



**CHARTER TOWNSHIP OF TEXAS
ORDINANCE NO. 343**

**ORDINANCE AMENDING THE ZONING ORDINANCE OF TEXAS CHARTER
TOWNSHIP REGARDING MINIMUM LOT AREA IN THE R3 DISTRICT**

**Adopted XXXX XX, 2019
Published XXXX XX, 2019
Effective XXXX XX, 2019**

TEXAS CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to Article 3.

Article 3, Section 36-3.1.5. R-3 Residential District, Single & Two Family is hereby amended to read as follows:

D. Development Standards

Lot Size

Minimum lot area	
Single Family (per dwelling unit)	14,500 sq ft w/sewer
	38,500 sq ft w/o sewer*
Two Family (per dwelling unit)	10,895 sq ft w/sewer*
	21,780 sq ft w/o sewer*

NOTES

*See Section 3.8 for development illustrations

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Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.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