addition to any other requirements of this chapter, a minimum of three offsets shall be created along any front facade exceeding 200 feet or facing a public, private or internal street.
- In no case shall the length of any building facade exceed 400 feet.

### **A-6 Site Circulation and Parking**

- 1) Parking plan. The master development plan shall include a parking plan depicting the proposed locations for all parking areas or parking facilities. The parking plan shall list the number of parking spaces proposed in relation to the proposed use(s) and shall indicate:
  - The parking needs of all proposed uses;
  - Any shared parking;
  - The times of maximum and minimum expected use; and
  - The compatibility with adjoining uses to minimize conflicts.

The parking plan shall illustrate a dispersal of parking areas to the maximum extent possible in order to minimize large expanses of parking lots. Unless otherwise provided herein, off-street parking shall comply with the requirements of Chapter 300, Zoning.

- 2) Internal streets. The master development plan shall include an internal street system to facilitate pedestrian and vehicular circulation. Except within areas exclusively devoted to residential uses, all internal streets shall connect; culs-de-sac shall only be permitted in residential areas. Internal streets have three uses:
  - Residential (R) — Streets that have primarily residential uses along them.
  - Service (S) — Streets that primarily provide access for parking and service functions. Secondary building entrances may be located on these streets.
  - Commercial (S) — Streets along which the primary first-floor use is commercial.
- 3) Curbing. Six-inch vertical concrete curbs shall be required for all streets, access drives, and parking areas proposed within the TND.
- 4) Sidewalks. The sidewalks shall provide safe access between buildings, parking lots, adjacent properties, and sidewalks along streets. All streets except for major arterial streets shall be required to have sidewalks. Sidewalks shall be provided along the full length of a building along any building facade adjacent to a parking area or drive aisle. Restaurants or other similar food service may provide outdoor seating, provided that a five-foot clear pedestrian passage is maintained and building access is not impaired.
- 5) Crosswalks. Where a sidewalk crosses a parking lot drive aisle or other paved surface, it must be distinguished from the paved surface through the use of special surface treatment, such as, but not limited to, paint, pavers, bricks, scored concrete or stamped concrete.
- 6) Vehicle access.
  - Curb cuts along public streets shall be as per the traffic study as approved by the appropriate authorities.

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- Entrance drives accessing lots from an arterial or collector street shall be located no closer than 200 feet from any other driveway on the same side of the public street except when it is demonstrated that no other alternative is possible or that traffic circulation is improved.
  - Internal streets parallel to public roads shall be designed to stub into adjacent properties and shall be included in cross-access easements.
  - The master development plan shall include provisions for accommodating public transit within the development area such as bus pulloffs, transit stops, and the like.
  - The Fire Marshal and the municipal governing body shall approve Fire Department access.
- 7) On-street parking. On-street parking shall be permitted along internal streets as follows:
- On-street parking shall be permitted only in conjunction with an internal main street with buildings on one or both sides of the street.
  - For a minimum distance of 50 feet from any intersection with a collector or arterial road, on-street parking shall not be permitted along the curbs of an internal street providing direct access into the development.
  - On-street parallel and angled parking along the property line of a lot may be used to meet the minimum parking requirement for the uses on that lot.
  - Perpendicular parking (head on) shall not be permitted; angle parking (60°) is encouraged.
- 8) Large lots. When a surface parking lot includes more than 300 parking spaces, the lot shall be broken into parking areas of no more than 300 vehicles. The parking areas shall be bounded by a street, building or planting median.
- 9) Parking lot or site perimeter screening.
- All large parking lots shall be screened around the perimeter abutting a street, entrance drive, internal street, property line, or adjacent parking lot by a planting area that is a minimum of 10 feet wide and located immediately adjacent to the parking area.
  - The perimeter screening shall include one deciduous tree, planted 30 feet on center, combined with one of the following options:
    - Option A.** A continuous row of shrubs, planted at a maximum of three feet on center. Shrubs shall not exceed a height of 42 inches at maturity.
    - Option B.** A fence or decorative masonry wall not less than three feet and not more than four feet in height, as long as safe lines of sight are maintained.
    - Option C.** If the adjacent property is zoned R-1 or R-2, the planting area shall be 20 feet wide and will have the following planting requirements in addition to Option A or B:
      - Three understory trees per 100 lineal feet.
      - Twelve shrubs per 100 lineal feet.
      - Five evergreen/conifers per 100 lineal feet.
  - All perimeter screening vegetation shall be planted a minimum of three feet from the edge of the parking lot pavement to protect the vegetation from vehicle bumpers.
- 10) Interconnected parking. Parking areas shall be designed to allow for logical interconnections to abutting properties. All parking areas located within 50 feet of a

