

Key to Symbols		Zoning Districts												Use Standards
P	Principal Use	AG	R-1	R-2	R-3	R-4	R-5	M-U	C-1	C-2	L-I	H-I	M-D	
S	Special Use													
A	Accessory Use													
	Prohibited Use													
Industrial Uses														
Cement, concrete, lime, and gypsum manufacturing												S		§ 8.126
Contractor's yards											P	P		
Dry cleaning plant, Industrial laundries											S	S		§ 8.126
Forging and stamping											S	S		§ 8.126
Heating/Electrical power plants												P		§ 8.126
Junkyard; salvage yards											S	S		§ 8.132
Laboratories for research and development											P	P		
Lumber yards											P	P		§ 8.140 & 8.141
Millwork, lumber, planning mills												S		§ 8.126
Machine shops											P	P		
Manufacturing, processing, assembly, fabrication of product w/o odor & other negative											P	P		§ 8.126
Manufacturing of chemicals, machinery, petroleum products and other like use												S		§ 8.126
Self-storage Warehouses											S	S		§ 8.152
Outdoor sales/ storage of materials, or equipment, or vehicles										S	S	S		§ 8.140, 8.141
Quarry/Extractive											S	S		§ 8.116
Research & development											P	P		
Racetracks											S	S		§ 8.148
Slaughter house, rendering plant												S		§ 8.155
Truck terminals											S	S		§ 8.159
Warehousing and Wholesale											P	P		§ 8.159

Article 5

SCHEDULE OF REGULATIONS

Section 5.01 Schedule of Regulations

All buildings, uses, and parcels of land shall comply with the dimensional standards set forth in the table below. Exceptions to the standards for each zoning district are provided in the footnotes following the table.

Zoning District	Lot Regulations			Minimum Setbacks ft.				Structure Regulations		
	Minimum Lot Area (a, g)	Minimum Lot Width (b, g)	Maximum Lot Coverage	Front Yard (m)	Side Yard (e, l)		Rear Yard	Maximum Building Height (c)		Minimum Dwelling Unit Floor Area sq. ft.
					Least One	Total of Two		Stories	Height ft.	
AG Sec. 6.101	5 acres	250 ft.	35% all structures	50 (k)	25	60 (n)	50	2½	35	1,000
R-1 Sec. 6.102	1 acre	110 ft.	35% all structures	40 (k)	10	20 (n)	40	2½	35	1,200
R-2 Sec. 6.103	12,000 sq. ft.	100 ft.	30% all structures	35 (k)	6	15 (n)	35	2½	35	960
R-3 Sec. 6.104	9,000 sq. ft.	75 ft.	30% all structures	35 (k)	6	15 (n)	35	2½	35	800
R-4 Sec. 6.105	12,000 sq. ft.	75 ft.	30% all structures	30 (f, l)	6 (f)	15 (f, n)	35 (f)	2½	35	800 (g)
R-5 Sec. 6.106	5,500 sq. ft.	--	--	Section 8.136				2	25	--
M-U Sec. 6.107	9,000 sq. ft.	75 ft.	80% all impervious	20 (d, i)	6 (d)	15 (d)	25 (d)	2½	35	--
C-1 Sec. 7.201	4,000 sq. ft.	50 ft.	75% all impervious	20 (d)	20 (d, h, j)	40 (d, h, j)	25 (d, h, j)	2	30	--
C-2 Sec. 7.202	4,000 sq. ft.	50 ft.	75% all impervious	30 (d)	20 (d, h, j)	40 (d, h, j)	25 (d, h, j)	3	35	--
L-1 Sec. 7.301	20,000 sq. ft.	100 ft.	50% bldgs; 75% impervious	35 (d)	30 (d)	60 (d)	50 (d)	3	50	
H-1 Sec. 7.302	20,000 sq. ft.	100 ft.	50% bldgs; 75% impervious	50 (d)	30 (d)	60 (d)	50 (d)	3	50	--
MD Sec. 7.401	--	--	35% bldgs; 75% impervious	20	20	40	20	--	35	--

B. Permitted Uses after Special Approval

1. C-1 permitted uses after special approval except for retail uses over 20,001 square feet
2. Gas stations with convenience store and/or restaurant
3. Vehicle/equipment sales and storage
4. Automotive repair garages, major
5. Outdoor sales or display areas
6. Nurseries and greenhouses
7. Adult entertainment uses
8. Restaurants, drive-in and drive through
9. Big Box retail
10. Accessory buildings and uses customarily incidental to the above uses

C. Development Standards

Buildings and uses in the C-2, General Commercial district shall be subject to all applicable standards and requirements set forth in this Ordinance, including the following:

1. Site Plan Review. Site plan review and approval where applicable.
2. Lot Regulations. Buildings and uses in the C-2 General Commercial district are subject to the requirements of Article 5, Schedule of Regulations.
3. Planned Development. Planned Developments may be permitted as a means to achieve the basic intent of this district, in accordance with the guidelines in Article 15.
4. General Development Standards. Buildings and uses in the C-2 General Commercial district shall be subject to all applicable standards and requirements set forth in this ordinance, including the following:

Article 3	General Provisions
Article 8	Use Standards
Article 9	Parking, Loading, and Access Management
Article 10	Landscaping and Screening
Article 11	Signs
Article 12	Exterior Lighting
Article 13	Special Provisions

Section 7.200 Industrial Districts

Section 7.201 L-I, Light Industrial District

The L-I, Light Industrial district is hereby established for the purpose of permitting certain industries of a light manufacturing, office, research, laboratory, warehousing or wholesaling character to locate in planned areas of the Township where such uses would not have a detrimental impact on surrounding uses and districts, **and may operate 24 hours per day, 7 days per week unless specifically stated otherwise in this Ordinance.**

The District is intended, in accordance with the Township Master Plan, to limited locations suitable for industrial, manufacturing, research, and technology-oriented land uses. To meet the purpose and intent of this district, certain land uses are prohibited; including uses that would create excessive or unusual danger of fire, explosion, toxicity, or exposure to radiation or other unusually noxious, offensive, unhealthy and harmful odors, fumes, dust, smoke, light, waste, noise or vibration.

