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Diane Zuker

RESOLUTION 2013 - 16
AMENDMENT/SUPPLEMENT TO OR-01-05 CLINTON COUNTY ZONING
ORDINANCE
ORDINANCE NO. OR 101-13

At a regular meeting of the Board of Commissioners of Clinton County, Michigan, held at the County offices located at 100 E. State Street, St. Johns, Michigan on the 27th of August, 2013, at 9:00 a.m., the following Ordinance was offered:

WHEREAS, the Michigan Zoning Enabling Act, 2006 PA 110, as amended, authorizes the Clinton County Board of Commissioners ("Board") to adopt, amend and supplement a zoning ordinance regulating the public health, safety and general welfare of persons and property; and

WHEREAS, the Clinton County Planning Commission ("Planning Commission") duly noticed and held a public hearing on June 13th, 2013 to consider amendments ("Ordinance Amendments") to the Clinton County Zoning Ordinance; and

WHEREAS, on August 8th, 2013, the Planning Commission recommended adoption of the Ordinance Amendments for the reasons stated at the meeting; and

WHEREAS, the Planning Commission transmitted a summary of the comments received at the public hearing and its recommended Ordinance Amendments to the Board; and

WHEREAS, the Board has determined that the Ordinance Amendments would promote and enhance the overall welfare and quality of life in Clinton County; and

WHEREAS, the Board has determined that enacting said Ordinance Amendments is in the best interests of the public health, safety and welfare of the County's residents.

THEREFORE, be it resolved by the Board of Commissioners of Clinton County, Michigan, as follows:

1. Ordinance No. OR 101-13, Amendment to Clinton County Zoning Ordinance, as amended, attached as Exhibit A, is hereby adopted.
2. The Ordinance Amendments, attached as Exhibit A, shall be filed with the County Clerk.
3. A notice of Ordinance adoption shall be published in a newspaper of general circulation in the County within fifteen (15) days after adoption.
4. Any and all ordinances that are in conflict with this Resolution are hereby repealed.

ADOPTED:

YEAS: Seven

NAYS: Zero

STATE OF MICHIGAN)
)
COUNTY OF CLINTON)

I, Diane Zuker, Clerk of the County of Clinton, do hereby certify that the above and foregoing is a true and complete copy of certain proceedings taken by the Clinton County Board of Commissioners at a regular meeting held on the 27th day of August, 2013.

Diane Zuker, Clinton County Clerk

EXHIBIT A

(ATTACHED TO ORDINANCE No: OR 101-13)

ATTACHMENT #1 - SIGNAGE

ARTICLE 2, DEFINITIONS

Sign. A name, identification, description, device, placard, display, light, balloon, banner, flag or illustration which is affixed to, painted, graphically represented by symbols or written copy or otherwise located or set upon or in a building, structure or parcel of land which directs attention, or is specifically designed for purposes of advertising or identifying any establishment, product, good, or service, to an object, product, place, activity, person, institution, organization or business and which is visible from any public street, sidewalk, alley, park, public property or from other private property. The following definitions also apply to the definition of a sign:

Abandoned/Obsolete Sign. Signs that advertise a product that is no longer made or that advertise a business that has closed or no longer exists on the premise.

Animated Sign. Any sign that uses movement or change of lighting to depict or create a special effect or scene. See “Flashing sign” and “Changeable Copy Sign”.

Awning Sign. A sign that is printed or otherwise affixed to an awning that may or may not be rolled or folded up against the wall to which it is attached. See “Canopy”.

Balloon Sign. Any air or gas-filled object used as a temporary sign to direct attention to any business or profession, or to a commodity or service sold, offered or manufactured, or to any festival or entertainment.

Banner Sign. A sign made of fabric or any non-rigid material with no enclosing framework.

Billboard. See “Off-premise Sign”.

Building Sign. Any sign attached to any part of a building, as contrasted to a freestanding sign. For purposes of this ordinance, building signs shall include, but are not limited to: awning/canopy signs, identification signs, integral signs, marquee signs, projecting signs, roof and integral roof signs, wall, window, and suspended signs. See “Wall Sign”.

Business Center. A grouping of three (3) or more business establishments on one (1) or more parcels of property which may share parking and access and are linked architecturally or otherwise present the appearance of a unified grouping of businesses. A business center shall be considered one (1) use for the purposes of determining the maximum number of freestanding signs.

Business Sign. A sign related to the business, activity or service conducted on the premises upon which the sign is placed.

Canopy Sign. Any sign that is a part of or attached to awning, canopy, or other fabric, plastic, or non-structural protective cover over a door, entrance, window, or outdoor service area. See “Awning Sign” and “Marquee Sign”..

