Hello, Somerset Community Members

After several open community meetings, a community survey, numerous conversations with various neighbors, and the hard work of a handful of people, we have incorporated your comments into a draft set of revised View Guidelines for your review and input.

The draft dated July 16, 2026, is based on the comments provided in June and July 2026, based on the June 6, 2026 draft, and some input from the SCA Lawyer.

The July 16, 2026 draft will still need to be reviewed by the SCA Board and the SCA Lawyer.

We encourage your positive comments, items you may disagree with, or any concerns you might have.

Please send your comments to vg@somerset98006.org

We will collect your comments and share them with the community as part of our ongoing effort to provide complete transparency. Please let us know if you do not want your comments shared.

We will hold an open community workshop in about 30 days to discuss the key issues identified in your comments and finalize the draft.

Once comments are incorporated, we will publish the updated guidelines for community acceptance.

As a reminder, our goal for this effort was to ensure the words in the View Guidelines were aligned with the words in the covenants, define what a view is and where views are observed, and identify the items the CRC should take into consideration when evaluating the effect and impairment of a view. Additionally, we defined several keywords in the Covenants.

We look forward to your input.

Steve Weidner
Co-chair View Guideline Committee

2026 Somerset View Guidelines
Working Draft 2 for Community Input
July 16, 2026

The Spirit of the Somerset View Guidelines

The spirit of the View Guidelines for Somerset (referred to as the Guidelines below) is to preserve the *View*s from a residence, as they were when the house was originally built.[1]

Note – Italic text indicates a reserved word with a specific definition. Please see the Definitions section below.

The Purpose of the Guidelines

These Guidelines are intended solely to assist property owners and the Covenant Review Committee (CRC) by describing considerations that may arise during plan review. They are advisory only and do not amend, supplement, or supersede the recorded Somerset Covenants (CC&R's). In the event of any inconsistency, the recorded CC&Rs control. The CRC retains the discretion granted by the CC&Rs to evaluate each application on its own facts and circumstances.

The View Guidelines are also intended to help property owners gauge how the CRC will assess requests to change/rebuild/remodel Somerset homes. They will also provide a reasonable, consistent, and transparent process for applying the Somerset Covenants **as they relate to views**.

The Guidelines are based on and aligned with the words in the Somerset Covenants. They provide a definition of a *View* or *View*s, the locations where *View*s are observable, and considerations for measuring the effect and impairment on a *View*. These Guidelines also provide definitions for various terms in the Somerset Covenants. Not all Somerset Covenants will contain all terms. These Guidelines will be applied consistently across all properties within divisions governed by the CRC.

Somerset Covenants

Somerset has many divisions with Covenants. A Covenant is a binding, enforceable legal document attached to a property's deed. The Covenants have similar but varied titles and will collectively be referred to as the Somerset Covenants or Covenants. The Covenants for the Somerset divisions are similar in wording, though there is some variance. You can find each division's Covenant at: https://www.somerset98006.org/covenants.html#/, along with a map of the Somerset divisions.

[1] The intent here is to preserve the view with respect to original structures, not vegetation. Therefore, for
For example, if a homeowner finds that an existing bush in a neighboring lot has been allowed to grow above the View Line, he/she can ask the CRC to review the situation and consider whether the View should be restored within the terms of the CC&Rs.

Covenant Breakdown Related to View

Below is a partial breakdown of Section 4 of the Covenants for most divisions, to help the community understand key elements regarding views and remodels.

They are:

The maximum height of any residence shall be established by the Building Committee as a part of the plan approval.

As to all improvements, constructions and alterations … the Building Committee shall have the right to refuse to approve:

- any design
- for any reason
- aesthetic or otherwise
- plan or color for such improvements
- construction or alterations which is not suitable or desirable

The Building Committee shall have the right to take into consideration:

- any and all factors which, in the Building Committee's opinion, shall affect the desirability or suitability
- effect or impairment that said structures will have on the view of the surrounding building sites
- the suitability of the proposed building or other structure
- the material of which is to be built
- the exterior color scheme
- to the site upon which it is proposed to erect the same
- harmony thereof with the surroundings

Questions for the Community: Should the section above be included in the View Guidelines, a Builder Guide to the Covenants, or some other document?

Below is an excerpt of the main section, but not the only section, of the Covenants that addresses *View*s:

> Building Committee shall have the right to take into **consideration** …the **effect** or **impairment** that said structures will have on the ***View*** of surrounding building sites… (bolding added for clarity – see Section 4 in most Covenants)[2]

Amendment 1 to the Somerset Covenants replaced the "Building Committee" (a committee managed and mostly resourced by that division's developer) with "Covenant Review Committee or CRC" (a committee supervised by the Somerset Community Association (SCA) Board and consisting of Somerset property owners). These Guidelines are used by the Covenant Review Committee, or CRC. Divisions S (Add),2, 3, 4, 6, 8, 9, 10, 14, 15, Ridge, H1, H2, H3, Crest, & Park, all signed Amendment 1. All Divisions should refer to the Building Committee as the Covenant Review Committee, or CRC, in this document.

