

**TOWN OF SEVERANCE  
ORDINANCE NO. 2022-30**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,  
COLORADO, REPEALING AND RE-ENACTING ARTICLE 16 OF CHAPTER 16 OF  
THE SEVERANCE MUNICIPAL CODE PERTAINING TO LIGHTING**

**WHEREAS**, the Town Council has determined that the Town's current regulations regarding lighting set forth in Article 16 of the Severance Land Use Code (Chapter 16 of the Severance Municipal Code) are outdated and inadequate; and

**WHEREAS**, the Town desires to repeal Article 16 and enact a new Article 16 of the Severance Land Use Code to address these existing deficiencies, and the Town finds that enacting comprehensive regulations relating to lighting will increase the effectiveness of the Land Use Code with regard to its underlying goals, and that enacting a new Article 16 of the Land Use Code regarding lighting within the Town to preserve the integrity of the Land Use Code and the character of the Town promotes the public health, safety, and general welfare.

**WHEREAS**, this ordinance is enacted pursuant to the Town of Severance's home rule authority under Article XX, § 6 of the Constitution of the State of Colorado, and pursuant to the Town of Severance's police powers, in order to safeguard and preserve the public health, safety and welfare of the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE  
TOWN OF SEVERANCE, COLORADO:**

Section 1. Article 16, "Lighting," of Chapter 16, "Land Use Code," of the Severance Municipal Code is repealed in its entirety and re-enacted to read as follows:

**ARTICLE 16- LIGHTING**

**Sec. 16.16.10 Definitions:**

*Building Façade Lighting* means the lighting of a building facade for architectural, aesthetic, or decorative purposes.

*Footcandles* means one (1) lumen per square foot of site area. Primary measurement of illumination in the Town of Severance.

*Fully Shielded Fixture* means a fixture with a solid barrier (cap) at the top of the fixture in which the lamp (bulb) is located. The fixture is angled so the lamp is not visible below the barrier (i.e., no light visible below the horizontal angle).

*Light Trespass* means light that illuminates surfaces or that is visible beyond the property line of any lot.

*Lumen* means the unit of light measurement. Used in the Town of Severance for lighting that does not illuminate a surface (i.e., light that is projected upwards towards the sky).

*Maximum Uniformity Ratio* means the ratio of maximum-to-minimum illumination

levels. This is calculated by dividing the maximum light level by the minimum light level.

*Unshielded Lighting* means lighting that does not have a barrier preventing horizontal or vertical light trespass. Such lighting shall only be used in the Town of Severance for security purposes or as otherwise specified in code.

#### **16.16.20 Intent.**

The intent of this article is to:

- 1) Provide adequate light for safety and security;
- 2) Promote efficient and cost-effective lighting to conserve energy;
- 3) Reduce light pollution, light trespass, glare, and offensive light sources;
- 4) Prevent inappropriate, poorly designed, or poorly installed outdoor lighting;
- 5) Encourage quality lighting design that is functional, aesthetically pleasing, and complementary to the architectural style of buildings; and
- 6) Require light fixture shielding, establish maximum uniformity ratios, and establish maximum light levels within and along property lines.

#### **Sec. 16.16.30 Evaluation of exterior lighting.**

Exterior lighting shall be evaluated as part of the development review process to ensure that the functional and security needs of the project are met in a way that does not adversely affect adjacent properties or neighborhoods. The degree to which exterior night lighting affects a property owner or neighborhood will be examined considering the light source, level of illumination, hours of illumination and need for illumination in relation to the effects of the lighting on the adjacent property owners and the neighborhood. All development projects requiring a site plan or building permit application shall provide a photometric plan to illustrate conformance with this section.