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common property line in a nonresidential zoning district shall be interconnected to adjacent lots in a nonresidential zoning district, consistent with the following requirements:

- For each nonresidential use, the applicant must provide an access easement for proposed parking areas and driveways guaranteeing access to all abutting lots that are within a nonresidential zoning district where such easements enhance traffic circulation and connectivity. In addition, this easement shall provide for the construction of the interconnection between the development's proposed parking area and any parking area on adjacent lots.
  - When an access easement has been provided on an adjacent lot in accordance with this section, the development must directly connect the parking areas via a driveway.
  - Access easements shall logically connect to internal and external streets, where practicable.
  - Access easements and maintenance agreements or other suitable legal mechanism shall be provided for common parking areas or driveways of each nonresidential use, in a form acceptable to the municipality.
- 11) Common parking areas. The TND encourages shared parking. In the TND, parking areas or parking structures serving more than one lot shall be designed to provide parking spaces in accordance with the Urban Land Institute's (ULI's) Shared Parking Manual (latest edition), unless a lower ratio can be supported by a parking needs analysis. This analysis should document anticipated parking needs based on the combined utilization of all facilities on site simultaneously or demonstrate that the hours or days of peak parking needed for the uses are so different that a lower number will adequately provide for all uses served by the facility. The parking needs analysis shall be prepared by a person or firm trained or certified to perform such studies.
- All off-street parking areas or structures required by this section shall be used only for the parking of vehicles of occupants, patrons, visitors, or employees and shall not be used for any kind of loading, sales, servicing or continuous storage of a vehicle for more than 48 hours.
  - Every parcel of land hereafter used as a public or private off-street parking area or structure capable of accommodating five or more vehicles shall be developed and maintained in accordance with the following requirements:
    - Each off-street parking space shall have direct access to an aisle or driveway, and all off-street parking lots shall have vehicular access to a street so designed to minimize interference with pedestrian and traffic movement.
    - All off-street parking lots, including loading areas and service areas, shall be paved with asphalt or concrete.
- 12) Parking space requirements. Unless parking for a particular use is provided for in a common shared parking area or structure, for the purpose of this section, the minimum off-street parking space requirements provided in § 300-25 of Chapter 300, Zoning, shall apply.
- 13) Parking structure standards shall meet the building design guidelines.

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**A-7 Landscape Requirements**

- 1) Plant material specifications. All plant materials shall meet the following minimum size standards:

<b>Plant Material Type</b>	<b>Minimum Size</b>
Canopy tree (35 feet minimum height — maturity) <ul style="list-style-type: none"> <li>● Single stem</li> <li>● Multistem clump</li> </ul>	3 1/2 inches caliper 10 feet height
Understory tree	10 feet height
Evergreen tree	5 feet height
Shrub <ul style="list-style-type: none"> <li>● Deciduous</li> <li>● Evergreen</li> </ul>	24 inches height 18 inches height

- 2) Parking lot landscaping requirements. This section details the landscaping required of all off-street parking areas exceeding five parking stalls.
- Minimum of 200 square feet of planting area per 24 stalls.
  - Each 200 square feet of planting area shall consist of a minimum one canopy tree, and one understory tree and three shrubs.
  - In addition to any other required plantings, all parking lot planting areas shall be planted with turf grass, ornamental grasses (not exceeding 24 inches at maturity), or other ground cover plant material.
  - All areas of a lot not covered by building or impervious material shall be maintained as landscaped or natural areas.
  - An end cap planting island shall be required at the end of each row of parking to separate the rows of parking and drive aisles.
  - The end cap planting islands shall meet all of the minimum requirements for planting islands.
  - The pervious surface area of each end cap island shall be a minimum of 10 feet wide and shall be 15 feet in length for each row of parking, measured along the length of the adjacent parking space.
- 3) Planters. All facades of buildings facing on to public spaces, such as streets or parking lots, shall have planters. The foundation planting area shall include, at a minimum, ornamental trees, evergreen trees or shrubs, in addition to any annual or perennial vegetation.
- In addition to any other required plantings, any building foundation planting areas shall be planted with turf grass, ornamental grasses or other ground cover plant material.
- 4) Street tree location. The location of street trees shall be as follows:
- Street trees shall be planted so as not to interfere with existing utilities, roadways, sidewalks, site easements, or streetlighting.
  - Whenever there are sidewalks, street trees shall be planted at a minimum rate of one per 40 feet of building frontage using “soldier” spacing (one tree every 40 feet, on center, in a continuous row), unless it is desirable to alter that spacing for reasons such as, but not limited to, building entrances, building features or sight lines.

