

ARCHITECTURAL REVIEW COMMITTEE RESOLUTION NO. 92-07

Exterior Lighting Design Guidelines **Commercial, Industrial, and Institutional Development**

An important consideration in the Architectural Review Committee's review of new development is the design and placement of exterior lights. Exterior lights should be architecturally compatible with the project that they are proposed for and they should not create glare or light overspill that impacts viewers off site. New lights should not stand out in relationship to surrounding lights when viewed from a distance. It is the desire of the Architectural Review Committee to maintain the City's existing uniform lighting as it is viewed from a distance. It is the desire of the Architectural Review Committee to maintain the City's existing uniform lighting as it is viewed from a distance, vista or Scenic Highway entry. The following guidelines represent the standards that the Architectural Review Committee will use in evaluating the design and placement of exterior lights.

1. All new commercial, industrial, institutional, visitor accommodation facilities and additions shall require review and approval of site, landscape, and building exterior lighting. Lighting that fully conforms with these standards will be approved by the Planning Division. Lighting proposals that do not conform with the standards will require review and approval of the Architectural Review Committee.
2. All site, landscape, or building exterior lighting shall be of a configuration, style, and finish color that compliments the architectural theme and materials established by the building architecture.
3. All exterior lighting shall be adequately controlled and/or shielded to prevent glare and undesirable illumination to adjacent properties and streets. Site and building illumination should not shine into residential windows.
4. Bare bulb light fixtures such as flood and spotlights are not permitted due to their unfinished appearance.
5. High intensity security lighting fixtures shall not be substituted for site or landscape lighting or general building exterior illumination. High intensity lighting shall be limited to loading and storage locations or other similar service areas only. The submittal information should document that high intensity lighting is restricted to these types of areas without overspill or glare across property lines or on to streets.
6. Wall mounted light fixtures should generally not be used to light perimeter parking lots due to the difficulty in controlling light overspill and glare. Perimeter parking lots should be lighted by pole mounted fixtures located at the outside edges of the lot. Perimeter lights should generally be sharp cut off downlights with shields.
7. The height of parking lot pole light fixtures should be compatible with the building height and generally not exceed twenty feet (20') above the ground.
8. Moving, flashing, rotating, twinkling, and exposed neo accent lighting and wall mounted lighting that is intended "wash" the building in soft glow are generally discouraged. All accent lighting will require review and approval of the Architectural Review Committee.
9. Lighting fixtures in parking garages and parking structures that are visible from the street and surrounding property shall be screened so that the light source is not visible.
10. The use of energy-conserving fixtures or lighting systems shall be given primary consideration in the design of the lighting program.
11. Lighting plans and lighting manufacturer's brochures or catalogues showing fixture types, illumination level, materials, finish, and wattage shall be submitted to the Planning Division for review and approval prior to the issuance of a building permit.

Chairperson

Vice Chairperson

Date

Original signed by Chair Allen Robinson and Vice Chair November 24, 1992