

CHARTER TOWNSHIP OF COMSTOCK

ORDINANCE NO. 511

ADOPTED: _____, 2020

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

An Ordinance to adopt various amendments to the Comstock Charter Township Zoning Ordinance to amend sign provisions, repeal and replace the parking and loading provisions, amend provisions for outdoor storage at automobile service stations, public garages and filling stations, amend provisions for adult day care centers, correct typographical errors for event barn provisions; and to repeal all ordinances or parts of ordinances in conflict herewith.

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

ORDAINS:

**SECTION I
AMENDMENT OF SECTION 8.01
STATEMENT OF INTENT**

Section 8.01 of the Comstock Charter Township Zoning Ordinance is hereby amended to read as follows:

Sec. 8.01 Intent

The purpose of this Article is to balance public and private interests by permitting signs and other displays that are needed for the purposes of identification or advertising, subject to the following objectives:

Public Safety. By reason of their size, location, spacing, construction or manner of display, signs shall not endanger life or limb, confuse or mislead motorized or non-motorized traffic, obstruct vision necessary for traffic safety, or otherwise endanger the public health or safety.

Community Aesthetics. Signs should enhance the aesthetic appeal of the Township, including the preservation of scenic areas, view sheds and the dark night sky. Therefore, these regulations are intended to regulate oversized signs that are out-of-scale with surrounding buildings and structures, prevent an excessive accumulation of signs which cause visual clutter, and prevent blight.

Community Character and Property Values. The placement and design of signs should further the land use planning objectives of the Township. Signs should be compatible with neighborhood character and protect the value of surrounding properties.

Free Speech. These regulations are intended to ensure that the constitutionally guaranteed right of free speech is protected and allow signs as a means of communication.

Effective Communication. These regulations are intended to encourage the appropriate design, scale and placement of signs in a manner that communicates effectively to the intended reader.

SECTION II
AMENDMENT OF SECTION 8.02
DEFINITIONS AND SPECIFIC REGULATIONS

Section 8.02 of the Comstock Charter Township Zoning Ordinance are hereby amended by to read as follows:

300.802 - Definitions and specific regulations.

Sec. 8.02. As used in this Article, the following words shall have the meanings set forth below. Signs shall comply with the applicable provisions set forth below and elsewhere in this Article.

Sec. 8.02.1. *Balloon or Inflatable Sign.* An air or gas filled sign, including a sign that is inflated or supported by the passage of air through it.

Sec. 8.02.1.A. *Banner.* A temporary sign composed of lightweight, flexible material on which letters, symbols or pictures are painted or printed.

Sec. 8.02.2. *Billboard.* An off-premise outdoor sign, advertising services or products, activities, persons or events which are not made, produced, assembled, stored, distributed, leased, sold, or conducted upon the premises upon which the billboard is located.

Sec. 8.02.2.A *Blade Sign.* A sign that is affixed to the face of a building or structure that projects in a perpendicular manner from the wall surface of a building.

Sec. 8.02.2.B. *Building identification Sign.* A permanent sign that identifies the name of the building. It shall be considered a wall sign and subject to those size restrictions.

Sec. 8.02.3. *Business Development Entry Sign.* A permanent sign located at an entrance to a plat or site condominium development limited to office, commercial and/or industrial businesses.

Sec. 8.02.3.A *Community Special Event.* A non-commercial event that has community-wide interest and typically is for educational, cultural, religious or social consciousness purposes.

Sec. 8.02.3.B *Community Special Event Sign*. Temporary signs and banners, including but not limited to displays celebrating a traditionally-recognized patriotic or religious holiday, or special municipal, religious, school or noncommercial activities.

Sec. 8.02.3.C *Directional Sign*. An on-premise sign which is located and sized in a manner to safely and efficiently direct the flow of vehicular and non-motorized traffic to, from and within the site.

Sec. 8.02.4. *Directory Sign*. A sign that displays the names and locations of occupants or use of a building. A directory sign placed upon the wall of a building shall be considered a wall sign for the purposes of this Ordinance if larger than twelve (12) square feet and legible from off the lot. A directory sign that is on a frame that is freestanding shall be considered a freestanding sign for the purposes of this Ordinance if legible from off the lot.

Sec. 8.02.6. *Electronic Changeable Message Sign*. A sign capable of changing messages electronically by remote or automatic means.

Sec. 8.02.6.A. *Flag*. Not to be considered a sign and exempt from regulation and references, by adopted symbol or logo, a national, state or local governmental recognition. Support poles shall not exceed 100 feet in the commercial and industrial districts and the height requirements for principal buildings within the underlying zoning district in the residential and agricultural districts.

Sec. 8.02.7. *Freestanding Sign*. A sign that is supported by a frame and is not attached to a building.

Sec. 8.02.7.A *Hanging Sign*. A sign that is suspended beneath a marquee, awning or canopy.

Sec. 8.02.8. *High-Rise Sign*. A freestanding sign exceeding 35' in height, directed primarily to traffic along U.S. Interstate I-94. The sign may be allowed in specified zoning districts as a special exception use.

Sec. 8.02.8.A. *Human Sign*. A temporary sign, supported by holding the sign or wearing in sandwich board style that is utilized for promotional purposes.

Se. 8.02.8.B. *Institutional Uses*: Human care, education, worship or social institutions, and governmental buildings.

Sec. 8.02.9. *Marquee (Canopy or Awning or Projecting) Sign*. An identification or business sign attached to or part of a marquee, canopy or awning and/or projecting from the building. One marquee sign shall be considered a wall sign, subject to the following regulations:

Sec. 8.02.9a. No marquee sign may overhang any public right-of-way. Sidewalks on private property shall not be deemed to be in the public right-of-way.

Sec. 8.02.9b. There must be a minimum unobstructed distance of nine (9) feet from the sidewalk or grade to the bottom of the sign.

Sec. 8.02.9c. Marquee signs may not have a surface display area exceeding that which would have been permitted for the wall sign that could have been erected in its place.

Sec. 8.02.9d. The maximum height of the marquee sign shall be thirty-five (35) feet above the grade of the abutting street or highway, or three (3) feet above the roof line of the building to which it is attached, whichever is less.

Sec. 8.02.9e. A marquee sign may be illuminated if the wall sign it is being erected in place of could have been illuminated under the terms of this Ordinance.

Sec. 8.02.10. *Mechanical Changeable Message Sign.* A sign capable of changing messages by rotation of panels or slats.

Sec. 8.02.10.A. *Multi-business structure.* A building with two or more individual businesses located therein regardless if each business has a direct entrance from the exterior of the building or not.

Sec. 8.02.11. *Newly Established Subdivision or Development Sign.* A temporary sign advertising a newly established recorded subdivision or development and the sale or rental of lots or premises therein.

Sec. 8.02.11.A *Noncommercial Message Sign:* A temporary sign that is not related to or connected with trade and traffic or commerce in general and includes, but is not limited to the following:

A. Ideological Sign: A sign expressing an opinion or other noncommercial point-of-view.

B. Noncommercial Event Sign: See definition of ‘Community Special Event Sign.’

C. Political Sign: See definition of ‘Political Sign.’

Sec. 8.02.11.B *Obsolete Sign:* A sign on a lot with an unoccupied building; a wall sign on a vacant unoccupied building; or, a deteriorated or hazardous sign; or, a sign that is not adequately maintained, repaired, or removed within the time specified in this Section.

Sec. 8.02.12. *Pennant.* Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in series, designed to move in the wind. Such use shall only be permitted in conjunction with grand opening signage.

Sec. 8.02.12.A *Political Sign.* A temporary non-commercial message sign relating to matters to be voted on in a local, state or national election or referendum.

Sec. 8.02.13. *Projecting Sign.* A projecting wall sign which is affixed perpendicularly to the face of a building and which projects more than 12 inches from the wall surface. See Marquee Sign for conditions.

Sec. 8.02.14. *Residential Development Entry Sign.* A permanent sign located at an entrance to a residential development, including a subdivision, apartment building or complex, or mobile home park.