[2] See each division's Covenants for exact language.

Approval Considerations

1. View Impairment Compliance

The CRC shall have the right to take into consideration the ***views*** and other factors listed in the Guidelines when considering whether a proposed structure or alteration will create a *View Impairment*. The Guidelines do not limit what the CRC shall have the right to consider when considering whether a proposed structure or alteration will create a *View Impairment*.

2. General Suitability and Consistency

Suitability and **Harmony** with the surrounding properties, including, but not limited to:

- The overall **Desirability** and **Suitability** of the structure to the site.
- Visual compatibility with existing architectural styles, rooflines, and established color palettes.
- The structure's **scale, mass, bulk, and volume** in relation to surrounding homes.

3. Other Environmental Factors

The CRC will consider adverse impacts on surrounding properties, including:

- The **Loss of natural light or sunlight** on neighboring properties and houses.
- **Light Pollution** caused by the remodel project, especially at night.
- **Privacy** of an Affected Neighbor.

Definitions

View

Below are three dictionary definitions of the term '*View*'.

> What you can see.[3]
> Extent or range of vision.[4]
> *View* refers to the right of a person to have an unobstructed outlook from the window of their home.[5]

The Somerset View Guidelines expand the definition of a *View* or *View*s by including, but not limited to, various *View* elements as defined by the 1) King County Department of Assessments Parcel Viewer, 2) other relevant Somerset view elements, and 3) universally accepted view elements. The CRC shall have the right to take into consideration any or all of the view elements below when assessing view impairment of proposed remodels and rebuilds, but is not limited to only the view elements listed in this document.

[3] https://www.oxfordlearnersdictionaries.com/definition/english/view_1, May 29, 2025
[4] https://www.merriam-webster.com/dictionary/view#dictionary-entry-1, May 29, 2025
[5] https://www.lsd.lwa, May 29, 2025

1) **King County View Elements**

Olympics, Cascades, Mount Rainier, Puget Sound, Lake Washington, Lake Sammamish, Territorial (further defined with examples in Appendix 1), Seattle Skyline, Lake/River/Creek, and Other *View*s.

2) **Other Somerset View Elements**

Mount Baker, Cascade Foothills, the City of Bellevue, including the territorial and downtown cores, all of Seattle and Mercer Island, Issaquah, other cities visible from Somerset, and the horizon.

3) **Universally Accepted View Elements**

Sunrises, sunsets, sky, or open sky.

*View*s can be seasonal. A house may have a *View* of one or more of the view elements in the winter but not in the summer because of deciduous trees outside of Somerset. The CRC shall consider the most expansive *View*, typically a wintertime *View*.

View is defined as the *View* or *View*s from the ***Observation Zone*** at the time the ***Living Space*** was originally built. See definitions below.

Living Space

A *Living Space* is the portion of the original built house where people spend time, typically a space where guests are invited to share, as opposed to transitory rooms where people pass through or come and go. The CRC generally classifies Living Spaces as living rooms, dining rooms, and kitchens, and shall have the right to take into consideration views from these and other rooms on a case-by-case basis, including, but not limited to, rec rooms, home offices, bedrooms, and decks, when assessing impacts on views. Transitory rooms are generally defined as, but not limited to, hallways, bathrooms, laundry rooms, and garages. The CRC shall have the right to take into consideration views from transitory rooms on a case-by-case basis. Examples can include, but are not limited to, laundry rooms that double as craft rooms, a garage with a shop where a person spends time, and a hallway or bathroom with a particular view.

Remodelers should ask, at a minimum:

What is the effect or impairment on the view of an Affected Neighbor in terms of market value and marketability of the affected property, and the intrinsic value or joy a person derives from their view?

Observation Zone

The *Observation Zone* is a reasonable and objectively defined area within an ***Affected Neighbor's Living Space*** where a ***View*** is observed when analyzing the **effect** or **impairment** that a proposed remodel or alteration will have on the ***View*** of the ***Affected Neighbor***. Houses may have multiple *Observation Zones*.

The *Observation Zone* is an area that is bound by horizontal lines that are 4' 7" and 5' 10" from the floor, along the entire opening of a window or glass door when measured 2' back from the inside of the window or door. See Figure 1 for an example of an *Observation Zone* in Appendix 2. The CRC shall have the right to

take into consideration other factors when assessing the measurement limitations of the *Observation Zone* on a case-by-case basis.

Standard processes and measurement tools shall be used when documenting the *Observation Zone*. Documentation of standard processes and tools is maintained in a separate document developed by the CRC and should be available on the Somerset98006 website.

