

CHARTER TOWNSHIP OF COMSTOCK

ORDINANCE NO. 514

ADOPTED: _____, 2020

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

An Ordinance to amend the Comstock Charter Township Zoning Ordinance by the rezoning of certain properties located in Land Sections 17, 18, 19 and 20 from a R-1B, Single Family District, O-1, Office District, B-2, Community Business District, and B-3, General Business District to CC, Comstock Center zoning classification, adopt various amendments to the Comstock Charter Township Zoning Ordinance to amend the sign provisions, and to repeal all ordinances or parts of ordinances in conflict herewith.

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

ORDAINS:

SECTION I
REZONING OF PROPERTY IN LAND SECTIONS 17, 18, 19 AND 20

The Zoning Map as incorporated by reference in the Comstock Charter Township Zoning Ordinance is hereby amended by rezoning from R-1, Single Family District, O-1, Office District, B-2, Community Business District, and B-3, General Business District to CC, Comstock Center District in Land Sections 17, 18, 19 and 20, tax parcels:

3907-17-354-010 315 N 26TH ST, 3907-17-354-020 N 26TH ST, 3907-17-354-031 253 N 26TH ST, 3907-17-354-032 273 N 26TH ST, 3907-17-354-040 301 N 26TH ST, 3907-17-354-070 147 N 26TH ST, 3907-17-354-080 127 N 26TH ST, 3907-17-354-090 6007 CHUBB AVE, 3907-17-354-100 6023 CHUBB AVE, 3907-17-354-110 107 N 26TH ST, 3907-17-354-120 54 SCHOOL ST, 3907-17-354-130 N 26TH ST, 3907-18-430-059 5900 NEAL AVE (EXCEPT THE WESTERN 421.23 FEET), 3907-18-430-061 5862 NEAL AVE, 3907-18-476-060 5958 ORAN AVE, 3907-18-476-330 ORAN AVE, 3907-18-480-020 5900 ORAN AVE, 3907-18-480-021 N 26TH ST, 3907-18-480-051 SCHOOL ST, 3907-18-480-052 55 SCHOOL ST, 3907-18-480-070 53 SCHOOL ST, 3907-18-480-080 SCHOOL ST, 3907-18-480-090 41 SCHOOL ST, 3907-18-490-020 5768 E MICHIGAN AVE, 3907-19-220-020 KING HWY, 3907-19-220-030 KING HWY, 3907-19-226-010 5901 KING HWY, 3907-19-226-060 132 PACKARD ST, 3907-19-226-080 5831 KING HWY, 3907-19-226-100 5811 KING HWY, 3907-19-226-110 5840 KING HWY, 3907-19-226-140 5864 KING HWY, 3907-19-226-190 208 RIVER ST, 3907-19-226-225 5876 KING HWY, 3907-19-226-241 133 HENNING ST, 3907-19-226-260 107 HENNING ST, 3907-19-226-270 91 HENNING ST, 3907-19-226-280 65 HENNING ST, 3907-19-226-291 5816 E MICHIGAN AVE, 3907-19-226-316 60 HENNING ST, 3907-19-226-320 72 HENNING ST,