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- Along streets that are not required to have sidewalks, the street trees may be planted in clusters or groupings within the buffer yard.
  - New streets. Street trees shall be installed as part of the construction of any new public or private street.
  - Required street trees shall be provided on both sides of the new street.
  - Existing streets. Street trees shall be installed along any existing public or private street within or adjacent to all land developments, subdivisions of commercial lots, subdivisions of three or more residential lots, and multiple-family developments.
  - When development occurs along an existing street, installation of street trees is required along any side of the street abutting the site property.
- 5) Maintenance of landscaped areas. All landscaped areas shall be maintained by the owner of the property. All such areas shall be kept free of debris and litter at all times. Damage to 10% or more of the plant material for any reason (including disease) shall require replacement of all such damaged plant materials.
- 6) Where not specified otherwise, Chapter 252, Subdivision and Land Development, regulations apply.

### **A-8 Lighting Requirements and Design Standards**

- 1) Purpose. To require and set minimum standards for outdoor lighting to:
- Provide for and control lighting in outdoor public places where public health, safety and welfare are potential concerns.
  - Protect drivers and pedestrians from the glare of nonvehicular light sources.
  - Protect neighbors, the environment and the night sky from nuisance glare and light trespass from improperly selected or poorly placed, aimed, applied, maintained or shielded light sources.
  - Promote energy-efficient lighting design and operation.
  - Protect and retain the intended visual character of the various venues of the municipality.
- 2) Applicability.
- Uses that are proposed to operate during hours of darkness where there is public assembly and traverse, including but not limited to the following: multifamily residential, residential developments, commercial, industrial, recreational and institutional uses, and sign, architectural and landscape lighting applications.
  - The municipality may require lighting be incorporated for other uses, applications and locations or may restrict lighting in any uses or applications when health, safety and welfare are issues.
  - The glare-control requirements herein contained apply to lighting in all uses, applications and locations.
- 3) Definitions.
- FOOTCANDLE – Unit of light density incident on a plane (assumed to be horizontal unless otherwise specified), measurable with a luminance meter, aka, “light meter.”

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- FULL CUTOFF – Attribute of a lighting fixture from which no light is emitted at or above a horizontal plane drawn through the bottom of the fixture and no more than 10% of the lamp’s intensity is emitted at or above an angle 10° below that horizontal plane, at all lateral angles around the fixture.
  - FULLY SHIELDED – Attribute of a lighting fixture provided with internal and/or external shields and louvers to prevent brightness from lamps, reflectors, refractors and lenses from causing glare at normal viewing angles.
  - GLARE – Excessive brightness in the field of view that is sufficiently greater than that to which the eyes are adapted to cause loss in visual performance or annoyance, so as to jeopardize health, safety or welfare.
  - LUMINANCE – Quantity of light, measured in footcandles.
  - LIGHT TRESPASS – Light emitted by a lighting fixture or installation, which is cast beyond the boundaries of the property on which the lighting installation is sited.
  - LUMEN – As used in the context of this chapter, the light output rating of a lamp (light bulb).
- 4) Illumination levels. Lighting, where required by this chapter or otherwise required or allowed by the municipality, shall have luminance, uniformities and glare control in accordance with the current recommended practices of the Illuminating Engineering Society of North America (IESNA), as contained in the IESNA Lighting Handbook and applicable Recommended Practices, except as may otherwise be required by this chapter.
- 5) Lighting fixture design. Fixtures shall be of a type and design appropriate to the lighting application and shall be aesthetically acceptable to the municipality.
- For the lighting of predominantly horizontal surfaces such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, merchandising and storage areas, automotive fuel-dispensing facilities, automotive sales areas, loading docks, culs-de-sac, active and passive recreational areas, building entrances, sidewalks, bicycle and pedestrian paths, and site entrances, fixtures shall be aimed straight down and shall meet IESNA full-cutoff criteria. Fixtures, except those containing directional lamps, with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard nondirectional forty-watt incandescent lamp, are exempt from the requirements of this paragraph. In the case of decorative streetlighting, the municipality may approve the use of luminaries that are fully shielded or comply with IESNA cutoff criteria.
  - For the lighting of predominantly nonhorizontal surfaces such as, but not limited to, facades, landscaping, signs, fountains, displays and statuary, fixtures shall be fully shielded and shall be installed and aimed so as to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward or onto a public roadway. Fixtures, except those containing directional lamps, with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard nondirectional forty-watt incandescent lamp, are exempt from the requirements of this paragraph.
- 6) Control of glare. All lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property.

