EXTERIOR LIGHTING ORDINANCE

OF

THE CITY OF MADISON

Madison, Mississippi



AN ORDINANCE ESTABLISHING EXTERIOR LIGHTING REQUIREMENTS FOR THE CITY OF MADISON, MISSISSIPPI December 1, 2008

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Section ELO-1 Title

This Ordinance shall be known as The City of Madison Exterior Lighting Ordinance.

Section ELO-2 Purpose and Intent

It is the intent of this Ordinance to define practical and effective measures by which the obtrusive aspects of excessive and/or careless outdoor light usage can be minimized, while preserving safety, security and the nighttime use and enjoyment of property. These measures will curtail the degradation of the nighttime visual environment by encouraging lighting practices that direct appropriate amounts of light where and when it is needed, increasing the use of energy-efficient sources, and decreasing the wastage of light and glare resulting from over-lighting and poorly shielded or inappropriately directed lighting fixtures.

Section ELO-3 Conformance with Applicable Codes

All outdoor illuminating devices shall be installed in conformance with the provisions of this Ordinance, the Building Code, the Electrical Code, and the <u>Sign Ordinance of the</u> City of Madison, and under appropriate permit and inspection.

Section ELO-4 Applicability

- (A) New Uses, Buildings and Major Additions or Modifications. For all proposed new land uses, developments, buildings, and structures that require a permit, all outdoor lighting fixtures shall meet the requirements of this Ordinance. All building additions or modifications of twenty-five (25) percent or more in terms of additional dwelling units, gross floor area, or parking spaces, either with a single addition or with cumulative additions subsequent to the effective date of this provision, shall invoke the requirements of this Ordinance for the entire property, including previously installed and any new outdoor lighting. Cumulative modification or replacement of outdoor lighting constituting twenty-five (25) percent of more of the permitted lumens for the parcel, no matter the actual amount of lighting already on a non-conforming site, shall constitute a major addition for purposes of this section.
- (B) **Minor Additions**. Additions or modifications of less than twenty-five (25) percent to existing uses, as defined in Section (A) above, and that require a permit, shall require the submission of complete inventory and site plan detailing existing and any proposed new outdoor lighting. Any new lighting on the site shall meet the requirements of this Ordinance with regard to shielding and lamp type. The total outdoor light output after the modifications are complete shall not exceed that on the site before the modification, or that permitted by this Ordinance, whichever is larger.
- (C) **Resumption of Use After Abandonment**. If a property or use with non-conforming lighting is abandoned as defined below, then all outdoor lighting shall be reviewed and brought into compliance with this Ordinance before the use is resumed.
- (D) **Roadways**. Municipal lighting for public roadways is exempt from the provisions of this Ordinance.

Section ELO-5 Shielding and Total Outdoor Light Output Standards

- (A) All nonexempt outdoor lighting fixtures shall be fully shielded.
- (B) All nonexempt outdoor lighting fixtures shall be placed so as to not cause light trespass of glare beyond the property boundary.
- (C) Any lamp installed on a residential property must be shielded such that glare from the lamp is not directly visible from any other residential property.
- (D) All nonexempt outdoor lighting fixtures shall be of a type and placed so as to not allow any light above the horizontal, as measured at the luminaire.
- (E) Flood or spot lamps must be fully shielded and aimed no higher than 45 degrees above straight down (half-way between straight down and horizontal) when the source is visible from any off-site residential property or public roadway.
- (F) All lighting for commercial, industrial and any other non-residential activities, shall be extinguished between 11:00 p.m. (or when the business closes, whichever is later) and sunrise. Security lighting for these establishments shall conform with the other provisions of this ordinance.
- (G) Commercial/industrial or business uses shall not exceed 70,000 lumens per acre.
- (H) All light fixtures that are required to be shielded shall be installed and maintained in such a manner that shielding is effective as described herein for fully-shielded fixtures.
- (I) Beyond the shielding requirements of this Ordinance, all light fixtures shall be located, aimed or shielded so as to minimize stray light trespassing across property boundaries.
- (J) Multi-use lighting must conform to the shielding and timing restrictions, if any, that apply to most restrictive included use.