View Line

An imaginary line formed by following the rooflines of the homes visible from the Observation Zone in an image projected onto a two-dimensional vertical plane in front of the Observation Zone, e.g., window glass.

Question for the community: The paragraph above has led to differing opinions on where to set the *View Line*. Is the View Line the houses across the street, at the edge of a division, at the edge of Somerset boundaries, or beyond?

Please provide your preferred location for the View Line and send us pictures of the View Line of your house or other houses. Please draw a line where you feel the View Line should be set. Also, please indicate if we can use your picture as an example in the View Guidelines.

The *View Line* follows projections that are part of the house, e.g., chimneys, but not satellite dishes. When two/more homes overlap, the *View Line* follows the highest points of the rooflines of the overlapping homes. When adjacent houses' images do not overlap, the *View Line* connects the lowest points of the rooflines of the adjacent homes and drops to the existing or future Covenant-approved fence line between the houses. The *View Line* does not follow any vegetation (although vegetation is subject to other covenant restrictions that are *View-reserving* in nature). The CRC can deny approval of any new construction or exterior alteration if any part of the proposed structure is deemed a ***View Impairment***.

The View Line shall not be construed such that all roof lines are limited to their existing roof lines. This is consistent with past CRC rulings.

See Appendix 3 for illustrations and examples of the *View Line*.

Ridgeline

The CRC shall have the right to take into consideration Ridgelines when evaluating an effect or impairment on a view.

Grandfathered Tree

A Tree that existed at the time that the applicable covenants were first recorded. The developers cleared each division prior to building and selectively retained specific mature trees. The CRC relies on photographic evidence of a property to assess tree existence at the time the covenants were recorded. Seedlings and saplings existing at the time the covenants were recorded are not considered ***Grandfathered***.

Affected Neighbor

An owner of a lot whose house contains a ***Living Space***, from which a ***View*** is observable, is considered an *Affected Neighbor* if a visual survey conducted from any point within the *Observation Zone* in the relevant ***Living Space*** shows that the proposed remodel or alteration affects their view. Affected Neighbors can be several streets from the proposed remodel or alteration location.

Outlook

See Appendix.

Effect

The impact of the construction on neighboring properties.

Impairment

The degree to which a structure or vegetation weakens or reduces the value or enjoyment of a view.

Aesthetic

The visual appearance or architectural attractiveness of a structure, including style, proportions, color, materials, and overall design character.

Language of the Guideline

The *View* that this Guideline is intended to preserve is the *View* that is observable from the *Observation Zone* at the time the original *Living Space* was built.

New View Created from Remodeling

A newly created *View* resulting from rebuilding or reorganization of the interior of the house may create a new *View* that is generally NOT considered under this guideline. Only the home's original *View* is considered.[6]

External Decks

Any external deck attached to the home must be located at the same elevation as the internal *Living Space* floor plan. There cannot be any decks on the rooftops of houses. Any external deck that meets this criterion must also not impair V*iew*s.

Trees

Somerset is a community where ***Views*** add value to homes. Many Divisions have covenants that read:

> No trees of any type, other than those existing at the time these restrictive covenants [. . .] are filed, shall be allowed to grow more than twenty (20) feet in height, provided they do not unnecessarily interfere with the *View* of another residence . . . The [CRC] shall be the sole judge in deciding whether there has been such an interference.
>
> *See, e.g.,* Protective Covenants of Somerset Highlands 1, as amended January 1, 1998, Auditors File No. 9712311347, ¶9.

The 20' provision means two things. First, "new" trees shall not be allowed to grow more than twenty (20) feet. Second, the twenty (20) foot height restriction does not apply to Grandfathered

Trees, provided they do not unnecessarily interfere with the *View* of another residence. If either Tree unnecessarily interferes with the *View* of another residence, it must be trimmed to a lower height so the resulting *View* restoration is sufficient to prevent the Tree from "unnecessarily interfering with the *View* of another residence."

Roof Tops

Roof tops need to be as non-reflective as possible (matte) and of a color that won't create a glare (generally darker colors such as black, brown, and dark gray) so as to minimize reflection and distract from the *View*s of surrounding residences.

Final authority

In cases where the covenant language, together with the definitions of the terms, does not provide clear guidance, the CRC will evaluate the case in terms of covenant intent. The CRC has the final authority for clarification in such cases. The CRC will apply the View Guidelines of Somerset, including Appendices, to maintain fair and comparable decisions across all homes in the divisions that elected to be governed by the CRC.

View Guidelines Acceptance Processes

Any proposed changes to the View Guidelines will be shared with all residents for community input.

