



**CHARTER TOWNSHIP OF TEXAS ORDINANCE NO. 371  
ORDINANCE TO AMEND THE CLEARZONING ORDINANCE  
REGARDING SECTIONS 36-2.2, 36-3.4, 36-4.1, AND 36-5.1.**

**Adopted:  
Published:  
Effective:**

**Section 1. Amendment to Article 2.**

Article 2, Section 2.2 of the Township's Zoning Ordinance entitled "Definitions" is hereby amended to add or update definitions as follows:

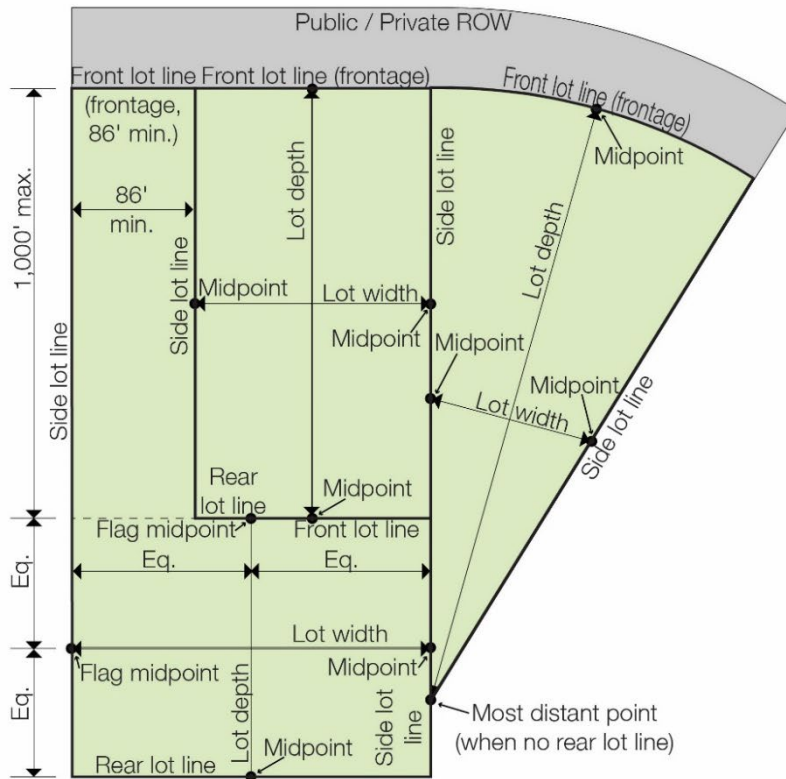
Section 2.2 Definitions

*Sport Court* means an outdoor pervious or impervious surface court (not including parking lots) designed for athletic purposes (i.e. basketball court, tennis court, pickleball court, soccer field, etc.) on a standalone pad, and/or on a field, including associated equipment such as basketball hoops, nets, etc.

*Lot Width* means the horizontal distance between the side property lines of a lot as measured from the midpoint of each side lot line. Lot width for a flag shaped lot shall be measured in the same manner using only the flag portion of the lot to determine midpoints as illustrated in the below figure.

*Lot Depth* means the horizontal distance between the front lot line and the rear lot line as measured from the midpoint of the front lot line to the midpoint of the rear lot line. Lot depth for a flag shaped lot shall be measured in the same manner using only the flag portion of the lot to determine midpoints as illustrated in the below figure. Unique lots without a rear lot line shall be measured from the midpoint of the front lot line to the most distant point as also illustrated in the below figure.

*(see next page for figure)*



Not to scale



### **Section 2. Amendment to Article 3.**

Article 3, Section 3.4 of the Township's Zoning Ordinance entitled "Notes to District Standards", specifically Section 3.4.2.D.ii entitled "For side and rear yards" is hereby amended to add the following:

Section 3.4.2.D.ii.e

- e. Decks attached to a principal building for single family, two-family or multiple family dwellings provided a 25-foot rear setback is maintained. Such encroachments on the side yard setback are not permitted. This shall not include covered and/or enclosed decks.

### **Section 3. Amendment to Article 4.**

Article 4, Section 4.1 of the Township's Zoning Ordinance entitled "Accessory Uses, Buildings, and Agricultural, Resources Conservation, and Residential Districts", specifically Section 4.1.2 currently entitled "Front Yard Accessory Buildings" is hereby amended to read as follows:

## 2. Front Yard Accessory Buildings and Sport Courts

A. One front yard accessory building and/or sport court is permitted on non-riparian parcels in the A, RC, R-1, R-1A, and R- 2 zones if the following standards can be met:

- i. The accessory building may not exceed 2% of the front yard building envelope or 900 square feet, whichever is lesser.
- ii. The accessory building must be setback at least twice the required front yard setback for the district where it is located.
- iii. The sport court may not exceed 50% of the front yard building envelope.
- iv. The sport court must adhere to the minimum required front yard setback for the district where it is located.
- v. An accessory building and sport court may be permitted on the same lot subject to adherence to the maximum impervious cover required for the district where it is located.
- vi. Sport court associated equipment shall not exceed maximum recognized dimensional standards for professional sports leagues. Field goal end posts are not permitted.
- vii. Fences surrounding a sport court may be permitted subject to the fencing requirements for the district where the sport court is located.