Sec. 8.02.14.A. *Sandwich Board Sign*. An A-frame shaped sign that consists of two sign boards that are hinged together at the top or a single board on a stand and on which the message has been factory-imprinted, handwritten, or displayed using manual changeable copy display.

Sec. 8.02.15. *Sign*. A device for visual communication that is used to bring a subject to the attention of the public. A sign includes any device, structure, fixture, or placard which uses words, numbers, figures, graphic designs, logos or trademarks for the purpose of informing or attracting the attention of persons. Unless otherwise indicated, the definition of "sign" includes interior and exterior signs which are visible and legible from any public street, sidewalk, alley, park, or public property, but not signs that are primarily directed at persons inside a building.

Sec. 8.02.15.A. *Temporary Sign*. A sign not constructed to or intended for long-term use which is placed for a temporary duration (with or without permit as stipulated).

Sec. 8.02.16. *Vehicle Sign*. A sign painted on, incorporated in, carried upon or attached directly to any mode of transportation or conveyance, including but not limited to automobiles, trucks, boats, busses, airplanes and trailers.

Sec. 8.02.17. *Wall Sign*. A sign which is attached directly to or painted upon a building wall. Except in the case of a marquee sign, such sign shall be in a plane parallel to the building wall to which it is attached. In no event may a wall sign extend above the height of the building wall.

Sec. 8.02.18. *Window Sign*. A sign placed inside or upon a window facing the outside which is intended to be seen from the right-of-way or the outdoors. Such signage shall be calculated as a wall sign when it exceeds 50% of the window area.

SECTION III
AMENDMENT OF SECTION 8.03
GENERAL REGULATIONS

Various Subsections of Section 8.03 of the Comstock Charter Township Zoning Ordinance is hereby amended to read as follows:

Sec. 8.03.1

Sec. 8.03.1. *Measurement of Surface Display Area*. In this Article, whenever a maximum surface display area (sign area) of a sign is specified, such surface display area shall be computed as follows:

Sec. 8.03.2

Sec. 8.03.2. *Parking of Vehicles with Vehicle Signs in the "O-1", "CC", "B-1", "B-2" and "B-3" Zoning Districts.* In the "O-1", "B-1", "B-2" and "B-3" zoning districts, a vehicle with a vehicle sign may only be parked outdoors on the premises to which the vehicle sign pertains if the vehicle is: (1) regularly used during the normal course of business; and (2) parked upon a parking space.

Sec. 8.03.3.e(5)

- (5) No more than 50% of the sign area shall be electronic changeable message or mechanical changeable message; this limitation shall not apply to billboard signs.

Sec. 8.03.6.

Sec. 8.03.6. *Permit Requirement.* Except as exempted herein, no sign with a surface display area exceeding three (3) square feet shall be erected or structurally altered within any zoning district within Comstock Charter Township until a permit therefore has been obtained from the Township Zoning Administrator. Any application for the permit required hereunder shall be on an application form prescribed by the Township Zoning Administrator and shall be accompanied by such fee as may from time to time be determined by resolution of the Comstock Charter Township Board. No sign permit shall be issued until the Township Zoning Administrator is satisfied that the sign to be constructed or altered complies with the provisions of this Ordinance. No permit shall be required for Noncommercial Message, Directional or Real Estate (for sale or lease) Signs.

Sec. 8.03.06.A

Section 8.03.06.A. *Temporary Signs.* The following temporary signs may be displayed:

1. Properties with a principal single family or two-family residential use are allowed temporary signs of not more than 6 square feet in area each, provided the signs are maintained in good condition. No permit is required for this signage.
2. On properties with a principal use other than a single or two-family residence, one temporary sign with a sign area no larger than 12 square feet, for up to four (4) display periods combined not to exceed 30 days in any calendar year, is permitted per entity on the property. The sign shall a) be setback a minimum of 5 feet from the property line; and b) not exceed a height of five (5) feet.
3. On all properties, temporary noncommercial signs with no more than 48 square feet of total sign area are allowed. No permit is required for this signage. One temporary sign with a sign face no larger than 6 square feet in area for properties with a principal single family or two-family residence and one

temporary sign with a sign area of no larger than 48 square feet for properties with a principal use other than single family or two-family residential and shall be removed 15 days following the date on which a contract of sale or a lease has been executed by a person purchasing or leasing a property, and when the following conditions are met:

- a. The property owner consents and that the property is being offered for sale or lease through a licensed real estate agent;
 - b. If not offered for sale or lease through a licensed real estate agent, when the sign is owned by the property owner and that property is offered for sale or lease by the owner through advertising of general circulation electronic or print.
 - c. No permit is required for this signage.
4. Pedestrian oriented sign. In addition to the temporary signs above, each non-residential use is permitted one pedestrian oriented temporary sign of not more than 6 square feet in area. Such sign shall be located within 5 feet of the main customer entrance for the business it serves, and may be displayed only when the use is open for business. In addition, the sign shall be located in a manner that does not obstruct or create a hazard for pedestrian or vehicular circulation on the property. No permit is required.

Sec. 8.03.10

Sec. 8.03.10. *Substitution.* The owner of any sign which is allowed by this chapter may substitute noncommercial content in lieu of commercial content. No permit is necessary. The purpose of this provision is to prevent any inadvertent favoring of commercial speech or message or noncommercial speech or message over any other noncommercial message. This provision prevails over any more specific provisions to the contrary in this section. This clause shall be not be construed to allow content which is profane, obscene, threatening or discriminatory or otherwise not protected under the First Amendment to the United States Constitution or Art 1, Section 5 of the Michigan Constitution.

Sec 8.03.11

Sec. 8.03.11. *Removal of Obsolete Signs.* An obsolete sign shall be removed by the owner, agent, or person having use of the building, structure or property. Upon vacating a commercial or industrial property, the proprietor shall be responsible for removal of all signs used in conjunction with the business within thirty (30) days of vacating the property. Where a conforming sign structure and frame can be re-used by a current or future occupant of the building, the owner may leave the sign structure and frame in the interim period when the building is not occupied, provided that the sign structure and frame are maintained in good condition at all times.

SECTION IV
AMENDMENT OF SECTION 8.04
PROHIBITED SIGNS

Section 8.04 of the Comstock Charter Township Zoning Ordinance is hereby amended to add Subsection 8.04.f which shall read as follows:

Sec. 8.04.f

f. Obsolete signs except as may be allowed in Section 8.03.11

SECTION V
DELETION OF SECTION 8.05.1
SIGNS PERMITTED

Section 8.05.1, subsections a. through f., of the Comstock Charter Township Zoning Ordinance is hereby deleted in its entirety.

SECTION VI
AMENDMENT OF SECTION 8.05.2
SIGNS PERMITTED IN THE AGR, A-H, R1-A, R1-B, R1-C, RHM, RM, RSM AND OW
DISTRICTS

Section 8.05.2 of the Comstock Charter Township Zoning Ordinance is hereby amended to read as follows:

Use/Sign Purpose	Sign Type	Maximum Surface Display Area	Maximum Height Above Grade of Abutting Road	Maximum No. of Signs	May Sign be Illuminated?
Home Occupation	Wall	2 s.f.	N/A	1	No
Subdivision or Development Real Estate Sign ¹	Freestanding	32 s.f.	8'	1	No
Residential Development Sign ²	Freestanding	32 s.f.	8'	1 per entrance	Yes
Non-residential Use (Other than Home Occupation or Institutional)	Wall or Freestanding	36 s.f.	30'	1	Yes

Institutional	Wall	Combined area of 60 s.f., no single sign may exceed 1 s.f. per 2 s.f. of linear face of the wall to which it is attached, whichever is less. 48 s.f.	20'	3	Yes
	Freestanding		20'	1	Yes
Sign for Seasonal Sale of Agricultural Produce (AGR, AH only) ³	Wall or Freestanding	36 s.f.	8'	1	Yes
Group Day Care Home	Wall	2 s.f.	N/A	1	No
Crop Identification Sign	Wall or Freestanding	1 s.f.	N/A	Unlimited	No

Notes:

¹ Must be removed after two (2) years or within 10 days of the final Certificate of Occupancy being issued within the development, whichever occurs first.

