

excluding any areas occupied by perimeter landscaping along adjacent public streets. Each landscaped island shall be a minimum of eight (8) feet wide and shall contain at least one (1) medium tree (minimum 20 feet height at maturity) per fifty (50) feet of linear length, plus one (1) shrub per ten (10) feet of linear landscaped area, plus two (2) groundcover plants per five (5) linear feet of landscaped area.

(d) Building Perimeter Landscaping in B-2 Zone District

Shrubs shall be planted within ten (10) feet of the foundation of the primary structure along each building façade visible from an adjacent public road, at the rate of at least twenty (20) shrubs per one hundred (100) linear feet of visible building façade. Foundation plantings may be clustered to provide interest, and plants of larger size or differing species shall be installed adjacent to the main pedestrian entryway to each building to emphasize that entryway. The Community Development Department may waive foundation planting requirements for portions of the sides or rears of buildings where loading areas or other similar areas precluding planting.

(e) Alternative Approaches

Plant spacing and densities differing from those in subsections (a) through (d) above may be approved if the Community Development Department determines that such alternative will include at least the same amount of living landscape material and will have an equally landscaped appearance when viewed from adjacent roads and properties.

7-20-140: LIGHTING

(a) Applicability

The standards in this Sec. 7-20-140 are applicable to all lighting in Pitkin County. No lighting shall be installed or continued that violates the standards of this section.

(b) Bulb Visibility

All exterior lighting shall be designed so that the bulb (point light source) is not directly visible from adjacent and neighboring properties or public rights-of-way. This can be accomplished using fixtures that "fully shield" the bulb behind opaque shielding (i.e., the light distribution is primarily down and/or up directed) or which utilize non-transparent diffusion material (e.g. glass, acrylic, or polycarbonate) in the case of fixtures with some sort of translucent lens(es) around the bulb compartment. In the case of opaque shielding, wattage shall be limited to sixty (60) incandescent watts per fixture or twenty-five (25) compact fluorescent watts.

(c) Light Trespass

Light trespass is defined as 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 (1/2) of a foot-candle at the property line.

(d) Maximum Heights and Intensities

Maximum heights and intensities of lighting shall conform to the following table.

TABLE 7-2: MAXIMUM LIGHTING HEIGHTS & INTENSITIES		
Area	Overhead Feet	Intensity in Foot-candles
Public Parking Lots	12 -- 15	0 -- 0.5
Pedestrian Walkways and Driveways	4	0.1 -- 0.5
Vehicular Intersections	20 -- 25	0.5 -- 1.0

(e) Uplighting

FIGURE 7-1: SHIELDED LIGHTING FIXTURES (BELOW)

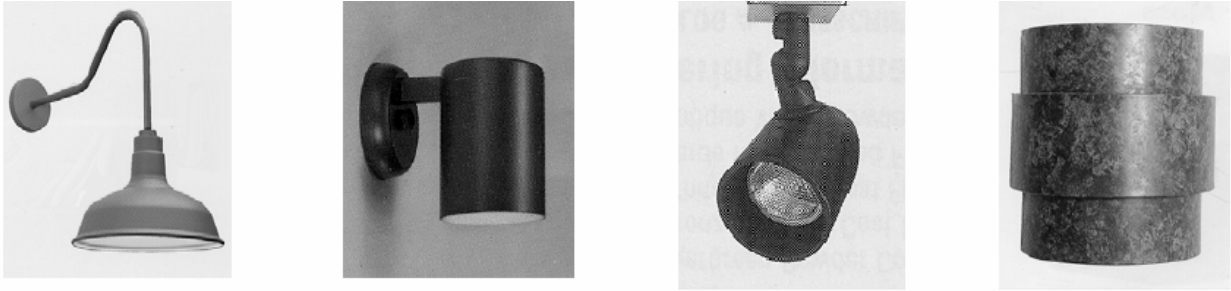
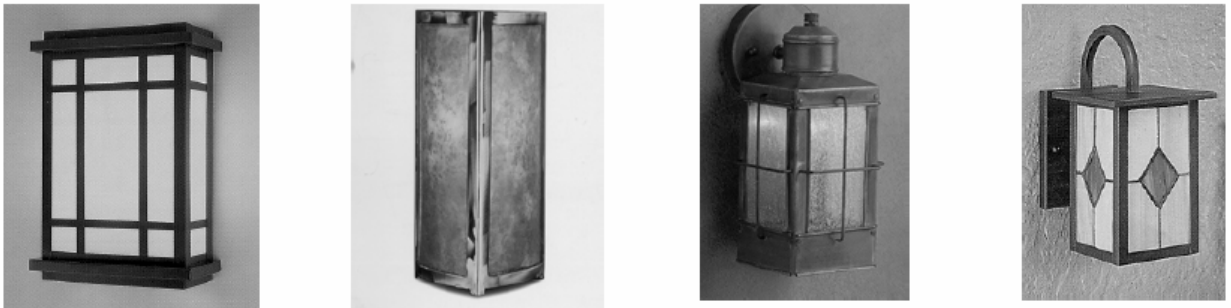