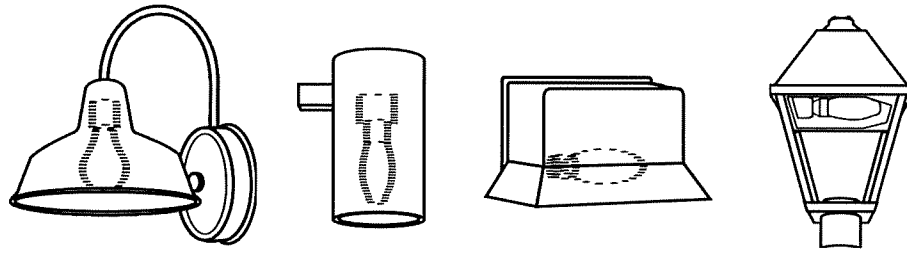
- 1) **Lighting Plans Required:** A lighting plan shall be submitted with any site plan application or building permit application, whichever occurs first, in which outdoor lighting is proposed or required except for a single-family detached dwelling unit on an individual lot. The lighting plan shall meet all requirements specified in the Lighting Plan Requirements form as maintained by the Community Development Department.
- 2) **Final Inspection and Certification:** Prior to a building permit final inspection or the issuance of a certificate of occupancy, the applicant shall provide certification that the outdoor lighting as installed complies with the approved illumination plan and the requirements of this section unless waived or amended by the Town Manager in writing. The certification shall be submitted in a format prescribed by the Town Manager. The certification affidavit shall be completed by the owner, applicant, or their designee acknowledging the on-site lighting was installed and will be maintained

subject to the approved lighting plan.

**Sec. 16.16.40 Design standards for exterior lighting.**

- 1) LED Light Source Required: Light-Emitting Diode (LED) Light sources shall be required for all site plan and building permit applications. Outdoor lighting shall be L.E.D “Dark Sky” compliant, per the International Dark Sky Association requirements for reducing light pollution and minimizing glare.
- 2) Use of High-Pressure Sodium Lamps: Use of High-Pressure Sodium Lamps is prohibited.
- 3) Architectural Lighting of Building Facades: The lighting of a building facade for architectural, aesthetic, or decorative purposes is permitted subject to the following restrictions:
  - a. All upward aimed light shall be fully shielded, fully confined from projecting into the sky by eaves, roofs, or overhangs, and mounted as flush to a wall as possible.
  - b. Building facade lighting shall be fully shielded and mounted as flush to a wall as possible.
  - c. Building facade lighting shall not extend beyond the highest point of any structure.
  - d. Building facade lighting that is measurable at the ground level shall be included in the maximum allowable light levels.
- 4) Unshielded lighting:
  - a. Unshielded lighting that emits greater than twenty (20) footcandles but less than twenty-five (25) footcandles at any given location on a site is permitted if the fixture is activated by a motion sensor for security purposes only. All security lighting shall be aimed and located in such a manner as to prevent glare and light trespass. The light shall only turn on when activated and shall turn off within five minutes of activation. Motion sensor activated lighting shall not be triggered by any movement or activity located off the property on which the light is located.
  - b. All lamps and bulbs located in residential zones shall be within a fully shielded fixture or must be within a light fixture where the bulb or lamp are obscured from view by a material that diffuses the light, (i.e., frosted or milk-colored materials), except as otherwise permitted in this section. See Figure 01 of this section.

