

**OBJECTIVE/GOAL**

To select and locate security lighting (floodlights) so as to illuminate the subject property and minimize the impact of glare onto neighboring properties.

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**REVIEW PROCESS**



**IF YOUR PROJECT MEETS THE FOLLOWING CRITERIA, NO APPLICATION IS REQUIRED.**

CLUSTER STANDARDS

The floodlight conforms to the DRB-approved standards for security lights in the cluster, including location, and is directed downward to eliminate glare on neighboring property.

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**OR**

REPLACEMENT

You are replacing a DRB-approved security light without changing the style of the light, number of heads, wattage, lamp source, location, or finish, and the light is directed downward to eliminate glare on neighboring property.

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**IF YOUR PROJECT MEETS THE FOLLOWING CRITERIA, YOU MUST COMPLETE AN APPLICATION FORM AND OBTAIN A CLUSTER BOARD OFFICER AND TWO (2) NEIGHBOR SIGNATURES. STAFF MAY REVIEW YOUR APPLICATION.**

NEIGHBORS' SIGNATURES

At least the two most affected neighboring property owners and an officer of the cluster board have signed the application and indicated that they do not intend to register as Affected Parties;

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NUMBER OF FIXTURES

There are no more than two single- or double-headed floodlight fixtures on any one elevation;

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**AND**

INSTALLATION

The floodlight is not installed as a replacement for an entry light or other decorative light fixture;

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TYPE/DIRECTION

It is a typical residential floodlight fixture , directed downward to minimize the impact of any glare on neighboring properties;

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## FOR ATTACHED CLUSTER PROPERTIES

### LOCATION AND MOUNTING

The fixture is located on the **side or rear** elevation, and

- mounted under, or immediately below, the eaves, and either shielded or unshielded or
- mounted through the wall, in an appropriate and inconspicuous location, and shielded.

## FOR DETACHED CLUSTER PROPERTIES

### LOCATION AND MOUNTING

The floodlight fixture is located on the **side or rear** elevation, and

- mounted under, or immediately below, the eaves, either shielded or unshielded or
- mounted through the wall and shielded

**OR**

The floodlight fixture is located on the **front** elevation, mounted under the eaves, either shielded or unshielded.

## FOR ATTACHED AND DETACHED CLUSTER PROPERTIES

### LOCATION AND MOUNTING

The floodlight (shielded or unshielded) is located on the *ledger* board or on the wall immediately under the deck and directed downward;

**OR**

The floodlight (shielded or unshielded) is located on the *joists* or the inside of the *fascia* board so that it is shielded by the deck and directed downward or toward the house.



#### LEDGER

*horizontal structural member that supports joists*

#### JOIST

*One of a series of parallel structural members supporting the floor or ceiling of a structure*

#### FASCIA

*flat, plain, horizontal band on a building or structure*



# LIGHTING (SECURITY)

CLUSTER



FOR ALL OTHER PROJECTS, YOU MUST COMPLETE AN **APPLICATION FORM** AND OBTAIN A **CLUSTER BOARD OFFICER** AND **TWO (2) NEIGHBOR SIGNATURES**. YOUR APPLICATION WILL BE REVIEWED BY STAFF IN CONSULTATION WITH A DRB MEMBER OR BY A PANEL OF THE DRB, WHO WILL APPLY THE FOLLOWING GUIDELINES.

IMPACT OF LIGHT

The DRB will give primary consideration to the impact of the light on neighboring properties.

GLARE

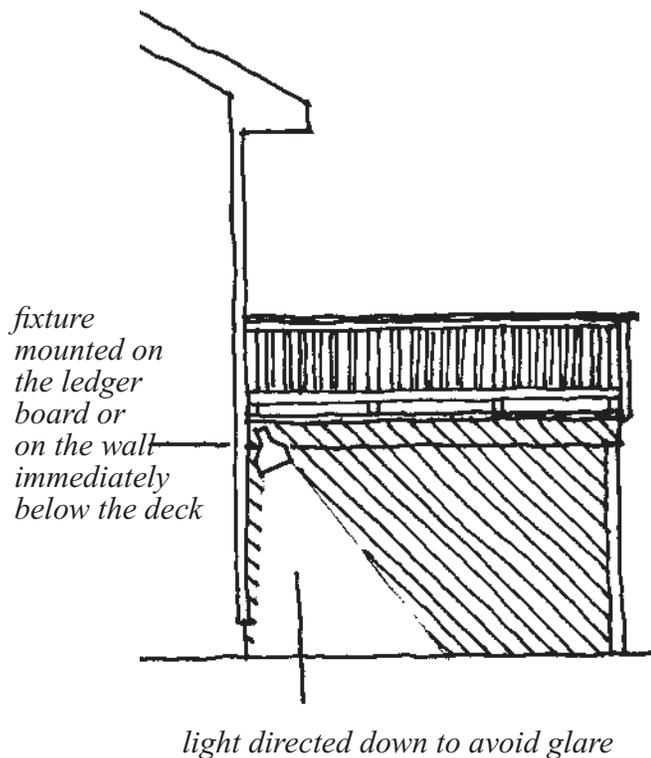
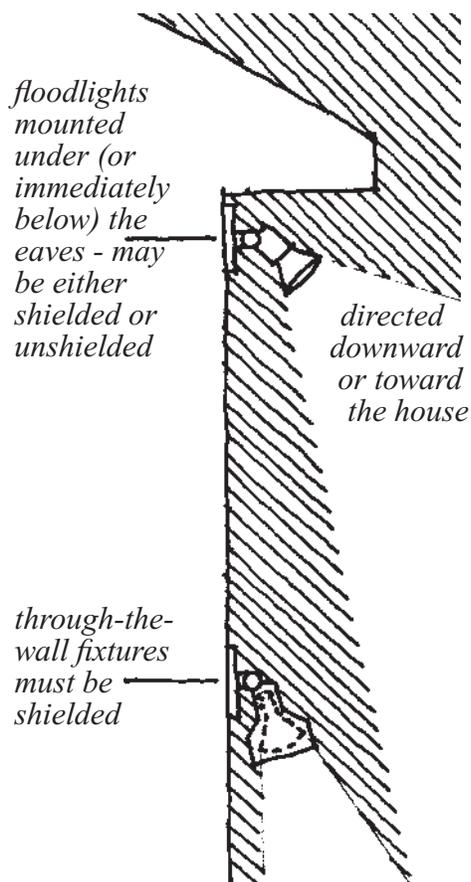
Its design, wattage, type of lamp, location, and direction should minimize glare onto neighboring properties, streets, or pedestrian walkways.

