

ORDINANCE NO. 2026-075

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF CELINA, BEING THE COMPREHENSIVE ZONING ORDINANCE, AMENDING ARTICLE 14.04, SITE DEVELOPMENT STANDARDS, PART FIVE, LIGHTING STANDARDS; PROVIDING FINDINGS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION, ENGROSSMENT, AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas, is home rule municipality located in Denton and Collin County, Texas created in accordance with the provisions of the Texas Local Government Code and the Texas Constitution and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council is empowered under section 51.072 of the Local Government Code to adopt ordinances and exercise authority incident to local self government, and under Chapter 211 of the Local Government Code to regulate land use within the City; and

WHEREAS, the Planning and Zoning Commission conducted a hearing to receive testimony from the public concerning this ordinance on July 23, 2026, after which it recommended that this ordinance be approved by the City Council; and

WHEREAS, the City Council conducted a hearing on August 11, 2026, to receive testimony from the public concerning this ordinance; and

WHEREAS, the City Council does hereby find and determine that the adoption of this Ordinance is necessary for the government, interest, welfare and good order of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City, and of the public health, safety and welfare. The foregoing premises are legislative findings of the City Council of the City.

SECTION 3

AMENDMENTS

3.01 That the City of Celina Code of Ordinances, Chapter 14: Zoning, Article 14.04 Site Development Standards, Part Five Lighting Standards, is hereby repealed and replaced, in its entirety, per the attached regulatory document in Attachment A.

SECTION 4

CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided, however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5

SAVINGS

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 6

SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative, or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal, or otherwise inapplicable, in whole or part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 7

PENALTY

Any person, firm, corporation or entity violating this Ordinance or any provision of the Zoning Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing days' violation under this Ordinance shall constitute a separate offense. The penal

provisions imposed under this Ordinance shall not preclude Celina from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
PUBLICATION AND EFFECTIVE DATE

This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 11th day of August 2026.

CITY OF CELINA



Ryan Tubbs, Mayor

ATTEST:



Ashley Owens, City Secretary



Attachment A
Revised Lighting Standards

ARTICLE IV – SITE DEVELOPMENT STANDARDS

PART FIVE, LIGHTING STANDARDS

Section 14.04.501 Lighting Administration.

- (a) **Purpose & Intent.** The purpose of this Section is to:
- (1) Provide adequate lighting in public spaces to ensure safety.
 - (2) Reduce the problems created by improperly designed and installed outdoor lighting.
 - (3) Eliminate problems of glare on operators of motor vehicles, pedestrians, and land uses.
 - (4) Minimize light trespass and light pollution.
 - (5) Reduce energy and financial costs of outdoor lighting by establishing regulations that limit the area onto which certain kinds of outdoor lighting fixtures may illuminate.
 - (6) Preserve the night sky as a natural resource and people's enjoyment of looking at the sky and stars.
- (b) **Enforcement.** The Director of Development Services or his designee is hereby empowered and directed to administer and enforce the provisions of Part 5 "Lighting Standards" of this zoning ordinance.
- (c) **Applicability.**
- (1) **New uses, buildings & additions.** All proposed new land uses or change of uses, developments, buildings, structures, or building additions of thirty percent (30%) or more in terms of additional dwelling units, gross floor area, seating capacity, or other expansion, either with a single addition or cumulative additions subsequent to the effective date of this provision, shall meet the requirements of this Code for the entire property. For all building additions of less than thirty percent (30%) cumulative, the applicant shall only have to meet the requirements of this Code for any new outdoor lighting provided.
 - (2) **Nonconforming use change.** Whenever a nonconforming use, structure, or lot is abandoned for a period of 180 consecutive days and then changed to a new use according to the requirements of Section 14.03.601, *New and Unlisted Uses* of the Zoning Ordinance, then any existing outdoor lighting shall be reviewed and brought into compliance as necessary for the entire building, structure or premises, to the maximum extent possible as determined by the Director.
 - (3) **Prior to code adoption.** Exterior lighting luminaries in existence on the October 8, 2019 adoption shall be considered "legally nonconforming." Such fixtures may be repaired, maintained, and replaced. The nonconforming bulbs within a fixture shall be replaced in conformance with this Section. However, exterior lighting luminaries existing on the October 8, 2019 adoption that are located on private non-residentially used property and are found to direct light or glare to residential properties may be declared a public nuisance if the level of illumination on residential property, which is caused by the luminaries, is greater than one-quarter ($\frac{1}{4}$) foot-candle. Such fixtures shall be altered or replaced to reduce the level of illumination on the residential property to a one-quarter ($\frac{1}{4}$) foot-candle within two (2) months of receiving a written notice of the violation from the City.
 - (4) **Fixture abandonment or damage.** In the event that an outdoor lighting fixture is abandoned or is damaged to the point of requiring repairs for safe operation, the repaired or replacement fixture shall comply with all the provisions of this Code.