Section ELO-6 Outdoor Advertising Signs

- (A) **External Illumination Signs.** External illumination for signs shall conform to all provisions of this Ordinance.
- (B) Internally illuminated Signs.
 - Outdoor internally-illuminated advertising signs must either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, cream or yellow) background and generally lighter colored text and symbols. Lamps used for internal illumination of such signs shall not be counted toward the lumen cap.
 - (2) Other internally-illuminated panels or decorations not considered to be signage according to the appropriate sign code (such as illuminated canopy margins), shall be considered decorative lighting, and shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards and lumens per acre cap.

Section ELO-7 Shoreline Lighting

The purpose of this section is to minimize light pollution of the shoreline environment without significantly inhibiting safety and security.

This section applies to all lighting on berthing structures, piers or docks or designed to illuminate those structures. Light fixtures which do not conform to these provisions may be allowed with a conditional use permit upon a showing of special circumstances affecting safety, security, or general public interest. Non-conforming lighting in existence on the effective date of this section must be brought into compliance within five (5) years.

- (A) Flashing and rotating lights are prohibited.
- (B) Lighting inside a boathouse and intended to illuminate its interior is permitted.
- (C) Lighting on exteriors of berthing structure, piers of docks shall be fitted with opaque shields to prevent direct visibility of the lamp to persons on public waters or adjacent lands more than 50 feet beyond the berthing structure.
- (D) Lighting not mounted on a berthing structure, pier or dock but designed to illuminate such a structure or its immediate vicinity shall comply with subparagraph C above.
- (E) Lighting installed on, or intended to illuminate, seasonally-used berthing structures, piers of docks shall be turned off when not required for safety or security.

Section ELO-8 Special Uses

(A) Recreational Facilities.

- (1) Lighting for outdoor athletic fields, courts or tracks shall be exempt from the lumens limits of this Ordinance.
- (2) Shielding: Fully shielded lighting is required for fields designed for Class III or IV levels of play (e.g. amateur or municipal league, elementary to high school, training, recreational or social levels). Facilities designed for Class I and II levels utilize luminaries with minimal uplight consistent with the illumination constraints of the design. Where fully shielded fixtures are not utilized, acceptable luminaries shall include those which:
 - (a) Are provided with internal and/or external glare control louvers or lenses and in stalled so as to minimize uplight and offsite light trespass and glare, and;
 - (b) Are installed and maintained with aiming angles that permit no greater than five percent (5%) of the light emitted by each fixture to project above the horizontal.
- (3) Illuminance: All lighting installations shall be designed to achieve no greater than the minimal illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA RP-6)
- (4) Off-Site Spill: The installation shall also limit off-site spill (off the parcel containing the sports facility) to the maximum extent possible consistent with the illumination constraints of the design. For Class III and IV levels, a design goal of 5 lux (0.5fc) at any location on any non-residential property, and 1 lux (0.1fc) at any location on any residential property, as measurable from any orientation of the measuring device, shall be sought. For Class I and II levels, a design goal of 7.5 lux (0.75 fc) at any location on any non-residential property, and 1.5 lux (0.15fc) at any location on any residential property, as measurable from any orientation of the measuring device, shall be sought.

(5) Certification: Every such lighting system design and installation shall be certified by a registered electrical engineer as conforming to all applicable restrictions of this Ordinance.

(B) Outdoor Display Lots.

- (1) Lighting for display lots shall be exempt from the lumens per acre limits of this Ordinance.
- (2) Shielding: All display lot lighting shall utilize fully shielded luminaries that are installed in a fashion that maintains the fully shielded characteristics.
- (3) Display lot lighting shall be installed such that glare from the luminaire is not visible from residential properties.
- (4) Illuminance: the display lot shall be designed to achieve no greater than the minimal illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA Rp-33).
- (5) Off-Site Spill: the display lot shall limit off-site spill (off the parcel containing the display lot) to a maximum of 5 lux (0.5 fc) at any location on any non-residential property, and 0.5 lux (0.05 fc) at any location on any residential property, as measurable from any orientation of the measuring device.
- (6) Certification: Every display lot lighting system design and installation shall be certified by a registered electrical engineer as conforming to all applicable restrictions of this Ordinance.
- (7) Curfew: Display lot lighting exceeding 70,000 lumens per acre (Sec. ELO-8B) shall be turned off no later than 11:00 p.m., or within thirty minutes after closing of the business, whichever is later. Lighting in the display lot after this time shall conform to all applicable restrictions of this Ordinance, including the lumens restrictions.

