

**CHARTER TOWNSHIP OF COMSTOCK**

**ORDINANCE NO. 512**

**ADOPTED: JUNE 15, 2020**

**EFFECTIVE: EIGHT DAYS FOLLOWING  
PUBLICATION AFTER ADOPTION**

An Ordinance to adopt amendments to the Comstock Charter Township Zoning Ordinance to create the Comstock Center Zoning District; and to repeal all ordinances or parts of ordinances in conflict herewith.

**CHARTER TOWNSHIP OF COMSTOCK  
KALAMAZOO COUNTY, MICHIGAN**

**ORDAINS:**

**SECTION I  
ADDITION OF NEW SECTION, SECTION 14.50  
COMSTOCK CENTER DISTRICT**

The Comstock Charter Township Zoning Ordinance is hereby amended by adding a new Section 14.50, which section shall read as follows:

Sec. 14.50            Comstock Center District.

**Section 14.50.01 - Intent.**

The zoning ordinance regulates the intensity and use of development, which is appropriate in most areas of the Township. There are also areas within the Township in which the master plan and other planning documents place greater emphasis on regulating form and character of development as well as use and intensity of use. The Comstock Center District (CC) zones use form-based provisions to accomplish this, with a special sensitivity to the contextual relevance of four unique Comstock Center zones within the overall district. This unique zoning district allows the Township more flexibility to regulate land use for this important area to encourage a viable, dynamic mix of uses.

Physically, the Comstock Center District is focused on increased and sustained land use intensity and improved public amenities that are oriented as much to the needs of the pedestrian as to those of the automobile. The flexibility in use inherent in the overall CC provisions, paired with the prescriptive physical development regulations will result in a compact, walkable environment that creates new opportunities for investment while protecting positive attributes of the existing area.

Specifically, the CC will do the following:

- A. Promote economic development opportunities by allowing a wider range of potential uses and creative redevelopment techniques that will expand the variety of businesses in the area and the value of land.
- B. Promote mixed-use development in both a horizontal and vertical form.
- C. Ensure that development is of human scale, primarily pedestrian-oriented and designed to create attractive streetscapes and pedestrian spaces.
- D. Provide a simple, predictable, efficient way to allow innovative development that would otherwise require special planning procedures.
- E. Encourage the expansion of the residential element within Comstock Center to build upon the mixed use environment.
- F. Allow for a development pattern in which new buildings and building modifications enhance and improve upon the character of the built environment and work toward implementing the Vision 2025 Master Plan and Comstock Center Place Plan for Redevelopment and Prosperity.
- G. Orient building entrances and storefronts to the street to add visual interest, increase pedestrian traffic, create outdoor spaces and for place-making.
- H. Enhance a sense of place and contribute to the sustainability of Comstock Center and the Township.

#### **Section 14.50.02. - Applicability and organization.**

Any new use, building, or expansion of an existing use or building, unless otherwise noted herein, shall comply with the requirements of this article and other applicable requirements of this ordinance. Uses, buildings and structures that are nonconforming to the requirements of this article are subject to the regulations of Article 5, Non-conforming uses and buildings except as may be exempted herein.

- A. *The CC is divided into four Zones.* These four Zones are identified as the Comstock Center Core (CC-C), Comstock Center East (CC-E), Comstock Center South (CC-S) and Comstock Center North (CC-N). These Zones are identified on the zoning map as separate and distinct Zones within the overall CC zoning classification.
- B. The standards of subsection 14.50.04.B Landscape and streetscape elements, and subsection 14.50.05, Design standards, shall not apply to:
  - 1. Continuation of an existing permitted use within an existing building provided the use is permitted in the Zone of the CC where the site is located.
  - 2. Reoccupation of an existing building with a use provided the new use is permitted in the Zone of the CC where the site is located.
  - 3. The expansion of an existing building, whether conforming or legally nonconforming, by less than 500 square feet or five percent, whichever is less, when the building will be occupied or reoccupied by a use permitted in the Zone of the CC where the site is located.

4. Change of use within existing buildings provided the new use is permitted in the Zone of the CC where the site is located.
5. Normal repair and maintenance of existing buildings that do not increase their size.
6. Continuation of a legal non-conforming use, building, and/or structure.