Changeable Copy Sign (Automatic). A sign on which the copy changes automatically by electrical, digital or mechanical means.

Changeable Copy Sign (Manual). A sign on which copy is changed manually in the field, e.g., reader boards with changeable letters.

Commercial Message. Any sign wording, logo or other representation that names, advertises or calls attention to a business, product, service, or operation.

Construction Sign. A temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participating in construction on the property on which the sign is located.

Directional/Information Sign. An on-premise sign displaying directions, instruction, or facility information and which may contain the name or logo of an establishment but no advertising copy.

Flag. Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other entity.

Double-Faced Sign. A sign with two faces, both of which contain advertising or informational copy.

Flashing Sign. A sign, which contains an intermittent or sequential flashing light source, used primarily to attract attention. Does not include changeable copy signs, animated signs, or signs which, through reflection or other means, create an illusion of flashing of intermittent light (See "Animated Sign," "Changeable Copy Sign").

Free-Standing Sign. A self-supported sign and not attached to any building. See “Monument Sign”.

Government Sign. Any temporary or permanent sign erected and maintained by a city, village, township, county, state, or federal government for traffic direction or for designation of or direction to any school, hospital, historical site, or public service, property, or facility.

Height (of a Sign). The vertical distance measured from the highest point of the sign, excluding decorative embellishments, to the grade at the base of the sign.

Identification Sign. A sign whose copy is limited to the name and address of a building, institution, or person and/or to the activity or occupation being identified.

Illegal Sign. A sign that does not meet requirements of this code and that does not have legal nonconforming status.

Illuminated Sign. A sign illuminated by an artificial light source.

Incidental Sign. A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking", "entrance", "loading only", "telephone", and similar directives.

Integral Sign. A sign that may contain the name of the building, date of erection, or take the form of a monumental citation or commemorative tablet. The sign is often carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type construction and made an integral part of the structure.

Maintenance. The cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

Marquee Sign. Any sign attached to or supported by a marquee structure, which is a permanent roof-like structure or canopy of rigid (wood, metal, plastic, etc.) materials supported by and extending from the facade of a building. See "Awning" and "Canopy".

Menu Board. A sign that displays the menu, or availability of items to service patrons using a drive-through facility.

Monolith Sign. A three (3) dimensional, self-supporting, base-mounted, freestanding sign, consisting of two (2) or more sides extending up from the base, and upon which a message is displayed. A monolith sign may also consist of a base-mounted cylindrical structure upon which a message is displayed.

Monument Sign. A low profile freestanding sign that is placed on a solid base. (amended 01/30/07 / OR-40-07)

Neon Sign. A sign consisting of glass tubing, filled with neon gas that glows when electric current is sent through it.

Non-Conforming Sign. (1) A sign that was erected legally under a previous Zoning Ordinance but does not comply with subsequently enacted sign regulations.

Off-Premise Sign. A sign advertising an establishment, merchandise, service, or entertainment, that is not sold, produced, manufactured, or furnished at the property on which said sign is located.

Pennant Sign. A sign or display consisting of long, narrow, usually triangular flags of lightweight plastic, fabric, or other materials, that may or may not contain a message, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

Political Sign. For the purposes of this Ordinance, a temporary sign used in connection with a local, state, or national election or referendum.

Portable Sign. A temporary sign that is not permanently affixed to an occupied structure or to a pole, pylon, or other support structure that is permanently anchored in the ground. A portable sign is capable of being moved from one (1) location to another. Portable signs include, but are not limited to: signs designed to be transported by means of wheels; signs converted to A- or T- frames; menu and sandwich board signs; balloons used as signs; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.

Projecting Sign. Any sign affixed to a building or wall in such a manner that its leading edge extends beyond the surface of such building or wall.

Real Estate Sign. A temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.

Real Estate Development Sign. A sign informing when a subdivision or other real estate development will commence construction or will be available for occupancy or use on the premises upon which it is located.

Roof Sign. Any sign erected over or on the roof of a building. See “Marquee Sign.

Roof Sign, Integral. Any sign erected or constructed as an integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six (6) inches.

Residential Development Identification Sign. A free-standing or wall sign identifying a recognized subdivision, condominium complex, or residential development.

Suspended Sign. A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

Temporary Sign. A sign not constructed or intended for long-term use.

Wall Sign. A sign attached parallel to and extending not more than eight (8) inches from the wall of a building. This definition includes painted, individual letter, cabinet signs, and signs on a mansard.

Window Sign. A sign installed inside a window and intended to be viewed from the outside.

NOTE: PICTURE REMOVED AS IT DISPLAYED SIGNAGE THAT WAS NOT IN CONFORMANCE WITH REGULATIONS HEREIN

ARTICLE 10, SIGNS

Section 1001 Purpose and Intent.

