



**CHARTER TOWNSHIP OF TEXAS
ORDINANCE NO. 331**

**ORDINANCE AMENDING THE ZONING ORDINANCE OF TEXAS CHARTER
TOWNSHIP REGARDING EVENT CENTERS**

Adopted January 22, 2018

Published January 28, 2018

Effective February 6, 2018

TEXAS CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to Article 2.

Article 2, Section 2.2 of the Township's Zoning Ordinance entitled "Definitions" is hereby amended to add the following definition:

Banquet Hall/Event Center means a privately owned structure or area of property, including flexible interior space divided into various-sized spaces, used for the purposes of hosting meetings, public performances, private receptions or parties, banquets, weddings, or similar events and for commercial purposes or gain. All event centers shall comply with all requirements of this Ordinance and any other applicable provisions of any federal, state or local statute, ordinance, rule or regulation, including without limitation the Michigan Building, Electrical, Mechanical and Fire Codes.

Section 2. Amendments to Article 3.

Article 3, section 36-3.1.10.C.viii C-1 Commercial District, Local Special Exception Uses is hereby added to read as follows:

viii. Banquet Halls/Event Centers § 36-4.57

Article 3, section 36-3.1.11.C.xvii C-2 Commercial District, General Special Exception Uses is hereby added to read as follows:

xvii. Banquet Halls/ Event Centers §36-4.57

Article 3, section 36-3.1.12.C.ix C-3 Commercial District, Shopping Center Special Exception Uses is hereby added to read as follows:

ix. Banquet Halls/Event Centers § 36-4.57

Article 3, section 36-3.1.13.C.xix C-4 Commercial District, Highway Special Exception Uses is hereby added to read as follows:



xix. Banquet Halls/ Event Centers § 36-4.57

Article 3, section 36-3.1.18.C.xiv CBD Corners Business District Special Exception Uses is hereby added to read as follows:

xiv. Banquet Halls/Event Centers § 36-4.57

Article 3, section 36-3.1.14.C.xii I-1 Industrial District Special Exception Uses is hereby added to read as follows:

xii. Banquet Halls/Event Centers § 36-4.57

Section 3. Amendment to Article 4.

Section 36-4.57 Banquet Halls & Event Centers is hereby added to Article 4 of the Township’s Zoning Ordinance to read as follows:

36-4.57 Banquet Halls and Event Centers

Where permitted as a special use, in addition to the underlying district standards and site plan review requirements, the following standards shall apply:

1. **Hours of Operation** – During site plan review, the Planning Commission shall establish the hours and frequency of events hosted by the use in the special exception permit.
2. **Noise** – No unreasonable or unnecessarily loud noise or disturbance shall be created which shall be injurious to the health, peace or quiet of the residents and property owners of the township. Specifically, noise shall not exceed 80 decibels as measured at the property line between the hours of 7:00 a.m. and 10:00 p.m. In addition, noise shall not exceed 75 decibels as measured at the property line between the hours of 10:00 p.m. and 7:00 a.m.

Section 4. Amendment to Section 36-5.7.3

Section 36-5.7.3 of the Township’s Zoning Ordinance is hereby amended to add “Banquet Hall/Event Centers” to the minimum required parking spaces table consistent with “Restaurants and nightclubs.” The row, as amended, shall read as follows:

Restaurants, nightclubs and banquet/event centers	One parking space for each 100 square feet of gross floor area, plus one space per every two employees
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Section 5. 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 6. 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 7. Effective Date.

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