

Seaside Plantation Exterior Lighting Guidelines

Exterior Lighting

1. Landscape, pool, recreation, and security lighting ("outdoor lighting") shall be designed to not be an annoyance to the surrounding residents. All outdoor lighting should be designed, installed, and maintained so that the source of the light (bulb) cannot be viewed off-premises. Proposed outdoor lighting should be detailed on landscape plans. All outdoor lighting shall be unobtrusive and be compatible with the neighborhood and the proposed or existing residence.
2. Pole-mounted, high-intensity security lights are prohibited.
3. Decorative lighting is to be restrained. Streetlights are prohibited. Lamps on posts which illuminate a wider area than low-lumen downlights may be considered and will be carefully evaluated on a case-by-case basis.
4. Uplights for landscape lighting should be low lumen and minimum wattage. Landscape lighting should be designed and maintained to serve a specific purpose and to minimize light pollution.
5. All exterior light fixtures shall be approved in advance by the ARB. Refer to the acceptable/unacceptable lighting fixture attachment.
6. Bug Lights – Colored bug lights designed to repel insects may installed only in lighting fixtures located at the rear of houses.
7. Exterior Lighting – Exterior lighting may not be installed which illuminates any portion of a neighboring lot or which shines into any window or otherwise enters a dwelling located on an adjoining lot. The amount of light produced shall not be so excessive as to create a distraction or have a negative impact on the neighborhood. Light fixtures shall be baffled or shaded so the light travels down onto the ground, not horizontally across property lines.
8. Above-grade exterior lighting shall be designed and installed to avoid glare onto roadways or neighboring lots. In general, such lighting shall be concealed by shrubbery or other means so the fixtures are not visible at any time (day or night).
9. Above-grade fixtures to light trees and planting shall be concealed as much as possible by shrubs to prevent daytime visibility. These fixtures are not allowed in grass areas visible from the street or adjacent property.
10. All exterior wall-mounted and ceiling mounted fixtures shall be of high quality and in conformance with the house architecture.
11. All outdoor fixtures shall use clear lamps; no colored lamps shall be allowed (red, green, blue, yellow) except for temporary holiday decorative lamps.
12. No post light fixtures shall be allowed.
13. Walkway-type lights shall use below-grade junction boxes to minimize the daytime visibility of the hardware. Walkway lighting shall be a maximum of 18" above grade.
14. The ARB reserves the right to require correction, including but not limited to, removal or modification of lighting found to cause adverse impact after installation.

Exterior Decorative Objects and Holiday Decorations

1. Approval is required for all natural or man-made exterior decorative objects that would be clearly visible from the street or from adjacent properties. Exterior decorative objects include such representative items as sculptures, fountains, lighting, light fixtures, free-standing poles of all types, and items such as decorative signs, or additional moldings which are attached to approved structures. Applications must include a picture or detailed drawing of the object, including dimensions. Any lighted or moving parts must be identified. Birdhouses, birdbaths or feeders placed in rear yards do not need applications.
2. Exterior holiday decorations do not require an application; however, they may not include any flashing lights or musical components. Holiday decorations must be removed no later than three (3) weeks after the holiday. Christmas decorations must be removed by January 15th.

Dark Sky Preservation

Skyglow is the brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces the nighttime dark sky.

All lighting fixtures shall be selected to minimize skyglow, glare, light pollution and light trespass to preserve dark sky conditions. All fixtures shall be full-cutoff or fully-shielded type. Fixtures that provide uplighting to homes and landscaping shall not allow light to extend past the tree canopy or the exterior outline of the residence.

No Blue Light Emissions

Blue light brightens the night sky more than any other color of light because it has a significantly larger geographic reach than lighting consisting of less blue spectrum, so it is important to minimize the amount emitted. Exposure to blue light at night has also been shown to harm human health and endanger the wildlife nocturnal environment. Blue-rich white light sources are known to increase glare and compromise human vision, especially in aging eyes. In outdoor settings, blue light has been shown to adversely affect wildlife behavior and reproduction.

Lighting with lower color temperatures has less blue in its spectrum and is referred to as being "warm." Higher color temperature sources of light are rich in blue light. The IDA (International Dark Sky Association) recommends that only warm light sources be used for outdoor lighting.

