

CHAPTER 16

OFF STREET PARKING

SECTION 16.01 PURPOSE

The purpose of this chapter is to prescribe regulations for off-street parking of motor vehicles in residential and nonresidential zoning districts, to ensure by the provision of these regulations that adequate parking and access is provided in a safe and convenient manner, and to afford reasonable protection to adjacent land uses from light, noise, air pollution, and other affects of parking areas.

SECTION 16.02 SCOPE

- a) At the time any building or structure is erected, enlarged, or increased in capacity, or uses established, off-street parking and loading spaces shall be provided in all zoning districts according to the requirements of this Article.
- b) No parking or loading area or space which exists at the time of the adoption of this Chapter shall thereafter be relinquished or reduced in any manner below the requirements established by this Article.
- c) Parking areas must be in the same zoning classification as the property it serves.

SECTION 16.03 LOCATION OR PARKING AREAS

- a) For all residential uses, the number of parking spaces required by this Chapter shall be located on the same lot or parcel as the dwelling units served.
- b) For all other uses, the number of parking spaces required by this Chapter shall be located on the same lot, or lots under the same ownership, within 300 feet of the building it is intended to serve, measured from the building to the nearest parking space of the on-premise parking lot.

Parking on lots under different ownership within 300 feet of the building it is intended to serve shall also be permitted if such arrangement does not result in a parking deficiency for the other use, and a legal agreement specifying the terms for the parking arrangement, signed by all involved parties is provided.

SECTION 16.04 GENERAL REQUIREMENTS

- a) Units of Measurement
 - 1) For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift.

- 2) When units of measurement determining the number of required parking spaces result in a requirement of a fractional space, that fraction shall be counted as a full parking space.
- b) Shared Parking and Mixed Occupancy
- 1) In the case of mixed uses in the same building or on the same lot or parcel, the total requirements for off-street parking and loading shall be the sum of the requirements for the individual uses computed separately.
 - 2) Joint or collective provision of off-street parking areas for buildings or uses on two or more properties shall not be less than the sum of the requirements for the participating individual uses computed separately except that the Planning Commission may approve a lesser parking requirement for such uses if evidence of a signed agreement between the owners of both properties agreeing to such joint use is provided to the Planning Commission.
- c) Parking Requirements for Uses Not Listed
- 1) The minimum parking space requirements for all uses shall be as listed in Section 16.07. For uses not specifically listed in Section 16.07, the Zoning Administrator may establish the parking requirement by making the determination that the proposed use is similar in parking requirements to a use which is listed in Section 16.07.

SECTION 16.05 DESIGN, LOCATION, AND CONSTRUCTION REQUIREMENTS

The following regulations shall apply to all uses except one and two family dwellings and farm uses.

a) Parking Lot Surface and Drainage

Parking lots may be surfaced with gravel, asphalt or concrete. Such surfaces shall be graded and drained to dispose of all surface water and prevent drainage onto abutting properties.

b) Lighting

Lighting fixtures used to illuminate off-street parking areas shall be so arranged as to direct light downward away from any adjoining properties or streets and highways. Lighting fixtures in required parking facilities for commercial, industrial, or office districts within 150 feet of a Residential Zoning District or an area recommended for such use in the Township Master Plan shall not exceed 23 feet in height. All other fixtures shall not exceed 35 feet in height. Light fixtures shall be designed to achieve total luminary cutoff.

c) Parking Lot Setback

All off-street parking areas, except those serving residential dwellings with less than five dwelling units, shall be set back a minimum of 5 feet from the rear and side lot lines, and a minimum of 15 feet from the front lot line. The Planning Commission may permit parking aisles or vehicle maneuvering areas to encroach within the parking setback where substantial additional screening or landscaping acceptable to the Planning Commission is provided.

d) Greenbelts

Where off-street parking areas for non-residential uses abut or are across the street from property which is zoned or planned for residential use property, a greenbelt not less than 15 feet wide shall be provided adjacent to the parking area. The greenbelt shall be landscaped according to the landscape requirements of this Ordinance.

e) Driveways

Driveways serving off-street parking areas shall be at least 20 feet from any residentially zoned property.

f) Side and Rear Location

Parking areas wherever reasonably possible shall be placed at the side or rear of buildings.

