



Town of Jupiter Island
Exterior Lighting Guidelines
For A
Successful Lighting Project

Revised June 3, 2015

Intent: It is the intent of these guidelines to provide guidance to design professionals as to the acceptable methods and styles of illuminating projects within the Town of Jupiter Island. While no specific manufacturers or models of lighting fixture are identified in this document, the guidelines provide specific information for all properties. In each case, a review of the surrounding properties and others within the immediate vicinity is crucial to a successful design. Town staff is available to discuss these guidelines with you or to clarify the type, style, and method of using light to provide for a safe and secure access while illuminating the highlights of the property. In cases of potential impact or applications required by the Land Development Regulations, the Impact Review Committee will review the exterior lighting plans and decide upon the appropriateness of the application. In most cases a nighttime lighting inspection will be required for the completed lighting project.

These standards govern exterior lighting on private properties. Exterior lighting shall include landscape lighting, exterior building lights (including egress lighting), swimming pool and spa lights, and any other lights located on the site, such as pole-mounted lights or column lights.

The following standards should be applied and adhered to for a successful exterior lighting project:

1. All lighting shall be designed to prevent misdirected or excessive artificial light and to maximize energy efficiency.
2. The point source of light or any reflective surface of the light fixture shall not be directly visible from outside the property line. This includes eave lights and tree-mounted lighting.
3. All up-lighting fixtures must have a glare shield which is permanently affixed (i.e. integral or a lens holder). Fixtures shall be hidden by vegetative landscape materials and not visible from outside the property.
4. The light shall not directly or indirectly illuminate outside the property line. Light trespass off property lines shall be limited to 0.2 footcandles at property line.
5. Lighting fixtures shall not be installed in any right-of-way.
6. Direct illumination of or illumination directly on the elevation of any residence (wall washes) is prohibited.
7. Metal halide bulbs, high-intensity bulbs such as high pressure sodium, and mercury vapor bulbs are prohibited in any landscape or exterior lighting project.
8. Down lighting fixtures shall be placed a maximum of 15 feet above grade in palm trees and a maximum of 25 feet in canopy trees.

9. All lighting sources must have a temperature rating between 2700 – 3500 Kelvin with a minimum beam spread of 24 degrees. DEP-required amber turtle lights may be lower than 2700 Kelvin. Lighting sources greater than 3500 Kelvin must be approved by the Impact Review Committee.
10. Exterior wall or column-mounted fixtures that are visible from the street shall have a maximum of 60 watts per fixture (900 lumens or less) and shall be on a dimmer.
11. Colored lamps that are visible from the street are prohibited with the exception of temporary lighting intended for recognized holiday celebrations from Thanksgiving (the last Thursday in November) until January 8th.
12. All lighting projects must conform to the Town of Jupiter Island Code, Chapter 3, Article II, for Sea Turtle lighting.
13. Maximum lumen per single fixture is 900, except if located within two-story side yard setback dimension, in which the maximum lumen per single fixture is reduced to 500. Swimming pool underwater lights are exempt from this standard.
14. Maximum number of exterior light fixtures by category:

Size of Lot	Uplights	Total Lights
1/4 acre	7	29
1/3 acre	9	36
1/2 acre	11	46
3/4 acre	13	55
1 acre	15	65
2 acre	27	122
3 acre	39	174
4 acre	52	222
5 acre	64	269
6 acre	76	316
7 acre	88	363
8 acre	100	410

Specific exceptions to these standards may be authorized by the Impact Review Committee upon appropriate cause shown. While violations of these standards in itself do not necessarily constitute a violation of the Town of Jupiter Island regulations, a nuisance may be declared and cited as such. In all cases, the intent of exterior lighting within a specific property is to have minimal, if any, effect upon the adjoining properties as well as on any associated roads and waterways.