

EXTERIOR LIGHTING DESIGN GUIDELINES - RESIDENTIAL

OUTDOOR LIGHTING IN BOW MAR COLORADO

The Town of Bow Mar is unique compared to other neighboring communities in the quality of the outdoor space established throughout the Town. The scale of each home is low slung, with substantial setbacks between each residence, creating a very park-like ambiance that ensures a cohesive experience throughout. Since its inception, Bow Mar has been sensitive to the environment that it sits within. From Bow Mar Lake to Mary's Meadow and Marston, the variety of outdoor spaces provides our families and neighbors plenty of opportunities to enjoy what Colorado has to offer. Within this philosophy, Bow Mar has always embraced the philosophy of Dark Skies as it relates to ambient or environmental lighting.

Over the years, exterior landscape lighting and lighting attached to each home has always been understated. Technological advances in recent years have brought new challenges to the way in which residents can incorporate lighting into their homes and property, requiring changes to the original lighting standards and guidelines. To advance our standards and keep pace with these changes, the following Lighting Design Guidelines are being revised to ensure a balance between the history of Bow Mar and the strong belief we have in Dark Sky philosophy with appropriate and well-designed accent lighting for our residences.

The goals of these new Standards and Guidelines are simple and further explained below to minimize the effects of light pollution, lighting should:

- Only be on when needed
- Only light the area that needs it
- Be no brighter than necessary
- Minimize blue light emissions
- Be fully shielded (pointing downward)

Core Principles of the Dark Skies Policy

1. Preserve the Natural Night Environment

- Maintain visibility of the night sky by limiting unnecessary artificial lighting.
- Protect natural rhythms for people, wildlife, and plants across private properties and shared recreational zones.

2. Minimize Light Pollution

- Use fully shielded fixtures that direct light downward, not upward.
- Prevent glare, skyglow, and light trespass onto neighboring properties, public streets, and recreational zones such as lakes, parks, and meadows.

3. Use Light Only When Needed

- Employ timers, dimmers, and motion sensors to ensure lighting is temporary and purposeful.
- Avoid leaving lights on continuously if not required, especially in community gathering or recreational areas.

4. **Be No Brighter Than Necessary**

- Match illumination levels to the specific task (e.g., safe walking, wayfinding, or event use) without over-lighting.
- Avoid high-wattage or excessive fixtures in both residential and recreational settings.

5. **Minimize Blue Light Emissions**

- Select warm-white light sources (3000K or below) to reduce ecological and health impacts, especially important near natural habitats and recreational landscapes.

6. **Selective Illumination**

- Focus lighting on specific areas of need, such as entries, paths, or hazards.

EXTERIOR LIGHTING ATTACHED TO THE HOUSE

Exterior light fixtures attached to the house adjacent to doorways for the purpose of illuminating such entry ways and exterior lighting to illuminate outside living areas (patios, decks) are permitted under the following conditions:

The number of fixtures is to be held to a minimum.

1. Entry lights (2 maximum)
 2. Ambient soffit lights (minimized)
 3. Garage lighting (to be avoided or utilize motion detection)
2. Soffit lights (where the fixture is not visible) are in general preferred over Coach Lights. Coach lights are those fixtures which emit or radiate light from a visible source within the fixture.
 3. Where Coach Lights and similar fixtures are proposed, and such fixtures are visible or potentially visible from the street or from other properties, the actual lamp of the fixture shall be screened so the source is not visible.
 1. Two fixtures at main entry may be allowed with translucent glass.
 2. Additional light fixtures may be allowed but should be down lights only (i.e. cylindrical cans, or opaque glass that allows no light to illuminate except down).
 3. Canister-type fixtures, with lighting directed downward, are permitted.
 4. Upward illumination or up-and-down fixtures are not permitted.[\[JA1\]](#)

4. Lighting of garage doors is discouraged. Upon arrival during the night hours, the headlights of the vehicle provide sufficient illumination for the identification of the garage, and lighting is superfluous. The practical need for such illumination involves the ability of a guest parking in the driveway, to safely find their way to the front door. This may be more appropriately addressed through landscape lighting.
5. Deck lighting and patio lighting should be held only to the number of lights required to illuminate the area for safe enjoyment. Canister type lights in soffits or wall mounted downlights are the preferred method for the illumination. In some applications step type lights are appropriate.
6. Floodlighting of a residential structure, either temporary or permanent, is not permitted.
7. Cut Sheets (product description, specifications and illustration) must be submitted to the Design Review Committee for each type of fixture proposed, including locations and number of fixtures.
8. Lights mounted in eaves for the purpose of washing the side of the house with light are not allowed. If lights are mounted in eaves over decks or patios for their illumination, care should be taken so the light source is not visible to neighboring properties or visible from the street and the number of lights should be kept to a minimum.

LANDSCAPE LIGHTING

In general, landscape lighting shall not intrude upon the visual privacy of adjacent properties, including neighbor's decks, patios and windows. Adjacent properties include properties across streets as well as immediate neighbors. It is therefore critical to consider the scope and scale of proposed lighting in relation to its visibility from outside the property.

Landscape lighting in the vicinity of the street is discouraged, and if proposed, should be designed most judiciously, serving only the purpose of safe ingress and egress for the property. Use of visible fixtures, such as path lights, with their potential runway effect, is highly discouraged at these locations. Lighting should not be installed on the street right of way, which is approximately 15 feet from the street in most cases.

Landscape lighting in general shall be subtle in nature, providing only such level of illumination as necessary to provide for safe enjoyment of and movement through the outdoor use areas of the property, and as may be required for the safe negotiation of driveways and illumination of potential hazards.

Landscape lighting shall follow the design principle that one should see the object being illuminated, but not see the source of that illumination. As a rule, low voltage lighting systems are preferred over 120-volt systems.

- Up lighting, or any other form of lighting, of trees is not permitted.
- The use of freestanding path lighting, while permitted, should be held to a minimum and used sparingly.
- Lining a drive or walkway with such fixtures can create a runway effect, which is both unnatural and undesirable, is not allowed. Alternatively, homeowners can use indirect

illumination of landscape features such as rocks or shrubs to create a similar effect. Subtle, indirect illumination requires down lighting in which the bulb is hidden within the fixture.

HOLIDAY LIGHTING

- Holiday lights are welcome for up to 30 days before and three weeks after the holiday. Keep them low-impact and remember to turn them off when not in use to protect the night sky.

EXTERIOR & LANDSCAPE LIGHTING APPROVAL PROCEDURES

1. Submit to the DRB a site plan showing the types of proposed fixtures and their location. Also submit cut sheets (product description, specifications and illustrations) for each fixture. The lighting plan may be submitted separately or as a part of the landscape plan.
2. Upon approval by the DRB with regard to the plan concept, the homeowner or DRB may request a review of a temporary or “mock up” installation of the proposed lighting in order to assure that all guidelines are met. If the guidelines are not met, the homeowner shall make the appropriate modifications.
3. The DRB shall review the installation with regard to its consistency with the intent of these guidelines and its impact or potential impact to other properties and to the adjacent street(s). If any of the guidelines are not met, the homeowner shall make the required modifications.

The Bow Mar Design Review Board (“DRB”) reserves the right to control the wattage of all approved exterior fixtures; the DRB may, at any time in the future and at its sole discretion, require the use of lower wattage lamps or a reduction in fixture location to better comply with these guidelines.