

Architectural Standards Rules: Exterior Lighting Rules

Existing and Proposed w/ redlines

December 6, 2021

Current Rule: ASC Rules pg. 14

- 8) EXTERIOR LIGHTING FIXTURES:** External lights shall be shielded or hooded, and must be located and constructed so that they do not create a nuisance or hazard. The lighting footprint must project downward and cannot project beyond the property boundaries. Fixture locations must be shown on the elevation plans. No fixture may be placed higher than a maximum height of 10' above the adjacent walking surface. Catalog sheets or photographs depicting the proposed fixture are required for ASC review and approval prior to installation. Acceptable exterior lighting may include the following:
- a) Concealed Light Source:** The light bulb shall not be visible from the sides of the light fixture. The opacity of the fixture shall be reviewed on a case-by-case basis.
 - b) Floodlights:** A canopy-type floodlight cover, of an approved color, that shields the light source is acceptable provided the light is directed straight down.
 - c) Motion Detectors:** If lights are to be on the sides or rear of a structure, motion detectors must be used. The automatic light durational setting must not exceed 5 minutes and the sensitivity to movement must be properly adjusted so as not to create an annoyance.

Any fixture that fails to meet the above specifications must be replaced prior to final ASC inspection. No vapor (sodium, mercury, etc.) lights will be allowed.

At any time, the ASC may evaluate unduly bright lights that create a nuisance to adjacent Owners or about which complaints have been received. Safety considerations will be balanced against aesthetic/nuisance considerations in applying these restrictions.

APPENDIX A:

Minimum Maintenance Standards: pg. 31

- A.5.8 Exterior lights shall be maintained to the currently approved fixture and location, and be free of damage. Flood lights shall be maintained to be shrouded, have a uniform color, and directed only downward.

2021 ASC Exterior Light Rule Revisions - Dark Sky – Redline Version

8) **EXTERIOR LIGHTING FIXTURES:** ~~Exterior ternal lightings is to be kept to an absolute minimum, to that end; all exterior lights shall comply with the following rules. shall be shielded or hooded, and must be located and constructed so that they do not create a nuisance or hazard. The lighting footprint must project downward and cannot project beyond the property boundaries. Fixture locations must be shown on the elevation plans. No fixture may be placed higher than a maximum height of 10' above the adjacent walking surface. Catalog sheets or photographs depicting the proposed fixture are required for ASC review and approval prior to installation. Acceptable exterior lighting may include the following:~~

a) The lighting footprint must project down and not beyond the property boundaries.

~~**b) Concealed Light Source:** The light bulb shall not be visible from the sides of the light fixture. The opacity of the fixture shall be reviewed on a case-by-case basis.~~

b) The light bulb shall not be visible or protrude below the shroud.

~~**b) Floodlights:** A canopy type floodlight cover, of an approved color, that shields the light source is acceptable provided the light is directed straight down.~~

c) Fixtures shall be placed no higher than 10ft above the adjacent walking surface, including recessed canned lighting, and all lighting shall project perpendicular to a walking surface.

Exception: Approval for a fixture placed above 10ft from a walking surface will be reviewed on a case-by-case basis.

~~**c) Motion Detectors:** If lights are to be on the sides or rear of a structure, motion detectors must be used. The automatic light durational setting must not exceed 5 minutes and the sensitivity to movement must be properly adjusted so as not to create an annoyance.~~

d) Up-lighting is not allowed.

e) Fixture locations must be shown on the elevation plans for construction projects when elevations are required.

f) Exterior specification sheets depicting the proposed fixture are required for ASC review through the permit process and approval prior to installation.

g) Dark Sky compliant lights are required for any new project with exterior lighting.

h) Light sources are to be a warm, soft color that accurately renders true color. Lights that emit harsh, glaring white light are not approvable. Path, landscaping, and step lights are not to exceed 200 lumens and all other exterior lights not to exceed 1050 lumens. Warmer color temperatures are preferred on architectural elements and shall not exceed 3500K.

Exception: Levels above the prescribed lumens and Kelvins will be reviewed on a case-by-case basis.

Informational Note: Brightness is typically indicated in lumens, a measure of the total output of a light source, while Kelvins measure the color temperature of the light source.

i) Automatic Lighting Controls: If lights are to be used on the sides or rear of a structure, automatic controls (such as motion detectors and/or timers) shall be used. The automatic light durational setting shall not exceed 5 minutes and the sensitivity to movement shall be properly adjusted so as not to create an annoyance.

j) All exterior lighting fixtures must be architecturally compatible and the design must be consistent with the residence's architectural style.

k) The preservation of the nighttime dark sky is as important during the holiday season as it is throughout the remainder of the year. The seasonal use of temporary lighting devices for holiday decorations shall be used judiciously with this principle in mind.

l) No vapor (halogen, sodium, and mercury) lights will be allowed.

m) After the final inspection, any newly installed fixture that fails to meet the specifications outlined in this article (Article 8 – Exterior Lighting Fixtures) must be corrected prior to final project approval.

n) The ASC will evaluate unduly bright lights that create a nuisance to adjacent neighbors who have filed an exterior light complaint. The ASO staff will review the compliance on a case-by-case basis and determine appropriate corrective measures, including but not limited to reducing lumens, kelvins, or replacing fixtures with compliant lights. If corrective measures are required a maintenance permit will be required with a 90-day correction period.

o) Existing non-conforming exterior light fixtures, even if previously approved by the ASC, shall be required to change to approvable Dark Sky lighting when a new exterior light fixture is submitted or a verified complaint illustrates the lighting footprint projects beyond the property boundaries.

~~Any fixture that fails to meet the above specifications must be replaced prior to final ASC inspection. No vapor (sodium, mercury, etc.) lights will be allowed.~~

~~At any time, the ASC may evaluate unduly bright lights that create a nuisance to adjacent Owners or about which complaints have been received. Safety considerations will be balanced against aesthetic/nuisance considerations in applying these restrictions.~~

APPENDIX A:

Minimum Maintenance Standards:

- A.5.8 Exterior lights shall be maintained to the currently approved fixture and location, as well as and be free of damage. ~~Flood lights shall be maintained to be shrouded, have a uniform color, and directed only downward.~~