

ORDINANCE NO. 2026-004

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 14.01, ADMINISTRATION, PART ONE, GENERAL PROVISIONS; ARTICLE 14.01, ADMINISTRATION, PART THREE, PROCEDURES; ARTICLE 14.02, ZONING DISTRICTS, PART TWO, RESIDENTIAL DISTRICTS; ARTICLE 14.03, USE REGULATIONS, PART TWO, ACCESSORY STRUCTURES; ARTICLE 14.03, USE REGULATIONS, PART FIVE, TEMPORARY LAND USES THAT REQUIRE CERTAIN CONDITIONS FOR APPROVAL; 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 December 18, 2025, after which it recommended that this ordinance be approved by the City Council; and

WHEREAS, the City Council conducted a hearing on January 13, 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 14.01 Administration, Part One General Provisions, is hereby amended, in part, per the attached regulatory document in Attachment A.

3.02 That the City of Celina Code of Ordinances, Chapter 14: Zoning, Article 14.01 Administration, Part Three Procedures, is hereby amended, in part, per the attached regulatory document in Attachment A.

3.03 That the City of Celina Code of Ordinances, Chapter 14: Zoning, Article 14.02 Zoning Districts, Part Two Residential Districts, is hereby amended, in part, per the attached regulatory document in Attachment A.

3.04 That the City of Celina Code of Ordinances, Chapter 14: Zoning, Article 14.03 Use Regulations, Part Two Accessory Structures, is hereby repealed and replaced, in its entirety, per the attached regulatory document in Attachment A.

3.05 That the City of Celina Code of Ordinances, Chapter 14: Zoning, Article 14.03 Use Regulations, Part Five Temporary Land Uses that Require Certain Conditions for Approval, is hereby amended, in part, 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

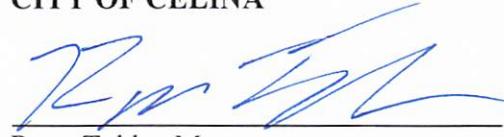
The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
PUBLICATION AND EFFECTIVE DATE

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

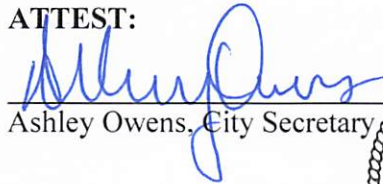
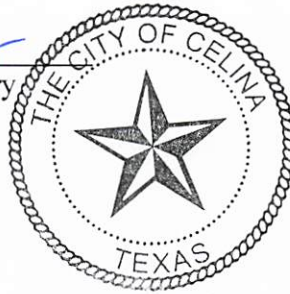
DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 13th day of January 2026.

CITY OF CELINA



Ryan Tubbs, Mayor

ATTEST:


Ashley Owens, City Secretary

Attachment A
Revised Accessory Standards

Section 14.01.115 Zoning Ordinance Definitions

Accessory Structure. Any structure, either attached or detached from the main building, the use of which is incidental to that of the main structure and located on the same lot. Accessory structures include, but are not limited to, patio covers, arbors, gazebos, cabanas, outdoor kitchens, recreational fire enclosures, trellis, ground mounted solar panels/devices, and structures/sheds or the like. A permit is required for accessory structures. (See Section 14.03.201 *Accessory Uses, General Information & Regulations* and Section 14.03.202 *Accessory Uses, Specific Accessory Structures*, respectively, for regulations)

Section 14.01.306 Site Plan Approval.

- (a) **Applicability.** Site plan review is required for non-residential development, multi-family development having four (4) or more dwelling units, mobile home parks, parking lot development (reconstruction and reconfiguration), and as otherwise required by the Director. Site plan approval is required prior to issuance of a building permit in order to ensure compliance with all provisions of the Zoning Ordinance, the Comprehensive Plan, the Thoroughfare Plan, and other applicable ordinances of the City of Celina.

Section 14.02.405 AG, Agricultural Zoning District.

- (a) **Height & Area Regulations.** The height of buildings, the minimum dimensions of lots and yards, and the minimum lot area permitted on any lot in Agricultural district shall be as follows:
 - (1) **Setback for agricultural buildings.** Agricultural accessory structures that contain livestock shall be set back from any single-family district a minimum of 100 feet.
- (b) **Other Applicable Regulations.**
 - (1) **Agricultural fencing.** If livestock (animals typically kept in pastures and/or stables and not in the home), then the restriction for fencing within the front yard setback shall not apply. Barbed wire is allowed on undeveloped land and for containment of livestock, but shall be removed at time of development. (see Article 14.04, Part Three, *Screening Walls & Fencing*).

ARTICLE III – USE REGULATIONS
PART TWO, ACCESSORY STRUCTURES

Section 14.03.201 General Information and Regulations for Accessory Structures.

