

BACHELOR GULCH DESIGN GUIDELINES AND REGULATIONS

Single Family Residential Homesites

Adopted by the Bachelor Gulch Design Review Board at the September 9, 2021 meeting

Addendum to Section 3.1.23 Lighting

In order to preserve and enhance the natural beauty of the Bachelor Gulch Community by minimizing the overall, or cumulative amount of exterior lighting allowed for each individual property, the following standards and limitations are established as a guide for homeowners and their architects during the design process for any new or remodeled project within Bachelor Gulch Village. Exterior lighting is to be minimized and used essentially to meet the requirements of safety and easy identification of entrances to homes, driveways and walkways. The identification light post described in Section 3.1.17 will mark the driveway entrance.

With the exception of 4 fixtures, all exterior lighting is to be indirect and downward emitting. The lens of any ornamental fixture approved by the DRB must be translucent and have a warm aged appearance. The style of light fixtures must clearly be mountain rustic, subject to the discretion of the DRB. In addition, the light sources shall generally be comparable to LED, with a color temperature between 2700K and 3000K and maximum output of 500 lumens.

The addition of low level safety lighting at key areas of pedestrian and vehicular traffic around a home, at vehicular turn around areas and at limited points along a driveway may be approved by the DRB on a case by case basis, provided the intent of this Section is met. Lights following the driveway at regular spacing are not permitted. Guardrails with reflectors can be used to help mark the driveway. Except for low level lighting of a driveway as mentioned above, exterior lighting is to be located within the Homesite.

Flood lighting for emergency or security purposes may be permitted by the DRB on a case by case basis, provided the sources or reflection of the sources are not visible from off-site. "Moonlighting" and uplighting of vegetation or structures is not permitted. (See Figures 20 and 21).