

From Summit County's Development Code

10-4-22: LIGHTING REGULATIONS:

A. Purpose: The purpose of this Section is to regulate the use of outdoor artificial

illuminating devices emitting undesirable light rays into the night sky, or onto private properties which have a detrimental effect on the rural mountain environment. Standards for controlling lighting and glare are set forth to reduce the annoyance and inconvenience to property owners and traffic hazards to motorists. These standards are intended to allow reasonable enjoyment of adjacent and nearby property by their owners and occupants, while requiring adequate levels of lighting of parking areas.

B. Conformance Required: All outdoor artificial illuminating devices shall be installed in conformance with these regulations.

a. Wall Mounted Area Lighting:

(1) All wall mounted or building mounted fixtures shall not be mounted above twelve feet (12'), as measured from grade directly below the light fixture to the top of the fixture or a horizontal plane being lit by the fixture. The exception shall be those instances where there is second story access directly from the outdoors.

(2) The fixture shall house a high pressure sodium lamp that shall not exceed one hundred fifty (150) watts.

(3) The fixture shall be a "full cutoff" variety, where no more than ten percent (10%) of the total lumen output of the fixture will come out at ninety degrees (90°) above the horizontal plane of the fixture from nadir.

(4) The fixture must shield the lamp in such a way that there will be total cutoff when viewed from sixty feet (60') or more from the light source.

(5) All light must be directed downward. The washing of the side of the building shall be minimized to the maximum extent possible.

(6) Timers and motion sensor devices shall be used wherever

practical to minimize light pollution

i. Building Canopy/Soffit Lighting:

(1) If lighting an area with fixtures mounted on a canopy, or off of a soffit of a building, the fixture cannot be mounted above twenty feet (20'), as measured from the top of the fixture to the adjacent grade or the horizontal plane being lit by the fixture. Such lighting shall be minimized to the extent possible.

(2) The fixture should house a high pressure sodium lamp, of no more than one hundred fifty (150) watts.

(3) The fixtures must be a cutoff variety, whereas no more than ten percent (10%) of the total lumen output of the fixture will come out at ninety degrees (90°) above the horizontal plane of the fixture from nadir.

(4) Canopy/soffit mounted fixtures should be mounted a minimum distance of seventy feet (70') from the circulation area, or other critical light cutoff boundaries.

(5) The fixture must shield the lamp in such a way so that if a person is standing seventy feet (70') away from the fixture, there will be total visual cutoff of the lamp.

(6) The maximum point should not exceed twenty (20) foot-candles within the circulation area being lit.

(7) The average light level should not exceed ten (10) foot-candles within the circulation area being lit.

(8) No more than one foot-candle will be allowed outside of twenty feet (20') around the circulation area being lit.

(9) No more than 0.05 foot-candles will be allowed outside the property lines of the property being lit.

(10) No more than 0.01 foot-candles should be allowed to spill on any residential property as a result of another party lighting their own property.

I. Applications:

(1) Any person applying for a building or electrical permit to install outdoor lighting fixtures shall as part of said application submit evidence that the proposed work will comply with this Section.

(2) The application shall contain, but not be limited to, the following:

(a) Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications and drawings, including sections where required.

(b) Description of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications and drawings, including sections where required.

(c) Photometry data such as that furnished by manufacturers, or similar, showing the angle of cutoff of light emissions for the proposed luminaire.

(d) Computer generated point to point calculation on a scaled site plan indicating conformance with this Section.

(e) Such other information as the Community Development Director may determine is necessary to ensure compliance with this Section.