C. This article contains a set of regulations unique to the CC. Specifically, these include:

1. General standards that apply to all CC properties and special provisions for parking, landscape and streetscape elements.
2. Uses Allowed table that provides for a dynamic mix of uses throughout the Zones.
3. Design standards applicable to all CC properties.
4. Form-based dimensional requirements for the Zones. These include special provisions not found in other zoning districts, including the following:
  - a. Minimum and maximum height.
  - b. Required building lines and setback lines.
  - c. Exemptions and modifications from form-based provisions for streetscape elements.
  - d. Parking placement.
  - e. Lot coverage and open space.

#### **Section 14.50.03 - Uses allowed.**

Allowed uses are identified in Table 14.50.03.A

If a use is not listed but is similar to other uses within a category, the Zoning Administrator may make the interpretation that the use is similar to other uses and is permitted to the same extent and under the same conditions as the similar use.

**Table 14.50.03A Uses Allowed**

Uses are permitted by right (P), as a use subject to special exception use approval (S), not permitted (NP), or permitted on upper floors only (UP).

USE	ZONES			
	CC-C	CC-S	CC-E	CC-N
Single-family detached dwellings	P <sup>1</sup>	P	P	P
Two-family dwellings, subject to Section 9.03s	P <sup>1</sup>	P	P	P

USE	ZONES			
	CC-C	CC-S	CC-E	CC-N
Multiple-family dwellings architecturally designed as townhomes/row houses <sup>2</sup>	P	P	P	P
Multiple-family dwellings and loft apartments <sup>2</sup>	UP	P	P	P
Houses of worship	P	P	P	P
Publicly owned buildings including libraries, post office and community centers	P	P	P	P
Bed and breakfast	P <sup>1</sup>	P	P	P
Professional office buildings including medical and dental clinics and laboratories	S	P	P	P
Retail establishments for the sale of alcoholic beverages, baked goods, bicycles, books, confection, drugs, flowers, groceries, hardware, hobby equipment, jewelry, music, notions, paint, periodicals, sundry small household articles, and tobacco	P	P	NP	NP
Financial institutions without a drive-thru window	P	P	P	P
Eating and drinking establishments, including brewpubs, without a drive-up service window	P	P	NP	NP
Sidewalk café service or outdoor dining, operated by a restaurant or other food establishment which sells food or drinks for immediate consumption	P	P	NP	NP
Business service establishments	P	P	P	P
Personal service establishments	P	P	P	NP
Laundry and dry cleaning customer outlets without drive-up service, provided dry cleaning or laundry plants serving more than one customer outlet shall be prohibited	S	S	S	NP
Laundromat	P	P	P	NP
Drive-in or drive-up facilities such as drive-up windows for banks, drive-in cleaners and similar facilities.	NP	NP	S	NP
Studios for musical, dance, or artistic instruction	P	P	P	P
Private service clubs, fraternal organizations, and lodges	P	P	P	P

USE	ZONES			
	CC-C	CC-S	CC-E	CC-N
Funeral homes	P	P	P	S
Business and/or technical schools	NP	NP	NP	P
Low impact research and development	NP	NP	NP	P
Microbreweries, distilleries, wineries and cideries	S	S	NP	P
Veterinary offices and hospitals	S	S	S	S
Any service establishment of an office, showroom, or workshop nature, of an electrician, plumber, decorator, carpenter or upholsterer	S	S	S	S
Recreation and amusement services, including theaters, bowling alleys, roller and ice skating rinks,	NP	NP	NP	S
Health clubs or gymnasiums	S	S	S	S
Automobile service station, subject to Section 21.11	S	S	S	NP
Automobile repair facility, subject to Section 21.11	S	S	S	NP
Open air business, subject to Section 2.01.68	P	P	P	NP
Family childcare home, subject to Section 21.06	P	P	P	P
Group childcare home, subject to Section 21.06	NP	NP	S	S
Child care center, subject to Section 21.06	NP	NP	S	S
Adult day care family home	P	P	P	P
Adult day care group home	NP	S	S	S
Adult day care center	NP	P	P	P
Adult foster care family homes, subject to Section 2.01.1d	NP	P	P	P
Adult foster care small group home, subject to Section 2.01.1e	NP	NP	NP	S
Convalescent homes subject to Section 21.14	NP	NP	NP	P
Housing for the elderly subject to Section 21.13	NP	NP	NP	P
Temporary outdoor sales and service, subject to Section 4.16	P	P	P	P
Publicly utility transformer stations and substations, telephone exchanges and public utility offices	NP	NP	NP	S
Essential services, subject to Section 9.03q	S	S	S	S

<sup>1</sup>Not permitted on lots with majority of lot frontage on King Highway or Michigan Avenue.