² Permitted for any residential subdivision or development, including a mobile home park or an apartment building or complex.

³ A sign of this type may be displayed on a premises for no more than two (2) periods of not more than forty-five (45) days each per calendar year.

SECTION VII
AMENDMENT OF SECTION 8.05.3
SIGNS PERMITTED IN THE O-1, B-1, B-2, B-3, LM, LD and M DISTRICTS

Section 8.05.3 of the Comstock Charter Township Zoning Ordinance is hereby amended to read as follows:

Use/Sign Purpose	Sign Type	Maximum Surface Display Area	Maximum Height Above Grade of Abutting Road	Maximum No. of Signs	May Sign be Illuminated?
Individual Businesses not Located in a Multi-Business Structure	Wall	Combined area of 96 s.f.; no single sign may exceed 1 s.f. for each 1 ft. of linear face of the wall to which it is attached, whichever is less. (160 s.f. for LM, LD and M Districts) ¹	N/A	3	Yes
	Freestanding	100 s.f. plus 1 s.f. for each 125 s.f. of building gross floor area above 10,000 s.f. to a maximum of 185 s.f. (unless high-rise sign) ²	30' (unless high-rise sign) ²	1 (2 if on property abutting I-94) ³	Yes
Individual Businesses Located in a Multi-Business Structure with a direct entrance from the exterior of the building to the suite occupied by the business.	Wall	Combined area for individual business of 96 s.f.; no single sign may exceed 1.5 s.f. for each 1 ft. of linear face of the wall to which it is attached, whichever is less	N/A	3	Yes

	Freestanding	100 s.f. plus 1 s.f. for each 125 s.f. of building gross floor area above 10,000 s.f. to a maximum of 185 s.f. ⁹	30' (unless high-rise sign) ⁴	Collectively 1 (2 if on property abutting I-94) ⁵	Yes
Individual Businesses Located in a Multi-Business Structure without a direct entrance from the exterior of the building to the suite occupied by the business.	Wall	20 s.f.	N/A	1	Yes
Business Development Entry Sign	Freestanding	100 s.f.	8'	1 per entrance to business, plat or condominium development (2 maximum)	Yes
Institutional	Wall	Combined area of 60 s.f., no single sign may exceed 1 s.f. per 2 s.f. of linear face of the wall to which it is attached, whichever is less.	20'	3	Yes
	Freestanding	48 s.f.	20'	1	Yes
Subdivision or Development Real Estate Sign ¹⁰	Freestanding	32 s.f.	8'	1	No

Window Sign	Window	Total may not exceed either (1) 50% of surface area of window to which attached or (2) 10% of the building face of which the window is a part, whichever is less	N/A	No Limit	Yes
Time and Temperature Sign	Wall, Freestanding or Projecting	36 s.f. per sign ⁶	30'	1 per business	Yes
Directional/Private Traffic Control ⁷	Wall, Freestanding or Marquee	6 s.f. per sign	5'	No Limit	Yes
Automobile Service Stations and Filling Stations ⁸	Single or Double-faced sign on gas pump	2 s.f. on each gas pump	N/A	1 per gas pump	Yes
Restaurants and Other Establishments Selling Food and/or Beverages Through a Drive-Through Window	Freestanding or Wall Menu Board Sign	60 s.f. total	8'	2	Yes

Notes:

¹ See Section 8.02.9 if a marquee sign is substituted for a wall sign.

² Individual businesses may be allowed one high-rise sign (see Section 8.02.8) as a special exception use in the "B-1", "B-2", "B-3", "LM", "LD" and "M" zoning districts, subject to the following conditions:

(a) The sign shall be primarily directed to traffic on US Interstate I-94.

(b) The sign shall be located within the following defined areas of land along US Interstate I-94 interchanges:

35th Street Interchange:

Beginning in north and south ¼ line Section 24 at the intersection of the I-94 northerly right-of-way line and the north and south ¼ line, thence north along said ¼ line 750', thence running westerly parallel to and 750' north of said north right-of-way to the west line of Section 24 thence south along said west line Section 24 and continuing south along west line Section 25 to a point 750' south of I-94 southerly right-of-way line thence running easterly parallel to and 750' south of said south I-94 right-of-way line to north and south ¼ line Section 25 thence north to point of beginning.

BL94 Interchange:

Beginning at the intersection of the east and west ¼ line Section 30 and the southerly I-94 right-of-way line thence south 750' running easterly parallel to and 750' south of said I-94 south right-of-way to a point on the east line said Section 30 which is 750' south of the southerly I-94 right-of-way thence north 750' to said right-of-way thence westerly along said right-of-way to point of beginning. Also the west ½ of the southwest ¼ of the northwest ¼ of Section 29. Also that portion of the south ½ of the northeast ¼ Section 30 south of the I-94 business loop and north of the I-94 northerly right-of-way line and east of an imaginary line running north and south from the intersection of the east and west ¼ line Section 30 and the southerly I-94 right-of-way line.

Sprinkle Road Interchange:

Beginning at intersection of Sprinkle Road and northerly I-94 right-of-way line thence north 750' thence easterly parallel to and 750' north of said north right-of-way to 1/8 line Section 30 thence south 750' to north I-94 right-of-way thence west along said right-of-way to point of beginning. Beginning at intersection of Sprinkle Road easterly right-of-way line and the southerly I-94 right-of-way line, thence northeasterly along said I-94 right-of-way line to the intersection of said line with the north-south 1/8 line of Section 30, thence southeasterly 750' perpendicular to said right-of-way line, thence along an imaginary line extending southwesterly parallel to and 750' from said I-94 right-of-way line to the intersection with an imaginary line extending from the point of beginning perpendicular to the southerly I-94 right-of-way line, thence to point of beginning.

(d) The sign shall not be located within 200' of another high-rise sign.

(e) The sign shall be located in compliance with the setback requirements of Section 8.03.5.

(f) The maximum display area of the sign may upon Planning Commission approval be increased beyond that otherwise allowed for freestanding signs under this Ordinance, except that in no event may the display area exceed two hundred sixty (260) square feet. Planning Commission approval shall be based upon a consideration of the height of the sign above US Interstate I-94, the distance of the sign from US Interstate I-94 and the size of the display area of any other high-rise sign(s) in the vicinity of the subject sign, as well as the standards set forth in this Section and in Section 4.13 of this Ordinance.

(g) The sign shall not have a substantial adverse impact (such as obstruction of light, air, and/or vision) upon the owners or occupants of adjacent properties.

(h) The sign shall not be likely to interfere, confuse, mislead, or obstruct the vision of vehicular and/or pedestrian traffic.

³ Individual businesses located upon property abutting US Interstate I-94 shall be permitted one additional freestanding sign which shall be directed to traffic upon I-94. The sign shall, unless special exception use approval is granted allowing the sign as a high-rise sign (see footnote 2 above) be subject to the same height and other restrictions that are applicable to the other freestanding sign permitted on the premises.

⁴ Individual businesses located in a multi-business structure may collectively be allowed one high-rise sign (see Section 8.02.8) as a special exception use in the "B-1", "B-2", "B-3", "LM", "LD" and "M" zoning districts, subject to the conditions set forth in footnote 2 above.

⁵ Individual businesses in a multi-business structure located upon property abutting US Interstate I-94 shall be collectively permitted one additional freestanding sign which shall be directed to traffic upon I-94. The sign shall, unless special exception use approval is granted allowing the sign as a high-rise sign (see footnote 4 above) be subject to the same height and other restrictions that are applicable to the other freestanding sign permitted on the premises.

⁶ The surface area of a time and temperature sign may not be debited against the total surface display area allowed for other signs on the site.

⁷ Private traffic control signs (signs such as in, out, drive-in window, entrance, exit, etc.) may not contain any advertising for the business or use.

⁸ Due to their customary needs, automobile service stations and filling stations shall also be allowed custom lettering or other insignia on a gasoline pump without size limitation.

⁹ For multi business locations with frontage exceeding 500 feet and two entrances, two freestanding signs shall be permitted, with location near each entrance and separation between such signs at not less than 300 feet.