***Figure 01 – Fully Shielded Light Fixture Examples***



- 5) Signs: All exterior signs shall be required to meet the standards for this section. In addition, all exterior signs are also subject to the requirements set forth in the sign code.
- 6) Standards for Lights Adjacent to Residential Zoning Districts, Residential Uses, or Public Rights of Way: Any light fixture located within ten feet of a property line of a residential zoning district, an existing residential use, or within ten feet of a public right-of-way, except as permitted in this article of this section shall be:
  - a. Oriented away from the property line, residential zone, residential use, and/or right-of-way; and
  - b. Shielded on the side closest to the property line, residential zone, residential use, or public right- of-way.
- 7) Canopy and Awning Lighting: Lighting fixtures mounted under canopies and awnings shall be aimed downward and installed such that the bottom of the light fixture or its lens, whichever is lower, is recessed or mounted flush with the bottom surface of the canopy. A full cutoff light fixture may project below the underside of a canopy. All light emitted by an under-canopy fixture shall be substantially confined to the ground surface directly beneath the perimeter of the canopy. No lighting, except that permitted by the sign ordinance, shall be permitted on the top or sides of a canopy.
- 8) Flagpoles: A flagpole meeting the requirements of the Land Use Code may be illuminated by one upward aimed fully shielded spotlight light fixture which shall not exceed three thousand five hundred lumens. The light fixture shall be placed as close to the base of the flagpole as reasonably possible.
  - a. Strings of Lights: No person shall use a string of lights on property with nonresidential uses except as approved by the Town Manager.
  - b. Strings of lights may only be used if they are approved by the Town Manager or as part of an outdoor lighting plan or landscape plan. The plan must comply with all standards of this Article. The purpose of such lighting is intended to create pleasing pedestrian spaces, such as outdoor dining or patio areas, utilizing low lighting levels.
  - c. Strings of lights permitted under this subsection shall be displayed in compliance with the following standards:

- i. The string of lights contains only low wattage bulbs that are approved by the Town;
  - ii. The string of lights shall be located within a pedestrian way, plaza, patio, outdoor dining area, or the primary entry into a building;
  - iii. The string of lights is not placed in any required landscape setback adjacent to a street; and
  - iv. The string of lights shall be maintained and not obstruct pedestrian pathways or be detrimental to the health, safety, and welfare of the Town.
- 9) **Parking Lot Lights and Trees:** Parking lot light fixtures and poles shall be located such that trees located within the parking lot do not obscure the operation of the light fixture.
- 10) **Full Cutoff Fixtures:** Full cutoff fixtures shall be installed and maintained in a horizontal position as designed.
- 11) **Color Temperature:** All exterior lighting shall not exceed a correlated color temperature (CCT) of three thousand five hundred degrees Kelvin (3,500K).

#### **Sec. 16.16.50 Lighting levels.**

Maximum light levels at any point along a property line shall not exceed 0.1 footcandles within or adjacent to a residential zone or 0.2 footcandles within or adjacent to a nonresidential zone. Maximum light levels shall not exceed the thresholds established in Table 01 below.

***Table 01 – Lighting Level Requirements***

Lighting Level Standards	Zone District	
	Rural Residential (RR) and Suburban Perimeter (SP)	Development Node (DN) and Town Core (TC)
<b><i>Maximum Allowable Light Levels - Measured in Footcandles (fc)</i></b>		
Building Entries	5.0 fc	5.0 fc
Parking Areas	3.0 fc	5.0 fc
Loading Areas	20.0 fc	20.0 fc
Pedestrian Walkways	1.0 fc	1.0 fc
Common Open Space Areas or Outdoor Storage Areas	2.0 fc	2.0 fc
Maximum Uniformity Ratio (Maximum to Minimum)	N/A	10:1
<b><i>Maximum Lumen Rating (LM) for a Full Cutoff Luminaire Shielded from View of Adjacent Streets and Properties</i></b>		
Building Entries and Stairways	1,800 LM	1,800 LM



Parking and Loading Areas	8,500 LM	14,000 LM 23,500 LM – 35' pole, as permitted
Pedestrian Walkways	4,000 LM	8,500 LM
Common Open Space Areas	4,000 LM	8,500 LM
Maximum Rating – Partially Shielded Fixture	900 LM	1,250 LM
Maximum Rating – Unshielded Light Fixture	900 LM	900 LM
Controls	<ul style="list-style-type: none"> <li>• Motion sensors are required for all unshielded fixtures that emit greater than 20.0 fc at any given location on a site</li> </ul>	<ul style="list-style-type: none"> <li>• Except for use as security lighting, all building and site lighting shall be extinguished one (1) hour after close of business and remain off until one (1) hour before business resumes</li> <li>• Motion sensors required for all unshielded fixtures that emit greater than 20.0 fc at any given location on a site</li> </ul>
Dimming	Lighting in all zone districts shall be equipped with dimming capabilities	
Maximum Allowable Pole Height ( <i>includes Base, Pole, and Luminaire</i> )	<ul style="list-style-type: none"> <li>• 16' max.</li> <li>• 20' max. streetlights at residential entries allowed</li> </ul>	<ul style="list-style-type: none"> <li>• 25' max., unless a greater height not to exceed 35' is approved by the Town</li> <li>• Wall mount lighting shall not exceed the height of the building</li> </ul>
Bollard Lighting	47" bollard-type lighting	32"-47" bollard-type lighting

