

Town and HOA Policies on Exterior Lighting Reviewed. Are you in Compliance?

As homeowners spruce up their landscaping in preparation for spring, it's appropriate that we remind residents of the exterior lighting standards as outlined in the Painters Ridge Design Standards. We also ask that all homeowners review the standards below and ensure all exterior lighting for their property is in compliance. If you have questions regarding compliance, the guidelines or acceptable light fixtures, please contact your Board Liaison.

Painters Ridge – Design Standards and Guidelines
Per Ordinances of the Castle Rock Municipal Code (*see ordinance below*), the use of "flood lights" is prohibited. Full cut-off light fixtures are required for all exterior light fixtures to reduce negative impacts to off-site land uses. The "Dark Sky" enhancement concept will be recommended wherever possible.

Such fixtures, used for illumination of driveways, walks, address signage and general landscape purposes, shall be compatible with the architecture of the structure(s). A minimum of one driveway light per curb cut and one standard address light shall be required in the private driveway corridor, both of which must be activated by electric photocells.

These may be the same light. ("Dark Sky" illumination only).

Non-glare landscape lighting is strongly encouraged. However, the Landscape Design and Review Committee reserves the right to prohibit any lighting it deems a nuisance to adjacent properties. The builder or lot owner must meet all local, County and State ordinances regarding lighting.

Town of Castle Rock Ordinance 17.14.060 Building restrictions and visual impact mitigation.

Floodlights shall not be used to light all or any portion of any **primary or accessory structure facade**, and all outdoor light sources mounted on poles, buildings or trees to illuminate streets, sidewalks, walkways, parking lots or other outdoor areas shall use **full cutoff light fixtures**.

A full cutoff light fixture is one in which no more than two and one-half percent (2.5%) of the total output is emitted at ninety degrees (90°) from the vertical pole or building wall on which it is mounted. All such fixtures shall be installed or shielded so that part of the light bulb or light source is not visible beyond the property boundaries.

Examples of lighting fixtures that do and do not comply with the ordinance:

YES (light source is fully shielded):



NO (light source not shielded, even though bulb is flush with lamp housing):



Note: This light could work if it was shaded or concealed with rocks

MAYBE to YES (aimed correctly, it provides adequate shielding):