¹⁰ Must be removed after two (2) years or within 10 days of the final Certificate of Occupancy being issued within the development, whichever occurs first.

SECTION VIII
ADDITION OF SECTION 8.05.4
SIGNS PERMITTED IN THE CC DISTRICT

The Comstock Charter Township Zoning Ordinance is hereby amended to add Section 8.05.4 to read as follows:

Sec. 8.05.4. *CC District.* The following sign regulations are applicable within the Comstock Center District. The regulations are intended to ensure that exterior signs reinforce the intended

character of the Comstock Center zoning district, are integrated into the architectural scheme of buildings and are compatible with their surroundings while effectively communicating their message.

Sec. 8.05.4.A *Design and Materials.*

1. Exterior materials, finishes and colors should be the same or similar to those used on the principal building.
2. Signs should be professionally constructed using high-quality materials such as metal, stone, hardwood, or similar quality materials.
3. Internally lit plastic letters and plastic box signs are prohibited.
4. To minimize irreversible damage to masonry, all mounting and supports should be inserted into mortar joints and not into the face of the masonry.

Sec. 8.05.4.B. *Sign lighting.* Sign lighting greatly contributes to the overall character and perceived quality of a sign. Signs shall comply with the following lighting requirements:

1. *Internal sign illumination.* Except for marquee signs, internally illuminated signs are prohibited
2. *Externally illuminated signs.* Projecting light fixtures used for externally illuminated signs, such as gooseneck fixtures for wall or projecting signs, should be simple and unobtrusive in appearance. Any external sign light source must be designed so that the light source is directed against the sign and away from pedestrian or vehicle travel ways and may not shine onto adjacent properties or cause glare for motorists or pedestrians.
3. *Back-lit, halo-lit, or reverse channel letter illumination.* The use of back-lit, halo-lit, or reverse channel-lit lighting is permitted.
4. *Prohibited signs.* Any sign incorporating flashing or blinking lights, animated display screens, or electronic changeable message (other than an automotive fueling station sign electronically displaying fuel prices) is prohibited.

Sec. 8.05.4.C. *Multiple story buildings.* The following regulations are applicable to multiple story buildings:

1. Ground floor tenant signs shall be placed at the storefront level, below the expression line separating the ground floor from upper floors.
2. Upper story tenants may not have projecting signs. If utilized, wall signs must be placed upon the exterior wall of the suite occupied by the upper story tenant.
3. A tenant wall directory sign shall be permitted at ground level entrances that provide address and access information for upper story tenants.

Sec. 8.05.4.D. *Permitted signs.* The following types of signs are permitted in the CC, Comstock Center District:

Type of Sign	Number Permitted	Regulations
Wall Sign	<p>One sign per business.</p> <p>In a multi-business structure, one wall sign shall be permitted for each tenant having an individual means of public access.</p> <p>One additional wall sign shall be permitted for identification of a multi-tenant building.</p>	<ul style="list-style-type: none"> a. Wall signs should be located on the upper portion of the storefront, and should not exceed the width of the storefront bay. b. Wall signs shall not exceed 1.5 square feet per lineal foot of building frontage, provided that no such sign shall exceed 48 square feet. c. Wall signs shall be placed in a clear signable area which is an architecturally continuous area uninterrupted by doors, windows, or architectural details such as grillwork, piers, pilasters, or other ornamental features.
Awning Sign and/or Canopy Sign	<p>One sign per business that occupies space with building frontage.</p>	<ul style="list-style-type: none"> a. Sign lettering or logos shall comprise no more than 30% of the total exterior surface of an awning or canopy. b. Awnings or canopies with back-lit graphics or other kinds of interior illumination are prohibited. c. UV-resistant architectural fabric, in matte finish, suitable for outdoor use must be used and shall cover the front of the awning frame. d. The awning frame shall be constructed of steel or aluminum. e. Manufacturer's wind and snow load capacities from shall be provided to the Township as part of the permit process. f. Torn, frayed, ripped, faded, stained, soiled, or dirty awnings shall be replaced immediately.

<p>Marquee Sign</p>	<p>One sign per building.</p>	<ul style="list-style-type: none"> a. A marquee sign is only permitted in conjunction with a theater, cinema, or performing arts facility. b. The permanent text of the sign may indicate the facility name and the changeable copy portion of the sign may highlight current and future attractions. c. One marquee sign shall be permitted per street frontage. d. A minimum vertical clearance of 9 feet shall be provided beneath any marquee. e. The surface display area on a marquee sign may not exceed that which would have been permitted for a wall sign that could have been erected in its place. The area of permanent lettering shall be counted in determining compliance with the standards for total area of wall signs permitted.
<p>Blade Sign Or Hanging Sign</p>	<p>One sign per business.</p>	<p><i>Blade sign</i></p> <ul style="list-style-type: none"> a. Blade signs shall be small in scale and provide a minimum vertical clearance of 10 feet between the lowest point of the sign and the sidewalk. b. A blade sign shall have a maximum area of 12 square feet. c. Mounting hardware shall be an integral part of the sign design. d. Businesses that have a blade sign may not have a hanging sign. <p><i>Hanging sign</i></p> <ul style="list-style-type: none"> e. Hanging signs shall have a maximum area of six square feet (excluding supporting rods, chains, or similar hangers). f. Hanging signs shall maintain a minimum vertical clearance of 10 feet between the lowest point of the sign and the sidewalk. g. Businesses that have a hanging sign may not have a blade sign.

Window Sign	Number of signs is based on window coverage; maximum of 33 %	<ul style="list-style-type: none"> a. Window signs shall not exceed 1/3 of the first floor window area so that visibility into and out of the window is not obscured. b. Sign copy shall not exceed eight inches in height. c. Window signs should be applied directly to the interior face of the glazing or hung inside the window to conceal all mounting hardware and equipment. d. Businesses on upper floors may also have window signs, provided that such signs do not exceed one third of the upper floor window area.
Plaque Sign	One sign per business entrance.	Maximum 2 square feet per sign.
Tenant Directory Sign	One sign per building entrance.	<ul style="list-style-type: none"> a. The maximum area for a tenant directory sign is 12 square feet. b. Tenant directory signs shall be mounted flat against a solid wall proximate to a common building entrance serving tenants listed on the directory sign, or on a freestanding sign located on the property on which the tenants are located. c. The maximum height for a freestanding tenant directory sign shall be 6 feet; a wall-mounted directory sign shall not exceed a height of 8 feet.

<p style="text-align: center;">Ground Mounted Sign</p>	<p>One sign per property.</p> <p>A ground mounted sign shall not be permitted on the same site as a pole sign.</p>	<ul style="list-style-type: none"> a. Only one ground sign shall be permitted per parcel. b. A ground sign shall not be permitted on the same site as a projecting sign or pole sign. c. The maximum area of any such sign shall be 40 square feet. d. The maximum height of any such sign shall be 5 feet. e. No part of the sign or sign support shall be closer than five feet to a street right-of-way line. f. No part of the sign or sign support shall be closer than five feet to any property line, except where an adjoining parcel is occupied by a ground floor residence, in which case the setback shall be 20 feet. g. Ground signs shall be permitted on lots in the CC-Core Zone only where there is an existing building that is set back at least 15 feet from the front property line. h. A ground sign shall not be permitted where it would obstruct parking or traffic maneuvering aisles, or obstruct the vision of drivers. i. Ground signs may not be internally illuminated.
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<p>Pole Sign</p>	<p>One sign per property, subject to restrictions. A pole sign shall not be permitted on the same site as a ground mounted sign.</p>	<p>One pole sign shall be permitted per lot for businesses in buildings in existence at the time of adoption of this provision in the CC-Core Zone and CC-South Zone and are also permitted on lots in the CC-East Zone and CC-North Zone, subject to compliance with the following criteria:</p> <ol style="list-style-type: none"> a. The maximum area of any such sign shall be 32 square feet. b. The maximum height of any such sign shall be 20 feet. c. No part of the sign or sign support shall be closer than five feet to a street right-of-way or property line. d. Pole signs shall be permitted only in the following two situations: <ol style="list-style-type: none"> i. Because of the size of the site, configuration of the building relative to other site features, or design of the building, there is no possible way to place a conforming wall sign on the building; or ii. Because of the size of the site, configuration of the building relative to other site features, or design of the building, there is no possible way to place a conforming ground mounted sign on the premises.
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Projecting Sign	<p>One sign per building. A projecting sign shall not be permitted on the same site as a blade sign.</p>	<ul style="list-style-type: none"> a. The sign's vertical dimension shall be greater than its horizontal dimension. b. Projecting signs shall maintain a minimum vertical clearance of 10-feet between the lowest point of the sign and the sidewalk. c. Mounting hardware shall be an integral part of the sign design. d. Businesses that have a projecting sign may not have a blade sign. e. A vertical projecting sign shall have a maximum area of 32 square feet. f. Vertical projecting signs shall project no more than 3 feet from the face of the building. g. On multistory buildings, vertical projecting signs are permitted on the first or second stories only. h. Projecting signs shall not extend above the top of the roof or parapet line.
Sandwich Board Sign	One sign per business.	<ul style="list-style-type: none"> a. May not exceed six (6) square feet per side. b. May not exceed three feet (3') in height. c. May not be illuminated. d. Must be brought indoors when the business is closed.