<sup>2</sup>Subject to footnote h of Article 23.

#### **Section 14.50.04. - Standards applicable to Comstock Center Zones.**

Definition: For purposes of this ordinance, *Required Building Line* is the line at which the front building wall of the primary structure must be located.

A. *Parking.*

1. *CC-C Zone and CC-S Zone parking.* To encourage redevelopment within the CC-C Zone and the CC-S Zone, a change of use that is required by this ordinance to provide less than 10 parking spaces as determined through the site plan review process shall be exempt from providing any new parking.
2. *CC-E Zone and CC-N Zone parking.* Parking shall be provided for CC-E Zone and CC-N Zone sites in accordance with the provisions of Section 6.0 of this ordinance.
3. *Parking location.* When provided on-site, whether required or not, parking must comply with the following:
  - a. When parking is located in a side yard but fronts on a required building line, no more than 25 percent of the building line not occupied by a building or 60 feet, whichever is greater, shall have parking abutting.
  - b. For a corner lot or lot with multiple frontages, no more than 25 percent of the required building lines not occupied by a building or 60 feet, whichever is greater, shall have parking abutting.

B. *Landscape and streetscape elements* shall be required in accordance with section 21.50 of this ordinance and the following. Whenever provisions of section 21.50 (or any other provisions of this ordinance) conflict with provisions of this article, the provision of this article shall prevail.

1. Street furniture shall be provided at a ratio of one element for every 30 linear feet of frontage along a right-of-way in Zone CC-C and Zone CC-S and one element for every 100 feet in Zone CC-E and Zone CC-N. Street furniture features may be located in the right-of-way or on private property, provided it is located between the front building line and the back-of-curb. Permitted street furniture features include the following:
  - a. A permanently mounted seating fixture constructed of decorative metal.
  - b. A permanently reserved planting bed with defined, durable edges. Such beds must be a minimum of 12 square feet in area and should be raised or protected from the surrounding paved areas by a durable curb, edge or other design feature. Planting beds must be properly maintained and planted with hardy plants and general areas within planting beds must be planted with groundcover.
  - c. Waste receptacle constructed of decorative metal.
  - d. A permanently mounted bicycle rack constructed of decorative metal or other materials as may be approved by the Planning Commission.

2. Parking areas which front on a right-of-way shall be screened from the public right-of-way in Zones CC-C, CC-E and CC-S when the measurement of the parking area adjacent to the right-of-way is greater than 40 contiguous feet in any section. The height of landscaping, fences, and walls shall be between 30 and 36 inches in height measured from the grade of the adjacent sidewalk. Screening shall consist of the following:
  - a. A brick wall with stone or precast cap shall be placed along the right-of-way line of off-street parking areas except in the location of access drives or walks; or
  - b. Dense landscaping installed and maintained between 30" and 36" in height, providing sufficient year-long screening, while not infringing onto the public sidewalk, and adhering to the requirements of the Road Commission of Kalamazoo County and as approved by the Planning Commission; or
  - c. A combination of landscaping and brick knee wall as approved by the Planning Commission; or
  - d. The use of wrought iron or aesthetically equivalent fencing between stone or brick columns; or
  - e. If the width of the area between the public sidewalk or right-of-way and the off-street parking area is greater than 4 feet and the parking area has a concrete curb, then no screening is required; however a grass or landscaped greenbelt shall be maintained.
- C. *Kalamazoo River frontage.* When properties in Zone CC-C and Zone CC-S abut the Kalamazoo River, the site shall be designed to allow for a future pedestrian path along the Kalamazoo River. To that end, all site improvements such as parking, dumpsters and buildings shall be setback from the property line abutting the river's edge at least 25 feet.
- D. *Planning Commission modification.* Any of the landscape and/or streetscape provisions noted above may be waived or modified through site plan approval, provided the Planning Commission first makes a finding:
  1. That a physical site feature or characteristic create conditions that the strict application of the provisions of this section will result in less effective screening and landscaping than alternative designs.
  2. That the public benefit intended to be secured by the provisions will exist with less than the required landscaping or screening.

#### **Section 14.50.05. - Design standards.**

In addition to standards set forth in this article, all proposed development in the CC shall comply with the standards set forth herein.