Section 14.04.502 General Requirements.

The following standards shall apply to all exterior lighting except public street lighting and other lighting that is specifically exempted by this Section.

- (a) **Illumination Levels.**
- (1) Multi-family and non-residential uses should average no more than three (3) footcandles, and shall not exceed a maximum of ten (10) footcandles.
 - (2) Lighting under fuel canopies and car dealerships shall not exceed forty (40) footcandles. The

remainder of the property shall comply with non-residential standards, above.

- (3) The Director may consider single purpose safety lighting, such as ATMs, sports facilities, and swimming pools, to be in conformance with applicable national and/or state guidelines.
- (4) The Director may consider illumination levels contained in the *Illuminating Engineering Society of North America Lighting Handbook*, as amended from time to time, as a guide for providing minimum and safe illumination levels and measurement methods.
- (5) Staff may provide a minor modification in order to provide minimal safety illumination.

- (b) **Trespass.** Outdoor lighting shall be designed, installed, and maintained to prevent excessive spill-over onto adjacent properties. Illumination levels measured at or beyond a property line shall not exceed the following:
- (1) Zero (0) footcandle where adjacent to single-family residential attached and single-family detached districts.
 - (2) Three (3) footcandles where adjacent to multi-family, commercial, agricultural, industrial districts, and rights-of-way.
 - (3) Future Land Use: Staff may apply trespass limits based upon anticipated future land use of a parcel, as determined by the Future Land Use Plan.
 - (4) *Exception:* Illumination at interior property lines on contiguous lots in a multi-tenant, non-residential development may exceed the above criteria when necessary to provide safe and continuous operations of lighting of adjoining parking areas, fire lanes, public right-of-way, and interior access roadways.
 - (5) When a dispute arises regarding the district/use of an adjoining property and the allowed spill-over, the Director's decision shall have the authority to issue an administrative interpretation after providing the parties an opportunity to present relevant information. The director shall base his interpretation on the following:
 - i. Public safety considerations including pedestrian and vehicular safety;
 - ii. The minimum lighting levels reasonably necessary for the lawful use of the properties involved; and
 - iii. Applicable site planning and lighting design standards contained within Part 5 "Lighting Standards" of this zoning ordinance.

(c) **Light Pole Standards.**

- (1) **Height.** The maximum height for lighting standards (i.e. light poles) shall be measured from the grade, inclusive of the pedestal, to the top of ~~any~~ the light fixture. In general, the maximum height for light poles shall be:

Industrial zoning districts	35 feet
Industrial, multi-family, or non-residential district light poles located within 100 feet of a residential district or use	20 feet
Downtown zoning district	20 feet
All other light poles	30 feet

- (2) **Parking lot light poles.** All free-standing parking lot light poles shall have a maximum six (6) inch tall metal base. If a taller base is proposed, it shall be clad in Category A masonry that matches the primary building. All parking lot poles shall be placed within a landscaped area or other raised bed to distinguish it from the parking spaces and minimize vehicle contact.
- (3) All light fixtures shall be of a black or bronze color or constructed of masonry to match the primary building.