- (a) **Definition.** An accessory building is defined as any structure, either attached or detached from the main dwelling or commercial building, the use of which is incidental to that of the main structure and located on the same lot. Accessory structures include, but are not limited to, detached garages and carports, patio covers, arbors, gazebos, cabanas, outdoor kitchens, recreational fire-pits, sheds, ground mounted solar panels/devices, and other enclosures. Agricultural accessory buildings include barns, stables, coops, or any enclosure designed to accommodate farming or ranching supplies, livestock, or fowl. Fences are not included in this definition of “accessory structure.”
- (b) **Permit Required.** An accessory structure that is less than or equal to 120 square feet (approximately 10’ X 12’) in size shall not be required to obtain a building permit, but shall meet all height and setback requirements of this article. An accessory structure that is greater than 120 square feet in size OR any size structure that is attached to the main building shall be required to have a building permit, be inspected by the City, and meet the requirements of this article. Any installation that involves trade related construction (M.E.P.) requires a building permit.
- (c) **General Provisions.**
- (1) **Attached structures.** Any enclosed structure that is attached to the principal building shall be considered an addition and shall comply with all the requirements for the principal structure, unless otherwise provided herein.
 - (2) **Detached structures.** Detached structures shall comply with the requirements set out in this article and may not be located in the front yard or between the primary structure and any street.
 - (3) **Residential Fences.** The smooth side of residential wooden fences must face outward with the posts on the inside.
 - (4) **Easements.** Accessory buildings shall not be located within or over an easement or right-of-way, unless approved in writing by the holder of the easement.
 - (5) **Not allowed in front yard.** Accessory structures shall not be located in the front yard area. This excludes temporary uses such as basketball hoops, bike, or skateboard ramps, or other moveable recreational devices. However, any such device shall be located entirely within the boundaries of the private property and shall not be placed in the right-of-way, the street, the sidewalk, or the parkway (defined as the grassy area between the sidewalk and the curb).
 - (6) **Utility lines.** All associated service and utility lines shall be buried.
 - (7) **Commercial Operations.** Accessory structures shall abide by the land uses allowed in the base zoning district. Commercial uses are not allowed in accessory structures and must occupy permanent structures.
 - (8) **Approval.** Building permits are approved by Building Services.
- (d) **General Development Standards for Accessory Buildings.**

ARTICLE III, TABLE 3			
Standards for Accessory Buildings			
MAXIMUM NUMBER, TYPE, AND SQUARE FOOTAGE PER LOT SIZE in RESIDENTIAL DISTRICTS			
	Less than one acre	1-3 acres	Greater than 3 acres
Max number of accessory structures	3	5	No limit
Max square footage of all accessory structures	600 or 25% of house square footage, whichever is greater	8,000	25,000

(e) **Architectural Standards for Accessory Buildings.**

- (1) Permanent and/or engineered foundations may be required per the adopted International Code.
- (2) Accessory structures less than 600 square feet shall be constructed of any material allowed and regulated in the International Building Code adopted by the City, and as amended.
- (3) Accessory structures that are 600 square feet or greater shall generally match the exteriors of the main structure in terms of building materials, percentages of materials, and color.
- (4) Detached garages 250 square feet or greater shall generally match the exteriors of the main structure in terms of building materials, percentages of materials, and color.
- (5) All accessory structures shall be muted shades of color that are subtle, neutral, or earthen tones.
- (6) Greenhouses may be constructed of glass, opaque plastic, and other all-weather material as listed in the adopted International Building Code;
- (7) Residential lots platted prior to 2018 are exempt from architectural standards applying to accessory structures, as are green houses, barns, and other valid agricultural use.

(f) **Setback & Siting Regulations for Accessory Structures.**

- (1) No accessory structures shall be located in front yards and may not be located between the primary structure and the street.
- (2) Accessory structures that are attached to the primary building shall observe the following setbacks:
 - a. Side yard setbacks shall abide by the setback of the governing zoning district.
 - b. Rear yard setback shall be five (5) feet
- (3) Detached accessory structures in residential zoning districts shall observe the following setbacks:
 - i. Typical setback shall be three (3) feet from all property lines.
 - ii. Side yard at corner setback shall be fifteen (15) feet from the property line.
 - iii. When a structure exceeds 250 square feet, a five (5) foot setback from all property lines applies.

Section 14.03.202 Regulations for Specific Accessory Structures.

These regulations supersede any general regulations listed in Section 14.03.201. However, if a standard is not specifically mentioned in the regulations, below, then the regulations stated in Section 14.03.201 apply. Building permits for the accessory structures listed below are approved by the Building Official.

(a) **Accessory Dwelling Unit (ADU) Regulations.**

- (1) An ADU is defined as a subordinate building/structure intended for habitation. ADUs shall not be permitted without a main building or primary use in existence and are subject to zoning district regulations.

- (2) ADUs are prohibited in all zoning districts other than the AG, Agricultural zoning district, SF-E, Single-Family Estate zoning district, or Downtown Code zoning district.
- (3) An ADU may not be sold separately from sale of the entire property, including the primary residential structure;
- (4) Utility services shall be metered by the same meter as that which serves the main structure on the premises;
- (5) ADUs shall abide by the same setback and height as accessory structures.
- (6) ADUs shall abide by Section 14.04.107, Design Standards for Residential Structures.
- (7) The total conditioned square footage of an ADU shall not exceed the square footage of the primary dwelling. An ADU may be attached to or separate from the main dwelling;
- (8) Only one ADU shall be allowed on any lot, and the ADU shall be clearly incidental to the primary residential structure.
- (8) The exterior facades of an ADU shall be consistent with the exteriors of the main structure in terms of building materials, percentages of materials, and color.