C. Special Exception Use. An otherwise permissible front yard accessory building or sport court that does not comply with the applicable size or lot coverage requirements may be permitted as a special exception use if approved by the Planning Commission subject to Section 36-6.3 and if the following conditions are met:

- viii. The accessory building is setback at least twice the required front yard setback for the zoning district in which it is located.
- ix. The sport court must adhere to the minimum required front yard setback for the district where it is located.
- x. The accessory building and/or sport court shall not have a material adverse impact on surrounding properties.

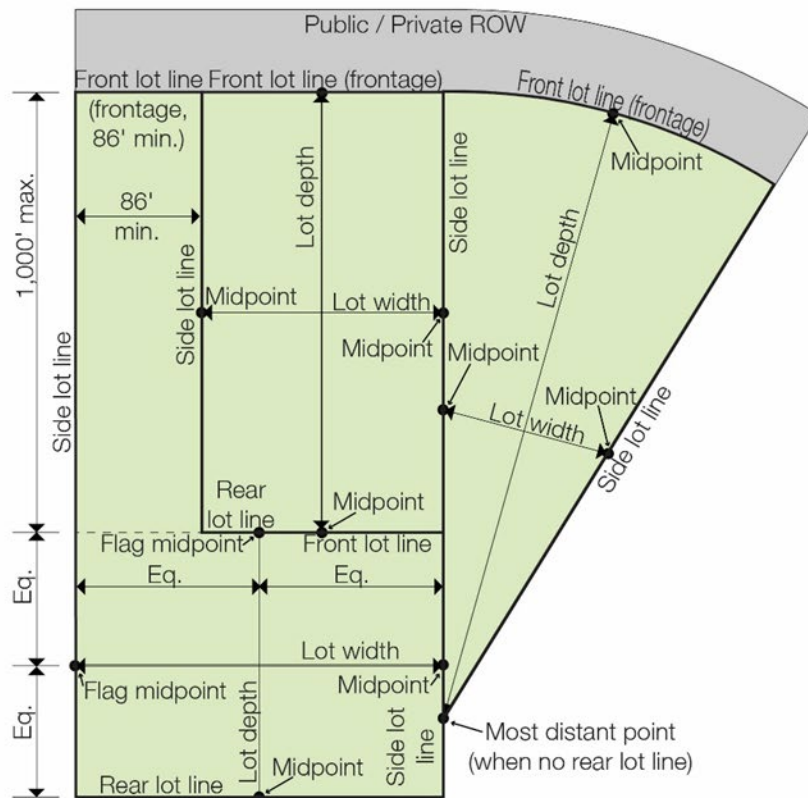
### **Section 4. Amendment to Article 5.**

Article 5, Section 5.1 of the Township's Zoning Ordinance entitled "Limitations On All Land & Structures" is hereby amended to add the following:

Sections 5.1.5 and 5.1.6

5. Lot frontage along a public road or approved private road containing marginally less than the minimum required frontage in accordance with the district standards may be reduced by a maximum of 1.5-percent in the R-1A, R-2, R-3, R-4 and R-5 districts. The frontage may be reduced by a maximum of 2-percent in the A and R-1 districts. Such lot frontage reductions shall not be applied to multiple family developments in the R-4 and R-5 districts.

6. Lot frontage along a public or approved private road may be reduced to a minimum of 86-feet for the purpose of access if the lot complies with all other district standards. The depth to width ratio calculation of each parcel created by a permitted land division, parcel combination or property line adjustment for a flag shaped lot shall exclude the long strip of land providing access to the flag portion of the lot. The access portion of the lot shall be a minimum of 86-feet wide, shall not exceed 1,000-feet in length, and contain two or fewer changes in direction, each creating an interior angle of not less than 135 degrees. Permitted changes in direction are for the purpose of traversing challenging natural features and topography but shall not be permitted if the access portion of the land does not return to the original direction as it meets with the flag portion of the lot. Flag shaped lots shall have setbacks for respective lot lines as illustrated in the below figure. The flag portion of the lot must meet all minimum dimensional standards. The long strip of land shall not be included in the minimum required lot area unless the land can be built upon while maintaining the minimum setback standards. Other flag shaped lots not meeting the criteria of this section shall not be permitted.



Not to scale

**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.