(C) Service Station Canopies and Parking Structures.

- (1) Shielding: All luminaire mounted on or recessed in the lower surface of service station canopies and Parking Structures shall be fully shielded and utilize flat lenses.
- (2) Total Under-Canopy Output: The total light output used for illuminating service station canopies, defined as the sum of all under-canopy initial bare-lamp outputs in lumens, shall not exceed 215 lumens per square meter (twenty lumens per square foot) not limited to luminaries mounted on the lower surface or recessed into the lower surface of the canopy, any lighting within signage or illuminated panels over the pumps, and is to be included toward the total at full initial lumen output.
- (3) The lumen output of lamps mounted on or within the lower surface of a canopy is included toward the lumens per acre according to the method defined in above. Other lighting located under a canopy but not mounted on or within the lower surface is included toward the lumen caps at full initial output.
- (4) Illuminance levels for the interior of parking structures, where interior lighting is visible from outside the structure, shall conform to the IESNA recommendations (RP-20).

(D) Generally:

All lighting not directly associated with the special use areas above shall conform to the lighting standards described in this Ordinance, including but not limited to the lamp type and shielding requirements and the lumens limits.

Section ELO-9 Submission of Plans and Evidence of Compliance with Ordinance, Subdivision Plats

- (A) Submission Contents. The applicant for any permit required by any provision of the laws of this jurisdiction in connection with proposed work involving outdoor lighting fixtures shall submit (as part of the application for permit) evidence that the proposed work will comply with this ordinance. Even should no other such permit be required, the installation or modification (except for routine servicing and same-type lamp replacement) of any exterior lighting shall require submission of the information described below. The submission shall contain but shall not necessarily be limited to the following, all or part of which may be part or in addition to the information required elsewhere in the laws of this jurisdiction upon application for the required permit:
 - (1) Plans indicating the location on the premises of each illuminating device, both proposed and any already existing on the site;
 - (2) Description of all illuminating devices, fixtures, lamps, supports, reflectors, both proposed and existing. The description may include, but is not limited to catalog cuts and illustrations by manufacturers (including sections where required);
 - (3) Photometric data, such as that furnished by manufacturers, or similar showing the angle of cut off of light emissions.
- (B) **Additional Submission**. The above required plans, descriptions and data shall sufficiently complete to enable the designated official to readily determine whether compliance with the requirements of this Ordinance will be secured. If such plans, descriptions and data cannot enable this ready determination, the applicant shall additionally submit as evidence of compliance to enable such determination such certified reports of tests as will do so provided that these tests shall have been performed and certified by a recognized testing laboratory.
- (C) **Subdivision Plats**. If any subdivision proposes to have installed street or other common or public area outdoor lighting, submission of the information as described herein shall be required for all such lighting.
- (D) **Lamp or Fixture Substitution**. Should any outdoor light fixture or the type of light source therein be changed after the permit has been issued, a change request must be submitted to the designated official for approval, together with adequate information to assure compliance with this Ordinance, which must be received prior to substitution.
- (E) **Plan Review**. If the designated official determines that the proposed lighting does not comply with this Ordinance, the permit shall not be issued or the plan approved.
- (F) **Certification**. For all projects where the total initial output of the proposed lighting equals or exceeds 70,000 lamp lumens, certification that the lighting, as installed, conforms to the approved plans shall be provided by a registered electrical engineer

before the certificate of occupancy is issued. Until this certification is submitted, approval for use of a Certificate of Occupancy shall not be issued for the project.

Section ELO-10 Approved Materials and Methods of Construction or Installation/Operation

The provisions of this Ordinance are not intended to prevent the use of any design, material, or method of installation or operation not specifically prescribed by this Ordinance, provided any such alternate has been approved by the designated official. The designated official may approve any such proposed alternate providing he/she finds that it:

- (A) Provides at least approximate equivalence to the applicable specific requirements of this Ordinance.
- (B) Is otherwise satisfactory and complies with the intent of this Ordinance.