Appendix to the 2026 Somerset View Guidelines

Working Draft 2 for Community Input

July 16, 2026

Appendix 1 - Territorial Views

Territorial views are included as a view element because territorial views are recognized as a view element by the King County Department of Assessments (KCDA), the governmental agency with the authority and responsibility for determining if a view exists and if that view has a taxable value. The KCDA recognizes territorial views in the King County Department of Assessments' Parcel Viewer (https://gismaps.kingcounty.gov/parcelviewer2/). Territorial views have value. This value may be monetary or intangible. KCDA assigns ratings of None, Fair, Average, Good, and Excellent and applies a percentage to each (see the KCDA definition below). KCDA applies only the highest view % to Baseland. See page 15 of the KCDA 2024 report for Somerset (link below). Because Somerset views often include Lake Washington, mountains, city skylines, and territorial views, the territorial view element may not affect the monetary taxable value. Territorial views in Somerset may not change the value of a real estate appraisal for similar reasons.

This, however, does not mean that territorial views lack value. They have intangible value and marketing value. It is common sense that if two identical houses, one has a territorial view and the without, the one with the territorial view will be more desirable and marketable. Intangible value is often in the 'eye of the beholder' and difficult to quantify. Territorial views have intangible intrinsic aesthetic value, subjective appeal, and are generally more desirable than the absence of such views. It is the responsibility of the CRC to use its judgment to consider the effect and impairment on the monetary and intangible value of territorial views.

The following View Definitions were provided by KCDA.

View Definitions

To be coded as relative to quality of view considering relative market value impact. Items to consider when coding view are horizontal/vertical expanse, quality of subject view, obstructions to the view, among others. The following are general guidelines.

Fair = (Puget Sound, Lake Washington, and Lake Sammamish only)
View is marginal, very limited, with primary obstructions.

Average = View is a consideration in the value of the property but not a major item. It is limited in horizontal expanse or part of the view is unattractive, or there are major obstructions outside of the control of the property owner.

Good = View is one that adds substantially to the value of the property but has some limits to horizontal expanse, may have unattractive features within the view, and has some obstructions that are outside the control of the owner.

Excellent= View becomes a dominant consideration in the value of the property. It usually covers a wide expanse horizontally and is of interesting area and all obstructions, if any, to the view are within the control of the property owner.

Access to the KCDA 2024 report for Somerset:
https://kingcounty.gov/en/dept/assessor/buildings-and-property/property-value-and-information/reports/area-reports/2024/residential-southeast/-/media/king-county/depts/assessor/buildings-property/reports/area-reports/2024/residential/031-.pdf

Territorial View Definition

A territorial view is generally defined as a broad, scenic perspective of the surrounding local landscape, generally comprising of rolling hills, valleys, or forested areas, rather than a specific, high-demand landmark like an ocean, lake, or mountain. It can also include a wide-angle look over a residential area, often from an elevated position.

Questions for the Community: Would you please send us marked-up photos of your territorial views for inclusion in the View Guidelines?

Appendix 2 - Observation Zone

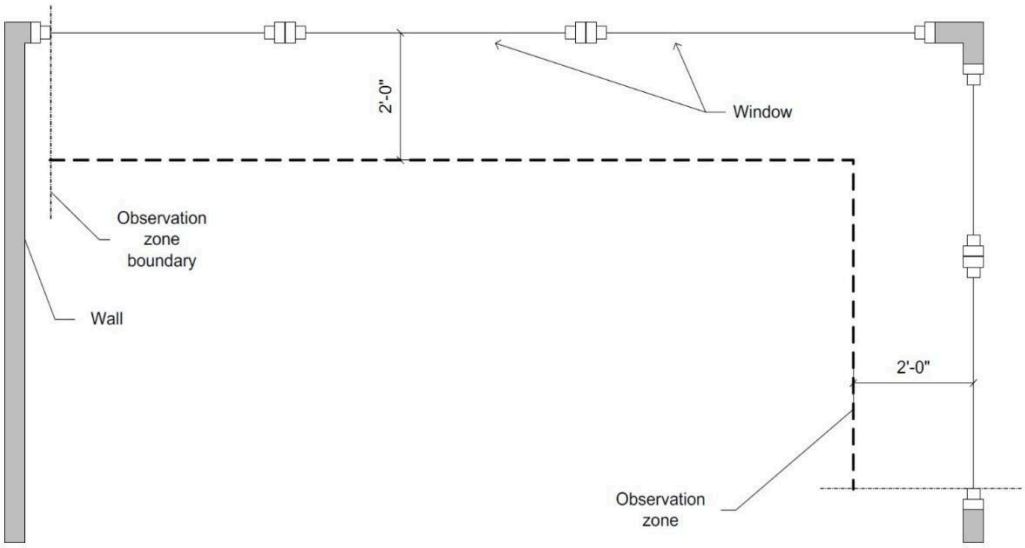


Figure XX - Example of an Observation Zone

Rationale for Selection of *Observation Zone*

The goal of this analysis was to ensure residence views in Somerset would be visible to at least 95% of the adult population of the United States from a standing position at a comfortable distance from the window glass of the main living areas of the home.

