

**TEXAS CHARTER TOWNSHIP
KALAMAZOO COUNTY, MICHIGAN**

ORDINANCE NO. 327

ADOPTED: October 23, 2017

EFFECTIVE: November 6, 2017

**ORDINANCE AMENDING THE TEXT OF THE ZONING ORDINANCE OF TEXAS
CHARTER TOWNSHIP TO ADD DEVELOPMENT STANDARDS FOR CERTAIN
ACCESSORY BUILDINGS IN RESIDENTIAL DISTRICTS**

TEXAS CHARTER TOWNSHIP ORDAINS:

SECTION 1. AMENDMENT.

The Township adopts the following amendments to Article 3, Chapter 36 “Clearzoning” of the Charter Township of Texas Code of Ordinances for the health, safety and welfare of its residents:

- I. Section 36-3.1.1, A - Agricultural District, Paragraph D, Development Standards to be amended to add development standards for a new category “Accessory Buildings” and to add an additional note as follows:

A. Accessory Buildings

- Accessory buildings less than 900 square feet or 2% of the front yard buildable area, whichever is less, are permitted in front yards on non-riparian lots provided the applicable minimum front yard setback is doubled.
- Front yard accessory buildings over 900 square feet may be granted a special exception use in accordance with Section 36.4.2.

B. Notes

- Only one face of a corner can be used to calculate the buildable front yard area.

- II. Section 36-3.1.2 - R-1 – Residential District, Single Family, Paragraph D, Development Standards to be amended to add development standards for a new category “Accessory Buildings” and to add an additional note as follows:

A. Accessory Buildings

- Accessory buildings less than 900 square feet or 2% of the front yard buildable area, whichever is less, are permitted in front yards on non-riparian lots provided the applicable minimum front yard setback is doubled.
- Front yard accessory buildings over 900 square feet may be granted a special exception use in accordance with Section 36.4.2.

B. Notes

- Only one face of a corner can be used to calculate the buildable front yard area.

III. Section 36-3.1.3 - R-1A – Residential District, Single Family, Paragraph D, Development Standards to be amended to add development standards for a new category “Accessory Buildings” and to add an additional note as follows:

A. Accessory Buildings

- Accessory buildings less than 900 square feet or 2% of the front yard buildable area, whichever is less, are permitted in front yards on non-riparian lots provided the applicable minimum front yard setback is doubled.
- Front yard accessory buildings over 900 square feet may be granted a special exception use in accordance with Section 36.4.2.

B. Notes

- Only one face of a corner can be used to calculate the buildable front yard area.

IV. Section 36-3.1.4 - R-2 – Residential District, Single Family, Paragraph D, Development Standards to be amended to add development standards for a new category “Accessory Buildings” and to add an additional note as follows:

A. Accessory Buildings

- Accessory buildings less than 900 square feet or 2% of the front yard buildable area, whichever is less, are permitted in front yards on non-riparian lots provided the applicable minimum front yard setback is doubled.
- Front yard accessory buildings over 900 square feet may be granted a special exception use in accordance with Section 36.4.2.

B. Notes

- Only one face of a corner can be used to calculate the buildable front yard area.

- V. Section 36-3.1.5 - R-3 – Residential District, Single & Two Family, Paragraph D, Development Standards to be amended to add development standards for a new category “Accessory Buildings” and to add an additional note as follows:

A. Accessory Buildings

- Accessory buildings less than 900 square feet or 2% of the front yard buildable area, whichever is less, are permitted in front yards on non-riparian lots provided the applicable minimum front yard setback is doubled.
- Front yard accessory buildings over 900 square feet may be granted a special exception use in accordance with Section 36.4.2.

B. Notes

- Only one face of a corner can be used to calculate the buildable front yard area.

- VI. Section 36-3.1.6 - R-4 – Residential District, Multiple Family, Paragraph D, Development Standards to be amended to add development standards for a new category “Accessory Buildings” and to add an additional note as follows:

A. Accessory Buildings

- Accessory buildings less than 900 square feet or 2% of the front yard buildable area, whichever is less, are permitted in front yards on non-riparian lots provided the applicable minimum front yard setback is doubled.
- Front yard accessory buildings over 900 square feet may be granted a special exception use in accordance with Section 36.4.2.

B. Notes

- Only one face of a corner can be used to calculate the buildable front yard area.

- VII. Section 36-3.1.7 - R-5 – Residential District, High Density, Multiple Family, Paragraph D, Development Standards to be amended to add development standards for a new category “Accessory Buildings” and to add an additional note as follows:

A. Accessory Buildings

- Accessory buildings less than 900 square feet or 2% of the front yard buildable area, whichever is less, are permitted in front yards on non-

riparian lots provided the applicable minimum front yard setback is doubled.

- Front yard accessory buildings over 900 square feet may be granted a special exception use in accordance with Section 36.4.2.

B. Notes

- Only one face of a corner can be used to calculate the buildable front yard area.

VIII. Section 36-3.1.8 - R-6 – Mobile Home Park District, Paragraph D, Development Standards to be amended to add development standards for a new category “Accessory Buildings” and to add an additional note as follows:

A. Accessory Buildings

- Accessory buildings less than 900 square feet or 2% of the front yard buildable area, whichever is less, are permitted in front yards on non-riparian lots provided the applicable minimum front yard setback is doubled.
- Front yard accessory buildings over 900 square feet may be granted a special exception use in accordance with Section 36.4.2.

B. Notes

- Only one face of a corner can be used to calculate the buildable front yard area.

IX. Section 36-3.1.21 - RC – Resource Conservation, Paragraph D, Development Standards to be amended to add development standards for a new category “Accessory Buildings” and to add an additional note as follows:

A. Accessory Buildings

- Accessory buildings less than 900 square feet or 2% of the front yard buildable area, whichever is less, are permitted in front yards on non-riparian lots provided the applicable minimum front yard setback is doubled.
- Front yard accessory buildings over 900 square feet may be granted a special exception use in accordance with Section 36.4.2.

B. Notes

- Only one face of a corner can be used to calculate the buildable front yard area.

SECTION 2. VALIDITY AND SEVERABILITY

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

SECTION 3. REPEALER CLAUSE

Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 4. EFFECTIVE DATE

This Ordinance shall take effect seven days after publication as provided by law.

Linda M. Kerr, Clerk
Charter Township of Texas
Kalamazoo County, MI