Section ELO-11 Prohibitions.

Sale of Non-Conforming Fixtures and Lamps. The installation, sale, offering for sale, lease or purchase of any outdoor lighting fixture or lamp the use of which is not allowed by this Ordinance is prohibited.

- (A) Laser Source Light. The use of laser source light or any similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal, is prohibited.
- (B) **Searchlights**. The operation of searchlights for advertising purposes is prohibited.

Section ELO-12 Temporary Exemption.

- (A) **Request; Renewal; Information Required**. Any person may submit, on a form prepared by the jurisdiction, to the designated official, a temporary exemption request. The request shall contain the following information:
 - (1) Specific Ordinance exemption(s) requested;
 - (2) Duration of requested exemption(s);
 - (3) Proposed location on premises of the proposed light fixtures(s);
 - (4) Purpose of the proposed lighting;
 - (5) Information for each luminaire and lamp combination as required herein;
 - (6) Previous temporary exemptions, if any, and addresses of premises there under;
 - (7) Such other data and information as may be required by the designated official.
- (B) **Approval; Duration**. The designated official shall have ten (10) business days from the date of submission of the request for temporary exemption to act, in writing, on the request. If approved, the exemption shall be valid for not more than thirty (30) days from the date of issuance of the approval. The approval shall be renewable upon further written request, at the discretion of the designated official, for a maximum of one (1) additional thirty (30) day period. The designated official is not authorized to grant more than one (1) temporary permit and one (1) renewal for a thirty (30) day period for the same property within one (1) calendar year.
- (C) **Disapproval; Appeal**. If the request for temporary exemption or its extension is disapproved, the person making the request will have the appeal rights provided by the municipality.

Section ELO-13 Other Exemptions.

- (A) **Nonconformance**. All other outdoor light fixtures lawfully installed prior to and operable on the effective date of this Ordinance are exempt from all requirements of this Ordinance. There shall be no change in use or lamp type, or any replacement (except for same type and same-output lamp replacement) or structural alteration made, without conforming to all applicable requirements of this Ordinance. Further, if the property is abandoned, or if there is a change in use of the property, the provisions of this Ordinance will apply when the abandonment ceases or the new use commences.
- (B) **Roadways**. Municipal lighting for public roadways.
- (C) **State and Federal Facilities**. Compliance with the intent of this Ordinance at all State and Federal facilities is encouraged.
- (D) **Emergency Lighting**. Emergency lighting, used by police, public works, firefighting, or medical personnel, or at their direction, is exempt from all requirements of this Ordinance for as long as the emergency exists.
- (E) **Swimming Pool and Fountain Lighting**. Underwater lighting used for the illumination of swimming pools and fountains is exempt from the lamp type and shielding standards provided herein, though it must conform to all other provisions of this Ordinance
- (F) **Residential Fixtures**. Outdoor light fixtures attached to residential buildings and located below the eave and less than 2000 lumens are exempt from the provisions of this Ordinance. Light fixtures 2000 lumens and over are not exempt. Outdoor fixtures above the eave, or attached to buildings or poles separate from the residence are not exempt. All spot or flood lights shall be fully shielded to prevent glare and light trespass beyond the property boundary, and directed no more than 45 degrees above straight down. The acceptability and shielding restrictions applicable to a particular lamp are decided by its initial lumen output, not wattage; check manufacturer's specifications. Examples of lamp types of 2000 lumens and less are:

100 Watt Standard Incandescent

15 Watt Cool White Fluorescent

15 Watt Compact Fluorescent

18 Watt Low Pressure Sodium

- (G) **Flags, Lighted**. United States and State of Mississippi flags are exempt from the provisions of this Ordinance. All other outdoor lighted flags, such as, but not limited to, decorative and commercial flags shall conform to the provisions of this Ordinance.
- (H) **Holiday Lighting**. Holiday lighting is exempt from the provisions of this Ordinance from November 10 until January 30 of the following year.
- (I) **Towers**. Legally required safety lighting for towers shall be exempt from this Ordinance.
- (J) **Airfields and Airports**. These facilities, both commercial and non-commercial, shall be exempt from the provisions of this Ordinance where lighting is used for air safety reasons. All other lighting shall conform to this Ordinance.