(d) **Requirements for Light Sources.**

- (1) Light sources or luminaries are prohibited in landscaped buffer areas and within required setback yard areas adjacent to single family residential, except on pedestrian walkways, hike & bike trails, and at site entrances.
- (2) Light for outdoor advertising shall be designed to function as full cutoff-type of luminaries. Lighting intended for outdoor advertising shall be directed downward (180 degrees with ground). The temporary

use of lasers and spotlights that project light into the sky may be allowed, subject to the restrictions of temporary outdoor lighting in Section 14.04.503, *Temporary Outdoor Lighting*, below, but are generally prohibited.

- (3) All luminaries located in non-residential zoning districts shall be designed so that the light source (bulb or lamp) is completely shielded from direct view at a point five (5) feet above grade at the lot line.
- (4) Wall lighting may be used to illuminate the pedestrian walkways, entrance areas, and yard areas within thirty (30) feet of the building. No roof lighting shall be used.
- (5) All luminaries mounted on walls, including egress lighting, or on freestanding poles must be shielded, full cut-off, and be directed downward (180 degrees with ground).
- (6) Lighting fixtures or sources of light that are included as a part of the canopy, including carports or covered walkways or other similar covered canopies, should be recessed into the underside of the canopy with no drop-down or visible bulbs or fixtures.
- (7) Externally illuminated signs, advertising displays, billboards, building identification, and monument signs shall use top mounted light fixtures that shine light downward and that are fully shielded or upward with pin-pointed light which are fully shielded. Building address numbers should be backlit.
- (8) Outdoor light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a very narrow cone of light for the purpose of confining the light to the object of interest and minimize spill-light and glare.
- (9) Lighting within or around commercial windows meant to draw attention to the business is prohibited.
- (10) Building facades and architectural features of buildings may be floodlighted or otherwise highlighted when the following conditions are met:
 - i. Floodlight fixtures are equipped with shields and are located so as to limit the fixture's direct light distribution to the façade or feature being illuminated;
 - ii. The light source from any floodlight shall not be directly visible from adjacent properties; and
 - iii. The maximum luminance of any floodlighted surface shall not exceed the foot-candles specified in the Illuminating Engineering Society of North America Lighting Handbook for floodlighting surfaces.
- (11) All exterior lighting shall be LED.
- (12) Shielding cannot be reflective or otherwise enhance the light source.
- (13) All luminaries and light sources subject to this Section shall be maintained and kept in good working order.
- (14) Staff shall maintain a lighting guide including visuals of appropriate light fixtures.

Section 14.04.503.....Temporary Outdoor Lighting.

- (a) Temporary outdoor lighting shall comply with Part 5 "Lighting Standards" of this Zoning Ordinance.
- (b) **Non-conforming temporary outdoor lighting**. An applicant may submit a detailed description and depiction of the proposed lighting plan to the director for review. Non-conforming temporary outdoor lighting may be permitted by the director only as part of a valid special events permit-and in consideration of the following:
 - (1) Nature of the exemption;
 - (2) Public or private benefits that would result from temporary lighting;
 - (3) Placement and type of light fixtures;
 - (4) Safety or nuisance concerns; and
 - (5) Duration of operation.

Section 14.04.504 Photometric Plan.

- (a) **Required Plan**. A photometric or lighting plan illustrating the exterior lighting that is proposed or modified shall be submitted for review with the civil construction plans for all new non-residential development, including multi-family, prior to issuance of any construction permit. The submission shall contain, but not be limited to the following:

- (1) Plans indicating the location of the exterior lighting on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices;
 - (2) Written description of the illuminating devices (including a visual depiction), fixture placement and specifications, pole heights, lamps, supports, reflectors, and other devices including, but not limited to, catalog cuts by manufacturers and drawings (including sections where required).
 - (3) Illumination values, in foot candles, for the subject property, as proposed.
 - (4) The photometric plan shall include a table which indicates the average foot candle measurement, the maximum foot candle measurement (at any hot spots), and the foot candle measurement at the property line.
 - (5) The City's standard notations shall be included on the photometric plan.
- (b) **Preparation of the Photometric Plan.** A certified engineer, architect, landscape architect, or lighting engineer/designer shall prepare the plan. The plan shall also contain a certification by the property owner or agent and the preparer of the plan that the exterior lighting depicted on the plan will comply with the requirements of this Ordinance after installation. Once the plan is approved by Planning staff, the exterior lighting of the property shall be constructed and installed according to the approved plan.
- (c) **Additional Submission.** The above required plans, descriptions and data shall be sufficiently complete to enable the reviewer to readily determine whether compliance with the requirements of this Section will be secured. If such plans, descriptions and data cannot enable this ready determination, by reason of the nature or configuration or the devices, fixtures, or lamps proposed, the applicant shall additionally submit as evidence of compliance to enable such determination such certified reports of tests as will do so provided that these tests shall have been performed and certified by a recognized testing laboratory.
- (d) **Lighting Survey.** The City may request a lighting survey, conducted by a third party of the City's choosing, prior to issuance of a Certificate of Occupancy, to be paid for by and at the Developer's expense. The City may request a lighting survey for existing properties based upon a valid complaint through Code Enforcement.
- (e) **Fixture substitution.** Should any outdoor light fixture need to be changed after a building permit and/or Certificate of Occupancy is issued, a change request shall be submitted to the director for review and approval prior to a substitution.

Section 14.04.505 Prohibited Lighting. The following are prohibited within the City of Celina:

- (a) **Design of Lighting.**
- (1) "Cobra head" type lighting fixtures that are not shielded and having dished, convex, or "drop" lenses or refractors.
 - (2) Unshielded light sources, excluding single-family residential lighting less than 60 watts.
 - (3) "Acorn" lighting.
 - (4) Decorative entrance lights, such as carriage lights, mounted on a wall adjacent to doorways may be allowed if the lighting does not constitute a nuisance.
- (b) **Moving or Flashing Lighting.**
- (1) Any lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation.
 - (2) Searchlights.
- (c) **Types of Lighting.**
- (1) Exposed neon lighting, except for open/closed signs hanging inside a building's door or window.
 - (2) Mercury vapor luminaires.
 - (3) Low-pressure sodium (LPS) and high-pressure sodium (HPS) luminaires.
 - (4) Metal Halide luminaires.
 - (5) Bull-head or flood lights on commercial property, unless downward facing (180 degrees with ground) and shielded.

Section 14.04.506 Exemptions. The following are exempt from the standards contained in the General Requirements section of the Lighting Standards:

- (a) **Decorative Seasonal Lighting.** The decorative seasonal lights shall be removed within a reasonable and customary time.
- (b) **Lighting for Single Family Residential.**
 - (1) Lamps have a power rating of less than or equal to seventy-five (75) watts;
 - (2) A cutoff component is incorporated in the design of the luminaries;
 - (3) The lighting level at the property line shall not exceed the maximum level specified within this Section; and
 - (4) The maximum lighting level at the property line may be exceeded in cases where the lamp is turned on and off by a motion sensor and the lamp is not on for a continuous period exceeding ten (10) minutes.
- (c) **Residential Party Lights for Social Gatherings.** Such temporary outdoor lighting includes, but are not limited to, strings of lights and lanterns.
- (d) **Translucent Signs.** Signs of the type constructed of translucent materials and wholly illuminated from within are exempt from the shielding requirement.
- (e) **Emergency Lighting.** Temporary emergency lighting used by police, fire fighters, or other emergency services, as well as all vehicular luminaries. Hazard warning luminaries, which are required by federal and state regulatory agencies.
- (f) **Outdoor Sports Fields.** Because of their unique requirement for nighttime visibility and their limited hours of operations, public and commercial ball diamonds, playing fields, and tennis courts, excluding HOA facilities, are exempt from the General Requirements of the Lighting Standards. Private ball diamonds, playing fields, and tennis courts on a single-family lot built as an accessory use to the home on that lot are subject to the requirements of this Section. Lighting for these public and commercial outdoor recreational uses shall be LED and shielded to minimize light and glare from spilling over onto residential properties.
- (g) **Exceptions.** The City may vary from the Lighting Standards for any municipal project or purpose, including any regulatory compliance.

Sections 14.04.507 – 14.04.600 Reserved.