SECTION IX
DELETION OF SECTION 8.07
NON-COMMERCIAL TEMPORARY EVENT SIGNS

Section 8.07 of the Comstock Charter Township Zoning Ordinance is hereby deleted in its entirety.

SECTION X
DELETION OF ARTICLE 7
OFF-STREET LOADING REQUIREMENTS

Article 7 of the Comstock Charter Township Zoning Ordinance is hereby deleted in its entirety.

SECTION XI
DELETION OF ARTICLE 6
OFF-STREET PARKING REQUIREMENTS

Article 6 of the Comstock Charter Township Zoning Ordinance is hereby deleted in its entirety.

SECTION XII
ADDITION OF A NEW ARTICLE 6
OFF-STREET PARKING AND LOADING REQUIREMENTS

The Comstock Charter Township Zoning Ordinance is hereby amended adding a new Article 6 which article shall read as follows:

Section 6.01 Off-street parking requirements.

A. Scope of Off-Street Parking Requirements

Compliance with the off-street parking regulations shall be required as follows:

1. General Applicability

For all buildings and uses established after the effective date of this Ordinance, off-street parking shall be provided as required in this Article prior to issuance of a Certificate of Occupancy.

2. Change in Use or Intensity

Whenever use of a building, structure, or lot is changed, parking facilities shall be provided as required by this Ordinance for the new use. If the intensity of use of any building, structure, or lot is increased through the addition of dwelling units, increase in floor area, increase in seating capacity, or through other means, additional off-street parking shall be provided for such increase in intensity of use.

3. Existing Parking Facilities

Off-street parking facilities in existence on the effective date of this Ordinance shall not thereafter be reduced below, or if already less than, shall not be further reduced below the requirements for the use being served as set forth in this Ordinance.

An area designated as required off-street parking shall not be changed to any other use unless equal facilities are provided elsewhere in accordance with the provisions of this Ordinance.

4. Additional Off-Street Parking; Maximum Parking

Nothing in this Ordinance shall be deemed to prevent voluntary establishment of off-street parking facilities to serve an existing use of land or buildings, or to prevent provision of additional parking facilities beyond what is required by the Ordinance, provided all such parking is in conformance with the regulations herein. Except for single-family detached residential uses, any person proposing the provision of greater than 125% of the minimum required off- street parking as specified in this Article shall demonstrate to the Planning Commission sufficient justification for the additional parking.

5. Review Procedures

Compliance with the requirements in this Article shall be subject to site plan review and approval as specified in Section 22.04.

B. General Requirements

In all zoning districts, off-street vehicle parking facilities shall be provided and maintained as herein prescribed.

1. Location

a. **Proximity to Building or Use Being Served.** Off-street parking for multiple-family and non-residential uses shall be located on the same lot or parcel as the building or use being served or within three hundred (300) feet of the building it is intended to serve (measured from the nearest point of the building or use to the nearest point of the parking).

b. **Within Yards.** Off-street parking in commercial, office, multiple-family, and industrial districts may only be located in a side or rear yard or non-required front yard, provided that all landscaping requirements in Article 21.50 are complied with, and provided further that off-street parking shall not be permitted within twenty (20) feet of a single-family residential district boundary.

2. Residential Parking

a. Off-street parking spaces in single-family residential districts shall consist of a parking strip, driveway, garage, or combination thereof, and shall be located on the premises they are intended to serve. No parking shall be permitted on a regular basis on lawns or other unpaved areas on residential lots, with the exception of approved gravel parking areas. Recreational vehicle parking in residential districts shall comply with the standards in Section 4.05.

b. In an "AGR", "A-H", "R1-A", "R1-B", "R1-C", "RM", "RSM", "RMH", or "OW" district, a commercial vehicle may not be parked or stored on residentially used property unless the vehicle (1) does not exceed 1 ton in capacity and is owned or

operated by someone residing on the premises, or (2) the vehicle is owned or operated by a public utility for emergency or on-call purposes. This provision shall in no way be deemed to prohibit the parking or storage of commercial vehicles accessory to a permitted agricultural or business use conducted on property within one of the above-mentioned zoning districts.

3. Control of Off-Site Parking

It shall be unlawful to park or store any motor vehicle on another's private property without the written consent of the owner, holder, occupant, lessee, agent, or trustee of said private property.

4. Access to Non-residential Parking

Each off-street parking space shall open directly onto a clearly-defined aisle or driveway of sufficient width and design as to provide safe and efficient access to or from a public street or alley in a manner that will least interfere with the smooth flow of traffic. Parking designed for backing directly onto a street or road is prohibited. Access to off-street parking which serves a non-residential use shall not be permitted across land that is zoned ~~or used~~ for residential purposes.

5. Collective Use of Off-Street Parking

Off-street parking for separate buildings or uses may be provided collectively subject to the following:

- a. The total number of spaces provided collectively shall not be less than the sum of spaces calculated according to the procedure below.
 - (i). Multiply the minimum parking required for each use, as set forth in Section 6.01.D, by the appropriate percentage indicated in the Shared Parking Factors table for each of the six designated time periods.
 - (ii). Add together the resulting figures for each of the six columns. The minimum collective parking requirement shall be the sum among the six columns.
 - (iii). If a particular land use proposing to make use of collective parking facilities (e.g., house of worship, municipal use) does not conform to the general classifications in the Shared Parking Factors table (as determined by the Township Planning and Zoning Administrator), the applicant shall submit sufficient data to indicate the principal operating hours of the proposed use. Based upon this documentation, the Planning and Zoning Administrator shall determine the appropriate collective parking requirement (if any) for the proposed use.

Shared Parking Factors

Land Use	Weekdays			Weekends		
	1 am – 7 am	7 am – 7 pm	7 pm – 1 am	1 am – 7 am	7 am – 7 pm	7 pm – 1 am
Residential	95%	25%	95%	95%	75%	95%
Commercial/Retail	0%	95%	75%	0%	90%	75%
Office/Service	5%	95%	5%	0%	10%	0%

- b. Each use served by collective off-street parking shall have direct access to the parking without crossing streets.
- c. The collective off-street parking shall not be located farther than three hundred (300) feet from the building or use being served, measured at the property line.
- d. Written easements which provide for continued use and maintenance of the collective off-street parking shall be submitted to the Township for approval before filing with the Kalamazoo County Register of Deeds.

Example of Collective Parking Calculation (see Section 6.01.B.5)

<u>Uses on a shared site</u>	<u>Required Parking</u>
30 townhomes	60 spaces
15,000 square feet of retail space	48 spaces
5,000 square feet of office space	20 spaces

	Weekdays 1 AM – 7 AM	Weekdays 7 AM – 7 PM	Weekdays 7 PM – 1 AM	Weekends 1 AM – 7 AM	Weekends 7 AM – 7 PM	Weekends 7 PM – 1 AM
<i>Residential</i>	95% of 60 = 57	25% = 15	95% = 57	95% = 57	75% = 45	95% = 57
<i>Retail</i>	0% of 48 = 0	95% = 46	75% = 36	0% = 0	90% = 43	75% = 36
<i>Office</i>	5% of 20 = 1	95% = 19	5% = 1	0% = 0	10% = 2	0% = 0
Total	58 spaces	80 spaces	94 spaces	57 spaces	90 spaces	93 spaces

The shared parking factors table predicts the parking demand to be highest during weekday evenings, with a total demand of 94 spaces across the three uses. A total of 94 parking spaces would be required in a shared arrangement, provided all of the other requirements for collective off-street parking are met.

