



**CHARTER TOWNSHIP OF TEXAS
NOTICE OF ADOPTION OF ORDINANCE NO. 337,
AN ORDINANCE TO AMEND THE TOWNSHIP'S ZONING ORDINANCE TO AMEND THE
DEFINITION OF "LOT OF RECORD"**

PLEASE TAKE NOTICE that at its regular meeting on June 25, 2018 the Township Board adopted Ordinance No. 337 entitled "An Ordinance to Amend the Township's Zoning Ordinance to Amend the Definition of 'Lot of Record.'" The following is a summary of the Ordinance. A true copy of the Ordinance, including any exhibits, is available for inspection at the Township Hall, 7110 West Q Avenue, Kalamazoo, Michigan 49009, and is posted on the website of the Charter Township of Texas, <http://www.texastownship.org>.

SECTION 1. AMEND SECTION 2.2 OF ZONING ORDINANCE.

This section amends the definition of "lot of record" in Section 2.2 of the Zoning Ordinance to add text indicated by boldface font below:

Lot of record means a lot established prior to August 17, 1963, the effective date of the Zoning Ordinance. Such lot is a buildable lot provided that building placement meets all dimensional standards except minimum lot area and lot frontage. If the boundary lines of a lot of record are altered or modified, the property is no longer a lot of record. **If two or more contiguous lots or parts of lots are under common ownership as shown in an instrument recorded with the Register of Deeds and consolidated under a single tax identification number, such lots or parts of lots shall be considered a single lot of record. No single lot of record that conforms to the requirements of the Zoning Ordinance for the zoning district in which it is located shall be changed or revert to a nonconforming lot of record. See Sec. 36-7.9.**

SECTION 2. VALIDITY AND SEVERABILITY.

This section provides that if 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.

This section provides that all other ordinances inconsistent with the provisions of this Ordinance are repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 4. EFFECTIVE DATE.

This section provides that the Ordinance shall be published and take effect seven days after publication as provided by law.

Linda Kerr, Clerk
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