This required knowing the height of a plane parallel to the floor, above which the eyeballs of at least 95% of adult population of the United States would be, if they were standing. This would be taking the lower height value of the 5% female and the higher height value of the 95% male to be used in view obstruction reviews and remodel reviews.

According to the National Health and Human Services Anthropometric Reference Data for 2007 thru 2010 Series 11, Number 252 dated October 2012, 95% of all women are greater than or equal to 4’ 11” and 95% of all males are less than or equal to 6’ 2”. Taking an empirical average distance from the top of the head to pupil of the eyes of 4”, the *Observation Zone* height is 4’ 7” from the floor or a 5’ 10” from the floor. A 2-foot distance from the window was chosen as a comfortable viewing distance which is approximately an arm’s length.

Page 14 □ Series 11, No. 252

Table 10. Height in inches for females aged 20 and over and number of examined persons, mean, standard error of the mean, and selected percentiles, by race and ethnicity and age: United States, 2007–2010

Race and ethnicity and age	Number of examined persons	Mean	Standard error of the mean	Percentile								
				5th	10th	15th	25th	50th	75th	85th	90th	95th
				Inches								
All racial and ethnic groups[1]												
20 years and over	5,971	63.8	0.05	59.3	60.3	60.9	61.9	63.8	65.7	66.6	67.3	68.4
20–29 years	980	64.2	0.09	59.9	60.6	61.3	62.2	64.1	66.0	67.0	67.6	68.9

Table 12. Height in inches for males aged 20 and over and number of examined persons, mean, standard error of the mean, and selected percentiles, by race and ethnicity and age: United States, 2007–2010

Race and ethnicity and age	Number of examined persons	Mean	Standard error of the mean	Percentile								
				5th	10th	15th	25th	50th	75th	85th	90th	95th
All racial and ethnic groups[1]				Inches								
20 years and over	5,647	69.3	0.08	64.3	65.4	66.2	67.3	69.3	71.2	72.3	73.0	74.1
20–29 years	895	69.4	0.13	64.4	65.5	66.5	67.4	69.4	71.5	72.6	73.1	74.1