- A. The purpose and intent of this Article is to regulate the location, size, construction, and manner of display of signs and outdoor advertising in order to minimize any harmful effects on the public health, safety and welfare. While it is recognized that signs and outdoor advertising are necessary to promote commerce and public information, failure to regulate may lead to poor identification, deterioration and blight, conflicts between different types of land use, and reduction in traffic safety to pedestrians and motorists.
- B. To achieve its intended purpose, this Article has the following objectives:
 - 1. To prevent the placement of signs in a manner that will conceal or obscure adjacent businesses or the signage of adjacent businesses;
 - 2. To keep the number of signs and sign messages at the level reasonably necessary to identify a business and its products;
 - 3. To keep signs within a reasonable scale with respect to the structures and uses they identify;
 - 4. To reduce visual distraction and obstructions to motorists traveling along, entering or leaving streets;
 - 5. To promote a quality manner of display that enhances the character of the County;

Section 1002 General Sign Regulations.

- A. General. All signs shall be designed, constructed and maintained so as to be appropriate in appearance with the existing or intended character of the area or neighborhood where located.. All signs require a permit unless specifically listed in Section 1008, Exemptions.
- B. Location. Unless other specified herein, all signs must advertise a business or service on the premises upon which the sign is located and to which the sign is accessory to, unless otherwise specified herein.

Section 1003 Illuminated Signs.

- A. Residential Districts. Only indirectly illuminated signs shall be allowed in any residential district provided such sign is so shielded as to prevent direct light rays from being visible from a public right-of-way or any adjacent residential property. Indirectly illuminated signs shall be shielded and designed to prevent light rays from shining or reflecting into or onto any residential structure. Non-residential institutional and governmental uses may utilize internally illuminated signs in residential districts. Such internally illuminated

signage shall not change the inherent residential character of the surrounding residential neighborhood.

- B. Commercial, Research-Office, and Industrial Districts- Indirectly or internally illuminated signs are permitted provided such signs are so shielded as to prevent direct light rays from being visible from a public right-of-way or any adjacent residential property.
- C. All Districts - No sign shall have blinking, flashing, or fluttering lights or other illuminating devices that have intermittent changing light intensity, brightness, or color. No signage shall include motion picture or video depicting human actors, characters or animation attempting to replicate, or emulate characters. Electronic signage is permitted to only display the slow movement (scrolling, fading of text in and out) in a uniform matter. (language amendment OR-34-06 adopted on 08/29/06).

Section 1004 Construction and Safety.

- A. All signs shall be erected and maintained in compliance with all applicable building and trades codes, and any other applicable codes, ordinances, rules and regulations governing construction within the County. In the event of conflict between this Ordinance and other laws, the most restrictive shall govern.
- B. All signs shall be so placed as to not interfere with the visibility or effectiveness of any official traffic sign or signal; driver vision at any access point or intersection; or, pedestrian movement on any public sidewalk.
- C. No sign shall be erected, relocated or maintained so as to obstruct emergency and public safety services or prevent free access to any door, window or fire escape.

Section 1005 Measurement of Signs.

- A. The area of a sign shall be computed as including the entire area within a regular geometric form or combination of such forms comprising all the display area of the sign and including all the elements of the matter displayed. Frames and structural members not bearing copy or display material shall not be included in computation of sign area. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except where two such faces are placed back to back, parallel to one another, and are twelve (12) inches or less apart, in which case the area of the sign shall be the area of one face unless otherwise specified herein.
- B. Projecting and Free-Standing. The area of a single free-standing or projecting sign shall be measured as follows if the sign is composed of one or two individual cabinets:
 - 1. The area around and enclosing the perimeter of each cabinet or module shall be summed and then totaled to determine total area. The perimeter of measurable area shall not include embellishments, such as pole covers, framing, decorative

roofing, etc., provided that there is not written advertising copy on such embellishments.

2. If the sign is composed of more than two sign cabinets or modules, the area enclosing the entire perimeter of all cabinets and/or modules within a single, continuous geometric figure shall be the area of the sign. Pole covers and other embellishments shall not be included in the area of measurement if they do not bear advertising copy.
- C. Wall Signs. The area of a wall sign shall be calculated within a single, continuous perimeter composed of any straight-line geometric figure, which encloses the extreme limits of the advertising message (language amendment OR-34-06 adopted 08/29/06).

Section 1006 Setback Requirements for Signs.

(language amendment OR-40-07 adopted 01/30/07 – regarding setback requirements for signs, - to allow for the adjustment concerning the final location of where a newly created commercial leased-space or business park sign may be positioned upon a parcel.)