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- Directional fixtures, e.g., floodlights and spotlights, shall be so shielded, installed and aimed that they do not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward or onto a public roadway or pedestrianway.
  - Parking facility and vehicular and pedestrianway lighting (except for safety and security applications and all-night business operations) for commercial, industrial and institutional uses shall be automatically extinguished, using a programmable controller, no later than 1/2 hour after the close of business or facility operation. When safety or security lighting is proposed for after-hours illumination, it shall not be in excess of 25% of the number of fixtures or luminance required or permitted for illumination during regular business hours. Alternatively, where reduced but continued activity requires even illumination, the use of dimming circuitry to reduce illumination levels by 50% after 11:00 p.m. or after normal business hours shall be permitted.
  - Illumination for signs, building facades and/or surrounding landscapes for decorative, advertising or aesthetic purposes is prohibited between 11:00 p.m. and dawn, except that such lighting situated on the premises for a commercial establishment may remain illuminated while the establishment is actually open for business, and until no more than 1/2 hour after closing. Such lighting shall be automatically extinguished using a programmable controller.
  - Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and placement.
  - The illumination projected from any property onto a residential use shall at no time exceed 0.1 initial footcandle, measured line of sight from any point on the receiving property.
  - The illumination projected from any property to a nonresidential use at no time shall exceed 1.0 initial footcandle, measured line of sight from any point on the receiving property.
  - Externally illuminated signs shall be lighted by fixtures mounted at the top of the sign and aimed downward. The fixtures shall be designed, shielded and aimed to shield the source from off-site view and to restrict the light output onto and not beyond the sign or billboard. At no point on the face of the sign shall the illumination exceed 30 initial vertical footcandles with a maximum to minimum uniformity ratio not to exceed 6:1.
  - Only the United States and the state flag shall be permitted to be illuminated from dusk until dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 7,000 initial lamp lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag and shall be fully shielded.
  - Under-canopy lighting, for such applications as gas/service stations, hotel/theater marquees, fast-food/bank/drugstore driveups, shall be accomplished using flat-lens full-cutoff fixtures aimed straight down and shielded in such a manner that the lowest opaque edge of the fixture shall be below the light source at all lateral angles. The illumination in the area directly below the canopy shall not exceed 20 average footcandles, and the maximum shall not exceed thirty footcandles.
- 7) Installation. New electrical feeds for lighting poles shall be run underground, not overhead. Except for certain recreational lighting covered elsewhere in this chapter,

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fixtures not meeting IESNA full-cutoff criteria shall not be mounted in excess of 16 feet above finished grade, and fixtures meeting IESNA full-cutoff criteria shall not be mounted in excess of 20 feet above finished grade. For the illumination of greater than 100 contiguous parking spaces, the municipality may permit the use of a mounting height not to exceed 25 feet for fixtures meeting IESNA full-cutoff criteria when it can be demonstrated by the municipality that light trespass and glare control requirements in this chapter have been met.