Appendix 3 - *View Line Examples*

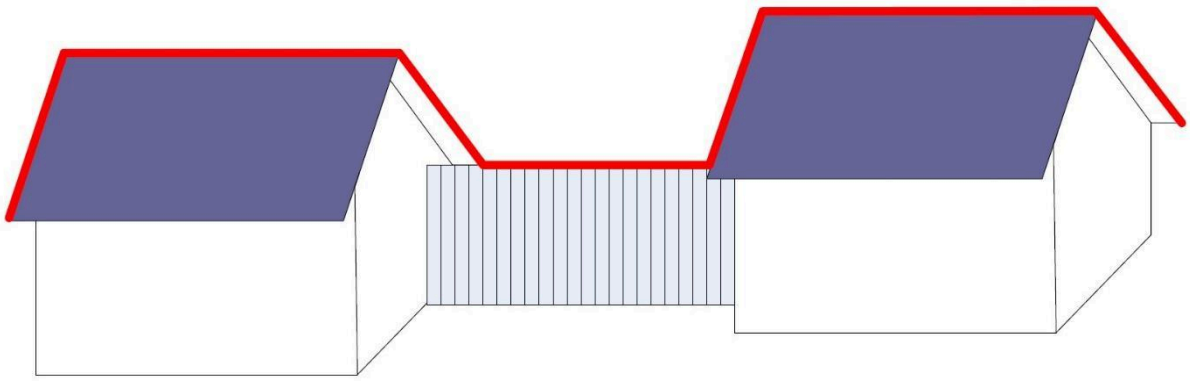


Figure 3.1 - Example drawing of a View Line



Figure 3.2 Owner Submitted View Line

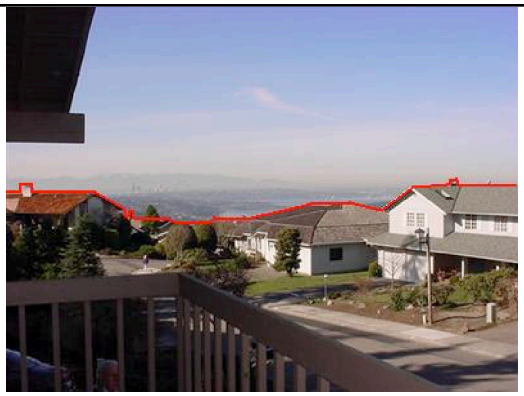


Figure 3.3 Owner Submitted View Line



Figure 3.4 Owner Submitted View Line

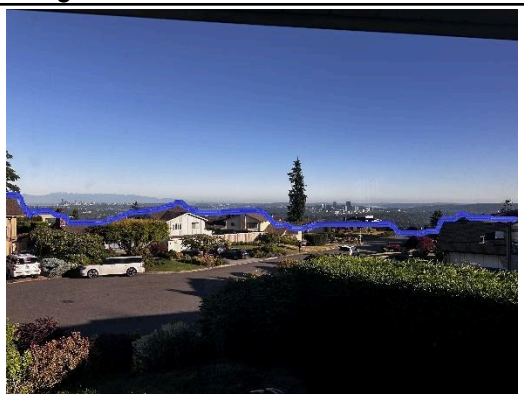


Figure 3.5 Owner Submitted View Line

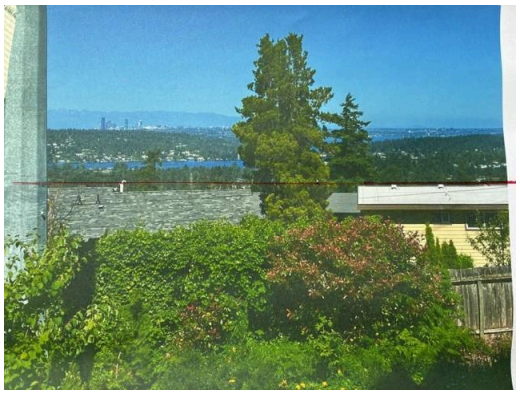
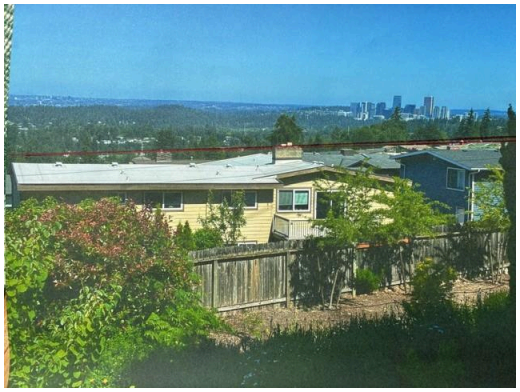




Figure 3.6 Owner Submitted View Line	Figure 3.7 Owner Submitted View Line
	
Figure 3.8 Owner Submitted View Line	Figure 3.9 Owner Submitted View Line

Appendix 4 – Ridgelines

Question for the Community: Would you please send us pictures of Ridgelines in Somerset? We are also looking for someone who has a drone and can provide photos and videos of the Ridgelines, which are often best viewed from an elevated perspective. Be sure to provide a location where the photos are taken.

Below is an example of a Ridgeline in Somerset:



Figure 4.1 Street Level View of Consistent *Ridgeline* Following Street Topography on 4600 block of Somerset Drive SE facing north.

Question for the Community: Which of the definitions should be part of the View Guidelines and which ones should be removed from the View Guidelines and placed in another document once created, such as a Builder Guide to the Covenants or some other location?

Per the Covenants, the CRC may consider any and all factors which, in the CRC's opinion, could have an effect or impairment on a view (see Covenants for exact wording).

This includes, but is not limited to, the following:

Desirability

Desirability means the extent to which a proposed Improvement maintains or enhances the aesthetic, functional, and property-value characteristics that make the Community an attractive and appealing place to live. It is desirable to maintain Homeowners' property values and *Views*, to preserve the character of the neighborhood and residents' enjoyment.

In determining desirability, the CRC may consider, along with other items:

1. **Contribution to Community Appearance** – Whether the Improvement enhances or detracts from the visual quality of the streetscape and overall neighborhood.
2. **Avoidance of Visual or Functional Detriment** – Whether the Improvement prevents unsightly, inconsistent, or disruptive features that would negatively affect the Community.
3. **Appropriateness of Design Elements** – Whether the Improvement avoids bold or extreme deviations in style, color, materials, or form that would detract from the desirability of the neighborhood.
4. **Long-Term Community Appeal** – Whether the Improvement contributes positively to the long-term attractiveness and marketability of the Community.

Harmony

Harmony means visual compatibility between a proposed Improvement and its surrounding environment, including neighboring homes, streetscape, ridgelines, setbacks, natural features, and the established architectural character of the community. It is coherence rather than uniformity and does not clash with the neighborhood's established character.

To assess harmony, the CRC may consider, along with other items:

1. **Architectural Style** – Compatibility of form, roof design, ridgelines, window patterns, massing, and character.
2. **Scale & Proportion** – Whether the size, height, and bulk of the Improvement is appropriate relative to its Lot and adjacent homes.
3. **Materials** – Consistency of exterior materials with those predominantly used within the Community.
4. **Colors & Finishes** – Use of colors that complement, rather than conflict with, the overall community palette.
5. **Location & Orientation** – Placement of structures to avoid visual dominance, view obstruction, or privacy impacts.