- A. The following setback requirements shall apply to all freestanding signs:
1. As measured at the outer edge of the sign, a minimum setback of fifteen (15) feet from all property lines, and/or the right-of-way shall be maintained.
 2. As measured at the outer edge of the sign, a five (5) foot setback from the curb line, or in the absence of curbs, the nearest edge of pavement for internal drives, driveways, parking areas, loading areas and alleys. (language amendment OR-34-06 adopted 08/29/06 and remained with language amendment OR-40-07 adopted 01/30/07)

Section 1007 Signs Prohibited in All Districts.

- A. Signs not expressly permitted are prohibited.
- B. Roof signs.
- C. Signs containing flashing, blinking, intermittent or moving lights, moving or revolving parts, or reflecting parts that may distract drivers including the display of motion pictures, videos, or display where actors, characters, items, or other features move, zoom, pan, or otherwise have motion that could be deemed as distracting to pedestrians or vehicle operators.
- D. Signs affixed to trees, rocks, shrubs, utility poles or similar natural features, except, signs denoting a site of historic significance.
- E. Signs that imitate or obscure traffic signals, traffic direction signs, or similar traffic control devices, and signs which make use of words such as “Stop”, “Look”, “Danger”,

or any other words, phrases, symbols or characters, in such a manner as to interfere with, mislead or confuse traffic.

- F. Temporary signs mounted upon trucks, vans, or other wheeled devices and parked in a location for advertising purposes, except for political signs. Signs permanently painted on, or, otherwise permanently displayed upon a vehicle, licensed and operating on the public streets and highways, identifying the owner's occupation or livelihood, and appropriate for that type of business, shall be permitted, provided that said vehicle is operational and utilized on a daily basis.
- G. All signs, other than those erected by a public agency that are located within or overhang the public right-of-way or on public property are explicitly not permitted.
- H. Portable signs unless otherwise provided for in this Ordinance.
- I. Festoon signage, banners, pennants, ribbons, streamers, spinners, incandescent light bulbs, or other such temporary features which are hung or strung overhead and which are not integral, physical parts of the building or structure they are intended to serve, unless otherwise permitted herein (language amendment OR-34-06 adopted 08/29/06).
- J. Abandoned signs and sign structures that are no longer in use as originally intended or have been abandoned; or are structurally unsafe, constitute a hazard to safety and health, or those not kept in good repair or maintenance.
- K. Any sign installed prior to the effective date of this Ordinance without a permit, when in fact the prior Ordinance required a permit; any sign unlawfully installed, erected or maintained.
- L. Billboards except where off-premise signs are allowed.
- O. Searchlights shall not be permitted as a sign for advertising purposes
- P. Nothing contained in this ordinance shall be construed as preventing use of lights or decorations related to religious and patriotic festivities.

Section 1008 Exemptions.

- A. The following types of signs are exempt from the provisions of this Article except for Section 1004, Construction and Safety:
 - 1. Nameplates containing only name, and address not exceeding two (2) square feet in size.
 - 2. Political campaign signs announcing candidates seeking public office and other signs pertinent thereto.

3. Traffic control or other governmental signs such as, but not limited to, directional signs placed in right-of-ways, legal notices, railroad crossing signs, danger and other temporary emergency signs.
4. Street numbers.
5. “No Hunting,” “No Fishing,” “No Trespassing” signs if less than two (2) square feet.
6. Agricultural test plot signs.
7. Historical Markers.
8. Signs in the interior of a building, unless such sign substantially meets the definition of “sign” as provided herein.
9. Signs of a non-commercial nature and in the public interest, erected by, or on the order of, a public officer in the performance of his public duty, such as directional signs, regulatory signs, and information signs.
10. Names of buildings, dates of erection, monument citations, commemorative tablets, and the like, when carved into stone, concrete, or similar material or made of other permanent type construction and made an integral part of the structure.
11. Newspaper delivery box.
12. Any “For Sale” sign affixed to a wall, mailbox, post, lamp post, or pillar; and which is not larger than four (4) square feet in display surface.
13. Flags or banners bearing the official design of a nation, state, municipality, educational institution and organization.

Section 1009

Signs for Home Occupations.

Signs associated with an approved home occupation or home based business shall be limited to one (1) non-illuminated sign not more than six (6) square feet in area either attached to a principal structure and/or accessory structure, or a freestanding sign permanently anchored and not more than five (5) feet in height. The sign shall contain only the name of the owner or business, service provided, and address of the premises. Such freestanding sign shall be located no less than fifteen (15) feet away from the road right-of-way and shall not impede visibility to and from the property (language amendment OR-34-06 adopted 08/29/06).

Section 1010 Signs Permitted in Agricultural Districts (A-1, A-2, A-3) and Mineral Resource District (MR).