##### **A. *Building design and materials.***

1. *Overall design.* It is the intent of this article to improve the appearance of and add visual interest to the CC. Emphasis shall be placed upon methods that focus attention on attractive buildings that front on the adjacent right-of-way.
2. *Materials.* Durable building materials, simple configurations and solid craftsmanship are required. Fifty percent of walls visible from public streets, exclusive of wall areas

devoted to meeting transparency and ground story activation requirements, shall be constructed of brick, glass, fiber cement siding, metal (beams, lintels, trim elements, and ornamentation only), wood lap, stucco, split-faced block, or stone. Exterior insulation finishing systems (E.I.F.S.) and vinyl or aluminum siding may not constitute more than ten percent of the surface area of any façade's overall surface area.

B. *Modulation required.* Modulation is required to ensure that the building is not monotonous in appearance. Modulation is defined as a change in the vertical plane of the building façade. Building façades shall be modulated at least every 30 feet horizontally and at least every 20 feet vertically. Modulations shall measure at least three inches perpendicular to the building face.

C. *Ground story activation.*

1. *Transparency.*

- a. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street. The first floor of any front façade facing a right-of-way shall be no less than 50 percent windows and doors, and the minimum transparency for facades facing a side street, side yard, or parking area shall be no less than 30 percent of the façade.
- b. Transparency requirements shall not apply to sides which abut an alley.
- c. Windows for building sides shall be concentrated toward the front edge of the building, in locations most visible from a public open space or right-of-way.

2. *Transparency alternatives.* The following alternatives may be used singularly or in combination. They may count toward no more than 80 percent of the transparency requirement.

- a. *Wall design.* Wall designs that provide visual interest and pedestrian scale may count as a transparency alternative if they provide a minimum of three of the following elements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically:
  - i. Expression of structural system and infill panels through change in plane not less than three inches.
  - ii. System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters.
  - iii. System of horizontal and vertical reveals not less than one inch in width/depth.
  - iv. Variations in material module, pattern and/or color.
  - v. System of integrated architectural ornamentation.
  - vi. Green screen or planter walls.



vii. Translucent, fritted, patterned, or colored glazing.

- b. *Outdoor dining/seating.* Outdoor dining/seating located between the building and the primary street lot line may count toward the transparency requirement. Such spaces must be permanently created by a wall or other permanent improvement defining the outdoor dining area.
- c. *Permanent art.* Non-commercial art or graphic design of sufficient scale and orientation to be perceived from the public right-of-way and rendered in materials or media appropriate to an exterior environment and permanently integrated into the building wall or immediately between the building wall and the right-of-way may count toward the transparency requirement. Public art alone shall not be an eligible feature to allow the relocation of the required building line identified in Table 14.50.06.A, footnote 2, but may satisfy the ground story activation requirements of subsection 14.50.05.C when located in an otherwise permitted setback area.

D. *Pedestrian access/entrance.*

- 1. The primary entrance for a non-residential and/or mixed-use building shall be clearly identifiable and useable and located facing the right-of-way.
- 2. A pedestrian connection shall provide a clear, obvious, publicly-accessible connection between the primary street upon which the building fronts and the building. The pedestrian connection shall comply with the following:
  - a. Fully paved and maintained surface not less than five feet in width.
  - b. Unit pavers or concrete distinct from the surrounding parking and drive lane surface.
  - c. Located either within a raised median or between wheel stops to protect pedestrians from vehicle overhangs where parking is adjacent.
- 3. *Additional entrances.* If a parking area is located in the rear or side yard, it must also have a direct pedestrian entrance to the building that is of a level of materials quality and design emphasis at least equal to that of the primary entrance.

**Section 14.50.a.06. - Form regulations.**

Single-family residential dwellings are exempt from the below regulations. All existing and proposed single and two family residential uses must meet the area, height, width and setback regulations for the R-1C, single-family residential district, pursuant to Section 23 of this Ordinance.

- A. *Comstock Center Core Zone:* Comstock Center Core (CC-C) buildings and sites will be developed in a manner which contributes to the character of the area by maximizing the value of the property. CC-C sites must comply with the following regulations.

