

San Juan River Village POA

Dark Sky Friendly Guidelines

Purpose: The San Juan River Village (SJRV) Property Owners Association (POA) Dark Sky Friendly Guidelines address outdoor lighting in an effort to reduce or prevent light pollution, glare and light trespass. These guidelines are intended to help protect our natural environment from the adverse effects of night lighting while fostering the conservation of energy and the safety and security of residents and visitors in our community.

Introduction: The inappropriate or excessive use of artificial light - known as light pollution - can have serious environmental consequences for humans, wildlife, and our climate. Many forward thinking communities have started to address these issue through ordinances. The Archuleta County Land Use Regulations outlines Outdoor Lighting standards. (**ARCHULETA COUNTY LAND USE REGULATIONS**, Adopted May 2006 Amended July 2018 Section 5.4.4) These regulations require that all exterior light fixtures installed after the effective date comply with the current guidelines. All exterior light fixtures installed prior to the effective date were given 5 years to comply. Therefore, at this time ALL exterior light fixtures in the SJRV should be in compliance. These regulations do not apply to interior light fixtures.

Exterior light fixtures: Dark Sky outdoor lighting is designed to direct light to the ground, not up into the sky where it can contribute to light pollution. This type of lighting also reduces glare which can be hazardous to motorist. Use of proper light fixtures and careful aiming of the light will also prevent light trespass onto adjacent properties.

Light fixtures should have a *concealed light source*. Light sources (bulbs) shall be concealed or shielded with opaque or translucent shielding to the maximum extent feasible to minimize the potential for light pollution, glare or unnecessary diffusion on adjacent properties.

Wall-washer fixtures that direct light both downward *and* upward, (or upward only), are permitted, provided that the light source is fully shielded, both top and bottom, and that a protruding roof (such as a porch roof or a driveway canopy) or an eave is positioned directly above the fixture, to block light from being directed into the night sky.

Special Situations: Visible light sources equipped with motion detector devices that stay lit no longer than 5 minutes provided they do not impair traffic safety. Any short term holiday lighting should utilize low wattages bulbs and and should avoid light trespass onto adjacent properties. The POA Board may, at its sole discretion, grant a variance to this ordinance for special circumstances.

Compliance: Homeowners will be given a 90-day grace period from the date the guidelines are approved to be fully compliant. All homeowners will be notified of these guidelines and their

approval date as per the usual POA notification procedures. If the SJRV POA Board receives notification of a violation, the Board will issue a letter requesting that changes be made to the existing lighting and allow 60 days to complete the necessary alterations. If a second letter is needed after the 60 days, the homeowner will be notified that unless the lighting is changed, a fine of \$25 per day will be assessed until the problem is resolved. The notification and fine structure will be consistent with the other SJRV ordinances and covenants.

Key takeaways:

- Use low wattage bulbs and ensure all light sources (bulbs) are concealed.
- Avoid light pollution by ensuring that light is directed down and not towards the sky.
- Ensure that light does not trespass onto your neighbors' properties.
- Let's protect our environment and ensure that we can all continue to enjoy the natural beauty of SJRV!

Approved February 12, 2019

References:

International Dark Sky Association

<http://darksky.org>

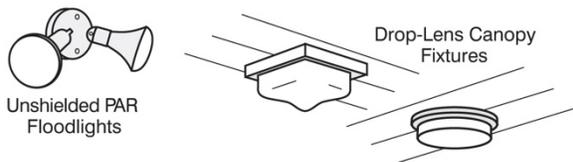
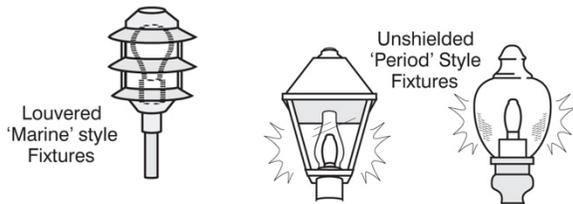
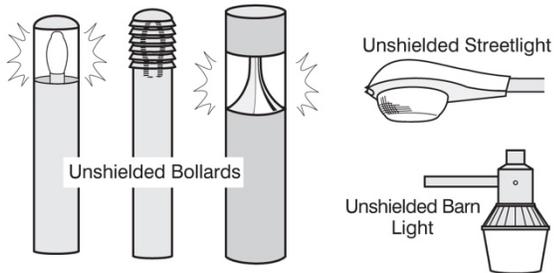
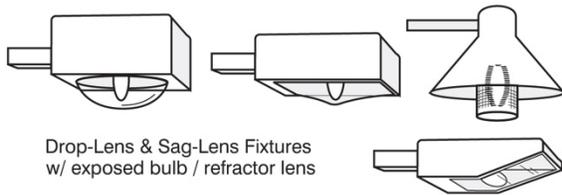
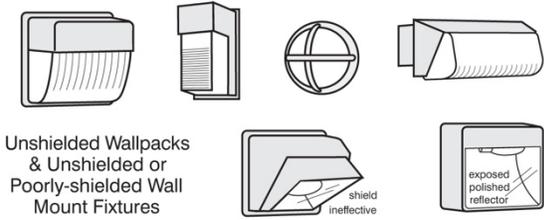
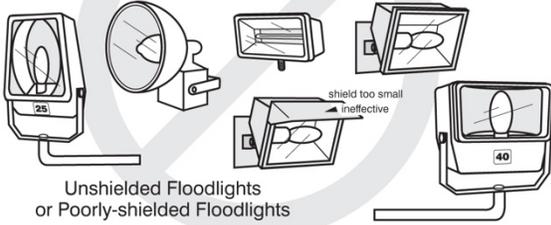
Archuleta County Land Use Regulations 5.4.4

https://www.archuletacounty.org/DocumentCenter/View/2388/Section_5-Dev_Standards-Amend2018-07

Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night