Uses in this District shall be subject to appropriate design and development standards (including bulk, setback and separation standards; and provisions for sufficient light, air, and privacy) intended to reduce hazards to life and property, provide basic amenities, and ensure compatibility between land

uses.

A. Permitted Uses

1. Data processing and computer centers
2. Essential services
3. Nurseries and greenhouses
4. Laboratories involved in basic research, experiment, design, testing, or prototype product development.
5. Lumber yards or building material sales establishments that have storage in partially open structures.
6. Manufacturing, compounding, bottling, processing, packaging, treatment, or fabrication of products that do not involve the creation of odors or have other offensive impacts.
7. Vehicle or equipment repair garage - minor
8. Tool, die, gauge, and machine shops.
9. Warehousing and wholesale activities.
10. Recreation facilities, public and private
11. Contractor's yard
12. Other research or light manufacturing uses similar to the above.
13. Tractor-trailer storage as an accessory use to the above.
14. Uses and structures accessory to the above, Accessory office and sales operations may be permitted where such activities are clearly incidental to the principal industrial use, and private fueling stations incidental to the principal industrial use.

B. Permitted Uses after Special Approval

1. Central dry-cleaning plants and laundries provided that such plants do not deal directly with the customer at retail.
2. Vehicle or equipment repair garage - major
3. Outdoor storage and sales of equipment vehicles, materials, etc.
4. Mini-warehouse storage facilities.
5. Municipal buildings.
6. Institutional uses
7. Wireless communication facilities
8. Retail or service accessory uses that are clearly intended to serve the occupants and patrons of the principal use, provided that any such use shall be an incidental use occupying no more than 10 percent of a building that accommodates a principal permitted use. Permitted accessory retail and service uses shall be limited to the following:
 - a) Child care services that are intended to serve families of workers in the district.
 - b) Financial institutions, including banks, credit unions, and savings and loan associations.
 - c) Personal service establishments which are intended to serve workers or visitors in the district, such as dry-cleaning establishments, travel agencies, tailor shops, or similar service establishments.
 - d) Restaurants, cafeterias, or other places serving food and beverages for consumption within the building.
 - e) Retail establishments that deal directly with the consumer and generally serve the convenience shopping needs of workers and visitors, such as convenience stores, drug stores, uniform supply stores, or similar retail businesses.
 - f) Other accessory uses determined to be incidental to the principle use upon completion of site plan review by the Planning Commission.
9. Gas Stations with or without convenience store and/or restaurant
10. Kennels
11. Truck Terminals
12. Forging and Stamping- with odor control system
13. Race Tracks
14. Cemeteries

Article 9

PARKING, LOADING, AND ACCESS MANAGEMENT

Section 9.01 Purpose

The purpose of this Article is to provide reasonable regulations and sufficient parking to serve the needs of land uses permitted by this ordinance; to limit the number of off-street parking spaces and amount of impervious surfaces to the minimum reasonably necessary for a parcel of land or accessory to a use or building; to establish flexible minimum and maximum standards for off-street parking and loading; and to promote the use and development of shared parking facilities and cross-access between sites.

Section 9.02 Scope

The regulations of this Article shall be met in all districts whenever any uses are established; any structure is erected, enlarged, or increased in capacity; a new land use is established; an existing use is replaced by a new use (change of use); or an existing use is expanded or increased in intensity. Such spaces shall be provided in accordance with the provisions of this Article, subject to approval per Section 17.01, Site Plan Review.

Section 9.03 General Standards

The following general standards shall apply to all off-street parking and loading facilities:

A. Location of Spaces

Off-street parking spaces shall be located within 300 feet of the primary building entrance for the use to which such spaces are accessory, **with the specific exclusion of employee parking**. Off-street parking facilities may be located within required yard setbacks, subject to provision of adequate screening per Section 10.05, Methods of Screening.

B. Use

Any area once designated as required off-street parking, stacking, and loading spaces shall not be changed to any other use, unless adequate spaces meeting the standards of this Article have first been provided at another location acceptable to the Planning Commission. Use of off-street parking, stacking, and loading facilities shall be further subject to the following:

1. No commercial activity or selling of any kind shall be conducted within required parking areas, except as part of a permitted temporary use.
2. Parking lots and loading areas shall not be used for parking of inoperable vehicles, outside storage of any equipment, products or materials, except where permitted or dumping of refuse.
3. Parking of an operable motor vehicle shall not exceed a continuous period of more than 48 hours. Repairs, servicing or display of vehicles for sale shall be prohibited.
4. No person shall park any motor vehicle on any private property without the authorization of the owner, holder, occupant, lessee, agent or trustee of such property. As part of site plan review, ownership shall be shown of all lots intended for use as parking by the applicant.