Section ELO-14 Definitions.

As used in this Ordinance, unless the context clearly indicates otherwise, certain words and phrases use in this Ordinance shall mean the following:

- (A) **Development Project**. Any residential, commercial, industrial or mixed use subdivision plan or development plan which is submitted to the City for approval.
- (B) **Diffuse**. To spread or scatter widely, or thinly.
- (C) **Direct Illumination**. Illumination resulting from light emitted directly from a lamp or luminaire, not light diffused through translucent signs or reflected from other surfaces such as the ground of building faces.
- (D) **Display Lot or Area**. Outdoor areas where active nighttime sales activity occurs and where accurate color perception of merchandise by customers is required. To qualify as a display lot, one of the following specific uses must occur: automobile sales, boat sales, tractor sales, building supply sales, gardening or nursery sales, assembly lots, swap meets. Uses not on this list must be approved as display lot uses by the municipality.
- (E) **Flood Lamp**. A specific form of lamp designed to direct its output in a specific direction (a beam) but with a diffusing glass envelope: Such lamps are so designated by the manufacturers and are typically used in residential outdoor area lighting.
- (F) **Foot-Candle**. Unit of illuminance equal to one lumen per square foot. It is the luminous flux per unit area in the Imperial system. One foot-candle equals approximately 0.1 (0.093) lux.
- (G) **Full Cutoff Light Fixture**. A luminaire light distribution where no light is emitted above the horizontal, and where the intensity at 80 degrees from nadir is no greater than 100 candela per 1000 lamp lumens.
- (H) **Fully Shielded Light Fixture**. A lighting fixture constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection of refraction from any part of the luminaire, is projected below the horizontal as determined by photometric test or certifies by the manufacturer. Any structural part of the light fixture providing this shielding must be permanently affixed.
- (I) **Glare**. A light ray emanating directly from a lamp, reflector or lens such that it falls directly on the eye of the observer.
- (J) **Installed**. The attachment, or assembly fixed in place, whether or not connected to a power source, of any outdoor light fixture.
- (K) Light Pollution. Any adverse effect of manmade light.
- (L) **Light Trespass**. Light falling where it is not needed or wanted, typically across property boundaries.
- (M) **Lumen**. Unit of luminous flux; used to measure the amount of light emitted by lamps.
- (N) **Luminaire**. The complete lighting assembly, less the support assembly. For purposes of determining total light output from luminaire, lighting assemblies which include multiple unshielded or partially shielded lamps on a single pole or standard shall be considered as a single unit.

- (O) **Lux**. Unit of illuminance equal to one lumen per square meter. It is the luminous flux per unit area in the metric system. One lux equals approximately 10 (10.8) foot candles.
- (P) **Multi-Class or Multi-Use Lighting**. Any outdoor lighting used for more than one purpose, such as security and decoration.
- (Q) **Opaque**. Opaque means that a material does not transmit light from an internal illumination source. Applied to sign backgrounds, opaque means that the area surrounding any letters or symbols on the sign either is not lighted from within, or allows no light from an internal source to shine through it.
- (R) **Outdoor Light Fixture**. An outdoor illuminating device, outdoor lighting or reflective surface, lamp or similar device, permanently installed or portable, used for illumination or advertisement. Such devices shall include, but are not limited to lights used for:
 - (1) Parking lot lighting;
 - (2) Roadway lighting;
 - (3) Buildings and structures;
 - (4) Recreational areas;
 - (5) Landscape lighting;
 - (6) Billboards and other signs (advertising or other);
 - (7) Product display area lighting;
 - (8) Building overhangs and open canopies.
- (S) Outdoor Light Output, Total. The maximum total amount of light, measured in lumens, from all outdoor light fixtures. For lamp types that vary in their output as they age (such as high pressure sodium, fluorescent and metal halide), the initial output, as defined by the manufacturer, is the value to be considered.
- (T) **Outdoor Recreation Facility**. An area designed for active recreation, whether publicly or privately owned, including, but not limited to, baseball diamonds, soccer and football fields, golf courses, tennis courts and swimming pools.
- (U) **Person**. Any individual, tenant, lessee, owner, or any commercial entity including, but not limited to firm, business, partnership, joint venture or corporation.
- (V) **Sign, Externally Illuminated**. A sign illuminated by light sources from the outside.
- (W) **Sign, Internally Illuminated**. A sign illuminated by light sources enclosed entirely within the sign cabinet and not directly visible from outside the sign.
- (X) **Sign, Neon**. A sign including luminous gas-filled tubes formed into text, symbols or decorative elements and directly visible from outside the sign cabinet.
- (Y) **Spot Lamp**. A specific form of lamp designed to direct its output in a specific direction (a beam) and with a clear or nearly clear glass envelope; such lamps are so designated by the manufacturers, and typically used in residential outdoor area lighting.
- (Z) **Temporary Lighting**. Lighting which does not conform to the provisions of this Ordinance and which will not be used for more than one thirty (30) day period within a calendar year, with one thirty (30) day extension. Temporary lighting is intended for uses which by their nature are of limited duration, for example, holiday decorations, civic events or construction projects.

