



## **CHARTER TOWNSHIP OF TEXAS**

### **NOTICE OF POSTING OF ORDINANCES NO. 342, 343, and 344**

**PLEASE TAKE NOTICE** that at its regular meeting on April 22, 2019 the Township Board adopted Ordinance No. 342 Regarding Vehicle Sales and Repair; Ordinance 343 Regarding Minimum Lot Area in the R-3 District; and Ordinance 344 Regarding Signs. The following is a summary of the Ordinances. A true copy of the Ordinances, 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>

### **ORDINANCE 342 AMENDING THE ZONING ORDINANCE OF TEXAS CHARTER TOWNSHIP REGARDING VEHICLE SALES AND REPAIR**

#### **SECTION 1. AMENDMENT TO ARTICLE 2.**

Section 1 of the Ordinance amends Article 2, Section 2.2 of the Zoning Ordinance to add definitions for “vehicle repair, major” and “vehicle repair, minor”.

#### **SECTION 2. AMENDMENT TO ARTICLE 3.**

Section 2 of the Ordinance amends Article 3 of the Zoning Ordinance to add:

- “Vehicle sales” as a principal permitted use in the C-2 zoning district
- “Vehicle sales” and “Vehicle repair, minor” as principal permitted uses in the C-4 zoning district
- “Vehicle repair, major” as a special exception use in the C-4 zoning district

#### **SECTION 3. AMENDMENT TO ARTICLE 4.**

Section 3 of the Ordinance amends Article 4 of the Zoning Ordinance to provide standards for “Vehicle Sales” under section 36-4.3 and standards for “Vehicle Repair, Minor and Major” to section 36-4.7.

#### **SECTION 4. 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 5. REPEALER CLAUSE.**

This section provides that all other ordinances inconsistent with the provisions of this Ordinance are repealed to the extent necessary to give this Ordinance full force and effect.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 6. EFFECTIVE DATE.**



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

## **ORDINANCE 343 AMENDING THE ZONING ORDINANCE REGARDING MINIMUM LOT AREA IN THE R-3 DISTRICT**

### **SECTION 1. AMENDMENT OF ARTICLE 3.**

Section 1 of the Ordinance amends Article 3, Section 36-3.1.5 to amend the minimum lot area for single family and two family dwelling units with and without sewer (per dwelling unit) in the R-3 zoning district.

### **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 CLAUSE.**

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 take effect seven days after publication as provided by law.

## **ORDINANCE 344 AMENDING THE ZONING ORDINANCE OF TEXAS CHARTER TOWNSHIP REGARDING SIGNS**

**PLEASE TAKE NOTICE** that at its regular meeting on April 22, 2019 the Township Board adopted Ordinance No. 344 entitled “Ordinance Amending the Zoning Ordinance of Texas Charter Township Regarding Signs” (the “Ordinance”). 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. AMENDMENT TO ARTICLE 2.**

Section 1 of the Ordinance amends Article 2, Section 2.2 of the Zoning Ordinance to eliminate the definition of Highway identification sign.

### **SECTION 2. AMENDMENT TO ARTICLE 5.**



Section 2 of the Ordinance amends Section 36-5.8 6.A.ii Signs Allowed on Private Property with and without Permits to read, in its entirety, as follows:

ii. The height, area and number of signs on the lot conforms to the requirements specified in this section.

**SECTION 3. AMENDMENT TO ARTICLE 5.**

Section 3 of the Ordinance amends Table 36-5.8.6.C.i Freestanding Sign Dimension Requirements to amend requirements for Individual Use Signs in the I-1, I-3, EBT, and CBD districts, Multiple Use Signs in the CBD district, and to eliminate requirements for highway identification signs for non-residential uses not in the EBT district.

**SECTION 4. AMENDMENT TO ARTICLE 5.**

Section 4 of the Ordinance amends Table 36-5.8.6.C.ii Wall Sign Dimensional Standards to amend standards for multi-use building wall signs in all districts except the CBD district, and single-use building wall signs in the CBD district.

**SECTION 5. AMENDMENT TO ARTICLE 5.**

Section 5 of the Ordinance amends Section 36-5.8.6.C.iii.vi. Flagpoles to state that flagpoles shall not be located within the existing right-of-way.

**SECTION 6. AMENDMENT TO ARTICLE 5.**

Section 3 of the Ordinance amends Section 36-5.8.10. Existing Nonconforming signs to refer to Section 7.5 of the Zoning Ordinance regarding criteria for the Zoning Board of Appeals to consider when reviewing lawful nonconforming signs being replaced by another nonconforming sign. This section is also amended to state that words or symbols used in a message displayed on a lawful nonconforming sign may be changed under certain circumstances, except for signs that are nonconforming due to height.

**SECTION 7. 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 8. REPEALER CLAUSE.**

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 9. EFFECTIVE DATE.**



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

Linda M Kerr, Clerk, CMC, MPA  
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