C. Shared Facilities

The development and use of parking or loading facility shared between two (2) or more uses shall be permitted where peak activity for each use will occur at different periods of the day or week. Shared facilities shall be subject to acceptance by the Planning Commission of a signed shared facility agreement between the property owners running with the land. Where shared parking facilities are provided, the number of parking spaces shall not be less than 80 percent of the sum of the minimum requirements for the various individual uses specified in Section 9.05, Schedule

Use	Number of Minimum Parking Spaces per Unit of Measure
Industrial, Research, and Laboratory Uses not otherwise listed in this table.	5 plus 1 per 2,000 sq ft of usable floor area for the industrial, research or laboratory use, plus 1 per 300 sq ft of usable floor area for any offices or other accessory uses.
Manufacturing Establishments or Establishment for Industrial Production, Processing, Assembly, Compounding, Preparation, Cleaning, Servicing, Testing, Repair	1 per 3,000 sq ft of GFA or 1 per on-duty employee based upon maximum employment shift, whichever is greater. If established on speculation, or where the end user or number of anticipated employees is not known, the minimum of 1 per 3,000 sq. ft. of GFA shall be used.
Outdoor Storage, General Outdoor Storage, Dismantling or Recycling of Motor Vehicles, Recreational Vehicles, Boats, Manufactured Houses and Similar Items.	1 ½ per on-duty employee based upon maximum employment shift, PLUS 1 per 300 sq ft of usable floor area for any offices or other accessory uses.
Warehouses and Wholesale Establishments	1 per 3,000 sq ft of GFA or 1 per on-duty employee based upon maximum employment shift, whichever is greater. If established on speculation, or where the end user or number of anticipated employees is not known, the minimum of 1 per 3,000 sq. ft. of GFA shall be used.
Wholesale Sales Store such as Furniture Sales; Appliance Sales; Machinery Sales; Showroom of a Plumber, Electrician, or Similar Trade	1 per 500 sq ft of usable floor area, PLUS 1 per employee based on maximum employment shift.
OTHER USES	
Adult Entertainment Uses	1 per 200 sq ft of usable floor area.
Composting Centers and Support Facilities	1 ½ per on-duty employee based upon maximum employment shift, PLUS 1 per 300 sq ft of usable floor area for any offices or other accessory uses.
Racetracks	1 per 4,000 sq ft of gross land area occupied by the use, or 1 per 3 persons allowed within the maximum occupancy load that the facilities are designed to accommodate.

Section 9.06 Design Requirements

Off-street parking facilities, other than parking for single-and two-family (duplex) dwellings subject to Section 9.04, Residential Parking Standards, shall be designed, constructed, and maintained in accordance with the following:

A. Barrier-Free Parking Requirements

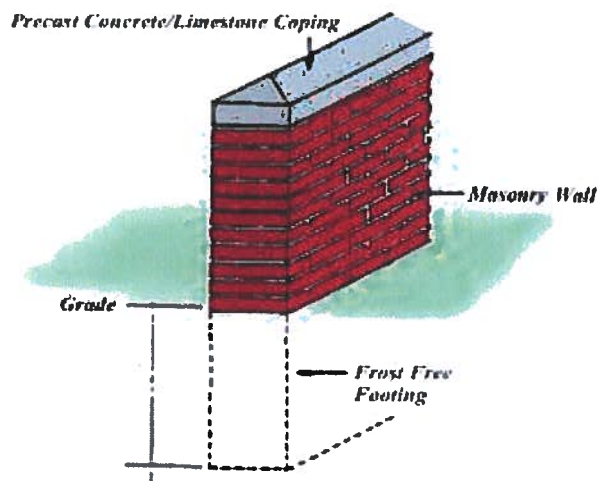
Barrier-free parking spaces signed and striped shall be provided at conveniently accessible locations within each parking lot, in accordance with the State Construction Code enforced by the Township, and the following (see illustration):

Number of Parking Spaces Provided	Minimum Number of Barrier-Free Spaces Required	Van Accessible Parking Spaces Required	Accessible Parking Spaces Required
Up to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4

E. Masonry Wall

The purpose of this method is to create a solid, year-round barrier and obscuring screen to effectively block noise, light, and other impacts between land uses of differing intensities. Such walls shall be subject to the following (see illustration):

1. Masonry walls shall not exceed six (6) feet in height above grade unless a higher wall height is determined by the Planning Commission to be necessary to provide adequate screening.
2. Walls shall be solid in character, and capped with a stone or concrete cap.
3. Wall materials shall be coordinated with the principal building materials on the site. The Planning Commission may require that decorative masonry (brick, stone, or decorative block) materials be incorporated into the wall design and construction.



Screen Wall

Section 10.06 Standards for Specific Areas

The following standards are intended to address the specific screening and buffering needs of particular areas or portions of a site, in accordance with the purpose and objectives of this Article:

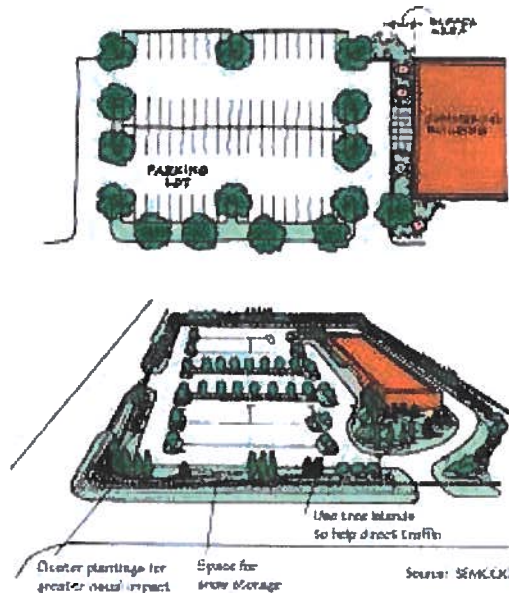
A. Parking Lot Screening

Screening for off-street parking lots shall be subject to the following:

1. **Perimeter Screening.** Parking lots shall be screened from all abutting residential districts and road rights-of-way in accordance with Section 10.05, Methods of Screening.
2. **Snow Storage Area.** Adequate snow storage area shall be provided within the site. Plant materials within the snow storage area shall be hardy, salt-tolerant species characterized by low maintenance requirements.
3. **OMIT Landscaping within Parking Lots.** The Planning Commission may require installation of planting islands within parking lots that exceed 20 parking spaces or 6,000 square feet of paved surface area to define egress/ingress points, interior circulation system, and fire lanes. Such planting islands shall be subject to the following (see illustration):

- a) OMIT Planting islands shall have a minimum width of 10 feet, and a minimum area of 160 square feet.
- b) OMIT A minimum of one (1) deciduous shade tree or ornamental tree shall be provided for each planting island. Shrubs and live groundcover plantings shall be used to cover all unplanted areas of the island.
- c) OMIT Planting islands shall be located at the ends of each parking row, unless otherwise approved by the Planning Commission.

B. Storage and Service Area Screening



Landscaping Within Parking Lots

With the exception of Industrial Uses in Industrial Zoned Districts, loading areas, storage areas and service areas, outdoor trash storage areas, public utility and essential service uses and structures, ground equipment shelters, ground-mounted transformers and HVAC units, electric sub-stations, gas regulator stations, and similar facilities shall be screened from road rights-of-way and adjacent uses in accordance with Section 10.05, Methods of Screening.

C. Detention and Retention Basin Screening

Where a detention or retention basin, or similar stormwater management facility is required, such facilities shall be subject to the Monroe County Drain Commissioner and the Township Engineer's standards and shall comply with the following:

1. To the extent possible, basin configurations shall be incorporated into the natural topography. Where this is not practical, the basin shall be shaped to emulate a naturally formed or free form depression. The basin edge shall consist of sculptured landforms to filter and soften views of the basin. -OMIT THIS SENTENCE
2. Basins that are designed at a slope of no greater than 1:5 ratio do not require perimeter fencing. Where such fencing is necessary, the location and design shall be subject to Planning Commission approval.
3. Basins shall be planted with a mixture of groundcover and wetland-based plantings native to Michigan, such as native grasses or wildflowers.
4. With the exception of Industrial Uses in Industrial Zoned Districts, a perimeter greenbelt buffer shall be provided in accordance with Section 10.05A, Greenbelt Buffer and subject to the following:

determination that weather conditions, development phasing, or other factors would jeopardize required plant materials and prevent their installation by the deadline specified in this Section.

3. **Performance Guarantee.** The Code Enforcement Officer may require submittal of a performance guarantee, per Section 18.203, Fees and Performance Guarantees; to cover the cost of installing required screening elements and plant materials. After installation has been completed, the Code Enforcement Officer shall conduct an inspection of the plant materials before the guarantee may be released.

Section 10.09 Maintenance

All screening elements and plant materials shall be maintained in accordance with the approved site plan, and the following:

1. Maintenance procedures and frequencies to be followed shall be specified on the site plan, along with the manner in which the effectiveness, health, and intended functions of the screening elements and plant materials on the site will be ensured.
2. Plant materials shall be kept in a neat, orderly and healthy growing condition, free from weeds, debris and refuse. Tree stakes, guy wires and tree wrap shall be removed after one (1) year.
3. Pruning of plant materials shall be limited to the minimum necessary to ensure proper maturation of plants to achieve their intended purpose.
4. All required screening elements and plant materials shall be planted and maintained in accordance with an approved site plan. Failure to maintain required screening, including the removal and replacement of dead or diseased plant materials, shall be a violation of this Ordinance.
5. The replacement or removal of plant materials in a manner not consistent with an approved site plan shall be a violation of this Ordinance.
6. Dead or diseased plant materials shall be replaced annually or in the next appropriate planting season.
7. Adequate provisions shall be made to supply water to all required plant materials as necessary to ensure proper growth and development.

Section 10.10 Treatment of Existing Plant Material

The following regulations shall apply to existing plant material:

- A. **Consideration of Existing Elements in the Landscape Design**
In instances where healthy plant material exists on a site prior to its development, the Planning Commission may permit substitution of such plant material in place of the requirements set forth previously in this Section, provided such substitution is in keeping with the spirit and intent of this Article and the Ordinance in general.

Existing hedges, berms, walls, or other landscape elements may be used to satisfy the requirements set forth previously, provided that such existing elements are in conformance with the requirements of this section.
- B. **Preservation of Existing Plant Material**
Site plans shall show all existing trees which are located in the portions of the site that will be built upon or otherwise altered, and are **six (6) inches or greater than caliper, measured 4.5' at breast height.**

Trees shall be labeled "To Be Removed" or "To Be Saved" on the site plan. If existing plant material is labeled "To Be Saved" on the site plan, protective measures should be implemented, such as the placement of fencing or stakes at the drip line around each tree.