If the parking were not to be provided collectively, the three proposed uses would have to construct a total of 128 parking spaces.

6. Cross Access

Common, shared parking facilities are encouraged in the Township. Wherever feasible, cross-access connections between adjacent parking lots (or a reserved connection when no adjacent parking lot exists but can reasonably be expected to be constructed at a future date) are required. Blanket cross-access easements across the entire parking lot area shall be provided for connected lots under separate ownership or management. The cross-access easements shall be without limitation and shall be recorded with the Kalamazoo County Register of Deeds.

7. Storage and Repair Prohibited

The storage of merchandise, sale of motor vehicles, storage of inoperable vehicles, or vehicles awaiting repair are prohibited in required off-street parking lots or areas.

8. Duration

Except when land is used as permitted storage space in direct connection with a legitimate business, a twenty-four (24) hour time limit for parking in non-residential off-street parking areas shall prevail provided that it shall be unlawful to permit the storage of wrecked, inoperable, or junked vehicles in any parking area in any district for any period of time. See also Section 21.11.

C. Off-Street Parking Standards

The following standards shall be used in determining the required number and characteristics of off-street parking spaces:

1. Units of Measurement

- a. **Floor Area.** For the purposes of determining required number of parking spaces, floor area shall be measured in accordance with the definitions in Section 2.01.36. If the usable floor area of a building is not known at the time of review, 80 percent of the gross floor area shall be used as the basis for parking calculations.
- b. **Fractional Spaces.** When calculations for determining the required number of parking spaces results in a fractional space, any fraction of less than one-half (1/2) may be disregarded, while a fraction of one-half (1/2) or more shall be counted as one space.
- c. **Employee Parking.** Parking spaces required for employees shall be based on the maximum number of employees on the premises at any one time during the largest typical

daily work shift. However, the number of required parking spaces may be reduced if an employer provides documentation of participation in an organized rideshare program or provides Metro bus passes to employees.

- d. **Places of Assembly.** For houses of worship, sports arenas, or similar places of assembly in which those in attendance occupy benches, pews, or similar seating, each 24 inches of such seating shall be counted as one (1) seat.
- e. **Persons.** Any parking standard calculated on the basis of ‘persons’, ‘students’, ‘employees’, or a similar group shall be based upon the maximum permitted occupancy of the structure or facility.

2. Use of Loading Space

Required loading space shall not be counted or used for required parking.

3. Banked Parking

If the minimum number of required parking spaces exceeds the amount necessary to serve a proposed use, the Planning Commission may approve the construction of a lesser number of parking spaces, subject to the following:

- a. The banked parking shall be shown on the site plan and set aside as landscaped open space.
- b. Banked parking shall be located in areas suitable for future parking and that meet Ordinance requirements.
- c. The Township may require construction of the banked parking area upon finding that vehicles are regularly parked on unpaved surfaces, on the road, or off-site.

D. Schedule of Required Parking

1. Parking Spaces Required

The amount of required off-street parking (including stacking spaces for certain uses) shall be determined in accordance with the schedules that follow. Applicants are encouraged to minimize the amount of parking provided in order to minimize excessive areas of pavement, which negatively impact aesthetics and contribute to high volumes of storm water runoff. Required parking spaces may be designated for use by ridesharing, online order pick-up and similar customers. The Planning Commission may modify the numerical requirements for off-street parking, based on evidence that another standard would be more reasonable because of the level of current or future employment and/or level of current or future customer traffic based upon documentation provided by the applicant.

2. Uses Not Listed

For those uses not specifically mentioned, the requirements for off-street parking for a similar use shall apply, subject to review by the Planning Commission and/or Planning and Zoning Administrator.

Section 6.01.D.3 – Schedule of Off-Street Parking: Residential Uses

Land Use	Minimum Parking Required
Single-Family Detached and Two-Family / Duplex	2 spaces per dwelling unit
Single-Family Attached and Multiple Family	2 spaces per dwelling unit
Senior Apartments†	1 space per dwelling unit
Senior Congregate Housing, Assisted Living Facility, Adult Foster Care Facility†	0.5 spaces per bedroom
Mobile Home Park	Parking shall be provided in accordance with State law

Section 6.01.D.4 – Schedule of Off-Street Parking: Institutional Uses
Parking requirements based on persons or students shall be based upon maximum facility occupancy.

Land Use	Minimum Parking Required
Default standard if use is not specified	0.33 spaces per person
Child care center †	1 space per 6 children, based on licensed capacity
Hospital †	1 space per 5 beds
Nursing Home, Home for the Aged	0.33 spaces per bed
Municipal Building or Facility † (post office, township hall, library, etc.)	1 space per 300 sq. ft. UFA ^a
Place of Assembly † (Theatre, auditorium, religious institution, etc.)	0.33 spaces per seat (6 ft. of pew or bench = 3 seats)
Public Utility Uses	1 space for each employee on the largest daily work shift
School, elementary or middle ^b	1 spaces per classroom and administrative office
School, senior high ^b	1 space per classroom and administrative office, plus 0.25 spaces per student
Vocational and Technical Schools, Post-Secondary Educational Facilities	1 space per 3 occupants, based on the maximum occupancy load

- a UFA = usable floor area, as defined in Section 2.01.36.
- b All schools shall additionally provide one (1) space for every three (3) seats in each public assembly space (e.g., gymnasium, theater, auditorium, stadium).
- ‡ In addition to the parking requirement specified above, one parking space shall be required for each employee on the largest typical daily work shift.

Section 6.01.D.5 – Schedule of Off-Street Parking: Commercial Uses

Parking requirements based on persons shall be based upon maximum facility occupancy.

Land Use	Minimum Parking Required
Automobile Body Shop [‡]	1 space per 400 sq. ft. of UFA ^a
Automobile Service and Repair [‡]	2 spaces per service bay
Automobile Sales or Rental – Indoor Showroom [‡]	1 space per 200 sq. ft. UFA ^a (exclusive of spaces for dealer stock)
Automobile Sales or Rental – Outdoor Display	1 space per 1,000 sq. ft. of outdoor display area
Gas Station / Filling Station [‡]	1 space at each fueling location
Car Wash [‡]	<i>Stacking spaces only; see Section 6.01.D.8</i>
<i>The above uses shall additionally provide one space per 150 sq. ft. UFA^a of any associated retail sales area.</i>	
General Retail Sales	1 space per 200 sq. ft. UFA ^a
Banks & Financial Institutions	1 space per 200 sq. ft. UFA ^a
Beauty and/or Barber Shops and Nail Salons [‡]	3.0 spaces per chair
Convenience Stores	1 space per 150 sq. ft. UFA ^a
Exhibition & Assembly Halls [‡]	0.5 spaces per occupant, based on the maximum occupancy load

Home Improvement Stores† Lumber Yards† Machinery/Equipment Sales† Construction Showroom†	1 space per 500 sq. ft. UFA ^a
Hotel, Motel, or Other Lodging†	1 space per room/suite ^c
Laundromats and coin-operated dry cleaners	0.5 spaces per machine
Mortuaries, Funeral Homes	1 space per 75 sq. ft. UFA ^a in parlor areas, viewing rooms, chapels, or other assembly areas
Mini-warehouse; Self-storage	5 spaces at site office
Open Air Business ^b	1 space per 800 square feet sales area
Radio or Television Studio or Station†	Required spaces for an auditorium or studio assembly seating
Restaurants Standard, Carry-out† ^d	1 space per 3 seats 1 space per 50 sq. ft. UFA ^a in waiting area
Bar/Lounge Fast Food † ^d Drive-in† ^d	1 space per 50 sq. ft. UFA ^a 1 space per 50 sq. ft. of dining and service area 1 space per stall
Shopping Centers	1 space per 250 sq. ft. of gross leasable area
Supermarkets	1 space per 200 sq. ft. of UFA ^a