- A. Agricultural Farm Market Sign. One (1) sign is allowed on the premises not to exceed a total of sixteen (16) square feet per side, with a set back from the road right-of-way of not less than fifteen (15) feet.
- B. One (1) identification sign shall be permitted for each public street frontage having a curb cut for a vehicle entrance, for a school, church building, park, municipal buildings, civic organizations, quasi-public uses, or other authorized use or lawful nonconforming use. Each sign shall not exceed thirty-two (32) square feet in area. Signs are not to exceed five (5) feet in height from top of sign to base of sign at ground level.
- C. Identification signs for residential developments of four (4) or more lots with internal restricted access are permitted one identification sign not exceeding a total of eighteen (18) square feet in area. Signs are not to exceed five (5) feet in height from top of sign to base of sign at ground level.
- D. Identification signs for active mining/extraction operations within a Mineral Resource District (MR) shall be permitted to have one identification sign not exceeding a total of eighteen (18) square feet in area. Signs are not to exceed five (5) feet in height from top of sign to base of sign at ground level.

Section 1011 Signs Permitted in Residential Districts (RR, R-1, R-2, MF, and MH)

- A. One (1) identification sign shall be permitted for each public street frontage of a subdivision, site condominium, multiple-family development, or a manufactured housing community. Entry signage shall not exceed twenty-four (24) square feet in area and be incorporated into a landscaped area. Such entry signage shall be developed in accordance with the site plan approved for the development in which it is intended to serve. Signs are not to exceed five (5) feet in height from top of sign to base of sign at ground level. (language amendment OR-34-06 adopted 08/29/06)
- B. One (1) identification sign shall be permitted for each public street frontage having a curb cut for vehicle entrance for a school, church building, park, municipal buildings, civic organizations, quasi-public uses, or other authorized use or lawful nonconforming use. Each sign shall not exceed thirty-two (32) square feet in area. Signs shall not exceed five

(5) feet in height from top of sign to base of sign at ground level. (language amendment OR-34-06 adopted 08/29/06)

Section 1012 Signs Permitted in Commercial (C-1, C-2, C-3), Research/Office (RO), and Industrial (I-1, I-2)

On-site canopy or marquee signs, wall signs, and free standing signs are permitted in all commercial, office, research office, and industrial districts subject to the following standards:

A. Single Business Requirements

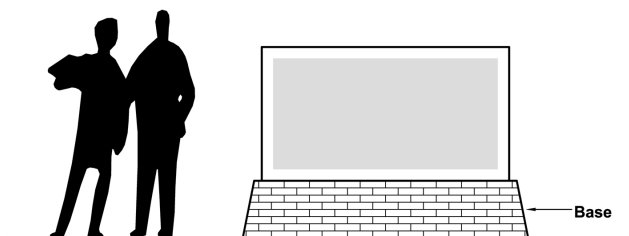
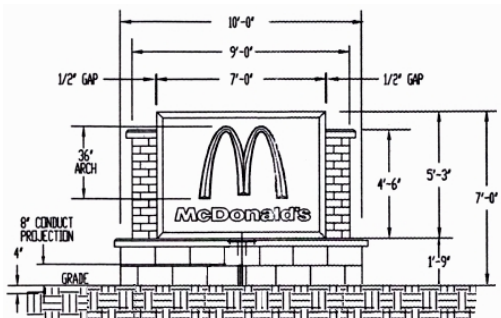
1. Wall Signs.

- a. Area. The area of an exterior attached wall sign permitted shall be determined as one (1) square foot of sign area for each one (1) linear foot of building length at the ground floor. Any businesses without ground floor frontage shall be permitted one (1) additional exterior wall or window sign not more than ten (10) square feet in area. (language amendment OR-40-07 adopted 01/30/07)
- b. Number. Each structure shall be permitted wall signage where the structure has frontage on a public or an approved private road and that side of the structure facing the public road has windows and/or entryways.. (language amendment OR-34-06 adopted 08/29/06 and remained the same for language amendment OR-40-07 adopted 01/30/07)

2. Free Standing Monument Signs.

- a. Height and Area. Developed lots and sites shall be permitted one (1) freestanding monument sign. The height of a freestanding monument sign shall not exceed eight (8) feet in height including the sign pedestal. Sign height shall be measured to the top edge of the sign to the immediate adjacent grade. That portion of a pedestal higher than eighteen (18) inches shall be considered signage. Sign area shall not exceed sixty (60) square feet. (language amendment OR-34-06 adopted 08/29/06 and remained the same for language amendment OR-40-07 adopted 01/30/07).
- a. (language amendment OR-34-06 adopted 08/29/06 and remained the same for language amendment OR-40-07 adopted 01/30/07).