#### **Sec. 16.16.60 Light style and prohibited lights.**

- 1) Light style. The style of lights shall be consistent with the style and character of architecture proposed on the site. Light fixtures that illuminate signage shall be compatible with the architecture of the building on which they are placed.
- 2) Prohibited light types. No person shall install any of the following types of outdoor lighting fixtures:
  - a. Mercury vapor lamps;
  - b. Blinking, flashing, moving, revolving, flickering, changing intensity, and chase lighting, except lighting for temporary seasonal displays, lighting for public safety or required for air traffic safety;
  - c. Any light fixture that may be confused with or construed as a traffic control device;
  - d. Any upward oriented lighting except as otherwise provided for in this article;
  - e. Searchlights, beacons, and laser source light fixtures;
  - f. Exposed linear lamps that include, without limitation, Light Emitting Diode (L.E.D.), and fluorescent lighting, primarily intended as an architectural highlight to attract attention or used as a means of identification or advertisement except as permitted by sign criteria of the land use code;

- g. Any lamp or bulb, except for seasonal displays and landscape ornamental lighting, which is visible beyond the property line on which it is located; and
- h. Any lamp or bulb with a correlated color temperature (CCT) that exceeds three thousand five hundred degrees Kelvin (3,500K) unless otherwise stated by this article.

**Sec. 16.16.70 Exemptions.**

- 1) Exceptions: The standards of this section shall not apply to the following types of exterior lighting:
  - a. Ornamental Lighting: Low voltage (twelve volts or less), low wattage ornamental landscape lighting fixtures, and solar operated light fixtures having self-contained rechargeable batteries.
  - b. Strings of Light: Strings of lights located on properties in all residential zoning districts or on properties that are used exclusively for residential uses shall be exempt from the requirements of this chapter.
  - c. Aviation Lighting: Lighting used exclusively for aviation purposes. All heliport lighting, except lighting associated with emergency facilities, shall be turned off when the heliport is not in use.
  - d. Right-of-Way Lighting: Public lighting that is located within the right-of-way.
  - e. Seasonal Lighting Displays: Lighting commonly associated with outdoor displays celebrating holidays and seasons.
  - f. Because of their limited hours of operation and unique requirements for nighttime visibility, ball diamonds, playing fields, tennis courts and other similar outdoor recreational uses, both public and private, shall be exempt from the general provisions of this Article unless otherwise restricted by the Town. However, exterior lighting for such uses shall be extinguished no later than 11:00 p.m.

**Sec. 16.16.80 Resources.**

Recommended references include the Illuminating Engineering Society of North America publications RP-8-00, RP- 20-98 and RP-33-99.

Section 2. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

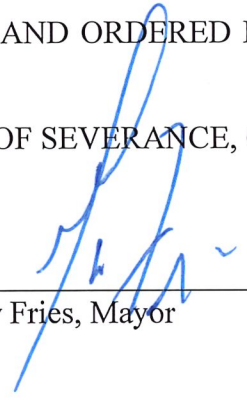
Section 3. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 4. This ordinance is deemed necessary for the immediate protection of the health, welfare and safety of the community.

Section 5. Violations of this ordinance shall be punishable in accordance with Section 1-4-20 of the Severance Municipal Code.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 8th day of November, 2022.

TOWN OF SEVERANCE, COLORADO

  
Matthew Fries, Mayor



ATTEST:

  
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Leah Vanarsdall, MMC, Town Clerk