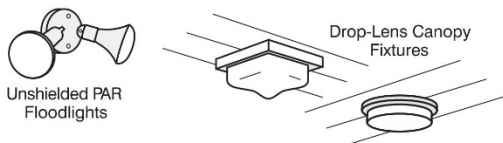
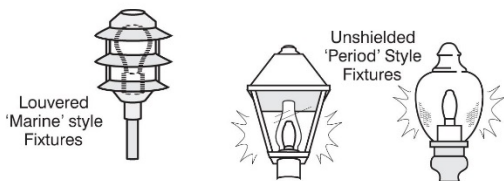
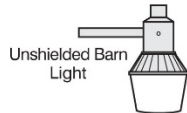
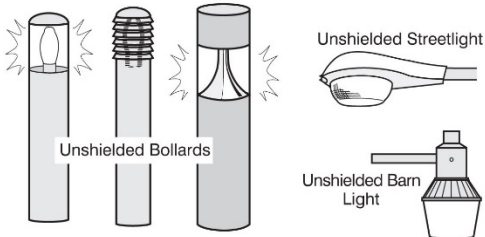
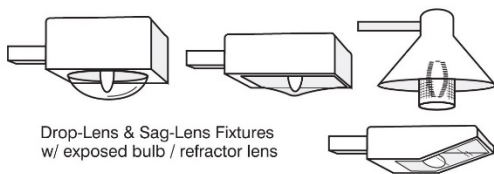
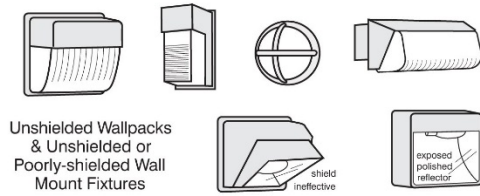
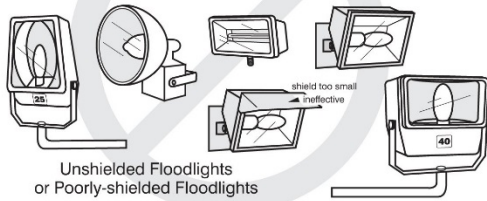
All fixture lamps shall have a color temperature of no more than 3000 degrees Kelvin.

New/Replacement Fixture Standards

Examples of Acceptable / Unacceptable Lighting Fixtures

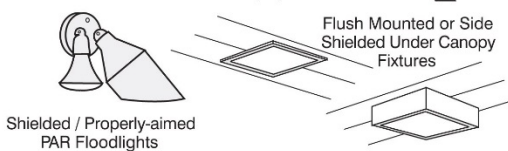
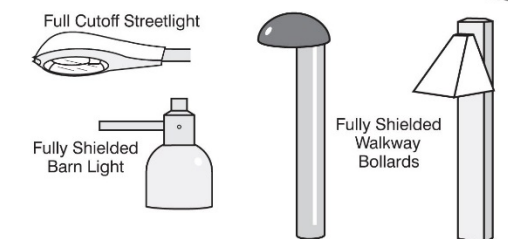
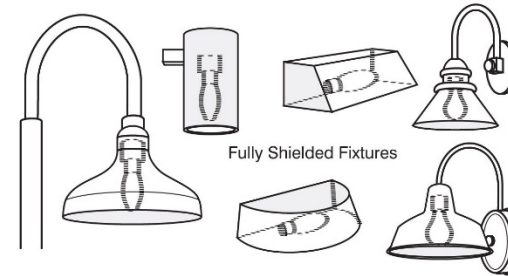
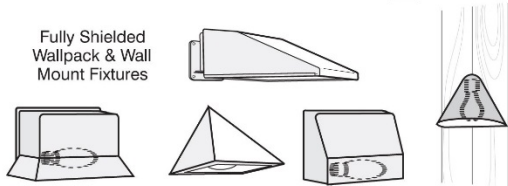
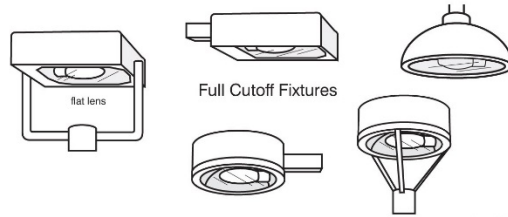
Unacceptable / Discouraged

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



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If you have any questions, please contact the ARB Chair or one of the committee members.

Thank you for your support of the ARB, and please contact anyone on the Committee if you have any questions. More detailed information about the ARB process, the ARB application submission form, and the design guidelines are also on our website, www.seasideplantationmb.com.