**Table 14.50.06A**

height	minimum	stories	1 story residential 2 stories non-residential 2 stories residential and non-residential in same building
		feet	12 feet
	maximum	stories	3 stories <sup>1</sup>
		feet	45 feet <sup>1</sup>
	ground floor minimum	feet	12 feet
placement	front	required building line <sup>2</sup>	25 feet. 75% of the building façade must meet the required building line, while up to 25% of the façade can be setback to allow for architectural consideration
		minimum setback	n/a
	side	minimum setback	0 feet; 10 feet if abut a single family residence
	rear	minimum setback	0 feet; 10 feet if abut a single family residence
lot	required open space		n/a
	access and circulation		Driveways may access the site from any side; pedestrian pathways must be provided from the right-of-way to the building entrance.
	parking location		Parking shall be located in a side or rear yard.

<sup>1</sup> Planning Commission may allow buildings to exceed three stories and/or 45 feet in height as a special exception use.

<sup>2</sup> Planning Commission may adjust the required building setback to a maximum of 40 feet for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafes or public spaces must be developed as part of the primary building and incorporate a permanent wall or landscaping area along the required building setback line.

- B. *Comstock Center East Zone*: Comstock Center East (CC-E) buildings and sites will be developed in a manner which contributes to the character of the core, as well as the adjacent residential areas. The CC-E area will provide a transition along Michigan Avenue and King Highway as people enter the downtown area with more intermediate use, dimensional and height regulations. CC-E sites, other than those occupied by a one or two family dwelling which shall satisfy the front and side yard setback requirements of Article 23 for lots zoned R-1C, Cluster Housing District, must comply with the following regulations.

**Table 14.50.06B**

height	minimum	stories	1 story
		feet	12 feet
	maximum	stories	2 stories <sup>1</sup>
		feet	25 feet <sup>1</sup>
placement	front	maximum setback	50 feet
		minimum setback	20 feet
	side	minimum setback	0 feet; 20 feet if abut a single family residence
	rear	minimum setback	0 feet; 20 feet if abut a single family residence
lot	required open space		20 percent
	access and circulation		Driveways may access the site from any side provided a single family residence does not abut that same side of the site; pedestrian pathways must be provided from the right-of-way to the building entrance.
	parking location		Parking shall be located in a side or rear yard. A single row of parking may be placed in front of the building with the row positioned so that vehicles are oriented to face the building or, if adjacent to the right-of-way, oriented parallel to the building provided pedestrian and non-motorized facilities are not impacted as determined by the Planning Commission.

<sup>1</sup> Planning Commission may allow buildings to exceed two stories and/or 25 feet in height as a special exception use.

- C. *Comstock Center South Zone*: Comstock Center South (CC-S) buildings and sites will be developed in a manner which contributes to the character of the downtown, as well as the adjacent residential area. The CC-S area will transition the residential areas south of downtown with more intermediate use, dimensional and height regulations. CC-S sites, must comply with the following regulations.

**Table 14.50.06C**

height	minimum	stories	1 story
		feet	12 feet
	maximum	stories	2 stories <sup>1</sup>
		feet	25 feet <sup>1</sup>
	ground floor minimum	feet	12 feet
placement	front	maximum setback	25 feet <sup>2</sup>
		minimum setback	n/a
	side	minimum setback	n/a
	rear	minimum setback	n/a
lot	required open space		20 percent
	access and circulation		Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way to the building entrance.
	parking location		Parking shall be located in a side or rear yard. A single row of parking may be placed in front of the building with the row positioned so that vehicles are oriented to face the building or, if adjacent to the right-of-way, oriented parallel to the building provided pedestrian and non-motorized facilities are not impacted as determined by the Planning Commission.

<sup>1</sup> Planning Commission may allow buildings to exceed two stories and/or 25 feet in height as a special exception use.

<sup>2</sup> Planning Commission may adjust the required building setback to a maximum of 40 feet for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafes or public spaces must be developed as part of

the primary building and incorporate a permanent wall or landscaping area along the required building setback line.

- D. *Comstock Center North Zone*: Comstock Center North (CC-N) buildings and sites will be developed in a manner which recognizes the location on the fringe of the downtown area and allows for the continued historic mix of public, residential and institutional land uses. CC-N sites must comply with the following regulations.