Examples:



Free Standing Monument Sign

Free Standing Monument Sign (Base)

B. Business, Office, Industrial Park Signs.

1. For the purposes of this section, a business, office, or industrial park is defined as a clustering of three (3) or more commercial, industrial, or research/office planned, zoned or used parcels, lots or unit that utilize a common ingress/egress (public, private or service road) to access upon a county primary road or state highway. (language amendment OR-34-06 adopted 08/29/06 and remained with language amendment OR-40-07 adopted 01/30/07).
2. A free standing park sign shall be permitted to promote and identify the primary tenants in a business center, office park or an industrial park at each of the entrance(s) to the park at a county primary road, or state highway. Each sign shall be limited in size to two-hundred (200) square feet and state the name of the business center, office park, or industrial park and the major tenants located therein. The design of the proposed signage must not exceed a one-to-one (1:1) height to width ratio. Such signage where the base is wider than the overall height shall be permissible. (language amendment OR-34-06 adopted 08/29/06 and remained with language amendment OR-40-07 adopted 01/30/07).
3. Each parcel, lot, or unit in a park will be allowed one (1) available space on the freestanding park sign that is a minimum of six (6) square feet and be no larger than thirty-two (32) square feet per tenant space. (language amendment OR-34-06 adopted 08/29/06 and remained with language amendment OR-40-07 adopted 01/30/07).
4. Existing pole signs retain the status existing as a legal non-conforming sign. Existing pole signs will maintain the ability to alter existing signage within the designated structure, however, no physical expansion or addition to square footage of signage will be permissible. Upon approval of a new conforming business park sign, the applicant will have a maximum of thirty (30) days to completely remove the existing legal non-conforming pole sign and its' surrounding base materials (language amendment OR-34-06 adopted 08/29/06 and remained with language amendment OR-40-07 adopted 01/30/07).

Examples:



Business Park Monument Sign



Business Park Monument Sign (Leased Spaces)

1.

C. Commercial, Lease-Space Centers

1. For the purpose of this section, a Commercial, Lease-Space Center shall be defined as a group of commercial uses with identities separated by common walls, which have been designed, developed and managed as a unit by a single owner or tenant, or a group of owners or tenants and sharing such accommodations as parking, travel lanes and access to primary roads. The concept of a Commercial, Lease-Space Center is further divided into three (3) classes:
 - a. Regional Shopping Center: Shopping Centers with ground floor coverage of greater than one hundred thousand (100,000) square feet.
 - b. Community Shopping Center: Shopping Centers with ground floor coverage of at least fifty thousand (50,000) square feet, but not greater than one hundred thousand (100,000) square feet.
 - c. Neighborhood Shopping Center: Shopping Centers with ground floor coverage of less than fifty thousand (50,000) square feet.
2. One (1) freestanding sign shall be permitted to promote and identify tenants in the development. Such sign shall not be pole mounted. Each tenant will be allowed a maximum of one (1) available space on a sign. Each space shall be a minimum of six (6) square feet and no larger than thirty-two (32) square feet with the overall maximum size of the sign not to exceed the following:

Commercial Lease-Space Center Type	Total Sign Area Permitted
Regional Shopping Center	140 square feet
Community Shopping Center	100 square feet
Neighborhood Shopping Center	80 square feet

4. The design of the proposed signage must not exceed a one-to-one (1:1) height to width ratio. Such signage where the base is wider than the overall height shall be permissible.

Examples:



Commercial Center Monument Sign (Leased Space)



Commercial Center Monument Sign (Leased Space)

- D. Window signs shall be permitted and shall not be included in total sign area computation if said signs do not occupy more than twenty-five (25) percent of the total window area of the floor level on which displayed.
- E. A time and temperature sign shall be permitted in addition to the above permitted signs, provided that ownership identification or advertising copy does not exceed ten (10) percent of the total sign area and further provided that the total area of the sign does not exceed thirty (30) square feet. This additional signage will be counted as part of the overall total sign area for the proposed sign and must only display the time, date, and temperature once constructed.
- F. In addition to the provisions of Section 1012.A. and B., preceding, an automobile service station may have one additional sign for each public street frontage having a driveway, for the purpose of advertising gasoline prices and other services provided on the premises. Said sign shall be mounted on a free-standing structure or on the structure of another permitted sign, provided that clear views of street traffic by motorists or pedestrians are not obstructed. Said sign shall not exceed eight (8) square feet in area.
- G. Notwithstanding any of the provisions of this Article, no signs shall be located on fuel pump islands, except those constituting an integral part of the pump or those required by State law or regulation. No signs shall be attached to light standards. No signs shall be attached to fuel pump canopies except those identifying "self-service" and "full-service" pumps or similar messages, in which case the maximum sign size shall be six (6) square feet.
- H. On-Site Directional/Information signs. Each premise shall be permitted directional or information signs located immediately adjacent to each exit, entrance, or change of direction of vehicular or pedestrian travel. Directional signs that indicate directions or instructions by logo and/or arrow shall not exceed five (5) feet in height and shall not exceed four (4) square feet in surface display area. Information signs that would be used for park or campus-like settings to direct traffic to multiple entrances, use areas and addresses shall not exceed six (6) feet in height and shall not exceed twenty-four (24) square feet in surface display area.