FIGURE 7-2: OPAQUE TRANSLUCENT FIXTURES (BELOW)



Source: **Figure 7-1:** Image 1: Courtesy of Spero Lighting; Image 2: Courtesy of Remcraft Lighting; Image 3: Courtesy of Focus Lighting; Image 4: Courtesy of Latigo Lighting. **Figure 7-2:** Image 1: Courtesy of Evergreen Lighting; Image 2: Courtesy of Seascape Lighting; Image 3: Courtesy of Kichler Lighting; Image 4: Courtesy of Troy Lighting

Uplighting is only permitted when used as follows:

- (1) To light a primary entrance, when the lighting fixture is wall-mounted under an architectural element (e.g., roofs over walkways/entries or overhanging, non-translucent eaves) and that this element contains the illumination, and
- (2) To light flags, when no more than two light fixtures per flag are used, with a maximum of one hundred fifty (150) watts each. The fixture must be shielded such that the point source is not visible outside a fifteen foot (15') radius.

(f) Highlighting

Illumination of building facades, driveways, and landscaping shall be prohibited. Lighting intended to illuminate the Roaring Fork, Frying Pan and Crystal Rivers or their tributaries shall be prohibited.

(g) Floodlighting

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.

(h) Safety and Security Lighting

The use of motion sensors, photocells, or photocell/ timers to control duration of nighttime illumination is required for safety and security lighting. In all cases, light intensity shall be limited to between one and two (2) foot-candles.

- (1) Motion Sensors are the preferred method for controlling nighttime illumination. These are only permitted where the sensor is triggered by activity within the owner's property lines.
- (2) Photocells are only permitted under the following conditions:
 - (a) At primary points of entrance (e.g., front entries) or in critical common areas for commercial and multi-family properties;
 - (b) Where the light sources are fully shielded by opaque material (i.e., the fixture illuminates the area but is not itself visibly bright);
 - (c) For residential properties, the light source is fluorescent (or compact fluorescent) to eliminate excess electricity consumption; and
 - (d) For non-residential properties, HID light sources (high pressure sodium and metal halide) may be used instead of fluorescent lighting.
- (3) Timer/Photocell Combinations are a preferred method when used for nighttime control at primary points of entrance (e.g., front entries) and may be used with fully shielded lighting fixtures with non-transparent diffusion material.

(i) Properties Adjacent to Public Rights of Way

In addition to being in compliance with the above sections, no exterior lighting may be used in any manner that could interfere with the safe movement of motor vehicles on public thoroughfares. Specifically, the following is prohibited:

- (1) Any light not designed for roadway illumination that produces direct or reflected glare that could be disturbing to the operator of a motor vehicle.
- (2) Any light that may be confused with or construed as a traffic control device except as authorized by State, Federal, or County government.

(j) Mercury Vapor and Low Pressure Sodium Sources

These light sources are prohibited.