Wholesale Sales Stores, Furniture Sales, Showroom of a Plumber, Electrician or Similar Trade [‡]	1 space per 500 sq. ft. of UFA ^a
Service establishments not otherwise specified, including household equipment repair shops [‡]	1 space per 300 sq. ft. of UFA ^a
Uses not otherwise specified and not deemed similar to above uses [‡]	1 space per 200 sq. ft. UFA ^a
<p>^a UFA = usable non-residential floor area, as defined in Section 2.01.36.</p> <p>^b Any indoor retail sales area associated with an open-air business shall additionally provide parking at the rate of 1 space for every 200 square feet of usable non-residential floor area.</p> <p>^c Any use(s) accessory to a hotel, motel, or other lodging (e.g., restaurant/bar, assembly room) shall provide additional parking according to the type of accessory use, as provided for in this Section. The total parking provided for such multi-use establishments shall not be less than 90% of the sum of the minimum requirements for each use individually. Swimming pools reserved for the exclusive use of overnight guests shall not require additional parking.</p> <p>^d Restaurants providing drive-thru facilities shall provide stacking spaces as specified in Section 6.01.D.8.</p> <p>[‡] In addition to the parking requirement specified above, one parking space shall be required for each employee on the largest typical daily work shift.</p>	

Section 6.01.D.6 – Schedule of Off-Street Parking: Office & Industrial Uses

Land Use	Minimum Parking Required
Business & Professional Offices, except as otherwise specified	1 space per 250 sq. ft. UFA ^a
Medical, Dental	1 space per 200 sq. ft. UFA ^a
Real Estate Offices	1 space per 250 sq. ft. UFA ^a

Veterinary Clinic [‡]	1 space per 250 sq. ft. UFA ^a
Contractor or Construction Uses ^b	1 space per employee, based on largest working shift
General Industrial or Manufacturing Uses ^c	1 space per 750 sq. ft. gross floor area
Wholesale Sales ^c Warehousing Establishments ^c	1 space per 1,500 sq. ft. gross floor area
<p>^a UFA = usable non-residential floor area, as defined in Section 2.01.36.</p> <p>^b Equipment storage shall be provided separately from any required parking area.</p> <p>^c Any accessory retail or office use shall provide additional parking at the rates specified in this Section for general retail or business office uses.</p> <p>[‡] In addition to the parking requirement specified above, one parking space shall be required for each employee on the largest typical daily work shift.</p>	

Section 6.01.D.7 – Schedule of Off-Street Parking: Recreation Uses[§]
Parking requirements based on persons shall be based upon maximum facility occupancy.

Land Use	Minimum Parking Required
Archery Facilities	1.5 spaces per target
BMX Course	50 spaces per course
Bowling	4 spaces per lane
Field Sports (e.g., baseball, football)	35 spaces per field
Tennis Clubs Other Court-based Recreation	4 spaces per court
Arcade‡	0.5 spaces per machine
Clubs and Lodges‡	0.5 spaces per person
Indoor Recreation‡ (fitness centers, athletic clubs, health clubs, pool or billiard halls, skating rinks, etc.)	0.5 spaces per occupant, based on the maximum occupancy load
Golf Course (private or public) ‡	6 spaces per hole
Golf Course (miniature and par 3) ‡	3 per hole
Golf Driving Range‡	1 space per tee
Swimming Pools or Swim Clubs‡	0.25 spaces per occupant, based on the maximum occupancy load
Stadium or Sports Arena‡	0.33 spaces per seat (6 ft. of bench = 3 seats)
<p>§ Any use(s) accessory to a recreation use (e.g., pro shop, game room, restaurant/bar) shall provide additional parking according to the type of accessory use and as provided for in this Section. The total parking provided for such multi-use establishments shall not be less than 90% of the sum of the minimum requirements for each use individually.</p> <p>‡ In addition to the parking requirement specified above, one automobile parking space shall be required for each employee on the largest typical daily work shift.</p>	

Section 6.01.D.8 – Schedule of Off-Street Parking: Stacking Spaces

Land Use	Minimum Stacking Spaces Required
Banks and Financial Institutions	6 spaces per service lane
Car Wash, automatic	8 spaces before wash lane, plus 2 spaces after
Car Wash, self-service	3 spaces before each wash bay, plus 2 spaces after
Drive-Through Restaurants	10 spaces per service lane
Other Drive-Through Uses	6 spaces per service lane
Stacking spaces shall have a minimum width of 8 feet and a minimum length of 20 feet.	

E. Layout, Construction and Design

Off-street parking facilities containing four (4) or more spaces shall be designed, constructed, and maintained in accordance with the following requirements:

1. Review and Approval Requirements

Plans for the construction of any parking lot in conjunction with a new development shall be submitted for review and approval according to the normal site plan review procedures. Plans for expansion of an existing parking lot that is not associated with other new development shall be submitted to the Planning and Zoning Administrator for review and approval prior to the start of construction.

Plans shall be prepared at a scale of not less than fifty (50) feet equal to one (1) inch. Plans shall indicate existing and proposed grades, drainage, water mains and sewers,

surfacing and base materials, and the proposed parking layout. The plans shall conform to the construction and design standards established by the Township Engineer. In the event that required parking cannot be completed because of cold or inclement weather, a temporary Certificate of Occupancy may be issued by the Building Official provided the applicant first deposits a performance guarantee in accordance with Section 27.04.

2. Dimensions

a. Off-street parking shall be designed in conformance with the following standards:

Parking Pattern	Maneuvering Lane Width		Parking Space Width	Parking Space Length	Total Width of Two Tier of Spaces Plus Maneuvering Lane	
	One Way	Two Way			One Way	Two Way
0 degree (parallel parking)	11 feet	18 feet	8.5 feet	25 feet	28 feet	35 feet
30 degree to 53 degree	12 feet	20 feet	9 feet	21 feet	54 feet	62 feet
54 degree to 90 degree	14 feet	24 feet	9.5 feet	20 feet	55 feet	64 feet

3. Layout

- a. Ingress and Egress. All spaces shall be provided with adequate access by means of clearly defined maneuvering lanes and driveways. Spaces backing directly onto a street shall be prohibited for other than one and two family residential uses. Entrances and exits from off-street parking lots shall be located at least twenty- five (25) feet from the nearest point of any adjacent property zoned for single-family residential use.
- b. Parking Rows. Continuous rows of parking shall be limited to not more than 20 contiguous spaces. Longer rows shall provide landscaped breaks (e.g., islands or bioswales) with shade trees, see Section 21.50.
- c. Consolidated Landscaping. Parking spaces and rows shall be organized to provide consolidated landscape areas and opportunities for on-site storm water management. The use of bioswales and/or rain gardens is encouraged.
- d. Pedestrian Circulation. The parking lot layout shall accommodate direct and continuous pedestrian circulation, clearly distinguished from vehicular areas.

Pedestrian crosswalks shall be provided, distinguished by textured paving or pavement striping and integrated into the sidewalk network.

4. Surfacing and Drainage

- a. All off-street parking areas, access lanes, driveways and other vehicle maneuvering areas shall be hard-surfaced with concrete or plant-mixed bituminous material. Porous paving materials may be permitted at the discretion of the Planning Commission, provided that installation and maintenance plans are in accordance with the manufacturer's guidelines; a written maintenance plan must be submitted for the Planning Commission or Planning and Zoning Administrator review.
 - (i). The Planning and Zoning Administrator and/or Planning Commission may permit a gravel surface or millings for heavy equipment and machinery storage areas, provided the applicant or property owner provides sufficient evidence that a paved surface could not support the heavy machinery without being damaged and dust control is provided to the satisfaction of the Township.
- b. Off-street parking areas, access lanes, and driveways shall be graded and drained so as to dispose of surface waters. Surface water shall not be permitted to drain onto adjoining property, unless in accordance with an approved drainage plan.
- c. Grading, surfacing and drainage plans shall be subject to review and approval by the Planning and Zoning Administrator and/or Township Engineer.