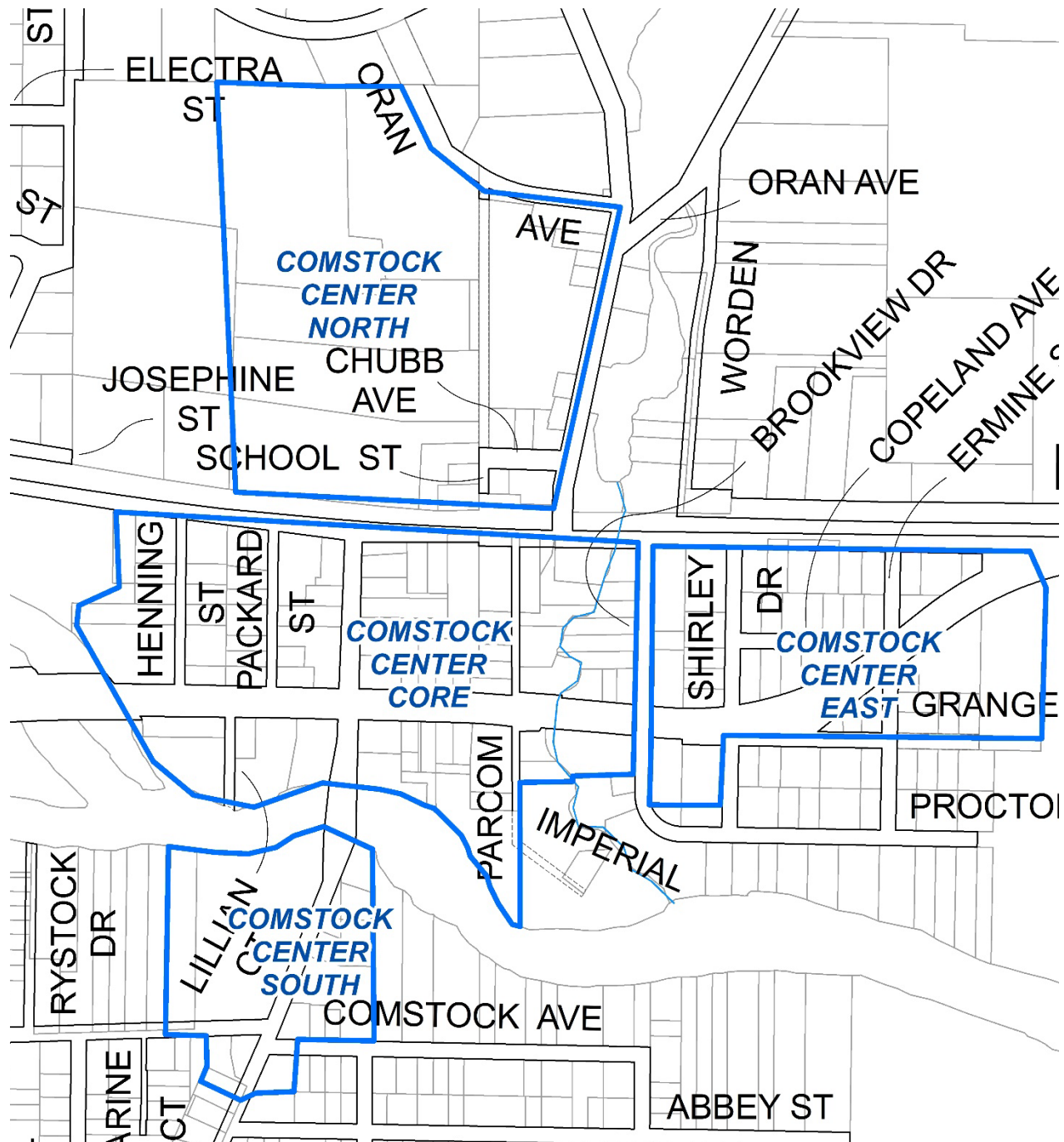
**Table 14.50.06D**

height	minimum	stories	1 stories
		feet	12 feet
	maximum	stories	3 stories <sup>1</sup>
		feet	35 feet <sup>1</sup>
	ground floor minimum	feet	12 feet
placement	front	maximum setback	50 feet <sup>2</sup>
		minimum setback	10 feet
	side	minimum setback	Nonresidential: 20 feet Residential: One must be at least 10 feet, other must be at least 5 feet
	rear	minimum setback	30 feet
lot	required open space		20 percent
	access and circulation		Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.
	parking location		Parking shall be located in a side or rear yard.

<sup>1</sup> Planning Commission may allow buildings to exceed three stories and/or 35 feet in height as a special exception use.

<sup>2</sup> Planning Commission may allow a greater setback as a special exception use.

