

CITY OF ROLLINGWOOD, TEXAS

ORDINANCE NO. 2025-03-19-11

**AN ORDINANCE OF THE CITY OF ROLLINGWOOD, TEXAS,
AMENDING CHAPTER 107, ARTICLE I TO ADD SECTION 107-5
(RESIDENTIAL LIGHTING MANUAL) AND ARTICLE II, DIVISION 2,
SECTION 107-82 (EXTERIOR LIGHTING REQUIREMENTS);
PROVIDING A SAVINGS CLAUSE, REPEALING CONFLICTING LAWS
AND ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, the City of Rollingwood is a General Law Type A City under the statutes of the State of Texas; and

WHEREAS, the Texas Local Government Code authorizes a municipality to adopt zoning regulations regarding the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes; and

WHEREAS, the Planning and Zoning Commission held a public hearing and made a recommendation to City Council on an amendment to the Zoning Code; and

WHEREAS, hereby finds and determines that the recommendation of the Planning and Zoning Commission is consistent with and does promote the public health, safety, morals, and general welfare of the Community; and

WHEREAS, the City Council hereby finds and determines that the recommendation of the Planning and Zoning Commission is consistent with the general plan for the City; and

WHEREAS, the Texas Local Government Code Chapter 217 authorizes a general law municipality to define and declare what constitutes a nuisance; and

WHEREAS, the Texas Local Government Code Chapter 217 authorizes a general law municipality to abate and remove a nuisance and punish by fine the person responsible for the nuisance; and

WHEREAS, the operation of outdoor lighting that violates established lighting standards or ordinances creates a public nuisance, particularly when the lighting, disturbs the peace and quiet enjoyment of neighboring properties; constitutes a safety hazard; interferes with the community's aesthetic or environmental quality; or creates significant light pollution affecting residents, businesses, or the broader natural environment.

WHEREAS, the City has complied with all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

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

SECTION 1. All the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. The City's Code of Ordinances Chapter 107, Zoning is amended to add Article 1, Section 107-5 Residential Lighting Manual and Article II, Division 2, Section 107-82 Exterior Lighting Requirements as follows:

Sec. 107-5. Residential lighting manual

The Residential Lighting Manual is a supporting document to the applicable lighting regulations contained in this Chapter and the Code of Ordinances of the City of Rollingwood and may contain illustrations, graphical representations, and examples. The Residential Lighting Manual may be adopted and updated from time to time by resolution approved by the City Council.

Sec. 107-82. Exterior Lighting requirements.

(a) Definitions: As used herein:

- (1) "Shielded" means "installed in such a manner that all light emitted by the fixture, either directly from the bulb or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal plane immediately beneath the fixture's lowest light-emitting part." See exhibit in the Residential Lighting Manual for examples of conforming and nonconforming light fixtures.
- (2) "Footcandle" as used herein shall mean: The illuminance produced on a surface one foot from a uniform point source of one candela and equal to one lumen per square foot.
- (3) "String Lights" means electric lights affixed to a wire, string, or cable, typically used for decorative purposes and often designed for temporary or festive installations, such as holiday lighting, patio ambiance, or special events.

(b) Applicability.

- (1) The regulations contained in this section are applicable to outdoor lighting fixtures installed on structures within the residential zoning district of the City.
- (2) All outdoor lighting fixtures existing and legally installed and operating before the effective date of this section, or installed pursuant to a permit approved prior to the effective date of this Section, shall be brought into conformance with this Section upon the earlier of: (1) an application for a

site plan or building permit for construction of a new building or modification of 50% or more of an existing structure, or (2) replacement or modification of an existing non-conforming fixture.

(c) Exemptions. The following are exempt from the provisions of this section:

- (1) Publicly maintained traffic control devices;
- (2) Street lights installed prior to the effective date of this section;
- (3) Temporary emergency lighting (fire, police, repair crews);
- (4) Lighting fixtures and illumination requirements imposed by TxDOT within TxDOT rights of way (ROW);
- (5) Moving vehicle lights;
- (6) Navigation lights (aircraft warning beacons on water towers and wireless transmission facilities) required by State or Federal law;
- (7) Signs and associated lighting that conform to the city's sign regulations in Chapter 24;
- (8) Seasonal decorations with lights in place illuminated no longer than sixty (60) days; and
- (9) Other temporary uses approved by the City Council (festivals, carnivals, fairs, night-time construction);
- (10) Unshielded decorative lights meeting the standard (not exceeding .25 footcandle which mimic natural gas flickering lights;
- (11) Uplighting in trees not to exceed 50 lumens from source reflection or support structures, provided that the light source shall not be visible from the horizontal plane, i.e. the luminaire must be fully shielded; and
- (12) String Lights provided that the emission of such lighting does not exceed 125 lumens per linear foot of line or square foot of space. These lights must be rated at or below 3000 Kelvin and can only be turned on between sunset and midnight; and
- (13) Motion activated security lights that are controlled by a timer that deactivates after no more than ten (10) minutes.

(d) General Standards. The following standards shall apply to all outdoor lighting installed after the effective date of this section:

- (1) Except for street lighting in public right of way, all exterior fixtures over 1,000 initial lamp lumens must be hooded or shielded so that the light source is not directly visible from adjacent properties or properties within 250 ft of light source. As directed by city building official a submittal of exterior light fixtures shall be included with the building permit plans that includes lumens output, color temperature and a physical description.

- (2) Lighting must have a color temperature of no more than 3000 Kelvins (K).
- (3) Exterior lighting may not exceed .25 footcandle across the source property line.
- (4) No light or illumination that flashes, moves, scrolls rotates, scintillates, blinks, flickers, varies in intensity or color, or uses intermittent electrical pulsations is permitted other than low voltage lights permitted under item 8 above for the limited period allowed in C8. Light fixtures may be controlled by a motion detector that deactivates fixtures after no more than 15 minutes.
- (5) Light fixtures shall be controlled by a timer that restricts activation to night time use only.
- (6) Private walkway light fixtures shall not exceed 385 lumens each.
- (7) Lighting within Required Yards. No light fixtures shall be installed in any required yard area, as defined in Section 107-76 of the Zoning ordinance, except for lighting installed in accordance with (6) above and for two light fixtures at a driveway entrance.
- (8) Landscape/yard lighting. Light fixtures used for illuminating landscape features shall not exceed 530 lumens.

(e) Enforcement. The city shall have the power to administer and enforce the provisions of this Section, as provided in this Chapter. Any violation of this Section is hereby declared to be a nuisance. A civil penalty of up to \$2,000 for each day a violation occurs may be assessed when it is shown that the defendant was actually notified of the provisions of this article and after receiving notice failed to take action necessary for compliance with this article.

SECTION 3. All provisions of the ordinances of the City of Rollingwood in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and all other provisions of the City of Rollingwood ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 5. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

APPROVED, PASSED AND ADOPTED by the City Council of the City of Rollingwood, Texas, on the _____ day of _____ 2025.

APPROVED:

Gavin Massingill, Mayor

ATTEST:

Makayla Rodriguez, City Secretary