

**CHARTER TOWNSHIP OF COMSTOCK**

**ORDINANCE 551**

**ADOPTED: February 24, 2025**

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

An Ordinance to amend the Township Zoning Ordinance regarding minimum lot sizes, lot widths and dwelling size requirements in the R1-C Cluster Housing zoning district; to repeal all ordinances or parts of ordinances in conflict herewith, and to provide an effective date.

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

**ORDAINS:**

**ZONING ORDINANCE TEXT AMENDMENTS  
R1-C CLUSTER HOUSING ZONING DISTRICT**

**SECTION I  
AMENDMENT TO ARTICLE 3 ZONING DISTRICTS  
SECTION 3.1.E R1-C CLUSTER HOUSING**

Article 3, Zoning Districts, Section 3.1.E R1-C Cluster Housing, subsection 4 Development Standards are amended to read as follows:

Minimum Lot	6,000 square feet (platted or unplatted, with water and sewer)
Minimum Lot width	60 feet (platted or unplatted, with water and sewer)
Maximum Height	30 feet
Maximum Lot Coverage	30 percent

Remove existing floor area per dwelling (sq. ft.) and replace with:  
600 square foot minimum dwelling size for one story ranch  
900 square foot minimum dwelling size for two story dwelling, with first floor at least 500 square feet.

All other parts of Section 3.1.E R1-C remain unchanged.

**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All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 after publication after adoption.

Nicole Beauchamp, Clerk  
Charter Township of Comstock