

## **Outdoor Lighting**

Access to a clear and visible night sky is a strong value to our community. Light pollution is a threat to our clear skies that are part of the heritage of the Rocky Mountain West. Night lighting on a site should generally be regulated to minimize the undesirable effects that ‘over-lighting’ a site or residence can have on a community, neighbors, and guests. At the same time, lighting is desirable for safety and aesthetic purposes.

### **Minimum requirements:**

1. Lighting should be considered as a design feature as well as providing illumination for aesthetic and safety purposes only. There shall be no exposed light source on a property, and all fixtures must utilize frosted or seeded glass. In any case, light fixtures shall not cause glare beyond the property.
2. Floodlights are not permitted. Light spillover to adjacent properties must be minimized. No exposed bulbs are permitted.
3. Lights that flash, move, revolve, rotate, flicker, blink, or vary in both intensity and color to emit intermittent pulsation shall be expressly prohibited as fixed light sources. This does not include holiday/seasonal lighting, which is temporary in nature for the holiday/season.

## **Duplex Developments**

Duplex developments must be designed in a manner that creates an integrated structure on the site. Two single-family residences ‘bridged’ by a breezeway or other non-structural and non-habitable connection does not meet the intent of a duplex design. Unified design shall include, but not be limited to, the use of compatible building materials, architectural style, scale, massing, detail, roof forms, and landscaping. While ‘mirror image’ duplexes are not supported, the design intent should be one that creates a unified structure with enough variety and architectural interest to distinguish a duplex from a single family home.



Doorways



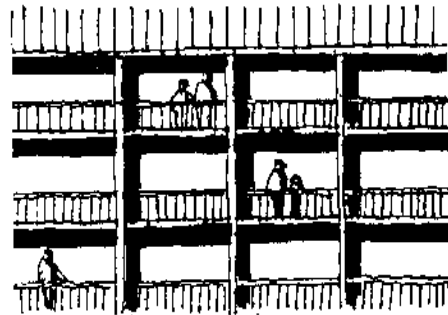
**Decks and Balconies and Exterior Walkways**

Decks and Balconies become part of the design palette used to enrich the character and create variety on the building exteriors. Where possible, balconies and decks should be located to take advantage of solar exposure, and should be used in combination with bay windows and other exterior projections. Long, linear balconies such as might appear on a common motel are discouraged in the Town.

Care should also be taken in locating walkways to avoid placing them in areas which are in shadow all winter long. On the north side of buildings, sidewalks should either be covered or far enough away from the building to be out of its shadow for several hours each day.



This



Not this

**Outdoor Lighting** Commercial

Lighting systems will serve functional and aesthetic roles in commercial areas. These roles are: to provide security and visual safety, to serve as directional indicators for both vehicular and pedestrian traffic; to provide extended outdoor use time, particularly in pedestrian gathering areas; and to reinforce the identity and character of a project through form, color and materials of fixtures, visual light quality, and placement.

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**Minimum requirements:**

1. Lighting should be provided for all parking, drive, and walkway areas and may be required as a condition of design approval. In all commercial, retail and office parcels, lighting must be designed and arranged so as not to reflect excessive light upon abutting or adjacent properties.
2. Lighting should be considered as a design feature as well as providing illumination. Area lighting shall generally be a metal halide, cut-off type fixtures with a maximum mounting height of 15 feet for walkways and 25 feet for parking areas. There shall be no exposed light source on a property, and all fixtures must utilize frosted or seeded glass.
3. Pedestrian areas should utilize low-level light sources to accent or illuminate the ground plane. These design elements should provide light for safety and aesthetic effect. By day, the physical shapes and sizes lend animation and scale to pedestrian spaces.
4. Lights that flash, move, revolve, rotate, flicker, blink, or vary in both intensity and color to emit intermittent pulsation shall be expressly prohibited as fixed light sources. This does not include holiday/seasonal lighting, which is temporary in nature for the holiday/season, from November 15<sup>th</sup> to March 1<sup>st</sup>.

## **C. Commercial and Industrial Landscaping**

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**Design Character**

Landscaping in Commercial and Industrial areas of the Town must recognize the drought conditions that prevail in our western region, and be tolerant of these drought episodes.

Plant material selection and placement must ensure safe sight lines to traffic and signs. Care should be taken that no hazards are created for pedestrians and vehicles by plant litter. Trees and shrubs with thorns should not be used in or near pedestrian areas. All landscape development for commercial projects, including specific landscaping elements such as planters, retaining walls and berms must be specifically approved. Landscaping should accentuate a project design, not hide it from public view.

Landscaping must meet minimum zoning requirements; however, only 20% of the total landscaped area may be irrigated. Irrigated areas must be delineated on all plans.

**Minimum requirements:**

1. Landscaping must be designed to incorporate water conserving materials and techniques through the application of seven fundamental xeriscape landscaping principles including:
  - a. Planning and designing a landscaped area that groups plants with similar water and sunlight requirements together.
  - b. Creating practical and appropriate turf areas (when necessary), utilizing a lower water-use turf such as buffalograss, blue grama, or turf type tall fescues and fine fescues.
  - c. Use of low water demanding plants and dryland seed grass mixes.
  - d. Use of automatic irrigation systems, designed and operated to conserve water by applying the right amount of water at the right time.
  - e. Incorporation of soil amendments, where appropriate for the site and type of plants proposed.
  - f. Use of Mulches, such as woodchips, to reduce evaporation potential and keep the soil cool.