LOCATION

Its location on the house should be as inconspicuous as possible, or the light should be shielded and painted to blend with its surroundings.

GROUND-MOUNTED/  
TREE-MOUNTED FLOODLIGHTS

Ground-mounted or tree-mounted floodlights should have deep shields to effectively screen the light source from view and be carefully directed so that no glare is visible from off the property.



SIGNATURES

Additional signatures may be required by the DRB if the light appears to impact more than three neighboring property owners.

FIXTURE DESIGN

The DRB generally believes that traditional floodlight fixtures are more appropriate to a residential setting than the wall packs or “box lights” typically used for commercial installations.

NON-APPROVAL

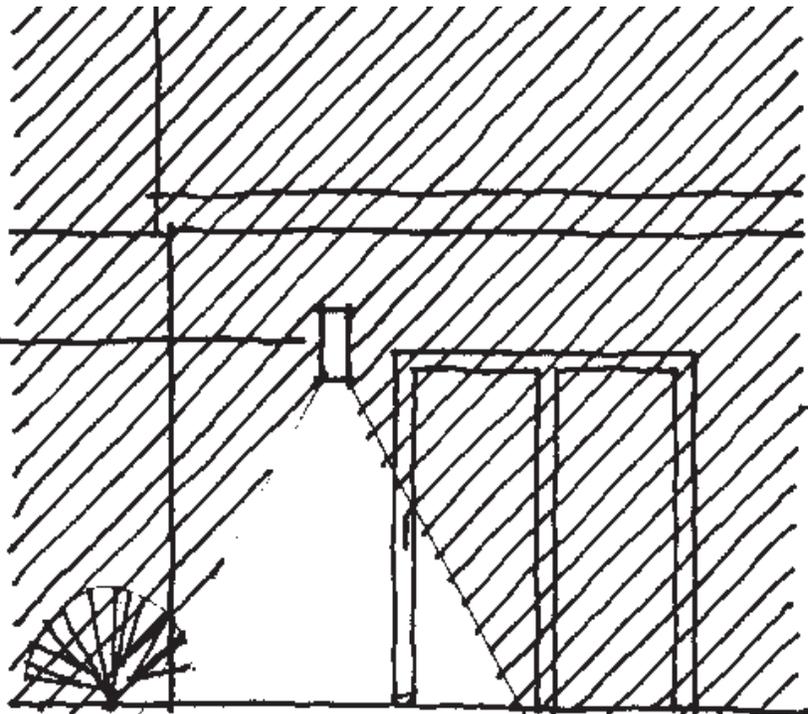
The DRB generally will not approve floodlight fixtures on the front (street side) of cluster properties, due to the impact of their glare upon pedestrians, vehicles, and adjacent residences, and generally will not approve “box lights” in any residential location.

*COLOR RENDITION*  
*visual perception of an*  
*object's color*

The DRB generally will not approve security light fixtures used to replace decorative lamps at entry doors or patio doors.

The DRB generally will not approve sodium vapor light for installation on individual residential properties due to its poor *color rendition*, its glare, and its contrast with the “white” lighting predominant in the community.

*do not replace*  
*entrance*  
*(decorative)*  
*fixture with flood*  
*or other security*  
*lighting*



# LIGHTING

(SECURITY)

CLUSTER

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## SILVER-COATED BULBS

Silver-coated floodlight bulbs will not be considered a “shielded” fixture.

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## INCANDESCENT LIGHTS

The DRB believes that incandescent lights generally produce softer, less glaring, light that is more suitable to residential environments. Other light sources (spiral fluorescent, for example) should be a style, color and wattage that is appropriate for the fixture's design and desired light level.

Applications for halogen light, fluorescent, or other types of light sources will be evaluated on a case by case basis.

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## MOTION DETECTORS

The use of motion detectors for security lights is strongly encouraged so that lights do not burn constantly.

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## WIRING

Exterior light fixtures should be “hard wired,” that is, installed so that there is no visible wiring or conduit.

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## APPLICATION CHECKLIST



**INCLUDE THE FOLLOWING WITH YOUR APPLICATION:**

PHOTOGRAPH/SPECIFICATIONS

Catalog photo and specifications for the fixture (including dimensions, wattage, and type of lamp)

DESCRIPTION OF LOCATION

A written description (supplemented by photo or drawing, if needed) of the location proposed for the light(s)

**QUESTIONS? CALL COVENANTS ADMINISTRATION: (703) 435-6530**

