TABLE 8.14.7(B).II

MINIMUM ROAD SURFACING REQUIREMENTS

Pavement Type	*Traffic Volume (ADT)*	*Material*
Rural-Mountains	Less than 50	Native Material[1]
Rural-Mountains	51—200	Gravel
Rural-Mountains	Greater than 200	Chip seal[2] or pavement
Rural-Plains	Less than 200	Gravel
Rural-Plains	Greater than 200	Chip seal[2] or pavement
Urban	All roads	Pavement

[1] Native material surfaces will normally not be acceptable but may be allowed in exceptional cases when, in the opinion of the county engineer, the location, material characteristics, drainage conditions, road geometry and traffic volumes are suitable for this type of surface.

[2] Chip seals will normally not be acceptable but may be allowed in exceptional cases when, in the opinion of the county engineer, the location, drainage conditions, road geometry and traffic volumes are suitable for this type of surface.

C. Pavements must consist of either asphaltic concrete pavement or Portland cement concrete pavement, with base course and subbase course where required, placed on compacted subgrade.

D. Structural design criteria for road surfaces are contained in chapter 5, structural design criteria, of the technical supplement to this code, larimer county road standards.

(Res. No. 02222005R002, Exh. A, 2-22-2005)

8.15. SITE LIGHTING

8.15.1. Purpose.

The purpose of this section is to address the actual physical effects of lighting, and the effect that lighting may have on the surrounding neighborhood. Exterior lighting will be evaluated in the development review process to ensure functional and security needs of the project are met in a way that does not adversely affect the adjacent properties or neighborhood. The degree to which exterior night lighting affects the project, adjacent properties or the neighborhood will be evaluated considering the light source, level of illumination, hours of illumination and need for illumination.

8.15.2. General standard.

All applications for site plan review and special review must include a proposed lighting plan that meets functional security needs of the proposed land use without adversely affecting adjacent properties or the neighborhood. Any light used to illuminate signs, parking areas or for any other purposes must be arranged to reflect light away from adjacent residential properties and away from the vision of passing motorists.

8.15.3. Lighting levels.

With the exception of lighting for public streets, all other project lighting used to illuminate buildings, parking lots, walkways, plazas or the landscape, must be evaluated during the development review or site plan review process. Table 8.15.3 shows minimum lighting levels for outdoor facilities used at night:

TABLE 8.15.3

MINIMUM LIGHTING LEVELS

*Area / Activity**	*Footcandle*
Building surrounds (nonresidential)	1.0
Bikeways along roadside	
Commercial areas	0.9
Intermediate areas	0.6
Residential areas	0.2
Walkways along roadside	
Commercial areas	0.9

*Area/Activity**	*Footcandle*
Intermediate areas	0.6
Residential areas	0.5
Park walkways	0.5
Pedestrian stairways	0.3
Loading and unloading platforms	20.0
Parking areas	1.0
Playground	5.0

*Illuminating Engineering Society (IES) Lighting Handbook

8.15.4. Design standards.

The lighting plan must comply with the following design standards:

A. Site lighting that may be confused with warning, emergency or traffic signals is prohibited.

B. Background spaces, such as parking lots, must be illuminated as unobtrusively as possible to meet the functional needs of safe circulation and protecting people and property. Foreground spaces, such as building entrances and plaza seating areas, must use local lighting that defines the space without glare.

C. Light sources must be concealed or shielded to the maximum extent feasible to minimize the potential for glare and unnecessary diffusion on adjacent properties.

D. The style of light standards and fixtures must be consistent with the style and character of architecture proposed on the site.

E. Light sources must produce accurate color rendition. Incandescent, metal halide, mercury vapor and high pressure sodium light sources all have good color rendition and are permitted light sources.

F. Maximum on-site lighting levels must not exceed ten footcandles, except for loading and unloading platforms where the maximum lighting level is 20 footcandles.

G. Light levels measured 20 feet beyond the property line of the development site (adjacent to residential uses or public rights-of-way) must not exceed one-tenth footcandle as a direct result of the on-site lighting.

H. All site lighting shall be equipped with an on-off switch.

8.15.5. Alternative compliance.

Upon request of an applicant, the planning director may approve an alternative lighting plan that may be substituted in whole or in part for a plan meeting the standards of this section. The planning director's decision can be appealed to the county commissioners.

A. *Procedure.* Alternative lighting plans must be prepared and submitted in accordance with submittal requirements for lighting plans. The plan must clearly identify and discuss the modifications and alternatives proposed and describe how the plan would better accomplish the purpose of this section than a plan that complies with this section.

B. *Review criteria.* To approve an alternative plan, the planning director must find the proposed alternative plan accomplishes the purposes of this section as well as or better than a lighting plan that complies with this section. In reviewing the proposed alternative plan, the planning director will consider the extent to which the proposed design protects natural areas from light intrusion; how it enhances neighborhood continuity and connectivity; how it fosters nonvehicular access; and how it demonstrates innovative design and use of fixtures or other elements.

8.16. FENCES

8.16.1. Fences for individual residential uses must meet the following criteria.

A. All fences are subject to sight triangle standards included in the county road standards that are part of the technical supplement to this code.