2. Sign Setback. Setbacks shall be measured from the closest road right-of-way line to the nearest edge of the sign whichever is greater.
3. Sign Area. The surface area of a sign shall include the total area within any regular geometric figure (circle, triangle, rectangle, etc.) enclosing the extreme limits of letters, symbols or other material forming an integral part of the display or used to differentiate the sign from the background against which it is placed (see illustration).
 - a) Where two (2) sign faces with identical sign areas are placed back to back no more than 18 inches apart, then the sign area shall equal the area of one (1) face.
 - b) Where two (2) sign faces with different sign areas are placed back to back no more than 18 inches apart, then the sign area shall equal the area of the larger face.
 - c) Where two (2) sign faces are placed more than 18 inches apart at any point, then the sign area shall equal the total area of all sign faces.
 - d) Average height of the letters or components shall not exceed 36 inches, **unless the sign is over 500 feet away from the nearest public road.**



Computation of Sign Area

B. Construction and Maintenance

All signs shall be constructed or installed in compliance with the State Construction Code, and other applicable building, fire, and electrical codes enforced by the Township; shall be maintained in good repair and working order; and shall present a neat and orderly appearance. Non-galvanized or corrosion-prone materials shall be painted as necessary to prevent corrosion.

All sign faces shall be smooth, and no nails, tacks or wires shall be permitted to protrude from any sign. This shall not exclude the use of block letters, decorative elements or other devices that may extend over the top or in front of the sign structure.

C. Placement Requirements

The following placement standards shall apply to all signs:

1. No sign may extend above any parapet or be placed upon any roof surface. For purposes of this Article, roof surfaces constructed at an angle of 75 degrees or more from horizontal (such as mansard roofs) shall be regarded as wall space.
2. No sign attached to a building, other than a permitted awning sign, may project more than 18 inches from the building wall.
3. Signs shall not be located within nor extend over any road right-of-way or corner clearance area, except where specifically authorized by this Article. This restriction shall include any future planned rights-of-way identified in the Township or County master transportation plans.
4. All signs shall be located at least 10 feet from any utility pole, overhead wire, transformer or streetlight.
5. All signs shall comply with the setback requirements for the district in which they are located, except as otherwise permitted in this Article.
6. Non-residential zoning districts are allowed one freestanding sign, i.e. a ground monument sign or pole sign in addition to the allowable wall signage.

D. Hazards and Obstructions

Signs shall not be designed or maintained in a manner that would confuse or mislead motorists or pedestrians, create traffic or pedestrian hazards, obstruct free and clear vision or interfere with any traffic control device. No sign shall be erected or maintained so as to prevent ingress or egress from any door, window or fire escape. No sign of any kind shall be attached to a standpipe, fire escape or other means of ingress or egress.

E. Use

Signs shall not impair the use of adjacent properties. All signs shall be accessory to the principal use of the lot where the sign is located, unless specifically permitted by this Article as a non-accessory sign. Any sign permitted by this Article may contain a non-commercial message. A changeable copy area shall be allowed as part of a permitted sign, provided that the changeable copy area shall not exceed 50 percent of the total sign area.

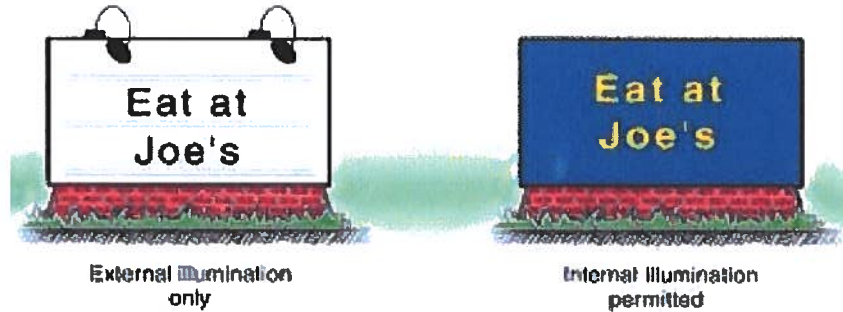
F. Illumination

Internal and external sign illumination shall be permitted, subject to the standards of Article 12, Exterior Lighting and the following (see illustration):

1. External Sign Illumination. External illumination of signs shall be permitted in any zoning district, provided that the light source(s) shall be non-glare, fully shielded, directed towards the sign face, and designed to concentrate all light on the sign copy area.
2. Internal Sign Illumination. Signs accessory to non-residential uses in any zoning district may be internally illuminated; provided that the sign faces are more than 50 percent covered by semi-opaque colors and materials with a color value and saturation of 50 percent or higher (see illustration). Internal illumination of signs accessory to residential uses shall be prohibited.
3. Hours of Illumination. Illuminated signs shall be equipped with a functional timer control. Such signs shall not be illuminated after 11:00 p.m. or ½ hour following the close of the business day whichever is later.

Such signs shall not be illuminated before sunrise, or ½ hour prior to the beginning of the business day, whichever is earlier. **This does not include businesses that operate 24 hours per day, 7 days per week.**

4. Other Limitations. Sign illumination shall be further limited as follows:
- Sign illumination shall be provided solely by electrical means or devices, and shall not be of a flashing, intermittent, moving or animated type.
 - Luminous tube lighting (neon, fluorescent or similar) shall not be directly visible from any road right-of-way or adjacent lot. Such lighting may be used as an indirect light source, or if shielded by translucent panels or similar methods.