Section 1013 Permitted Temporary Signs.

The following temporary signs shall be permitted in accordance with the regulations herein. All temporary signs that are located within or that overhangs the public right-of-way or on public property is explicitly prohibited.

- A. Residential Real Estate. One (1) non-illuminated sign used for advertising land or buildings for rent, lease, or sale shall be permitted in the A-1, A-2, A-3, RR, R-1, R-2, MF and MH districts provided such signs are located on the property intended to be rented, leased, or sold. Such signs shall not exceed an area of six (6) square feet and a height of four (4) feet. If the lot or parcel has a multiple frontage, one (1) additional sign not exceeding six (6) square feet in area shall be permitted on the property on each frontage. Under no circumstance shall more than two (2) such signs be permitted on a lot or parcel. Such sign (s) shall be removed within seven (7) days after sale.
- B. Non-Residential Real Estate. One (1) non-illuminated sign used for advertising land or buildings for rent, lease, or sale shall be permitted in the A-1, A-2, A-3, C-1, C-2, C-3, MR, RO, I-1 and I-2 districts provided such signs are located on the property intended to be rented, leased, or sold. Such signs shall not exceed an area of twenty (20) square feet and a height of twelve (12) feet. If the lot or parcel has multiple frontages, one (1) additional sign not exceeding twenty (20) square feet in area shall be permitted on the property on each frontage. Under no circumstance shall more than two (2) such signs be permitted on a lot or parcel. Such sign(s) shall be removed within seven (7) days after sale.
- C. Construction Work. One (1) non-illuminated freestanding sign listing persons or firms connected with construction work being performed. Such signs shall not exceed twenty (20) square feet in area and a height of twelve (12) feet.
- D. Real Estate Directional. Temporary real estate directional signs, not exceeding six (6) square feet in area and four (4) in number, showing a directional arrow and placed in back of the property line, shall be permitted on approach routes to an open house. The top of such signs shall not exceed three (3) feet in height.
- E. Community Special Event. Community special event signs approved by the Zoning Official: Signs announcing any community, public, charitable, educational, or religious event or function, located entirely on the premises of that institution, and set back not less than twenty (20) feet from the property line, shall be permitted. Maximum sign area shall be thirty-two (32) square feet. Such signs shall be allowed no more than twenty-one (21) days prior to the event or function and shall be removed within seven (7) days after the event or function. If building mounted, these signs shall be flat wall signs and shall not project above the roofline. If ground mounted, the top shall be no more than six (6) feet above ground level.
- F. Street Banners, Etc. Street banners advertising a public entertainment or an event, if such banners are approved by the Zoning Official and in locations designated by the Zoning

Official, may be displayed fourteen (14) days prior to and seven (7) days after the public entertainment or event.

- G. Contractors Sign(s). One (1) sign shall be permitted for all building contractors, one for all professional design firms and one for all lending institutions on sites under construction, each sign not to exceed six (6) square feet overall, with not more than a total of three (3) such signs permitted on one site. The sign shall be confined to the site of construction, construction shed or construction trailer and shall be removed within fourteen (14) days of issuance of a certificate of occupancy.
- H. Banners Pennants Etc. Banners, pennants, search lights, balloons, or other gas filled figures shall be permitted at the opening of a new business in a commercial or industrial district, for a period not to exceed fourteen (14) consecutive days. Such signs shall not obstruct pedestrian or vehicular view and shall not interfere in any way with safe traffic flow.

Section 1014 Permitted Portable Temporary Signs.

- A. A portable temporary sign shall be permitted in all Districts.
- B. Only one (1) portable temporary sign shall be permitted per premise.
- C. A portable temporary sign shall not exceed four (4) feet in height.
- D. A portable temporary sign shall not exceed thirty-two (32) square feet per side in area.
- E. A portable temporary sign may be permitted by the Zoning Administrator for up to a fourteen (14) day period, not to exceed four (4) times per year.
- F. The placement of a portable temporary sign shall be approved at the discretion of the Zoning Official in order to ensure safe and efficient pedestrian and vehicular traffic movement. The placement of the sign shall be placed at least twenty (20) feet from the road-right-of-way.

Section 1015 Billboards (Off-Premise Commercial Signs).

The following regulations shall apply to billboards.