SECTION 16.06 SIZE OF PARKING SPACE AND AISLE

Off-street parking spaces and aisles for various parking angles shall be designed and constructed in accordance with the minimum standards provided in Table 16-1

**TABLE 16-1
MINIMUM STANDARDS FOR SIZE OR PARKING AISLES AND DRIVEWAYS**

Parking Angle	Maneuvering Aisle Width		Parking Stall Width	Parking Stall Length	Total Width of 2 Stalls of Parking Plus Maneuvering Aisle	
	One Way	Two Way			One Way	Two Way
0° parallel	12 feet	22 feet	8.5 feet	22 feet	29 feet	39 feet
Up to 53°	13 feet	22 feet	9.0 feet	18 feet	49 feet	58 feet
54° to 74°	16 feet	22 feet	9.0 feet	18 feet	52 feet	58 feet
75° to 90°	12 feet	24 feet	9.0 feet	18 feet	48 feet	60 feet

SECTION 16.07 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Each use shall provide spaces in conformance with the following schedule of requirements:

<u>Use</u>	<u>Number of Motor Vehicle Parking Spaces Required per Unit of Measure</u>
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a) Residential

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| 1) Single family, two family, or multiple family with three or more bedrooms. | Two for each dwelling unit. |
| 2) Multiple family with one or two bedrooms. | Two for each two bedroom dwelling unit and 1.5 for each one bedroom dwelling unit. |
| 3) Efficiencies | One for each dwelling unit. |
| 4) Mobile Home Parks | Two for each mobile home or mobile home site. |
| 5) Elderly housing or retirement communities. | For independent living units, one for each unit. For “interim” or “intermediate care” units, one for each two beds, plus one per employee. Should the units revert to another use, then the required parking shall be re-determined based on the new use. |
| 6) Bed and breakfast, boarding houses. | One for each guest room plus two for the dwelling unit. |

b) Institutional/Public Assembly

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| 1) Churches, temples, mosques, synagogues, or similar types of facilities. | One space per each four seats in the worship room. |
| 2) Hospitals. | One for each two beds plus one for each staff doctor, plus one for each two employees other than doctors. |
| 3) Outpatient care stations. | Two spaces per exam room/station or procedure/operating room, plus one space per laboratory or recovery room plus one per employee. |
| 4) Child Care Centers. | One space for every eight children of licensed capacity, plus one space for each employee. A minimum of three employee spaces shall be required. |
| 5) Elementary, junior high, middle schools. | Two spaces per classroom, plus one and space for each three seats of maximum seating capacity for that indoor place of assembly having the greatest seating capacity. |
| 6) High schools. | Eight spaces per classroom, or one space per each four seats of maximum seating capacity |

for that indoor place of assembly having the greatest capacity, whichever is greater.

7) Private club and lodges.

One space per 2.5 persons allowed within the maximum occupancy load as established by the appropriate fire, health, or building code.

8) Auditoriums (non-school), stadiums, and sports arenas.

One space per each three seats.

9) Conference rooms, exhibit halls, halls, ballrooms, civic clubs, or similar places of assembly without fixed seats whether public or private.

One space per each four persons allowed within the banquet maximum occupancy load as determined by the Township building or fire codes.

10) Libraries, museums, and non-commercial art galleries.

One parking space per 400 square feet of gross floor area.

c) Offices

1) Medical/dental clinics or offices.

Four spaces per 1,000 square feet of gross floor area. A minimum of six spaces shall be required.

2) General office buildings.

One space per 300 square feet of gross floor area. A minimum of four spaces shall be required.

3) Banks, credit unions, or savings and loans.

Six spaces per 1,000 square feet of gross floor area, plus two spaces per each non-drive-through automatic teller plus four on-site waiting spaces for each drive up window or drive through automatic teller.

d) Retail and Service Uses

1) Retail shopping centers, discount stores, and department stores containing between 25,000 and 400,000 square feet.