Sign Illumination

5. Temporary Signs. Illumination of temporary signs shall be prohibited. **Temporary signs shall be permitted as specific in the table below.**

Type of Sign	Zoning Districts	Area (sq ft)	Height (ft)	Permit Required	Duration
Construction Sign	All	32 sq ft	8 ft	Yes	Removed 14 days after completion
Real Estate Signs	All	32 sq ft	8 ft	No	Removed 30 days after sale
Event Sign	Non-residential	12 sq ft	4 ft	Yes	21 days per calendar year
Political Signs	All	32 sq ft	6 ft	No	
Community Special Event Sign	All	32 sq ft	6 ft	Yes, if displayed over 14 days	
Garage sale sign	Residential			No	
Window signs	Residential	2 sq ft		No	
	Non-residential	25% window		No	
Portable	Not Allowed				

Section 11.03 Exempt Signs

The following signs are exempt from Section 11.10, Sign Permit Requirements, and shall be permitted accessory to a permitted use in any zoning district. Such signs shall be subject to all other applicable conditions and standards set forth in this Article:

- A. **Historic Designation**
Historic signs designating site recognized by the State Historical Commission or local governmental body or agency.
- B. **Address Numbers and Nameplate**
All principal buildings shall display their assigned road number in a manner legible from the road right-of-way. In addition, one (1) nameplate shall be permitted per principal building to provide for the further identification of the building, use or occupants. The nameplate shall not exceed two (2) square feet in area, and shall be attached flat against the building wall.
- C. **Regulatory**
Traffic safety and control signs that conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices.
- D. **Building Markers**
Memorial signs, tablets or markers, and historical plaques cut into any masonry surface or constructed of bronze or other incombustible material and shall not exceed two (2) square feet in area.
- E. **Directional**
Signs used to direct vehicular or pedestrian traffic to parking areas, loading area, subject to the following:
 - 1. Directional signs shall not contain logos or other forms of advertising.
 - 2. Directional signs shall not exceed 4 square feet or 4 feet in height.
- F. **Real Estate**
One (1) temporary sign advertising the rent, sale, or lease of a lot or building not exceeding 32 square feet of sign face or eight (8) feet in height. Such sign shall not be placed in the public right-of-way and shall be removed within 30 calendar days from the date of rental, lease, or sale.
- G. **Community Event**
Decorations or displays celebrating traditional holidays or events, school or community events that are erected on the property of the sponsor of the display or event. Signs shall not exceed 32 square feet and six (6) feet in height. A permit shall be required if the sign is displayed over 14 calendar days in a calendar year.
- H. **Political**
Non-illuminated temporary signs promoting political parties, candidates or proposals. Temporary political signs in residentially zoned areas shall not exceed 32 square feet and six (6) in height, in total for all signs so provided per each lot.
- I. **Governmental**
Signs of duly constituted governmental body; signs required to be maintained by law or governmental order, rule or regulation; signs identifying public access, municipal facilities and similar official markers; and incidental signs displayed for the direction, safety or convenience of the public.
- J. **Changeable Copy**
Changes to sign copy within an approved changeable copy area in compliance with Section 11.05 C.
- K. **Window Signs**
Temporary and permanent window signs shall be permitted on the inside of windows.

1. Non-residential Districts. Provided that no more than 25 percent of the window area is covered.
 2. Residential Districts. One (1) window sign is allowed that is not greater than two (2) square feet.
- L. Sign Repair
Painting, servicing, cleaning or minor repairs to an existing sign, provided that the sign is restored to its original design and all work is in compliance with applicable structural and electrical codes, and the requirements for such signs specified in this Article.
- M. **Flags or Pennants**
Flags bearing the official design of a nation, state, municipality, educational institution, award or non-profit organization, not to exceed **three (3) flag poles** per parcel. Also allowed are pennants installed with the permission of the Township Board of Trustees over public roads for promotional purposes.
- N. **"No Signs"**
"No trespassing", "no dumping", "no hunting", "no skateboarding", and other similar signs when posted on private property. One (1) sign is allowed per 100 feet along a lot boundary. Each sign shall not exceed three (3) square feet in area.
- O. Incidental Signs
Incidental signs on vehicles, trailers, trucks, and similar vehicles used for transport in the normal course of business, provided that the primary use of shall not be for the purpose of advertising on the premises where the vehicle is parked.

Section 11.04 Prohibited Signs

The following types of signs are prohibited in all districts:

1. Any sign not expressly permitted.
2. Signs that resemble and could be confused with an official highway, traffic or government sign, signal or traffic control device; or that obscure a sign, signal or traffic control device displayed by public authority to provide traffic instruction, direction or public information.
3. Signs painted on or attached to trees, utility poles, streetlights, fences, streetlights or similar locations.
4. Signs placed upon or across any public right-of-way or upon any Township property except as expressly authorized by this Article, the Township Board or other agency with jurisdiction.
5. Signs that incorporate string lights; flashing, moving or intermittent lights of changing degrees or intensity; exposed incandescent bulbs; animation; or unshielded luminous tube lighting.
6. Exterior string lights accessory to a non-residential use, other than holiday decoration or when used as an embellishment to landscape plant materials.
7. Signs that have any visible moving parts, mechanical movement, rotation, or other apparent visible movement achieved by electrical or mechanical means or by action of normal wind currents; and signs that discharge any audible sound, odor or visible matter.
8. Roof signs, projecting signs, and portable signs, as defined in Section 2.02, Definitions.
9. Building-mounted signs that obstruct window or door openings, inhibit ingress or egress, or interfere with building ventilation.

10. Signs displayed without required permits or outside of permitted size, location or time period limitations.
11. Non-accessory and off-premises signs, including billboard signs per Section 11.09, Billboards, except as otherwise provided for in this Article.
12. Abandoned or unlawful signs, displays of obscene material on any sign, and any other sign not expressly permitted by this Article.
13. Signs that are more than 3' tall and less than 9' tall are not allowed within the first 10' of the required front yard and/or corner side yard setback.
14. Signs placed on vehicles, trucks, vans, or trailers which are parked or located for the primary purpose of displaying said sign. This restriction does not apply to signs or lettering on buses, taxis, or vehicles operating during the normal course of business.