5. Curbs, Wheel Chocks

A curb of at least six (6) inches in height shall be installed to prevent motor vehicles from being driven or parked so that any part of the vehicle extends within two (2) feet of abutting landscaped areas, sidewalks, streets, buildings, or adjoining property. Curbs shall be continuous except as part of an overall storm water management design incorporating bioswales and/or rain gardens. In lieu of a curb, wheel chocks may be provided to prevent vehicles from extending over grass areas, sidewalks, setback lines, or lot lines.

6. Lighting

All parking areas, driveways, and walkways shall be illuminated to ensure the security of property and the safety of persons using such areas, in accordance with the requirements in Section 8.50.

7. Signs

Accessory directional signs shall be permitted in parking areas in accordance with Article 8.00.

8. Screening and Landscaping

All off-street parking areas, except those serving single and two-family residences, shall be screened and landscaped in accordance with the provisions set forth in Article 21.50. For business or manufacturing district uses, whenever the parking lot abuts a residence

or residential street, a masonry wall five feet (5') in height shall be erected and maintained. The Planning Commission may waive the requirement for a masonry wall when it finds that because of a site feature or characteristic, landscaping will be more effective at screening the parking lot.

9. Maintenance

All parking areas shall be maintained free of dust, trash, and debris. Surfacing, curbing, lighting fixtures, signage, and related appurtenances shall be maintained in good condition.

10. Electric Vehicle Charging Stations

If and when appropriate, charging stations shall be provided for electric-powered vehicles. The placement of charging stations shall be subject to review by the Planning Commission.

11. Bicycle Parking

Parking facilities for short and long-term bicycle parking shall be provided to meet the needs of the business and/or residential use. Bicycle parking facilities shall allow a cyclist to safely secure a bicycle from incidental damage or theft, while not hindering access for pedestrians or other vehicles. Bicycle parking facilities shall be located in highly- visible and accessible areas.

- a. Bicycle parking facilities shall be located at least 3 feet from adjacent walls, poles, landscaping, street furniture, drive aisles and primary pedestrian routes and at least 6 feet from vehicle parking spaces.

Section 6.02 Loading Space Requirements

A. Scope of Loading Space Requirements

Compliance with the loading space regulations set forth herein shall be required in order to avoid interference with the public use of streets, alleys, parking areas, driveways, sidewalks, and other public areas.

1. General Applicability

On the same premises with every building, or part thereof, erected and occupied for manufacturing, storage, warehousing, display and sale of goods, including department stores, wholesale stores, markets, hotels, hospitals, mortuaries, laundries, dry cleaning establishments, and other uses involving the receipt or distribution of materials, merchandise, or vehicles, there shall be provided and maintained adequate space for loading and unloading as required in this section.

2. Change in Use or Intensity.

Whenever use of a building, structure, or lot is changed, loading space shall be provided as required by this Ordinance for the new use, regardless of any variance which may have been in effect prior to change of use.

B. General Requirements

1. Location

Required loading space shall be located to the rear or side of the building being served such that it is screened from view from adjoining roads. Loading/unloading operations shall not interfere with traffic on public streets or off-street parking.

2. Size

Unless otherwise specified, each required loading space shall be a minimum of ten (10) feet in width and fifty (50) feet in length, with a vertical clearance of fifteen (15) feet.

3. Surfacing and Drainage

Loading areas shall be hard-surfaced with concrete or plant-mixed bituminous material, not millings. Loading areas shall be graded and drained so as to dispose of surface waters. Surface water shall not be permitted to drain onto adjoining property, unless in accordance with an approved drainage plan. Grading, surfacing, and drainage plans shall be subject to review and approval by the Planning & Zoning Administrator and/or Township Engineer.

4. Storage and Repair Prohibited

The storage of merchandise, sale of motor vehicles, storage of inoperable vehicles, or repair of vehicles is prohibited in required loading space.

5. Use of Loading Space

Required loading space shall not be counted or used for required parking.

6. Central Loading

Central loading facilities may be substituted for individual loading spaces serving businesses on separate lots provided that all of the following conditions are fulfilled:

- a. Each business served shall have direct access to the central loading area without crossing streets or alleys.
- b. Total loading space provided shall meet the minimum requirements specified herein, in consideration of total floor area of all businesses served by the central loading space.
- c. No building served shall be more than three hundred (300) feet from the central loading area.

7. Minimum Loading Space

The amount of required loading space shall be determined in accordance with the schedule that follows. The Planning Commission may modify these requirements upon making the determination that another standard would be more appropriate because of the number or type of deliveries experienced by a particular business or use.

Schedule of Loading Space Requirements

Gross Floor Area	Number of Loading Spaces
0 - 4,999 sq. ft.	<i>see note below</i>
5,000 - 19,999 sq. ft.	1 space
20,000 - 99,999 sq. ft.	1 space, plus 1 space for each 20,000 sq. ft. in excess of 20,000 sq. ft.
100,000 - 499,999 sq. ft.	5 spaces, plus 1 space for each 50,000 sq. ft. in excess of 100,000 sq. ft.
500,000 sq. ft. and over	13 spaces, plus 1 space for each 80,000 sq. ft. in excess of 500,000 sq. ft.
<p>Establishments containing less than 5,000 square feet of gross floor area shall be provided with adequate off-street loading space that is accessible by motor vehicle, but which does not interfere with pedestrian or vehicular traffic. The size of any such loading space shall be based on the types of delivery vehicles typically utilized by the establishment, provided that in industrial districts sufficient land area must be available to provide a 10 foot by 50 foot space if the use of the property changes.</p>	

SECTION XIII

AMENDMENT OF SECTION 21.11

AUTOMOBILE SERVICE STATIONS, PUBLIC GARAGES, FILLING STATIONS

Subsection 21.11.f of the Comstock Charter Township Zoning Ordinance is hereby amended to read as follows:

- f. All outside storage areas for trash, used tires, auto parts and similar items shall be enclosed by a six (6) foot tall fence. Such outdoor storage areas shall be screened from view both upon the subject site and adjoining premises unless the Planning Commission determines in its sole reasonable discretion that, based on the location of the storage area, the nature of the

site on which it is located and/or the nature of the uses conducted on adjoining properties, such screening would not materially assist in preserving the general appearance of the subject site and/or surrounding area or otherwise promote the public health, safety, or general welfare. (See Section 21.56). Outside storage or parking of vehicles awaiting repair for any overnight period shall not exceed more than two (2) vehicles awaiting repairs for each indoor repair stall located within said premises; each such vehicle shall have a current and valid license plate or temporary registration certificate. In no event shall the outdoor storage or parking of any such vehicle awaiting repair be permitted for a period exceeding thirty (30) days unless documentation that satisfies the Planning & Zoning Administrator or his/her designee as to the progress being made to repair any vehicle stored or parked on the property for more than thirty (30) days is provided by the property owner.

SECTION XIV
AMENDMENT OF SECTION 9.50
A-H, AGRICULTURE-HORTICULTURE DISTRICT

Subsection 9.53.j of the Comstock Township Zoning Ordinance is hereby amended to read as follows:

9.53j Adult day centers.

SECTION XV
AMENDMENT OF SECTION 9.00
AGR, AGRICULTURE-RESIDENTIAL DISTRICT

The Comstock Township Zoning Ordinance is hereby amended to add Subsection 9.03.cc which shall read as follows:

9.03.cc Event barn, pursuant to Section 21.24.

SECTION XVI
AMENDMENT OF SECTION 21
SITE DESIGN CONDITIONS FOR SPECIFIC LAND USES

The Comstock Township Zoning Ordinance is hereby amended to add Subsection 21.241 which shall read as follows:

21.241 Other items as deemed necessary by the Planning Commission necessary to complete the review.

SECTION XVII
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 XVIII
REPEAL

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

SECTION XIX
EFFECTIVE DATE

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

Michelle Mohny, Clerk
Charter Township of Comstock