Four spaces per 1,000 square feet of stores, and usable floor area.

2) Retail centers containing between 400,000 and 600,000 square feet.

Four and one-half spaces per 1,000 square feet of usable floor area.

3) Retail centers containing greater than 600,000 square feet.

Five spaces per 1,000 square feet of usable floor area.

4) Other retail uses not otherwise specified

One space per 200 square feet of usable floor

herein.	area plus one per employee.
5) Supermarkets and grocery stores.	One space per 200 square feet of usable floor area.
6) Personal service establishments not otherwise provided herein.	One space per each 300 square feet of usable floor area plus one per employee.
7) Appliance stores.	Four spaces per 1,000 square feet of gross floor area. A minimum of six spaces shall be required.
8) Automobile service stations.	Two parking spaces per each service bay, plus one per each per each employee, plus one per each 200 square feet of retail area. A service bay and the area on each side of a gas pump may count as a parking space.
9) Automobile wash establishments (automatic).	One parking space per each employee, plus fifteen on-site waiting spaces at each wash-bay entrance, plus two drying spaces at the exit.
10) Automobile wash establishments (self-service).	One parking space per each employee, plus three on-site waiting spaces at each wash-bay entrance.
11) Barber shops, beauty salons.	Two for each barber or beauty operator chair/station plus one for every two employees.
12) Building supply store, home improvement store, paint and hardware store containing up to 25,000 square feet of gross floor area.	One space per 200 square feet of usable floor area plus one for each employee.
13) Building supply store, home improvement store, paint and hardware store with more than 25,000 square feet of gross floor area.	Three and one-half spaces per 1,000 square feet of usable floor area plus one for each employee.
14) Convenience stores.	Four spaces per 1,000 square feet of gross floor area. A minimum of six spaces shall be required.
15) Dry cleaners.	Two spaces per 1,000 square feet of gross floor area. A minimum of four spaces shall be required.
16) Funeral homes and mortuaries.	One space per 50 square feet of parlor and

	chapel areas.
17) Furniture, carpet, and home furnishing stores.	One space per 800 square feet of usable floor area.
18) Hotel, motel, or other commercial lodging establishment.	One space for each guest room, plus one for each two employees, plus amount required for accessory uses provided at the rate of fifty percent of the requirements for such uses as specified herein.
19) Laundromats.	One space per each three washing machines.
20) Mini-storage houses/warehouses.	Six spaces.
21) Motor vehicle dealerships.	One space per 5,000 square feet of outdoor sales area, plus one space per sales desk/office, plus three spaces per service bay. A minimum of six spaces shall be required.
22) Quick oil change establishments.	Two spaces per bay plus one per each employee.
23) Recreational vehicle and boat dealerships.	One space per 800 square feet of gross floor area, plus two spaces per each vehicle service bay. A minimum of six spaces shall be required.
24) Restaurants that serve non-fast food and have no drive-through window.	Twelve spaces per 1,000 square feet of gross floor area, or 0.4 spaces per seat, whichever is greater.
25) Restaurants that serve mostly take out, with six or less booths or tables.	Six spaces plus one for each employee.
26) Restaurants that serve fast food and have no drive through window.	Seven spaces per 1,000 square feet of gross floor area.
27) Restaurants that serve fast food and have a drive through window and indoor seating.	Fifteen spaces per 1,000 square feet of gross floor area, plus three designated drive through, short term waiting spaces plus 10 on site waiting spaces.
28) Restaurants that serve fast food and have a drive through window, but no indoor seating.	Fifteen spaces.