3907-19-226-330 84 HENNING ST, 3907-19-226-340 108 HENNING ST, 3907-19-230-010 5832 E MICHIGAN AVE, 3907-19-230-020 5854 E MICHIGAN AVE, 3907-19-230-030 32 PACKARD ST, 3907-19-230-040 54 PACKARD ST, 3907-19-230-050 84 PACKARD ST, 3907-19-230-060 100 PACKARD ST, 3907-19-230-070 114 PACKARD ST, 3907-19-230-082 55 PACKARD ST, 3907-19-230-110 76 RIVER ST, 3907-19-230-121 5917 KING HWY, 3907-19-230-130 111 PACKARD ST, 3907-19-230-140 14 RIVER ST, 3907-19-230-150 66 RIVER ST, 3907-19-230-190 5928 E MICHIGAN AVE, 3907-19-230-200 25 RIVER ST, 3907-19-230-210 47 RIVER ST, 3907-19-230-220 71 RIVER ST, 3907-19-230-230 87 RIVER ST, 3907-19-230-241 103 RIVER ST, 3907-19-230-250 5960 E MICHIGAN AVE, 3907-19-230-260 5968 E MICHIGAN AVE, 3907-19-230-271 5990 E MICHIGAN AVE, 3907-19-234-010 5937 KING HWY, 3907-19-234-045 5922 KING HWY, 3907-19-234-060 211 RIVER ST, 3907-19-234-070 5958 KING HWY, 3907-19-234-080 5994 KING HWY, 3907-19-234-090 5964 KING HWY, 3907-19-234-100 5972 KING HWY, 3907-19-234-110 6014 KING HWY, 3907-19-234-120 KING HWY, 3907-19-234-130 6014 KING HWY, 3907-19-234-140 KING HWY, 3907-19-234-150 KING HWY, 3907-19-234-160 5977 KING HWY, 3907-19-234-170 5967 KING HWY, 3907-19-234-180 KING HWY, 3907-19-234-190 94 PARCOM ST, 3907-19-234-200 110 PARCOM ST, 3907-19-234-210 124 PARCOM ST, 3907-19-234-220 146 PARCOM ST, 3907-19-234-230 6016 KING HWY, 3907-19-234-240 262 PARCOM ST, 3907-19-242-160 5817 COMSTOCK AVE, 3907-19-242-170 5845 COMSTOCK AVE, 3907-19-278-010 5842 COMSTOCK AVE, 3907-19-278-020 502 RIVER ST, 3907-19-278-030 540 RIVER ST, 3907-19-278-040 552 RIVER ST, 3907-19-290-031 465 RIVER ST, 3907-19-290-050 351 RIVER ST, 3907-19-290-061 365 RIVER ST, 3907-19-290-062 383 RIVER ST, 3907-19-290-075 419 RIVER ST, 3907-19-290-081 5889 COMSTOCK AVE, 3907-19-290-090 5901 COMSTOCK AVE, 3907-19-290-114 RIVER ST, 3907-19-290-115 RIVER ST, 3907-19-290-117 309 RIVER ST, 3907-19-290-455 547 RIVER ST, 3907-19-290-471 565 RIVER ST, 3907-20-105-010 6018 E MICHIGAN AVE, 3907-20-105-021 61 PARCOM ST, 3907-20-105-030 E MICHIGAN AVE, 3907-20-105-040 E MICHIGAN AVE, 3907-20-105-050 6086 E MICHIGAN AVE, 3907-20-105-061 79 PARCOM ST, 3907-20-105-070 95 PARCOM ST, 3907-20-105-100 PARCOM ST, 3907-20-105-111 6023 KING HWY, 3907-20-105-112 6065 KING HWY, 3907-20-105-120 6095 KING HWY, 3907-20-105-130 BROOKVIEW ST, 3907-20-105-140 44 BROOKVIEW ST, 3907-20-105-150 BROOKVIEW ST, 3907-20-105-160 80 BROOKVIEW ST, 3907-20-105-170 104 BROOKVIEW ST, 3907-20-105-180 122 BROOKVIEW ST, 3907-20-105-190 6114 E MICHIGAN AVE, 3907-20-105-200 6138 E MICHIGAN AVE, 3907-20-105-210 BROOKVIEW ST, 3907-20-105-220 6121 KING HWY, 3907-20-105-231 215 PARCOM ST, 3907-20-105-250 227 PARCOM ST, 3907-20-105-290 6090 KING HWY, 3907-20-105-390 6130 KING HWY, 3907-20-110-010 6168 E MICHIGAN AVE, 3907-20-110-021 6224 E MICHIGAN AVE, 3907-20-110-040 E MICHIGAN AVE, 3907-20-110-050 6250 E MICHIGAN AVE, 3907-20-110-065 6294 E MICHIGAN AVE, 3907-20-110-080 6300 E MICHIGAN AVE, 3907-20-110-110 ERMINE ST, 3907-20-110-130 6247 COPELAND AVE, 3907-20-110-140 6225 COPELAND AVE, 3907-20-110-150 6201 COPELAND AVE, 3907-20-110-160 6193 COPELAND AVE, 3907-20-110-180 6181 COPELAND AVE, 3907-20-110-190 75 SHIRLEY DR, 3907-20-110-200 74 SHIRLEY DR, 3907-20-110-220 114 SHIRLEY DR, 3907-20-110-230 136 SHIRLEY DR, 3907-20-110-240 6164 COPELAND AVE, 3907-20-110-250 6170 COPELAND AVE, 3907-20-110-260 6188 COPELAND AVE, 3907-20-110-270 6185 KING HWY, 3907-20-110-310 137 ERMINE ST, 3907-20-110-331 6264 KING HWY, 3907-20-110-350 GRANGE AVE, 3907-20-110-360 GRANGE AVE, 3907-20-110-380 ERMINE ST, 3907-20-110-390 174 ERMINE ST,

3907-20-110-400 6240 KING HWY, 3907-20-110-410 6220 KING HWY, 3907-20-110-460 6133 KING HWY, 3907-20-110-480 6138 KING HWY, 3907-20-111-010 E MICHIGAN AVE, 3907-20-111-020 6188 E MICHIGAN AVE and 3907-20-130-010 6330 KING HWY.

SECTION II
AMENDMENT OF SECTION 8.02.2

Subsection 8.02.2 of the Comstock Charter Township Zoning Ordinance is hereby amended to read as follows:

Sec. 8.02.2. *Billboard.* An outdoor, freestanding sign of more than 185 square feet oriented toward motorists on an interstate or arterial road (as defined on the National Functional Classification).

SECTION III
AMENDMENT OF SECTION 8.06

Subsection 8.06 of the Comstock Charter Township Zoning Ordinance is hereby amended to read as follows:

Sec. 8.06. Billboards shall be allowed in the "B-3", "LM" and "M" zoning districts subject to the following conditions:

1. Not more than three (3) billboards may be located per linear mile of street or highway. The linear mile measurement shall not be limited to the boundaries of the Charter Township of Comstock where the particular street or highway extends beyond such boundaries. V-type structures shall be considered as two billboards and double-faced (back-to-back) structures as one (1) billboard.
2. The maximum surface display area of any side of a billboard may not exceed five hundred (500) square feet.
3. No billboard shall be located within five hundred (500) feet of a residential zone.
4. No billboards shall be located closer than the required building setback from the front, rear and side yard property lines.
5. Billboards may be illuminated.
6. The maximum height shall not exceed 30 feet above (1) the grade of the ground on which the billboard sits or (2) the grade of the abutting roadway, to which the billboard is directed, whichever is higher.

SECTION IV
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 V
REPEAL

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

SECTION VI
EFFECTIVE DATE

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

Michelle Mohney, Clerk
Charter Township of Comstock