- 8) Residential development fixture placement. For residential developments where lot sizes are or average less than 20,000 square feet, streetlighting shall be provided at:
- The intersection of public roads with entrance roads to the proposed development;
  - Intersections involving proposed public or nonpublic major thoroughfare roads within the proposed development;
  - The apex of the curve of any major thoroughfare road, public or nonpublic, within the proposed development, having a radius of 300 feet or less;
  - Cul-de-sac bulbs;
  - Terminal ends of center median islands having concrete structure curbing, trees and/or other fixed objects not having breakaway design for speeds of 25 mph or greater;
  - Defined pedestrian crossings located within the development; and
  - At other locations along the street as deemed necessary by the municipality.
- Where lot sizes permit the parking of less than three vehicles on the residential lot, thereby necessitating on-street parking, streetlighting may be required along the length of the street.
- In multifamily developments, common parking areas of four spaces or greater shall be illuminated.
  - In residential developments with lots of less than 20,000 square feet, where five or more common contiguous parking spaces are proposed, such spaces shall be illuminated.
- 9) Plan submission. For subdivision and land development applications where site lighting is required by this chapter, is otherwise required by the municipality or is proposed by the applicant, lighting plans shall be submitted to the municipality for review and approval with preliminary and final subdivision/land development plan applications and conditional use applications and shall contain the following:
- A plan or plans of the site, complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and adjacent uses that might be adversely impacted by the lighting. The lighting plan shall contain a layout of all proposed fixtures by location, orientation, aiming direction, mounting height and type. The submission shall include, in addition to existing and proposed area lighting, all other exterior lighting, e.g., architectural, building entrance, landscape, flag, sign, etc.
  - A ten-foot by ten-foot luminance grid (point-by-point) plot of maintained horizontal footcandles overlaid on the site plan, plotted out to 0.0 footcandles, which demonstrates compliance with the light trespass, luminance and uniformity requirements as set forth in this chapter or as otherwise required by the municipality. When the scale of the plan, as judged by the municipality, makes a ten-foot by ten-foot grid plot illegible, a larger grid spacing may be permitted.

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- The maintenance (light-loss) factors, IES candela file nomenclature, lamp-lumen ratings and specific lamp manufacturer's lamp ordering nomenclature, used in calculating the presented luminance levels.
  - Description of the proposed equipment, including fixture catalog cuts, photo metrics, glare-reduction devices, lamps, on/off control devices, mounting heights, pole foundation details and mounting methods.
  - When landscaping plans are involved, they shall contain the lighting fixture locations and shall demonstrate that the site lighting and landscaping have been coordinated to minimize conflict between vegetation and intended light distribution, both initially and at vegetation maturity.
  - When requested by the municipality, the applicant shall also submit a visual impact plan that demonstrates appropriate steps have been taken to mitigate the potential consequences of on-site and off-site glare and to retain the intended character of the municipality. This plan may require the inclusion of initial vertical footcandle values at specific off-site venues, e.g., bedroom windows of adjacent residential uses.
- 10) Plan notes. The following notes shall appear on the lighting plan:
- Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the municipality for review and approval.
  - The municipality reserves the right to conduct post-installation inspections to verify compliance with the chapter requirements and approved lighting plan commitments, and if deemed appropriate by the municipality, to require remedial action at no expense to the municipality.
  - All exterior lighting shall meet IESNA full-cutoff criteria unless otherwise approved by the municipality.
  - Installer shall notify municipality to arrange for inspection and approval of all exterior lighting, including building-mounted lighting, prior to its installation.
- 11) Streetlighting dedication. When streetlighting is to be dedicated to the municipality, the applicant shall be responsible for all costs involved in the lighting of streets and street intersections until the street is accepted for dedication. Prior to dedication and in the event of the formation of a homeowners' association and/or property management declaration, the municipality shall require said agency to enter into an agreement guaranteeing the municipality payment of all costs associated with dedicated streetlighting.
- 12) Assumption of costs of dedicated streetlighting. Upon dedication of public streets, the municipality shall assess the homeowners' association, individual property owners, or corporations, as may be necessary to collect all revenues required that are directly or indirectly associated with all costs of each specific streetlighting fixture. These costs shall include:
- Administration.
  - Collection.
  - Proration of nonpayables.
  - Actual utility electrical charges.
  - Maintenance and maintenance contracts for maintenance of fixtures and associated equipment.