- 29) Video rental stores. One space per each 100 square feet of gross floor area plus one per each employee.
- 30) Service companies doing repair. Two spaces per 1,000 square feet of electrical, and plumbing work gross floor area. A minimum of five spaces shall be required.

e) Recreational Entertainment

- 1) Arcades. One space for every 70 square feet of gross floor area. A minimum of six spaces shall be required.
- 2) Batting cage facilities. Three spaces per cage.
- 3) Bowling centers. Five spaces per bowling lane plus 50 percent of the spaces otherwise required for accessory uses such as restaurants, bars, banquet facilities, etc.
- 4) Golf driving ranges. One and one-half spaces per tee.
- 5) Golf courses, miniature. One and one-half spaces per each hole.
- 6) Golf courses, par-three. Three spaces per hole.
- 7) Golf courses. Five spaces per hole.
- 8) Health fitness centers. Five spaces per 1,000 square feet of gross floor area.
- 9) Movie theaters. One space per each four seats, plus four spaces per screen.
- 10) Racquetball and tennis centers. Five spaces per 1,000 square feet of gross floor area or six spaces per court, whichever is greater.
- 11) Public recreation centers. Five spaces per 1,000 square feet of gross floor area.
- 12) Roller/ice skating rink. Six spaces per 1,000 square feet of gross floor area.

f) Industrial Uses

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| 1) Manufacturing, light industrial, and research establishment. | One and one-half parking spaces per 1,000 square feet of gross floor area. |
| 2) Wholesale, warehouses, or distribution facilities, and trucking terminals. | One parking space per each 1,500 square feet of gross floor area or one per employee whichever is greater. |

g) Deferred Parking Construction

In order to avoid excessive amounts of impervious surface, the Planning Commission may approve a development which provides less than the minimum number of parking spaces required herein if the applicant demonstrates to the satisfaction of the Planning Commission that a reduced amount of total parking space will meet the projected parking needs of the project due to:

- 1) The nature, size, density, location or design of the proposed development, including the design of the circulation and parking plan;
- 2) The availability of vacant or otherwise undeveloped land on the same parcel as shown on the proposed development plan, will remain available to provide additional off-street parking space if additional parking space is subsequently determined to be necessary by the Planning Commission to meet the parking needs of the development;
- 3) Characteristics of the development which will affect the parking needs, including factors such as nonconflicting peak hours of operation and the sharing of spaces by different uses; and
- 4) Any other factors reasonably related to the need for parking for the proposed development.

SECTION 16.08 BARRIER FREE PARKING AND DESIGN REQUIREMENTS

a) Barrier free parking shall be provided as follows:

<u>Total Parking in Lot</u>	<u>Minimum Number of Accessible Spaces Required</u>
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	8

301 to 400	12
401 to 700	14
701 to 1,000	1 per 50 spaces provided or fraction thereof
Over 1,000	20 plus 1 per 100 over 1,000 or fraction thereof

- b) Requirements for barrier free parking spaces, curb, ramps, and signs shall be as required by the Township Building Code and the Michigan Barrier Free Rules.

SECTION 16.09 OFF-STREET LOADING REQUIREMENTS

- a) Off-street loading spaces shall be provided in size and quantity sufficient to prevent interference with adjacent streets or required off-street parking areas.
- b) Required loading spaces shall not be included in the count of off-street parking spaces.
- c) Loading spaces shall not use any portion of any public right-of-way.
- d) Maneuvering space for trucks using the loading spaces shall be provided on-premise, and shall not necessitate the use of public right-of-way.
- e) The design, location, and screening of off-street loading areas shall be reviewed at the time of Site-Plan approval to ensure adequate protection is afforded adjacent properties, especially residential districts.
- f) Off-street loading spaces shall be no closer than 50 feet to any Residential Zone unless such space is wholly within a completely enclosed building or enclosed on all sides by a wall or a uniformly painted solid board or masonry fence of uniform appearance not less than six feet in height.

CHAPTER 17

SIGNS

SECTION 17.01 DESCRIPTION AND PURPOSE

This chapter is intended to regulate the size, number, location and manner of display of signs in Orange Township in a manner consistent with the following purposes.

