

## **Revision to Section 6.1, Lighting**

**Adopted: 01-16-09**

**(Applies to Hacienda Sur, Posada, and Custom Homesites)**

### **6.1 Introduction**

Landscape and exterior building lighting contribute significantly to the mood and character of a community. In keeping with the restrained rustic quality of Santaluz, exterior lighting shall be subdued and understated. The guiding principle for exterior illumination is that areas should not be illuminated unless one or more of the following criteria are met:

#### **6.1.1 Mark an Important Place**

Building entries, address markers and other similar important places may be lit at night to assist residents, visitors or emergency service vehicles and personnel to find their way from the street to the residence. Exterior lighting may also be used on patios, covered exterior areas and other exterior gathering places. A single uplight may be used to light a street address. See Section 5.3 for requirements of address markers.

#### **6.1.2 Indicate Direction or Extent**

Paths, walkways, driveways and exterior parking areas may require lighting to define their edges or extent.

#### **6.1.3 Safety**

In addition to the standard types of lighting described above, special situations such as abrupt changes in grade, retaining walls, stairs or other conditions may require exterior lighting.

### **6.2 General Guidelines**

The following general guidelines must be observed in the design of exterior lighting:

#### **6.2.1 Exterior Light Source Pollution**

All exterior lighting must be indirect and light sources (such as light bulbs) must be concealed or shielded so that they are not visible from any street, adjacent lot, Homesite or common area. No internally lit signs are permitted. Shielding may be achieved by the use of opalescent, off-white, or amber colored glass. Seeded or other non-obscured glass is not an acceptable shielding. Samples of the glass must be approved by the Aesthetics Council.

#### **6.2.2 Light Direction**

Light must be directed down towards the ground, rather than up or sideways. The area illuminated should be minimized, consistent with the purpose of the exterior lighting. Address markers may have alternate lighting. See section "5.3 Address Markers"

#### **6.2.3 Light Intensity**

The intensity of the lighting must be at the lowest level consistent with the purpose of the lighting. Exterior lighting intensity shall be subdued and understated. Acceptable lighting intensity will be determined at final inspection by a site review after dark.

#### **6.2.4 Light Source Color**

Light source color must be "warm" and yellow in color, similar to the color of incandescent light. Mercury vapor, low- or high-pressure sodium, neon and other "cool" or non-yellow sources of light are not permitted unless they are completely invisible off-site.

### **6.3 Landscape Zone Lighting**

Uplighting of mature canopy trees only is permitted on a limited basis in the Interior Yard only per Section 6.3.2.

#### **6.3.1 Perimeter Yard; Streetscape**

Lighting permitted in the Perimeter Yard and Streetscape Zones must be limited to driveways, walkways, and address markers. Other types of lighting, including uplighting of landscape, are prohibited.

#### **6.3.2 Interior Yard**

As the location of most outdoor activity, the Interior Yards may typically include walls, patios, pools, fountains, gazebos, trellises or other structures which may require lighting. Exterior lighting consistent with this section is permitted within the Interior Yard area. Limited downlighting from trees is permitted. Either pendant type or fixed type may be used.

Uplighting of landscape is permitted with the following requirements;

- Only mature canopy trees may be uplighted.
- Only one fixture per tree is allowed.
- Light fixtures must have light sources fully recessed and concealed and must not be visible from offsite.
- The quantity of uplights shall be limited.
- Exterior lighting shall be subdued and understated and shall be approved on a case-by-case basis.

### **6.4 Exterior Building Lighting**

Decorative exterior building lighting should be limited to entry areas or covered exterior space, consistent with other exterior lighting guidelines. Light sources may be concealed by placement of light source

under the hood of the fixture: see sketches to right.

- Exterior lights may be mounted on top of pilasters at entry element(s) only on a limited case-by-case basis. Only base-mounted type fixtures are allowed for this application.
- Fully recessed uplights may be used to highlight arched openings on buildings on a case-by-case basis.

The following types of exterior building lighting are not permitted:

- Wall lighting from building-, roof- or ground-mounted fixtures
- Sconces or soffit fixtures in excess of the minimum number needed to provide for a permitted exterior lighting need
- Exterior lights may not be mounted on top of courtyard walls or fences.
- Flood lighting of buildings is not permitted.
- No internally lit signs or graphics are permitted.
- Recessed or surface mounted lights in garage door soffits are not permitted.

### **6.5 Exterior Lighting**

Exterior tree lighting is permitted subject to the following requirements:

- All fixtures must have shielded light sources.
- The total number of light fixtures may be restricted in order to maintain a subdued lighting environment along streets.