



Lighting Policies for Horse Ranch *(Oct. 25, 2025)*

Refer to Effective Sept. 17, 2025 TOSV Updated Lighting Code: <https://www.tosv.com/609/Outdoor-Lighting-Code-Updates>

Light trespass and shielding are two important issues for towns and neighborhoods to consider in devising policies and ordinances. No direct light from any source (including streetlights) should reach another property. Adequate shielding keeps light contained to the areas that need to be lit.

The design guidelines and lighting codes of these 3 entities - Horse Ranch HOA, Snowmass HOA's DRC and the Town of Snowmass Village (TOSV) – are compiled below to aid you in your compliance.



SHOA Lighting Guidelines *(Revised May 2000, 2017)* &

TOSV Municipal Code, Building Regulations Sec. 18-266 *(Ver. Feb 19, 2024 and Ver. Sept 17, 2025)*

Specifications and photographs (or catalog cut sheets) of exterior fixtures, along with their placement on the structure or site, must be submitted to Horse Ranch HOA and subsequently to SHOA's Design Review Committee (DRC) for approval. Placement of the fixtures must be indicated on the approved plans. All designs must meet these 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. Linear lighting shall be prohibited *(thus no string or strip lights)*.

5. No exterior light source may exceed a rating of 40 watts. Due to the increased use of LED lighting, the SHOA's Design Review Committee has concluded that a 40-watt bulb in exterior lighting translates to a soft color LED that is less than 350 lumens (4 watts) (3500K or less) and anything higher will not be acceptable.
6. All lights shall be directed downward with the light source shielded. Up lighting, lighting of trees, landscape lighting, runway-type lighting patterns, neon, mercury vapor, and halogen lighting will not be approved.
7. Interior lighting, viewed from outside the house, must be limited and/or shielded.
8. Light intensity shall not exceed ten (10) foot-candles measured three (3) feet above grade. Offsite light emission at property lines shall not exceed one-tenth (0.1) foot-candle as measured at the brightest point.
9. All installations must comply with the current adopted National Electrical Code and the Town of Snowmass Village (TOSV) Lighting Ordinance.
10. Holiday/ Ornamental seasonal lighting - residential guidelines. In order to limit holiday lighting density in residential areas, no more than one-third of a property's open space shall have holiday lighting. In addition, holiday lighting shall be extinguished, either automatically or manually, no later than 10 p.m. and only permitted between November 15th and January 31st.

Please note that Horse Ranch has these additional guidelines, below.

Horse Ranch Single Family Housing Design Guidelines (August 14, 1991)

The objective is to provide night lighting discretely, illuminating only what needs to be lit for safety and convenience. In general, light sources should be shielded and directional and not visible from the property line and street. Sconce-type lights are acceptable in the entry, but should avoid unnecessary glare at eye level. The following criteria should be used for exterior lighting:

1. Lighting should be used only in areas of pedestrian activity or vehicular circulation
2. All lighting shall be directed downward with the light source shielded
3. Landscape lighting and exterior lighting should be designed to assure that neighboring properties (and neighboring subdivisions) are protected from the view of bright light and light sources. Generally, exterior lighting should be minimal and subdued.
4. No landscape lighting fixtures are allowed higher than 18" above grade

Amendments to HR Guidelines from HR Board:

1. The Horse Ranch Board encourages homeowners to turn off all exterior lighting (including walkway & garage-entry lights) by 10 p.m. to preserve our night skies, to reduce unnecessary energy consumption, to protect the environment and to not interfere with the migration of birds and animals.
2. Dark Sky Policy: TOSV and Horse Ranch encourage a dark sky policy to ensure the nighttime sky is black instead of being pale or hazy as it is in cities, and to ensure that we can see the stars & Milky Way.
<https://darkskycolorado.org/our-work/public-policy>

References: <https://www.tosv.com/126/Code-Central>
https://library.municode.com/co/snowmass_village/codes/municipal_code
[ARTICLE XIII - Outdoor Lighting | Municipal Code | Snowmass Village, CO | Municode Library](#)
<https://www.tosv.com/609/Outdoor-Lighting-Code-Updates>