- a) To protect and further the health, safety and welfare of residents, property owners and visitors.
- b) To prevent traffic hazards and pedestrian accidents caused by signs which obstruct vision, distract or confuse drivers, or are improperly secured or constructed.
- c) To conserve and enhance community character.
- d) To promote uniformity in the size, number or placement of signs within districts.
- e) To promote the economic viability of commercial areas by minimizing visual clutter, and allowing for proper placement of signs to safely direct motorists to their destination.
- f) To balance the public's right to be informed and its desire to avoid visual pollution and hazardous conditions with the rights of businesses and other non-business uses to communication.
- g) It is further recognized that special circumstances or events may create a need for portable signage for a limited and reasonable period of time.
- h) The purpose of this ordinance does not include the regulation of the content or any information included on the sign.

SECTION 17.02 DEFINITIONS

- a) Agricultural Industry Sign - A sign which identifies items, products, breeds of animals, poultry or fish, materials, or farming methods used on a farm and also including signs for farm organizations.
- b) Billboard: A sign which advertises an establishment, product, service or activity not available or not conducted on the lot on which the sign is located.
- c) Business or commercial Sign. A sign, including a sign on the wall of a building, on lettered, figured or pictorial messages which are displayed for advertising a business, service, entertainment, or other enterprises or commerce conducted on the land where the sign is located, or products primarily sold, manufactured, processed or fabricated on such land.
- d) Community Special Event Sign: A portable sign which is erected for a limited time to call attention to special events of interest to the general public which are sponsored by governmental agencies, schools or other groups which are non-profit and whose purpose is charitable, philanthropic, religious or benevolence.
- e) Non-Commercial Sign - A sign either portable or non-portable not advertising commerce, trade, or location and not otherwise defined herein. A political sign is a non-commercial sign.

- f) Portable or Temporary Sign: A sign that is not permanent or affixed to a building or structure and by its nature may be or is intended to be moved from one location to another such as A frame signs or signs on moveable trailers whether rented or owned, devices such as banners, pennants, flags (not including flags of state or organizational flags when displayed in the manner prescribed by law), search lights, twirling or sandwich type signs, sidewalk or curb signs, and balloons or other air or gas filled figures.
- g) Real Estate Sign: A temporary sign advertising the real estate upon which the sign is located as being for sale, rent, or lease.
- h) Residential Subdivision Sign: A sign identifying or recognizing a platted subdivision, site condominium, multi-family or other residential development.
- i) Sign: A device, structure, fixture, or placard which may or may not use graphics, symbols, and/or written copy designed specifically for the purpose of advertising or identifying an establishment, product, service, or activity or otherwise intended or used to advise or inform.
- j) Wall Sign: A sign painted or attached directly to and parallel to the exterior wall of a building extending no greater than twelve (12) inches from the exterior face of a wall to which it is attached.

SECTION 17.03 SIGNS EXEMPTED

The following signs shall be exempted from the provisions of this Ordinance except for the regulations of Section 17.05.

- a) Official traffic signs erected by a government agency.
- b) Government signs two square feet or less.
- c) Non-commercial signs two square feet or less.
- d) Window signs.
- e) Memorial signs.
- f) Murals of an un-commercial nature.
- g) Signs not visible from any street.
- h) Signs for essential services which are two square feet or less.
- I) Placards.
- j) Community service group or agency signs two square feet or less.
- k) Nameplates two square feet or less.
- l) Newspaper box signs
- m) Farm identification signs.
- n) Incidental signs two square feet or less.
- o) Flags or insignia of any nation, State, township, community organization or educational institution or flags of a non-commercial nature.

SECTION 17.04 SIGN PERMITS AND APPLICATION

- a) Permits Required A sign permit shall be required for the erection, use or construction of all signs which exceed 32 square feet.