(k) Non-Residential and/or Mixed Residential and Commercial Fixture Heights and Types

Fixture heights (as measured from grade to the bottom face of a fixture) shall be ten (10) feet or less in height, or the fixture must be fully shielded ("cutoff"), non-adjustable, and down-directed (or building mounted and directed back at a facade). For the following special use areas, the specified heights shall apply:

(1) **PUBLIC PARKING LOTS**

Lights shall be between twelve (12) feet and fifteen (15) feet high. Light intensity shall be

FIGURE 7-3: FULLY-SHIELDED, "CUTOFF" LIGHT DISTRIBUTION AND "CUTOFF" POLE FIXTURE (BELOW)

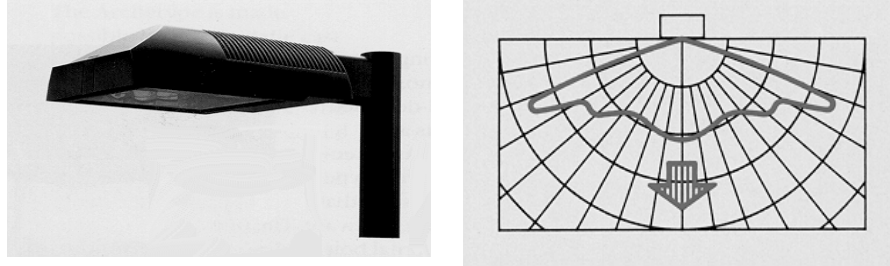


FIGURE 7-4: FULLY-SHIELDED, DECORATIVE FIXTURE WHERE BULB IS CONCEALED IN TOP OF FIXTURE (BELOW)



Source: **Figure 7-3:** Kim Lighting; **Figure 7-4:** Architectural Area Lighting

between zero (0) and one-half (1/2) foot-candles.

(2) **PEDESTRIAN WALKWAYS**

The preferred option is for low-level "bollard" or pipe-mounted fixtures that are fully shielded and down-directed and have a maximum of four (4) feet height and minimum spacing of twenty-five (25) feet. If pole-mounted fixtures are desired, ten (10) feet is the maximum height with a minimum spacing of fifty (50) feet. Pole-mounted fixtures above six (6) feet in height must be fully shielded, non-adjustable, and down-directed. Lighting intensity shall be between one tenth (0.1) foot-candle and one half (1/2) foot-candle.

(3) **VEHICULAR INTERSECTIONS**

Fixtures heights shall be between twenty (20) feet and twenty-five (25) feet in height. Lighting shall be between one-half (1/2) and one (1) foot-candle.

(4) **HIGH-ACTIVITY PEDESTRIAN AREAS**

Lighting shall be between ten (10) feet and twelve (12) feet in height. Lighting shall be between one-half (1/2) and one (1) foot-candle. High-activity areas refer to areas where there is a concentration of people, particularly at night.

(5) **AUTOMOBILE SERVICE STATION CANOPIES**

Light fixtures mounted on Automobile Service Station canopies and other canopies shall be recessed so that the lens cover is flush with the bottom surface of the canopy or shielded by the fixture or the edge of the canopy so that light is restrained to eighty-five (85) degrees or less from horizontal. Lights shall not be mounted on the top or sides (fascias) of the canopy. Signing that is in compliance with sign regulations may be placed on these surfaces.

(l) Signage

The following shall apply to sign illumination:

- (1) Internally-illuminated signs are prohibited.
- (2) Sign lighting shall be down-directed and shielded from neighboring property and the vision of passing motorists (see subsection (k) above).
- (3) Total wattage shall not exceed seventy-five (75) watts for incandescent light sources and thirty-two (32) watts for fluorescent sources.

(m) Linear Architectural Highlighting

Linear lighting (including neon, fluorescent, rope-lighting, low-voltage striplighting) primarily intended as an architectural highlight to attract attention or used as a means of identification or advertisement shall be prohibited.