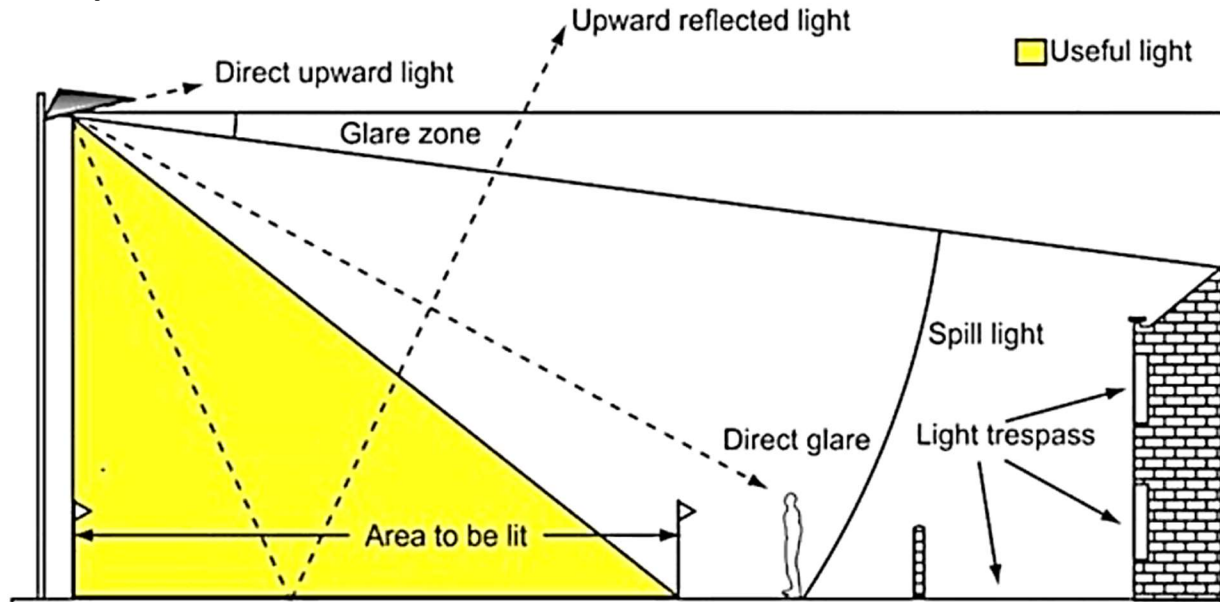
Please look at all of your lighting. If you have any questions, contact Mike Sura, HR HOA Manager, at Manager.HorseRanchHOA@gmail.com

[New Program Launches to Save Migrating Birds in Colorado, USA | DarkSky International](#)

[This can help make Colorado's night skies safer for passage of migrating birds by reducing skyglow. Artificial light and reflective surfaces can attract and disorient birds, causing them to be unable to navigate, to collide with buildings, and/or to exhaust themselves. During annual spring and fall migrations, these birds tend to start flying for their nocturnal migrations at dusk.]

- Two steps: 1. Shield outdoor lights to prevent light from being emitted upwards
2. Turn off lights as early as possible in the evenings, especially during spring and fall migrations.

Light Trespass and Glare



LIGHT TO PROTECT THE NIGHT

Five Principles for Responsible Outdoor Lighting



Illuminating
ENGINEERING SOCIETY



USEFUL



ALL LIGHT SHOULD HAVE A CLEAR PURPOSE

Before installing or replacing a light, determine if light is needed. Consider how the use of light will impact the area, including wildlife and the environment. Consider using reflective paints or self-luminous markers for signs, curbs, and steps to reduce the need for permanently installed outdoor lighting.

TARGETED



LIGHT SHOULD BE DIRECTED ONLY TO WHERE NEEDED

Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.

LOW LIGHT LEVELS



LIGHT SHOULD BE NO BRIGHTER THAN NECESSARY

Use the lowest light level required. Be mindful of surface conditions as some surfaces may reflect more light into the night sky than intended.

CONTROLLED



LIGHT SHOULD BE USED ONLY WHEN IT IS USEFUL

Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.

COLOR



USE WARMER COLOR LIGHTS WHERE POSSIBLE

Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.