E. Map of Comstock Center Zones:



**SECTION II**  
**AMENDMENT OF SECTION 3.01**  
**ESTABLISHMENT OF DISTRICTS**

Section 3.01 of the Comstock Charter Township Zoning Ordinance is hereby amended to read as follows:

Sec. 3.01. For the purpose of this Ordinance, Comstock Township is hereby divided into the following Zoning Districts, which may be referred to either as districts or zones:

Agriculture-Residential District	(AGR)
Agriculture-Horticulture District	(A-H)
Single-Family Residential District	(R1-A/R1-B)
Cluster Housing District	(R1C)
Multiple Family Residential District	(RM)
Senior Citizens Multiple Story Residential District	(RSM)
Mobile Home Park District	(RMH)
Office District	(O-1)
Comstock Center District	(CC)
Neighborhood Business District	(B-1)
Community Business	(B-2)
General Business District	(B-3)
Light Manufacturing District	(LM)
Restricted District	(LD)
Manufacturing District	(M)
Open Wetlands District	(OW)
Open Space Preservation Overlay District	(OSP)

**SECTION III**  
**AMENDMENT OF SECTION 21.55B**  
**TABLE 21B – GREENSPACE TYPE**

Subsection 21.55B of the Comstock Charter Township Zoning Ordinance is hereby amended to read as follows:

Sec 21.55

- B. Table 21B indicates the Greenspace Type required on properties based upon zoning and road classification. The letter designations indicated in Table 21B refer to the requirements and standards stated in Table 21A.

<b>Zoning of Subject Site<sup>1</sup></b>	<b>Adjacent Zoning or Road Classification</b>										
	AGR	A-H	R-1A R-1B R-1C	RM RMH	O-1	CC	B-1 B-2 B-3	LM LD M	OW	Arterial, Collector or Local	Private Street Easement
AGR <sup>2</sup> A-H <sup>2</sup>	C	C	C	B	A	-	A	B	A	C	A
R-1A <sup>2</sup> R-1B <sup>2</sup> R-1C <sup>2</sup>	A	A	A	A	B	-	B	B	A	C	A
RM RMH	E	E	E	B	B	-	B	B	A	C	A
O-1	B	B	C	A	A	A	B	B	A	C	A
B-1	B	B	D	D	B	A	C	C	C	C	A
B-2 B-3	D	D	E	D	D	A	C	C	C	C	A
LM LD M	D	D	E	D	C	-	C	C	C	C	A
OW	-	-	A	-	-	-	-	-	A	-	-
CC	-	-	A	A	-	A	A	-	-	n/a	n/a

1 Greenspace type for Special Exception Uses may be increased by the Planning Commission based upon review of the criteria of Section 4.13.

2 Criteria apply to permitted uses other than farms, single- or two-family dwellings, home occupations unless other determined necessary by the Planning Commission and uses accessory to single and two family dwellings.



**SECTION IV**  
**AMENDMENT OF ARTICLE 23**  
**SCHEDULE OF REGULATIONS**

Article 23 of the Comstock Charter Township Zoning Ordinance is hereby amended to add Comstock Center (CC) to the list of zoning districts addressed in the schedule:

Art. 23

					MINIMUM YARD SETBACKS REQUIRED (FT) <sup>b,c,d</sup>				
					MINIMUM LOT SIZE <sup>2</sup>		MAXIMUM BUILDING HEIGHT <sup>a</sup>		
ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH	STORIES	FEET	FRONT YARD	SIDE YARD	REAR YARD	MINIMUM FLOOR AREA PER DWELLING UNIT <sup>e</sup>	MAXIMUM LOT COVERAGE BY BLDGS
<b>Comstock Center (CC)</b>	*	*	*	*	*	*	*	*	*
*While no specific standards may be included herein, attention is directed to other applicable regulations in this ordinance for specific intended uses.									

**SECTION V**  
**DELETION OF FOOTNOTE Q OF ARTICLE 23**  
**SCHEDULE OF REGULATIONS**

Footnote q of Article 23 Schedule of Regulations of the Comstock Charter Township Zoning Ordinance is hereby deleted in its entirety.

**SECTION VI**  
**SEVERABILITY**

Should any provision or part of the within Ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the enforceability of the balance of this Ordinance which shall remain in full force and effect.

**SECTION VII**  
**REPEAL**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION VIII**  
**EFFECTIVE DATE**

This Ordinance shall take effect eight days following publication after adoption.

Michelle Mohney, Clerk  
Charter Township of Comstock