

Exterior Lighting for Sagebrook Homes

June 2019

Summit County recently adopted revised regulations impacting outdoor lighting for all uses in Summit County. This has ramifications for Sagebrook homeowners planning to build or remodel their home, and for homeowners planning to replace existing exterior lighting.

The purpose of the adopted change is to require Dark Sky light fixtures “To prevent the degradation of the nighttime visual environment by production of unsightly and dangerous glare.” There are other benefits as well that come from this Dark Sky lighting requirement. You can find a full description of the code in **Chapter 10-4-21: LIGHTING REGULATIONS of the Summit County Code, a portion of which we have included at the end of this paper.**

The short story is that Summit County requires all new fixtures to be Full Cutoff fixtures as described below in items 1 through 3. Item 4 describes certain allowable exemptions to full cutoff fixtures. In addition, Summit County has adopted an amortization schedule that will require all nonconforming lighting to be replaced within 5 years.

The Sagebrook HOA has noticed that our community has exterior lighting on many homes that does not comply with even our less stringent exterior lighting requirement described in our CC & R's. It is important to note that the County code overrides any of our CC&R's if they are more stringent. If you are a homeowner who is updating your lighting it is our recommendation that you select lighting that conforms to the new code. This will save you the expense of replacing them in a very few years.

An Extract from Chapter 10-4-21 follows:

Full Cutoff Fixture Requirements:

1. Full Cutoff Fixture: Unless specifically exempted by this chapter, all outdoor lighting shall use full cutoff fixtures and shall be installed so light is directed downward with no light emitted above the horizontal plane of the fixture.
2. Location, Angle Or Height: Lighting must not be placed at a location, angle, or height that directs illumination or horizontal trespass outside the property boundaries where the light fixtures are located.
3. Qualification: In order to qualify as a "full cutoff" fixture, a light fixture must have the top and sides made of completely opaque material so that light only escapes through the bottom of the fixture. Fixtures with translucent or transparent sides,

or sides with perforations or slits, do not qualify as full cutoff. Any glass or diffuser on the bottom of the fixture must be flush with the fixture (no drop lenses). Merely placing a light fixture under an eave, canopy, patio cover, or other similar cover does not qualify as full cutoff.

4. Exemptions to Full Cutoff Fixture Requirements:

- a. Fixtures having a total light output less than one thousand (1,000) lumens (allowing a maximum of a 60-watt incandescent, a 15-watt compact fluorescent bulb or LED equivalent) are exempted from the full cutoff requirement provided:
 - (1) The fixture has a top that is completely opaque such that no light is directed upwards.
 - (2) The fixture has sides that completely cover the light source and are made of opaque or semi opaque material. Fixtures with opaque sides may have incidental decorative perforations that emit small amounts of light.
 - (3) Semi opaque material such as dark tinted glass or translucent plastic may be used if the light source is not discernable behind the material.
 - (4) Completely transparent materials, such as clear glass, are not allowed.
 - (5) The bulb or lamp must not be visible from any point outside the property on which the fixture is located.