(b) **Commercial Accessory Structure Regulations.**

- (1) All structures located in non-residential, commercial, office, retail, industrial, and multi-family zoning districts, and structures associated with such land uses, are considered permanent, commercial buildings and shall obtain all necessary permits and inspections and abide by all applicable codes and masonry regulations.
- (2) Modular storage units, portable on demand storage containers, donation bins, kiosks or stands, cargo containers, and drop-off bins/trailers are considered accessory structures, if permanent. Temporary structures shall be visually mitigated by being placed outside of setbacks, generally behind the primary structure, outside of required parking and fire lanes, and only in association with seasonal needs or grand openings. The overall number of containers shall be limited to two (2) per lot, unless the scope of the commercial activity requires additional containers to be considered by staff.
- (3) Accessory structures with pervious roofs, such as decorative pergolas or arbors, may be constructed with fire-treated and rot-resistant wooden or comparable material.
- (4) Structures attempting to satisfy shade structure requirements shall utilize a solid, standing seam metal roof.
- (5) Columns shall be encased in masonry that matches the primary building.

(c) **Patios & Flatwork Regulations (Concrete or Pavers).-**

- (1) All patios, grading, and other residential flatwork require a building permit. Depending upon the scope of the work, a drainage plan may also be required.
- (2) All new parking, drives, and approaches shall be constructed with concrete to the City's engineering design criteria;
- (3) Any foundation or slab greater than 200 square feet shall be drawn to City standards and may require an engineer's seal;
- (4) Flatwork shall be set back a minimum of three (3) feet from any property line. Flatwork for AC units, trashcans, walkways, pool equipment, or similar installations may be reduced to two (2) feet from the side property line
- (5) Flatwork is not allowed in the front yard area, unless the flatwork is for a driveway for a front-loading garage or a lead walk serving the house. This shall not be interpreted to allow for enlarged driveways, whose width should match the width of the enclosed garage and not be expanded into the side yard setback. J-swing garages shall also be accommodated;

- (6) Nothing within this section allows the creation of a drainage hazard or issue, and all flatwork shall be sloped or graded to drain according to original civil design; and
 - (7) Paving is limited to twenty percent (20%) of total lot coverage, including the driveway but not including any patio, walkway, pool deck, sports courts or other paved feature.
- (d) **Swimming Pools, Spas, & Hot Tub Regulations.**
- (1) Shall not be located in the front yard area;
 - (2) Any in-ground installation shall be a minimum five (5) feet from any property line, retaining wall, and buildings. Anything closer than five (5) feet will require an engineered plan or meet the requirements of the International Pool and Spa Code as adopted with amendments.
 - (3) Associated decking or flatwork shall be a minimum three (3) feet from any property line.
- (e) **Temporary Building Regulations.**
- (1) Churches, cities, and public schools, regardless of the zoning district, may have a maximum of five (5) portable or modular buildings at any given time that are secondary to the primary facilities.
 - (2) Portable or modular buildings utilized by churches, cities, and public schools are exempt from the Architectural Standards listed in this Article.
 - (3) The siting of temporary buildings shall be selected to minimize visibility from the public right-of-way.
 - (4) Skirting for the temporary building is required, as is concrete pedestrian access, in addition to any required ramps.
 - (5) A stabilizing foundation in compliance with the approved building code shall be provided or appropriate tie-down systems, as approved by the Fire Department.
 - (6) All buildings shall be perpetually maintained and repaired in a safe, reasonably attractive condition by the property owner in a manner that protects against the elements, is structurally safe, and corrects any visual ills or other problems.

Section 14.03.501 The following temporary land uses require specific conditions to be met prior to the issuance of a building permit. These land uses are listed as C, Conditions Required, in the Schedule of Uses, since they shall meet the specific regulations listed below for each use prior to being issued a building permit.

- (b) Construction Yard or Field Office Regulations, Temporary.
 - (1) A “field office” is defined as a temporary building or structure used in connection with a development or construction project.
 - (2) A “construction yard” is associated with a field office and contains equipment and/or vehicles necessary for construction.
 - (3) A “sales office” is defined as a temporary building or structure that is open to the public and must provide ADA access and paved parking.
 - (4) Electrical connections shall be supplied by overhead or underground access – no open wiring lying directly on the ground shall be allowed.
 - (5) The Director shall determine whether or not the proposed location is appropriate and setbacks have been observed.

- (6) The Director shall determine whether the requested timeframe is appropriate.
- i. Temporary permits for "temporary buildings" shall be issued for a period of time not to exceed 18 months.
 - ii. Extensions may be granted only by the Director.