

EXHIBIT B

BASIC DESIGN COMMITTEE STANDARDS

FOR APPROVAL OF EXTERIOR LIGHTING

Specifications and photographs (or catalog cut sheets) of exterior fixtures, along with their placement on the structure or site must be submitted to the Committee for approval. Placement of the fixtures must be indicated on the approved plans. All designs and placement must meet this minimum criteria:

1. No flood lights.
2. All light sources must be shielded i.e. frosted or bronzed glass, no clear glass fixtures.
3. No goose neck spotlights.
4. No exterior light source may be placed closer than five feet to another exterior light source. As each bulb is considered a light source, only single bulb fixtures are allowed.
5. No exterior light source may exceed a rating of 40 watts.
6. Lighting must shine in a plane perpendicular to the plane of the floor of the dwelling.
7. No exterior up lighting or lighting of landscaping will be permitted.
8. No neon, incandescent, halogen, or mercury vapor lighting will be approved.
9. All installations must comply with the current adopted National Electrical Code and the Town of Snowmass Village Lighting Ordinance.

Residential Lighting



HOW TO LIGHT

Bulb Visibility: All exterior lighting shall be designed so that the bulb is not directly visible from adjacent and neighboring properties or public rights-of-way. This can be accomplished using fixtures which "fully shield" the bulb and direct or diffuse the light. In the case of opaque shielding, wattage shall be limited to 60 incandescent watts per fixture or 25 compact fluorescent watts.

Light Trespass is the shining of light produced by a light fixture beyond the horizontal boundaries of the property on which it is located and vertically above the property. For all types of uses, light level shall be no greater than one-half (0.5) of a foot-candle at the property line. A foot-candle is equivalent to one lumen (a measure of light) per square foot.

Uplighting is only permitted to light a primary entrance when the lighting fixture is wall-mounted under an architectural element that contains the illumination, and to light flags when no more than two light fixtures per flag are used with a maximum of 150 watts each. The fixture must be shielded such that the point source is not visible outside a fifteen foot (15') radius.

Floodlighting is only permitted when it is down-directed and controlled by a motion sensor that is triggered by activity within the owner's property lines, and when fully-shielded such that the light source is not visible from adjacent and/or neighboring properties. Ground-mounted floodlighting of a structure is prohibited.

Safety and Security Lighting is only permitted with the use of motion sensors, photocells, or photocell/timers to control duration of nighttime illumination. Light intensity shall be limited to between one and two (2) foot-candles.

HOW NOT TO LIGHT

Prohibited Lighting: Illumination of building facades, driveways, and landscaping; illumination of rivers or their tributaries; mercury vapor and low pressure sodium lighting sources; and linear architectural highlighting including neon and fluorescent lighting, rope-lighting, and low-voltage strip-lighting are prohibited. Lights that blink, flash, move, revolve, scintillate, flicker, change intensity and/or color are prohibited. Also, any light that produces direct or reflected glare that could be disturbing to the operator of a motor vehicle, and any light that may be confused with or construed as a traffic control device except as authorized by State, Federal, or County government are prohibited.

EXEMPTIONS

Health, Safety and Welfare: The Community Development Director may consider an exemption for lighting plans or fixtures that do not meet the Pitkin County Land Use Code but which have demonstrable community and/or health, safety and welfare benefits.

Holiday/Winter Lighting: Holiday/winter lighting is permitted only between November 15 and January 30, except on Redstone Boulevard, where holiday lighting is permitted between November 15 and March 30. All other lighting associated with any holiday or celebration may be illuminated two weeks prior to the holiday and must be extinguished within two days after the holiday. The light intensity of all holiday lighting shall not exceed one-half (0.5) of a foot candle at the property line.

Historic Lighting Fixtures: Lighting fixtures consistent with the character, architectural period and design style of an historic structure may be exempted with approval from the Historic Preservation Office.

Disclaimer

The information in this handout can be found in Section 7-20-140 of the 2006 Pitkin County Land Use Code. No lighting shall be installed or continued that violates the standards of this section. In all cases, the Land Use Code should be consulted for more details. Information subject to change without notice.

Community Development

130 South Galena Street

Third Floor

Aspen, Colorado 81611

Phone: 970-920-5526

FAX: 970-920-5439

www.aspenpitkin.com