- b) **Application** An application for a sign permit shall be made to the Township Zoning Administrator along with a fee as required by Township Board resolution. The application, at a minimum, shall include the following:
1. Name, address, and telephone number of applicant and the person, firm or corporation erecting the sign.
 2. Address or permanent parcel number of the property where the sign will be located.
 3. A sketch showing the location of the building, structure, or lot upon which the sign is to be attached or erected, and showing the proposed sign in relation to buildings and structures along with setback from lot lines.
 4. Two blueprints or drawings of the plans and specifications, method of construction and attachment to structures or ground, stress sheets and calculations showing that the structure is designed for dead load and wind pressure in any direction of not less than 30 pounds per square foot of area.
 5. Any required electrical permit shall be attached to the application.
 6. The zoning district in which the sign is to be located.
 7. Any other information which the Building Inspector/Zoning Administrator may require in order to demonstrate compliance with this Ordinance.
 8. Signature of applicant or person firm or corporation erecting the sign.
- c) **Electrical Signs.** All signs requiring electrical service shall be reviewed for compliance with the Townships electrical code. Approval of electrical signs shall be noted on or attached to the sign permit.
- d) **Issuance of Sign Permit** The Zoning Administrator shall issue a sign permit if all provisions of this Ordinance and other applicable Township ordinances are met. A sign authorized by a permit shall be installed or under construction within one year of the date of issuance of the sign permit or the permit shall expire. A new permit may be issued upon filing of a new application and fee.

SECTION 17.05 DESIGN, CONSTRUCTION AND LOCATION STANDARDS

- a) All signs shall be properly maintained and shall not be allowed to become unsightly through disrepair or as a result of the weather.
- b) Sign supports, braces, guys and anchors shall be maintained in such a manner as not to cause a hazard.
- c) Signs shall be constructed to withstand all wind and vibration forces normally expected to occur in the vicinity.
- d) Signs, may be internally or externally illuminated. The source of the light shall be enclosed and directed to prevent the source of light from shining directly onto traffic or residential property.

- e) Signs shall not be placed in, upon or over any public right-of-way, or alley, except as may be otherwise permitted by the Ionia County Road Commission or Michigan Department of Transportation.
- f) A light pole, or other support structure not specifically designed as sign support structure may not be used for the placement of any sign unless specifically approved for such use.
- g) A sign shall not be erected where by reason of its position, shape, color, or other characteristics, interfere with, obstruct or be confused with an official traffic sign, signal, or device.
- h) A sign shall not contain flashing, moving or animated parts except for automatic changeable copy signs or barber pole signs.
- i) A wall sign shall not extend beyond the edge of the wall to which it is affixed or extend above the roof line of a building.
- j) A sign and its supporting mechanism shall not extend beyond the lot lines of the property on which it is located.

SECTION 17.06 SIGN REGULATIONS APPLICABLE TO ALL DISTRICTS

The following sign regulations are applicable to all zoning districts.

- a) All signs shall be stationary and shall pertain only to the business or activity conducted on the premises except for billboards, non-commercial signs, community special event signs and signs advertising farm products or operations as permitted herein.
- b) Any pole sign, including awnings to which signs are affixed or displayed shall maintain a minimum clear space of eight feet from the bottom of the sign to the ground.
- c) Real estate signs are permitted in any District but shall be removed within 30 days after completion of the sale or lease of the property. Such signs shall not exceed 32 square feet.
- d) Community special event signs, including banner signs, are permitted in any District, subject to the following restrictions:
 1. Such signs may be located either on or off the lot on which the special event is held.
 2. Such signs shall have a maximum size of 32 square feet in area, and a maximum height above ground level of eight feet.
 3. Such signs shall be removed within seven days of the conclusion of the special event which is being advertised.
- e) On-Site Directional signs are permitted in any district subject to the following restrictions:
 1. Such sign shall not exceed four square feet in area and three feet in height, and shall be setback at least five feet from any lot line.
 2. Directional signs shall be limited to traffic control functions only.
- f) Signs advertising the sale of farm products or farm operations which are not located on the property which contains the farm are permitted in any district provided that such signs shall be no larger than 32 square feet and no higher than eight feet above grade.

- g) Non-commercial signs are permitted in all zoning districts subject to the following restrictions:
1. Such signs shall be subject to the regulations for signs contained in Section 17.05 herein.
 2. Non-commercial signs are not subject to regulations pertaining to size and number.
 3. Non-commercial signs may remain until such signs are in disrepair and are deemed to no longer comply with Section 17.05 of this Ordinance except that if such sign pertains to an election, it shall be removed within seven days after such election.

