

2.21 Lighting

A. Intent

1. To promote attractive lighting systems that enhance visibility and safety, while minimizing glare and contrast. To encourage exterior lighting for commercial, recreational and industrial properties that is functional, aesthetically pleasing and complimentary to the architectural style of buildings.

B. General Provisions.

1. Evaluation of Exterior Lighting. Exterior lighting for commercial, industrial and recreational properties shall be evaluated in 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 the adjacent properties or neighborhood. 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.
2. 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.
3. Concealed Light Source. Light sources shall be concealed or shielded to the maximum extent feasible to minimize the potential for glare and unnecessary diffusion on adjacent property and away from the vision of passing motorists. All lights shall be directed downward and the light source shall be equipped with "cut-off" devices so that it will not be visible from any adjacent property and to ensure that ambient skyward light is eliminated. Accent and flagpole lighting shall be permitted to be directed upward as long as the light source is shielded and not visible from any adjacent property. Light fixtures installed under canopies, awnings, overhangs and the like shall be fully recessed.
4. Hours of Lighting Operation. All parking lot lighting fixtures and exterior building lights, except those required for security purposes, shall be extinguished within one (1) hour after the end of business hours and remain extinguished until one (1) hour prior to the beginning of business hours. If a portion of a parking lot is used after dark, only that portion shall be lighted.
5. Exemption for Outdoor Recreational Uses. Because of their limited hours of operation and their unique requirements for nighttime visibility, ball diamonds, playing fields, tennis courts, and other similar outdoor recreational uses (both public and private, unless otherwise restricted by the Board of Trustees) shall be exempt from the general provisions of this section. However, exterior lighting for such uses shall be extinguished as soon as possible after the event.

2.22 Environmental Considerations

A. Intent.

The intent of this section is to ensure that new development limits/mitigates its impact to wildlife and wildlife habitat and that it minimizes environmental impacts.

B. General Provisions.

1. Protection of Wildlife and Natural Areas. Development shall be designed to ensure that disturbances which occur to any natural area as a result of development shall be minimized through the use of natural buffer zones. If any development materially disturbs a natural area, the development project shall mitigate such lost natural resource either on- or off-site. Any such mitigation shall be roughly proportional to the loss suffered as a result of the disturbance.
 - a. *Natural areas shall include:* floodplains and floodways, natural drainage and water ways, significant native trees and vegetation, wildlife travel corridors, special habitat features such as raptor nest sites, key nesting, breeding or feeding areas for birds; fox and coyote dens, remnant native prairie habitat, plains cottonwood galleries, and any wetland greater than one-quarter ($\frac{1}{4}$) acre in size.
 - b. *The natural area buffer zone* shall be used between natural areas and proposed development to ensure that the proposed development does not degrade the natural area. The size of the buffer zone shall be determined in conjunction with the Colorado Division of Wildlife or a Board of Trustees-approved wetland or wildlife ecologist. The Board of Trustees may decrease this buffer when strict application of this subsection will impose an exceptional and undue hardship upon the property owner or developer.
 - c. *Exceptions.* The Board of Trustees may allow disturbance or construction activity within the natural area or natural area buffer zone for the following limited purposes: mitigation of development activities, restoration of previously degraded areas, emergency public safety activities and utility installations when such activities and installations cannot reasonably be contained within other nearby develop areas, construction of a trail that will provide public access for educational or recreational purposes, or the enhancement of the habitat value and/or other natural resource values of a natural area.
 - d. *Ecological Characterization.* If the Board of Trustees determines that the site likely includes areas with wildlife, plant life, and/or other natural characteristics in need of protection, they may require the developer to provide a report prepared by a professional qualified in the areas of ecology, wildlife biology, or other relevant discipline. The ecological characterization report should be included on the open space plan and describe the following:

- i. The wildlife use of the natural area showing the species of the wildlife using the area, the times or seasons the areas is used by those species and the "value" (meaning feeding, watering, cover, nesting, roosting, perching) that the area provides for such wildlife species;
 - ii. The boundary of wetlands in the area and a description of the ecological functions and characteristics provided by those wetlands;
 - iii. Any prominent views from or across the site;
 - iv. The pattern, species, and location of any significant native trees and other native site vegetation;
 - v. The bank, shoreline and high water mark of any perennial stream or body of water on the site;
 - vi. Wildlife travel corridors, and
 - vii. The general ecological functions provided by the site and its features.
- e. *Wildlife Conflicts.* If wildlife that may create conflicts for the future occupants of the development (including, but not limited to, prairie dogs, beaver, deer and rattlesnakes) are known to exist in areas adjacent to or on the development site, then the development plan must, to the extent reasonably feasible, include provisions such as barriers, protection mechanisms for landscaping and other site features to minimize conflicts that might otherwise exist between such wildlife and the developed portion of the site. Any impacts to wildlife must be referred to the Colorado Division of Wildlife and, in the case of threatened or endangered species, United States Fish and Wildlife Services.

C. **Green Builder Guidelines.** The Green Builder Program establishes environmental standards for the construction and operation of buildings. The intent of this program is to promote building practices which benefit the environment and the socio-economic well-being of current and future residents.

1. There are five resource areas that are addressed by the Green Builder Standards:
 - a. *Water* (quality and quantity);
 - b. *Energy* (quantity and type);
 - c. *Building Materials* (life cycle impacts);
 - d. *Solid Waste* (construction and operation impacts); and
 - e. *Health and Safety*

2. Compliance. Compliance with the requirements of the Colorado Green Builder Program is strongly encouraged. Any development of more than five homes should include Energy Star components.

2.24 Potable Water

All residential, commercial and industrial uses, which have human occupancy shall have potable water served by the Town or appropriate water district. The water system shall be of sufficient size and design to supply potable water to each structure or lot upon which a structure is to be built.

2.25 Fire Protection

The subdivider shall coordinate with the Nunn Fire Protection District NPPFD to ensure that developments comply with National Fire Protection Association standards.

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