



**CHARTER TOWNSHIP OF TEXAS
ORDINANCE NO. 346**

**ORDINANCE AMENDING THE ZONING ORDINANCE OF TEXAS CHARTER
TOWNSHIP REGARDING FRONT YARD ACCESSORY BUILDINGS**

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

TEXAS CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to Article 4.

Article 4, Section 4.2 of the Township's Zoning Ordinance entitled "Use Standards" is hereby amended to read as follows:

36-4.2

ACCESSORY BUILDINGS IN A, RC, R-1, R-1A AND R-2 ZONING DISTRICTS

Accessory buildings in A, RC, R-1, R-1A and R-2 zoning district front yards greater than 900 square feet or 2% of the front yard buildable area, whichever is less may be allowed as a special exception use if the following conditions are met:

1. though 3. Unchanged

Section 2. Amendment to Article 5.

Article 5, Section 5.13 of the Township's Zoning Ordinance entitled "Site Standards" is hereby amended to read as follows:

1. Accessory buildings, other than principal farm buildings where no residence is established, and buildings located on lots fronting lakes, ponds, streams or rivers, must be located in the rear or side yard according to the required setbacks in each zoning district, except for the following:
 - A. Parcels in the A, RC, R-1A, R-1, and R-2 zones may have 1 accessory building, up to 900 square feet, in the front yard provided it is setback 2 times the required front yard setback for the district where it is located. The maximum square footage of any front yard accessory building shall not exceed 2% of the front yard building envelope (with all setbacks deducted) or 900 square feet, whichever is lesser.
 - B. A front yard accessory building granted a special exception use permit by the Planning Commission under Section 36-4.2.
 - C. Unchanged
2. and 3. Unchanged



Section 3. 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 4. 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Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.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 5. Effective Date.

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