6. **Landscape Integration** – Use of plantings or screening to achieve a cohesive appearance.
7. **Neighborhood Character** – Preservation of the visual qualities, identity, and expectations that define the Community's planned environment.

The absence of identical features shall not constitute a lack of harmony.
Harmony is achieved when the Improvement does not appear visually disruptive or inconsistent with its surroundings.

Suitability

Suitability means the appropriateness of a proposed Improvement in relation to its Lot, the physical environment, neighboring properties, and the established character of the community. Visual compatibility with surroundings, non-interference with *View*s or privacy, and fit for the purposes of the community.

In determining suitability, the CRC may consider, along with other items:

1. **Scale & Massing** – Whether the height, bulk, and footprint of the Improvement are appropriate for the Lot and do not overwhelm its space.
2. **Impact on Neighboring Properties** – Whether the Improvement avoids creating impacts on privacy, view patterns, light and light pollution, , or visual impairment of views.
3. **Integration with Surroundings** – Whether the Improvement fits appropriately with adjacent homes, the streetscape, and natural site features.

Privacy

Privacy means ensuring that Improvements do not create new line-of-sight intrusions into the private areas of neighboring houses or lots, and that new construction is designed and located in a way that respects established expectations of residential privacy within the community.

In evaluating privacy impacts, the CRC shall consider:

1. Window & Opening Placement

Whether the location, size, orientation, and height of windows, decks, balconies, or other openings create direct sightlines into neighboring home and property elements.

● Committee may require mitigation including

● relocation or resizing of openings

● use of obscured glass

● landscape screening

2. Height & Massing Effects on Neighboring Privacy

Whether increases in building height or massing (e.g., second-story additions,) create new vantage points overlooking private areas on adjacent Lots.

The Committee may deny or condition plan approval if a proposed vantage point would produce a privacy loss.

3. Outdoor Living Area Placement

Whether elevated decks, terraces, or exterior stairs create privacy impacts due to their elevation, orientation, or use.

The CRC may require mitigation including:

● screening structures or landscaping

● 6. Pre-Existing Privacy Expectations

Whether the Improvement alters privacy conditions in a way that is inconsistent with what a reasonable resident in the community would expect based on:

● the original design of the development

● the typical separation between homes

● existing sightlines

● the community's layout and elevation patterns

Light Pollution

Light Pollution means artificial lighting from an Improvement that creates brightness, glare, spillover, or nighttime illumination that interferes with the view of neighboring Lots or disrupts the overall nighttime environment of the Community."

Exterior lighting is an important safety feature for residents and guests, general street navigation, and as a crime deterrent. It is assumed that all homes will have adequate exterior lighting which meets these needs. Lighting used for those or other purposes must not be a nuisance or distraction to neighboring properties or traffic on the road or sidewalk.

In determining whether an Improvement causes Light Pollution, the Review Committee shall consider, along with other items:

1. Light Direction, Shielding & Containment

Whether exterior lighting is properly shielded, down-directed, and contained within the Lot so that light does not spill into neighboring windows, yards, or outdoor living areas.

CRC may require, along with other items:

- shielding or baffles
- downward orientation
- relocation of fixtures
- full cutoff or "dark-sky" compliant fixtures

2. Illumination Levels & Brightness

Whether the brightness, lumen output, or quantity of fixtures exceeds what is reasonably necessary for safety and normal residential use.

High-intensity floodlights, sport lighting, or excessive path lighting may constitute light pollution.

3. Glare & Visibility from Adjacent Lots

Whether lighting creates uncomfortable or distracting glare visible from adjacent properties.

CRC evaluates, along with other items:

- angle of light
- height of fixture
- reflective surfaces
- intensity and color of light

4. Hours of Operation & Duration

Whether exterior lights operate for excessive periods or during late-night hours, inconsistent with typical residential use.

The CRC may require limits on, along with other items:

- automatic timers
- motion sensor activation
- shutdown hours

5. Effect on Neighborhood Character & Nighttime Environment

Whether lighting undermines the community's intended nighttime atmosphere or creates visual disruption inconsistent with neighborhood standards.

View Perspective, Space, Openness

The CRC may take into consideration View Perspective, Space, and Openness when evaluating view impairments. A view does more than let a person look *at* something because it shapes how they experience the space they are *in*.

Appendix 6 - Outlook

1. Purpose

To maintain a reasonable sense of openness, air, and sky from designated Observation Zones. Outlook protection supplements View Corridor protection by addressing general spatial openness rather than specific sightlines.

2. Definition of Outlook

Outlook is the perceived expanse of open air, sky, and spatial depth visible from an Observation Zone. Outlook includes the shared sky plane and the general sense of openness within the Spatial Outlook area. Outlook does not depend on any specific landmark or directional view.