SECTION 17.07 BILLBOARDS

Billboards are permitted only in those areas which are within 300 feet of the I-96 right-of-way line subject to the following regulations:

- a) Double-faced billboard structures (i.e., structures having back-to-back billboard faces) and V-type billboard structures having only one face visible to traffic proceeding from any given direction on a street or highway shall be considered as one billboard. Additionally, billboard structures having tandem billboard faces (i.e, two parallel billboard faces facing the same direction and side-by-side to one another) or stacked billboard faces (i.e, two parallel billboard faces facing the same direction with one face being directly above the other) shall be considered as one billboard. Otherwise, billboard structures having more than one billboard face shall be considered as two billboards and shall be prohibited in accordance with the minimum spacing requirement set forth in subsection "B" below.
- b) No billboard shall be located within 1,320 feet of another billboard measured in any direction.
- c) No billboard shall be located within 250 feet of a residential zone.
- d) No billboard shall be located closer than 10 feet from a right-of-way line and 50 feet from all other property lines.
- e) Billboards may be constructed to a maximum size of 672 square feet per face.
- f) The height of a billboard shall not exceed 35 feet above; (1) the grade of the ground on which the billboard sits or, (2) the grade of the abutting roadway, whichever is higher.
- g) A billboard may be illuminated, provided such illumination is concentrated on the surface of the sign and is so located as to avoid glare or reflection onto any portion of an adjacent street or highway, the path of on-coming vehicles, or any adjacent premises. In no event shall any billboard have flashing or intermittent lights, nor shall the lights be permitted to rotate or oscillate.
- h) A billboard must be constructed in such a fashion that it will withstand all wind and vibration forces which can normally be expected to occur in the vicinity. A billboard must be maintained so as to assure proper alignment of structure, continued structural soundness, and continued readability of message.
- i) A zoning permit shall be required in order to construct an outdoor sign or billboard. Each application for a zoning permit shall include a drawing with specifications prepared and sealed by a registered engineer or architect, licensed by the State of Michigan. A

drawing shall also be submitted illustrating the setback of the outdoor sign, billboard from all lot lines of the site on which the outdoor sign, billboard is to be located. The applicant shall also provide proof of permission from the property owner to place the outdoor sign, billboard on the site.

- j) The non-conforming use provisions of Chapter 18 of this Ordinance shall apply to pre-existing outdoor signs and billboards.
- k) Signs advertising the person's own business, products or profession by means of a sign located on his/its own premises are permitted under the same terms of this section.
- l) The provisions of this subsection shall not apply to the following types of signs:
 - 1. Directional and other official signs, including, but not limited to, signs pertaining to natural wonders, scenic and historical attractions, which are required or authorized by law, and which comply with rules promulgated by the State Department of Transportation relative to the lighting, size, number and spacing thereof.
 - 2. Signs advertising the sale or lease of real property upon which they are located.

SECTION 17.08 NONCONFORMING SIGNS, ILLEGAL SIGNS, AND SIGNS ACCESSORY TO NONCONFORMING USES

- a) Every legal permanent sign which does not conform to the height, size, area or location requirements of this Chapter as of the date of the adoption of this Ordinance, is hereby deemed to be nonconforming.
- b) Nonconforming signs may be maintained and repaired so as to continue the useful life of the sign but may not be expanded, enlarged, or extended.
- c) A nonconforming sign may be diminished in size or dimension or the copy of the sign amended or changed without jeopardizing the privilege of nonconforming use.
- d) A sign accessory to a nonconforming use may be erected in the Township in accordance with the sign regulations for the District in which the property is located.