(n) Blinking Lights

Blinking, flashing, moving, revolving, scintillating, flickering, changing intensity and changing color lights shall be prohibited, except for temporary holiday displays, lighting for public safety or traffic control, or lighting required by the FAA for air traffic control and warning purposes.

(o) Exemptions

The following types of lighting installations shall be exempt from the provisions, requirements and review standards of this section.

(1) HEALTH, SAFETY AND WELFARE

If a lighting plan or fixtures are proposed that do not meet this Land Use Code but have demonstrable community and/or health, safety and welfare benefits, an exemption may be considered. The applicant shall submit information to adequately assess the community and/or health, safety and welfare benefits for approval by the Community Development Director.

(2) HOLIDAY/WINTER LIGHTING

(a) Residential

Winter holiday lighting, including but not limited to lighting in outdoor trees, shall be illuminated only between November 15 and January 30.

(b) Commercial

Winter holiday lighting shall be illuminated only between November 15 and March 30.

(c) Redstone Boulevard

Residential and commercial winter holiday lighting shall be illuminated only between November 15 and March 30, or as determined by the Redstone Community Association.

(d) General Standards

All other lighting associated with any national, local or religious holiday or celebration may be illuminated two weeks prior to the holiday and extinguished within two days after the holiday. The light intensity of all holiday lighting shall not exceed one-half (1/2) of a foot candle at the property line.

(3) APPROVED HISTORIC LIGHTING FIXTURES

Nonconforming lighting fixtures that are consistent with the character of the historic structure may be exempted with approval from the Historic Preservation Officer or Historic Preservation Commission. Approved fixtures shall be consistent with the architectural period and design style of the structure and shall not exceed fifty (50) watts.

(4) LIGHTING FOR TEMPORARY COMMERCIAL USE/SPECIAL EVENTS

Requests for exemptions for lighting associated with temporary commercial uses and/or special events may be applied for under the Temporary Commercial Uses/Special Events procedures in this Land Use Code.

(p) Lighting Plan

Where property is located within a Scenic View Protection Area, the Community Development Department may require submittal and approval of a lighting plan either as part of the Site Plan or as a requirement of building permit submittal.

7-20-150: SOLAR ACCESS

To ensure maximum solar access, all subdivisions shall:

(a) Provide for east-west street orientations, when practicable, based upon relationships to existing connecting roadways, grades, natural features and all other relevant physical considerations; and

(b) Be designed to insure the maximum number of buildings receive sunlight. Locate buildings and vegetation so unobstructed sunlight reaches the rooftop and south wall of the greatest possible number of buildings between the hours of 9:00 a.m. and 3:00 p.m.

7-30: ROADS, DRIVEWAYS, AND PARKING

7-30-10: ROADS

(a) Applicability

The road standards in this section are applicable to all roads and driveways. All new road and driveway construction must receive a development permit from the County Engineer and Community Development Director in compliance with subsection (c) below.

(b) Consistency with County Plans

All roads and rights-of-way shall consider adopted County plans and needs for the extension of roads.

(c) Design and Construction Standards

Outside the Aspen Urban Growth Boundary, roads and driveways shall be designed and constructed in compliance with the Pitkin County Road Standards and Specifications and Pitkin County Asset Management Plan. Within the Aspen Urban Growth Boundary, roads and driveways shall be designed and constructed in compliance with those standards and specifications applicable within the City of Aspen.

(d) Subdivision Access

All access points to subdivisions shall be reviewed and approved through the applicable development review and approval process in Chapter 2. All access points and road designs must comply with the standards in subsection (c) above.

(e) Completion of Road Improvements

Required County highway, road, street and private street improvements must be completed within the time limits set forth in the development approval.

(f) Traffic Volumes in Excess of Existing Road Capacities

Development proposals for all types of development other than single family detached dwellings that generate traffic volumes in excess of existing road capacities are prohibited unless a road improvement plan is approved by the County. Any development proposal that is expected to generate or attract vehicle trips in excess of existing road capacities may propose to upgrade the road(s) to serve the additional traffic volume. Techniques other than road improvements may also