3. Evaluation Criteria

The CRC may determine that an improvement materially impacts Outlook only when one or more of the following conditions are present:

• Sky Exposure Reduction — The improvement noticeably reduces visible sky from the Observation Zone.
• Lateral Openness Reduction — The improvement introduces massing that meaningfully narrows perceived openness to either side of the primary viewing direction.
• Spatial Depth Reduction — The improvement creates a sense of enclosure or confinement by reducing perceived spatial depth.
• Dominance of Massing — The improvement visually dominates the Spatial Outlook area such that it becomes the primary visual element.

These criteria provide CRC discretion while ensuring decisions are tied to defined impacts.

4. Required Findings

Before determining that Outlook is materially impacted, the CRC must document findings that:

1. The impact is observable from the designated Observation Zone.
2. The impact is adverse, not merely different.
3. The impact results from new massing.
4. The impact is not based on aesthetic preference.
5. The impact is based solely on the criteria in Section 3.

5. Prohibited Bases for Decisions

Outlook determinations may not be based on:

• Personal taste or aesthetic preference
• Views from locations other than the Observation Zone

• Generalized concerns about neighborhood character
• Speculation about future impacts
• Any criterion not listed in Section 3

6. Allowable Encroachments

Improvements must be approved when they do not materially impact Outlook under Section 3, including:

• Architectural elements that do not noticeably reduce sky exposure
• Massing that does not meaningfully narrow lateral openness
• Improvements recessed or screened such that spatial openness is preserved
• Vegetation maintained below the level of noticeable impact
• Replacement of existing massing without increased height or bulk

7. Relationship to View Corridors

Outlook protection is independent of View Corridor protection. Compliance with View Corridor requirements does not guarantee compliance with Outlook requirements.

8. Enforcement

If the CRC determines that an improvement materially impacts Outlook, it may require modification or denial only to the extent necessary to mitigate the specific impact identified in its findings.

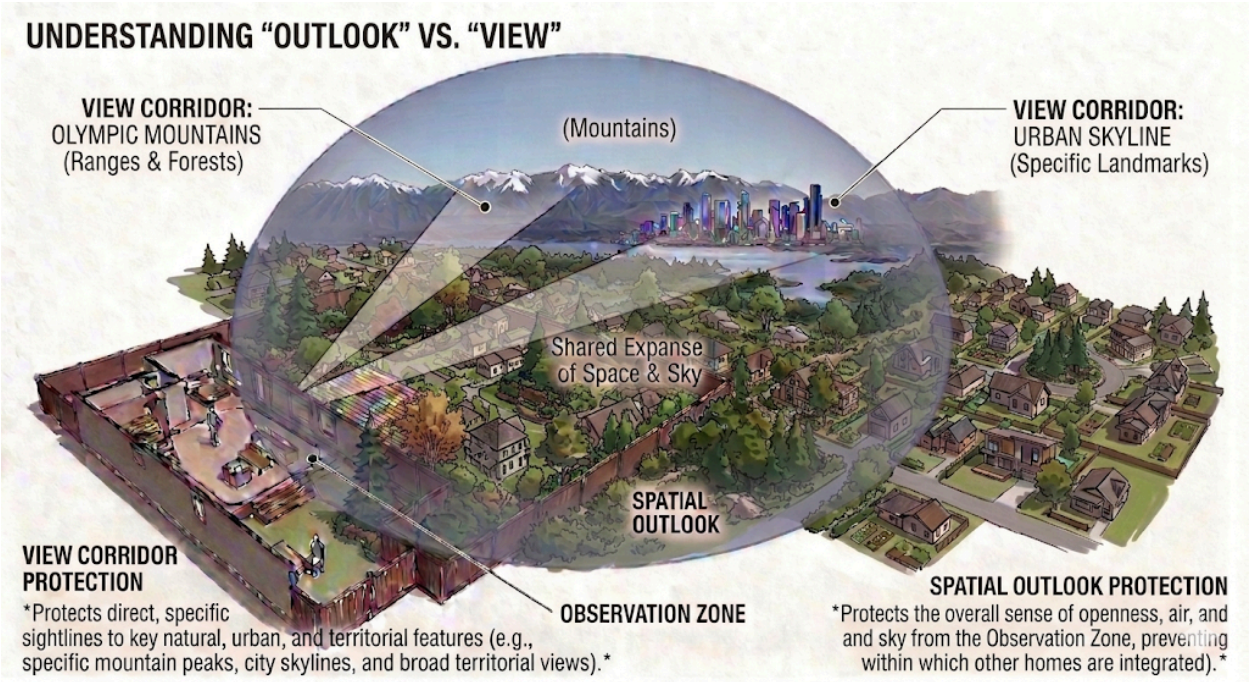


Figure 6.1 Conceptual Graphic of Outlook

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