SECTION 17.09 MEASUREMENT OF SIGNS

- a) Unless otherwise specified within this ordinance for a particular type of sign, the area of a sign shall be measured as the area within a single, continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of writing, representation, emblem, logo, or any other figure of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding only the structure necessary to support the sign.
- b) The area of a freestanding or projecting sign that has two or more faces shall be measured by including the area of all sign faces, except if two such faces are placed back-to-back and are of equal size, and are no more than two feet apart at any point the area of the two back-to-back faces shall be counted as one face. If the two back-to-back faces are of unequal size, the larger of the two sign faces shall be counted as the one face.
- c) The height of a sign shall be measured as the vertical distance from the highest point of the sign to the grade of the adjacent street or the average grade of the ground immediately beneath the sign, whichever is less except for billboards as specified herein.

SECTION 17.10 AGRICULTURAL DISTRICT

The following signs are permitted in the Agricultural District.

- a) **WALL SIGN** - For permitted uses other than dwellings.
 - 1. One sign per street frontage to be placed on that side of the building which directly faces the street. Each sign shall not exceed 100 square feet.
- b) **GROUND SIGN** - For permitted uses other than dwellings.
 - 1. One per parcel not to exceed 50 square feet in area.
 - 2. The height of a ground sign shall not exceed six feet above grade.
 - 3. Ground signs shall be setback a minimum of 10 feet from the front lot line and a minimum of 25 feet from all other lot lines.
- c) **AGRICULTURAL INDUSTRY SIGNS** - Such signs shall not be limited in number, **size** or placement except they shall not be placed to create a hazard or visibility problem for motorists, pedestrians, or cyclists.

SECTION 17.11 RESIDENTIAL DISTRICTS

The following signs are permitted in the R1, R2, and R3 Zoning Districts.

- a) **WALL SIGN** - For non-residential uses only:
 - 1. One sign per street frontage to be placed on that side of the building which directly faces the street. Each sign shall not exceed 100 square feet.
- b) **GROUND SIGN** - For residential subdivisions or site condominiums, multiple family developments, elderly housing, mobile home or manufactured home parks, schools, churches or other permitted non-residential uses:
 - 1. One per parcel not to exceed 50 square feet in area.
 - 2. The height of a ground sign shall not exceed six feet above grade.
 - 3. Ground signs shall be setback a minimum 10 feet from the front lot line and a minimum of 25 feet from all other lot lines.
 - 4. For residential subdivisions a ground sign identifying the development is permitted only if a subdivision or home owners association is established and provisions are made for such an association to maintain the sign.

SECTION 17.12 COMMERCIAL AND INDUSTRIAL DISTRICTS

The following signs are permitted in the "C" and "I" Zoning Districts.

- a) **WALL SIGNS**
 - 1. Each commercial establishment or business shall be permitted to have one wall sign. For each commercial establishment on a corner lot, one wall sign per public or private street frontage is permitted. Each commercial establishment shall have no more than one sign per wall.
Wall signs shall not exceed 100 square feet in area for each sign.
- b) **FREE STANDING SIGN** - One ground sign or pole sign per lot subject to the following regulations:

1. Pole Sign - A sign no more than 64 square feet shall be permitted for each lot and shall also be subject to the following:
 - (a) For those lots with more than one commercial establishment, the size of the pole sign may be increased to no more than 96 square feet.
 - (b) Pole signs shall not exceed 35 feet in height and shall have a minimum height between the bottom of the sign and the ground of eight feet.
2. Ground Signs - One sign of no more than 64 square feet shall be permitted for each lot and shall also be subject to the following:
 - (a) The height of a ground sign shall not exceed six feet above ground.
 - (b) Ground signs shall be setback a minimum of five feet from the front and side lot lines.

c) **INDUSTRIAL PARK IDENTIFICATION SIGN**

One sign may be erected at each industrial park entrance in accordance with the requirements for ground signs to identify the park and the industries within.

d) **PORTABLE SIGNS.**

Only one portable sign shall be permitted on a parcel at any one time for a period not to exceed a total of 60 days in any calendar year. A portable sign shall not exceed 32 square feet in area and shall not have any flashing, colored or glaring lights. Such signs shall be placed outside of the public right-of-way and shall not hamper the visibility of a driver on or off the site. A permit shall be obtained each time a portable sign is installed on a site.