Section 11.05 Signs Allowed With a Permit

The following signs shall be permitted accessory to a permitted use in any zoning district, subject to approval of a sign permit in accordance with Section 11.10, Sign Permit requirements:

A. Site Entry Features with Signage.

Site entry features with signage may be erected at the entrance to a residential subdivision, condominium or multiple-family development; elderly or senior housing development; manufactured housing park; or office, research or industrial park, subject to the following (see illustration):

1. Number of Signs. Maximum of one (1) sign per entrance from a public road classified as a collector, arterial or thoroughfare by the master transportation plans for the Township, County or State road authorities.
2. Setbacks. Site entry features with signage shall be located outside of any road right-of-way or corner clearance area, and shall further comply with the following minimum setback requirements:
 - a) Ten (10) feet from any road right-of-way or curb line of any internal access driveway.
 - b) Five (5) feet from any sidewalk or paved path.
3. **Sign Area and Height.** The maximum height for signs on a site entry feature shall not exceed **fifteen (15) feet**, and the maximum sign area shall not exceed **150** square feet.
4. Illumination. Illumination of such signs shall be limited to external light sources.
5. Planning Commission Review. The location and design of each site entry feature with signage shall be subject to review and approval by the Planning Commission.

B. Construction Signs

Temporary construction signs shall be subject to the following:

1. Number of Signs. Maximum of one (1) sign per road frontage of the zoning lot.
2. Sign Area, Height and Location. The maximum sign area shall not exceed **32** square feet, and the maximum sign height shall not exceed **eight (8) feet**. Construction signs shall be set back a minimum of 10 feet from any road right-of-way.
3. Display Period. The sign shall not be erected prior to approval of a site plan, final preliminary plat or equivalent Township action, and shall be removed within 14 calendar days of completion of the project's final phase, or upon expiration of site plan or permit approval.

Section 11.06 Wall Signs – Permit Required

The intent of this Section is to establish consistent and reasonable standards for the location, size and range of permitted types of signs located on buildings in the Township, and to minimize the proliferation of excessive or out-of-scale building signage.

The following shall apply to all building-mounted signs in any zoning district:

1. Location. All building-mounted signs shall be located entirely within the street level façade(s).
2. Rear public entrance sign. One (1) additional building-mounted sign not exceeding four (4) square feet in area shall be permitted at any rear or side public entrance.
3. Painted wall signs. Signs applied with paint or similar substance on an exterior surface of a structure shall be considered a building-mounted sign subject to the standards of this Section and the following:
 - a) Prior to painting a sign on a wall, the wall surface shall be freshly painted with a continuous base color.
 - b) The appearance, color, texture, and materials used shall be compatible with adjacent structures and uses, and the purpose of the zoning district.
 - c) The sign conforms to the standards of this Section and Section 11.02, General Standards.
4. **Area.** The wall sign shall not exceed one (1) square foot of sign area per one (1) linear foot of building frontage. In no case shall the total of wall signs exceed **200** square feet.

Section 11.07 Ground Monument Signs – Permit Required

The intent of this Section is to establish consistent and reasonable standards for the height, location and size of ground signs in the Township, and to minimize the proliferation of excessive or out-of-scale ground signage that would compete for the attention of motorists, or create traffic hazards or visual blight within the Township.

The following shall apply to all ground signs in any zoning district:

1. Corner Clearance. Ground signs shall be prohibited within corner clearance areas, as defined in Section 3.301, Corner Clearance Areas.
2. Number. A maximum of two (2) sign faces shall be permitted per ground sign.
3. Placement. No part of a ground sign may be placed within a required side yard or within 10 feet of a side lot line.
4. View. No ground sign shall be placed in such a manner as to prevent any traveler on a curve of a road from obtaining a clear view of approaching vehicles for a distance of 500 feet along the road.
5. **Height.**
 - a) Non-residential district. Maximum height of a ground sign shall not exceed **eight (8) feet** from grade.
 - b) Residential district. Maximum height of a ground sign shall not exceed six (6) feet from grade.
6. **Area.**
 - a) Non-residential district. Total area of one face of a ground sign shall not exceed **96** square feet.

be more appropriate in scale because of the large size or frontage of the premises or building.

5. Aesthetics. The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood.
6. Minimal. The exception shall be the minimum necessary to allow reasonable use, visibility, or readability of the sign.
7. Intent of this Article. The exception shall not substantially impair the intent and purpose of this Article.

D. Findings and Conditions

In a motion denying a sign exception, the ZBA shall state the specific grounds for the decision, which shall be supported by specific findings of fact. The ZBA may attach any conditions to approval of a sign exception regarding the location, character, timing of display, or other features of the proposed sign as deemed reasonable.

Section 11.14 Table of Allowable Signage

Type of Sign*	Zoning Districts	Area (sq ft)	Height (ft)	Permit Required
Animated	Not allowed			
Banners	Not allowed			
Billboard	Not allowed			
Building markers	All	2		No
Canopy, Awning	Non-residential	Part of wall sign area		Yes
Community Event	All	32	6	No
Construction	All	32	8	Yes
Directional	Non-residential	4	4	No
Flags	All	(see 11.03 M)		No
Gasoline Sales	Non-residential	12 (see 11.05 D)		Yes
Governmental	All			No
Historic	All			No
Holiday Displays	All	(see 11.03 G)		No
Incidental	All			No
Message boards	Non-residential	Included in area		Yes
Monument	Non-residential	96	8	Yes
Monument	Residential	24	6	Yes
Nameplate	All	2		No
"No" signs	All	3		No
Pole	Non-residential	½ per linear ft., maximum 72 sq. ft.	15	Yes
Political	All	32	8	No
Portable	Not Allowed			
Projecting	Not Allowed			
Real Estate	All	32	8	No
Roof	Not Allowed			
Side entry	Non-residential	6		Yes
String Lights	Not Allowed			
Traffic control	All			No
Wall	Non-residential	1 sq ft / building frontage maximum 100 sq. ft.		Yes
Window	Non-residential	25% percent		No
Window	Residential	2		No

* Non-residential zoning districts are allowed one freestanding sign, i.e. ground monument sign or pole sign in addition to allowable wall signage.