- (AA) **Translucent**. Permitting light to pass through but diffusing it so that persons, objects, etc., on the opposite side are not clearly visible.
- (BB) **Use, Abandonment Of**: The relinquishment of a property, or the cessation of a use of activity by the owner or tenant for a period of six months, excluding temporary or short term interruptions for the purpose of remodeling, maintaining, or otherwise improving or rearranging a facility. A use shall be deemed abandoned when such use is suspended as evidenced by the cessation of activities or conditions which constitute the principle use of the property.

Section ELO-15 Enforcement, Penalties and Remedies.

- (A) **Violations**. It shall be unlawful for any person to violate any provision of this Ordinance or the Mississippi Statutes. Each day that the violation continues after notification of non-compliance shall constitute a separate offense. The municipality may institute appropriate action or proceedings to enjoin violations of this Ordinance or applicable Mississippi Statutes.
- (B) **Penalties**. Any person who fail to comply with the provisions of this Ordinance shall, upon conviction thereof, forfeit no less than One Hundred Dollars (\$100) nor more than Five Hundred Dollars (\$500), and also pay the costs of prosecution for each violation, including the municipality's reasonable and actual attorney fees and disbursements incurred in the prosecution of such violations.

Section ELO-15 Effective Date

This Ordinance shall take effect thirty days after adoption.

SO ORDAINED AND ADOPTED by the Mayor and Board of Aldermen of the City of Madison, Madison County, Mississippi, at its first monthly meeting held on the 2nd day of December, 2008.

Mary Hawkins Butler, Mayor

ATTEST:

follows:

Susan B. Crandall, City Clerk

Director of Administration and Finance

The above and foregoing Ordinance having previously been reduced to writing, a motion was made by Alderman Jacobs and seconded by Alderman Peeler, to approve and adopt the Ordinance and no request having been made by the Mayor or any member of the Board of Aldermen that said Ordinance be read by the City Clerk before a vote was taken. Said Ordinance was adopted by the Board of Aldermen with the results being as

Alderman Clingan-Smith voted: Yea
Alderman Tatum voted: Yea
Alderman Peeler voted: Yea
Alderman Jacobs voted: Yea
Alderman Hickok voted: Yea
Alderman Hudgins voted: Yea
Alderman Howland voted: Yea

The motion having received the affirmative vote of all members of the Board of Aldermen present, the Mayor declared the motion so carried and this Ordinance ordained and adopted on this the 2nd day of December, 2008.

Mary Hawkins Butler, Mayor

ATTEST:

Susan B. Crandall, City Clerk

Director of Administration and Finance

CERTIFICATE

I, Susan B. Crandall, the duly appointed, qualified and acting City Clerk of the City of Madison, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance, passed, ordained and adopted by the Mayor or the Board of Aldermen of said City at a public meeting thereof held on the 2nd day of December, 2008, and which Ordinance is spread of record in the minutes of said meeting and maintained in my office.

GIVEN under my hand and official seal of office, this the 2nd day of December, 2008.

Susan B. Crandall, City Clerk

Director of Finance and Administration

(SEAL)