- A. Where Permitted By Special Land Use. Billboards shall be permitted only in the C-3, I-1 and I-2 Districts, subject to the standards contained herein, and the Highway Advertising Act of 1972, as amended.
- B. Spacing.

1. No billboard shall be located within one thousand (1,000) feet of another billboard abutting either side of the same street or highway.
 2. No billboard shall be located within three hundred (300) feet of a property zoned, planned or utilized for residential purposes. If the billboard is illuminated, the required distance from a residential zoning district and/or an existing residence shall be five hundred (500) feet.
 3. No billboard shall be located closer than seventy-five (75) feet from a property line adjoining a public right-of-way or ten (10) feet from any interior boundary lines of the premises on which the billboard is located.
 4. Tandem, stacked, double faces, or "V" shaped billboards are not permitted.
- C. Height. The height of a billboard shall not exceed twenty (20) feet above the ground level.
- D. Surface Area. The surface display area of any side of a billboard may not exceed three hundred (300) square feet.
- E. Illumination. A billboard may be illuminated, provided such illumination is concentrated on the surface of the sign and is located so 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.
- F. Construction and Maintenance of Billboards (Off-Premise Signs)
1. No billboard shall be on top of, cantilevered or otherwise suspended above the roof of any building.
 2. A billboard must be constructed in such a fashion that it will withstand all wind and vibration forces that 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.
 3. A billboard shall be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area; and
 4. Not be hazardous or disturbing to existing projected future uses.

Section 1016 Miscellaneous Permitted Signs.

- A. Menu Board. One (1) menu board for a drive-in or drive-through restaurant shall be permitted in addition to other signs permitted under these regulations, provided such sign does not exceed thirty-two (32) square feet in area and six (6) feet in height from finished grade.

- B. Changeable Copy Signs. Manual changeable copy signs shall be permitted when incorporated into a permitted wall or free-standing sign provided that the area devoted to changeable copy does not exceed fifty (50) percent of the permissible sign area.

- C. Off-premise Directional Signs. Off-premise directional signs directing vehicular traffic to a church, governmental building, or educational institution may be permitted in all districts subject to the review of Zoning Official and the following standards:
 - 1. No more than two (2) signs per use shall be permitted.

 - 2. The size of an off-premise directional sign shall not exceed six (6) square feet in size.

 - 3. The height of an off-premise directional sign shall not exceed six (6) feet.

 - 4. Illumination shall not be permitted.

 - 5. Proof shall be supplied by the applicant that all appropriate standards of the Clinton County Road Commission are met. Permission of the property owner where the proposed sign is to be located shall be provided.

Section 1017 General Sign Construction Requirements.

- A. Wind Load. Signs and sign structures shall be designed and constructed to resist wind forces of not less than twenty (20) pounds per square foot.

- B. Bracing. All bracing systems shall be designed and constructed to transfer lateral forces to the foundation. For signs on buildings, the dead and lateral loads shall be transmitted through the structural frame of the building to the ground in such a manner as to not overstress any of the elements thereof. Uplift due to overturning shall be adequately resisted by proper anchorage to the ground or the structural frame of the building.

- C. Anchorage. Signs attached to masonry, concrete, or steel shall be safely and securely fastened thereto by means of metal anchors, bolts or approved expansion screws of sufficient size and anchorage to safely support all loads applied.
- D. Electrical. All signs of electrical construction and installation shall comply with the National Electrical Code and shall be connected by a licensed electrician.
- E. Certification by a Professional Engineer may be required for non-residential signs.

Section 1018 Sign Permits.

- A. Application for a Permit. Application for a permit to erect or replace a sign shall be made to the Zoning Official by submission of the required forms, fees, exhibits, and information by the owner of the property on which the sign is to be located, or by his agent, or lessee. The application shall contain the following information:
 - 1. The property owner's name and address in full.
 - 2. Applicant's name and address.
 - 3. Address of property on which sign is to be situated.
 - 4. Business to which sign belongs or relates.
 - 5. Total display area in square feet.
 - 6. Proposed setback from right-of-way.
 - 7. Sign type.
 - 8. Sign purpose.
 - 9. Sign height.
 - 10. Height and width of building to be served.
 - 11. Drawing of proposed sign indicating proposed copy.

- B. Sign permits issued on the basis of plans and applications approved by the Zoning Official authorizes only the design and construction set forth in such approved plans and applications, and no other design.
- C. The Zoning Official shall not approve plans or issue sign permits for any sign, which does not conform to the provisions of this Ordinance.
- D. The Zoning Official shall maintain a record of all sign permits issued, and said record shall be open for public inspection.

Section 1019 Permit Fees.

Permit fees are established by resolution of Board of Commissioners.

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