B. Glare and Light Trespass

Exterior lighting shall be designed, constructed, and maintained in a manner that minimizes off-site glare, traffic hazards, and light trespass on neighboring lots.

C. Lighting Types

Lamp lumens or equivalent and types shall be consistent with fixture's style and function, as follows:

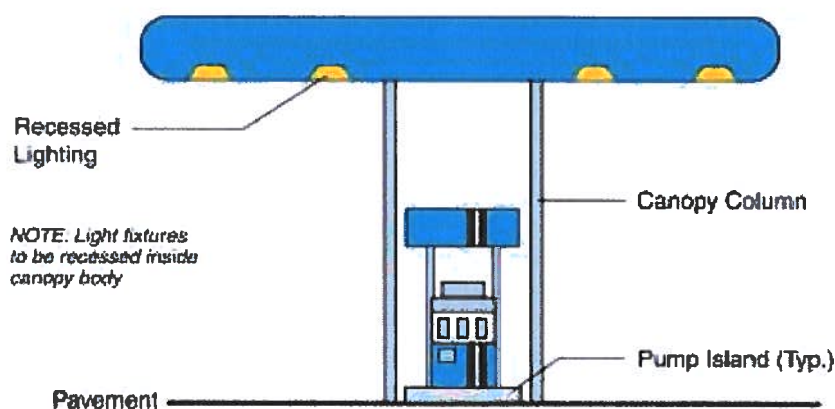
1. Fixtures in parking lots and high traffic areas **may use LED lights**, low or high-pressure sodium, metal halide or similar lamp types with a maximum of 250 lumens or equivalent per fixture up to 20 feet in height above grade. A maximum of **51,000** lumens or equivalent per fixture may be permitted for fixtures exceeding 20 feet in height above grade.
2. Decorative exterior light fixtures shall be limited to lamps with a maximum 100 lumens or equivalent per fixture.

D. Intensity

The maximum intensity of light within any site shall not exceed the following standards:

Light Intensity	Maximum (footcandles)
At any point within the site	13.0
At any lot boundary or road right-of-way line	1.0

1. Outdoor dealership sales area lighting. The Planning Commission may permit a maximum lighting intensity of 20.0 footcandles for any point within a dealership outdoor sales area, provided that all site lighting is otherwise in compliance with this Ordinance.
2. Pump island canopy lighting. The Planning Commission may permit a maximum lighting intensity of 20.0 footcandles for any point under a gas station's pump island canopy; provided that all light fixtures under the canopy shall be fully recessed into the canopy structure and all site lighting is otherwise in compliance with this Ordinance (see illustration).



Pump Island Canopy Lighting

Fixture Location	Maximum Height
Less than 50 feet from a residential district or use	15 feet
51 feet to 300 feet from a residential district or use	20 feet
More than 301 feet from a residential district or use	30 feet

2. Hours of operation. All exterior lighting systems accessory to non-residential uses shall incorporate automatic timers. Exterior light fixtures shall not be illuminated after 11:00 p.m. or one-half (½) hour following the close of the business day whichever is later. Such fixtures shall not be illuminated before sunrise or one-half (½) hour prior to the beginning of the business day whichever is earlier. Minimal illumination for security purposes shall be permitted between these hours. The only exception is for facilities that are open to the public or have a work force in place 24 hours a day.

B. Architectural Lighting

Architectural lighting shall be subject to the following:

1. Facade illumination. Exterior illumination of building facades shall be limited to fully shielded fixtures directed downward and towards the facade. All light from such fixtures shall be concentrated on the wall surface. Uplighting of a building facade shall be prohibited.
2. Accent lighting. Unshielded luminous tube (neon) or fluorescent lighting shall be prohibited as an architectural detail on the exterior of any structure; including but not limited to rooflines, cornices, eaves, windows, and door openings. The Planning Commission may approve internally illuminated architectural bands or similar shielded lighting accents as part of a site plan, upon determining that such lighting accents would enhance the aesthetics of the site, and would not cause off-site glare or light pollution.

C. Window Lighting

All interior light fixtures visible through a window from a public right-of-way or adjacent property shall be shielded to prevent glare at the property line or within a public right-of-way. Unshielded luminous tube (neon) and fluorescent light fixtures shall be prohibited where the light source would be visible through the window from a public right-of-way or adjacent property.

D. Illuminated Signs

Sign illumination shall conform to the provisions of Article 11, Signs.

Section 12.05 Exempt Lighting

The following types of exterior lighting shall be exempt from the requirements of this Article, except that the Code Enforcement Officer and/or Building Official may impose reasonable restrictions on the use of such lighting where necessary to protect the health, safety and welfare of the public:

1. Holiday decorations displayed for temporary periods not to exceed 90 calendar days.
2. Lighting for a permitted temporary circus, fair, carnival, or civic use.
3. Shielded streetlighting and pedestrian walkway lighting.
4. Exterior lighting accessory to an active farm, agricultural operation or single-family dwelling, which does not cause off-site glare or contribute to light pollution.