



## BRIGHT IDEAS FOR LIGHTING YOUR PROPERTY

### *Why does the City have an interest in exterior lighting on my home?*

In December 2001, the Glenwood Springs City Council adopted exterior lighting regulations as a means to reduce overall light levels in the City.

As residents, we all enjoy Glenwood Springs' beautiful mountain setting and our ability to see the stars at night.

Good outdoor lighting does many things. It provides security, allows us opportunities to enjoy the rural aspects of our property, increases safety, and enhances the City's nighttime character. Inappropriate and poorly designed lighting causes glare, unsafe conditions and may even compromise security. Excessive light also wastes energy.



### *Should I consider changing the lighting on my home?*



The lighting regulations **require** certain types of lighting for **new** commercial and residential construction.

The regulations also require **existing** residential properties to comply with the new standards **if** the City staff determines there is light trespass or glare beyond a property's boundaries.

For this reason, the City **encourages** all residential property owners to do an assessment of lighting on their homes.

## *What kinds of things should I consider when evaluating the lighting on my home?*

The standards suggest the use of fully shielded light sources that are down directed. Frosted bulbs and lenses also help to reduce glare and light trespass onto adjoining properties. Examples of these types of fixtures are included in this handout.



To begin an assessment of your lighting, observe your property from several places after dark with the exterior lights turned on.

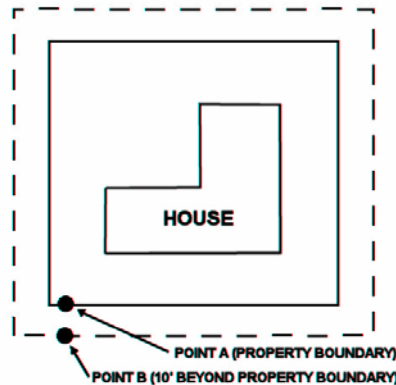
Consider the following as you look at your property:

- **Are any of your lights left on all night? Do they truly need to be? Would an automatic timer or motion sensor activated light achieve the same purpose?**
- **Are your lights fully shielded so that no light escapes from the sides of the fixture?**
- **Can light fixtures with exposed bulbs be replaced with a shielded fixture, or a lower wattage or frosted bulb to reduce the amount of light, glare or light trespass?**
- **Are there any lights that are only needed when a pet or person is entering or exiting the home? If so, perhaps a motion sensor light would be more appropriate.**
- **Can certain lights be relocated farther away from your property boundary to reduce the possibility of light trespass onto your neighbor's property?**
- **Are there any lights that glare into roadways or driveways making it difficult for motorists to see?**

After your evaluation, consider what modifications can be used to correct problems. There are many inexpensive and relatively simple ways to modify fixtures. City staff can assist you with ideas to improve your lighting.

### ***What is light trespass?***

Light trespass is light from one property that goes beyond the boundaries of the property. In residential areas, light trespass can often occur from decks, patios or other exterior lights on a property.



There are maximum light trespass levels allowed in residential areas. Light measurements are taken at two points: At the property line (Point A) and 10 ft. onto the adjacent property (Point B). City staff will take measurements of light trespass using a light meter if there is an indication light trespass is a problem.



### ***Are there any lights that are prohibited?***

Lights that are prohibited in residential zones include:

- ▶ Any lights which flicker or pulsate;
- ▶ Mercury vapor and low pressure sodium lights;
- ▶ Bare bulb spotlights;
- ▶ Unshielded lights, lamps or floodlights that produce glare or light trespass;

- ▶ Building facade (architectural) lighting, except for buildings having exceptional symbolic or historic significance in the community or which are on the National Registry of Historic Buildings.



### ***What about holiday lighting?***

Holiday lighting is permitted as long as it does not exceed 60 days of continuous use and does not create a glare to motorists.

***Besides the regulations above, what else can I do?***

***Be a good neighbor!***

***Be sensitive to how others view your property. Extinguish exterior lights when not in use. Consider using timers or motion detectors on***



***outdoor lights. Replace fixtures that are too bright with lower wattage bulbs.***

***Use frosted glass on fixtures whenever possible.***



***Where can I go for more information?***

***For more information about regulations or light fixtures, contact the Community Development Department at City Hall by calling (970) 384-6400.***



*The light fixtures listed below are representative of acceptable and unacceptable light fixtures. If you have specific questions about certain light fixtures, please contact the Community Development staff.*

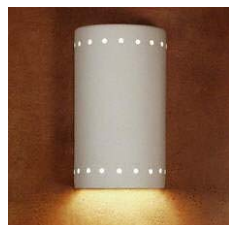
## **WALL AND ENTRY LIGHTING**

**INAPPROPRIATE** - *These fixtures are not shielded, use clear glass or allow light to emit above the horizontal.*



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**APPROPRIATE** - *These fixtures are shielded, use opaque glass, direct light down, or are recessed.*



***EXTERIOR LIGHTING INCLUDING SECURITY, LANDSCAPE, DECK AND PATIO LIGHTING***

**INAPPROPRIATE** - *These fixtures are not shielded, use clear glass, and allow light to emit above the horizontal.*



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**APPROPRIATE** - *These fixtures are shielded, use opaque glass, direct light down, or are recessed.*

