

CHARTER TOWNSHIP OF MONITOR
COUNTY OF BAY, MICHIGAN

ORDINANCE NO. 52-F

AN ORDINANCE AMENDING CHAPTER XV OF ORDINANCE 52, AS
AMENDED, TO REGULATE THE SIZE, LOCATION AND MANNER OF
DISPLAY OF EXTERIOR SIGNS

THE CHARTER TOWNSHIP OF MONITOR ORDAINS:

SECTION I

Chapter XV, Section 15.03 of the Monitor Township Ordinance 52,
designated "Monitor Township Zoning Ordinance" effective December 14,
2003, as previously amended, is hereby amended to read as follows:

SECTION 15.03 EXEMPTED SIGNS

The following signs are exempt from the provisions of this Ordinance
with respect to permits, heights, area and location, unless specified
herein.

- (a) unchanged.
- (b) unchanged.
- (c) Directional signs, except as otherwise provided in Section 15.09(e), in conjunction with drives or off-street parking areas, provided any such sign does not exceed four (4) square feet in area, is limited to traffic control functions, and does not obstruct traffic vision.
- (d) unchanged.
- (e) unchanged.
- (f) unchanged.
- (g) unchanged.
- (h) Temporary signs promoting political parties or candidates so long as such signs are promptly removed after the completion of election activities.
- (i) Special decorative displays or signs used for holidays, public demonstrations or promotion of civic welfare or charitable purposes subject to the following standards:
 - 1) The display or sign may be utilized for a maximum of thirty (30) days in a twelve (12) month period.

- 4) No portable sign shall exceed ten (10) feet in height.
- 5) No portable sign shall be located in such a manner as to interfere with vehicular or pedestrian traffic flow or visibility.
- 6) All portable signs shall require a sign permit. The applicant shall complete an application form supplied by the Building Official. An application fee shall accompany the application form. Said fee shall be determined by the Township Board and shall be sufficient to cover the cost of reviewing the application.

SECTION III

Chapter XV, Section 15.06 of the Monitor Township Ordinance 52, designated "Monitor Township Zoning Ordinance" effective December 14, 2003, as previously amended, is hereby amended to read as follows:

SECTION 15.06 GENERAL CONDITIONS

Except as otherwise provided, the following conditions shall apply in all districts:

- (a) unchanged.
- (b) unchanged.
- (c) unchanged.
- (d) unchanged.
- (e) unchanged.
- (f) unchanged.
- (g) Electronic changeable copy (LED) signs may be permitted in the C and I Districts, subject to the following conditions:
 - 1) Such sign shall not produce blinking or animated messages.
 - 2) The changeable copy or message delivered by the sign shall not be changed more often than once in any four (4) hour time period.
 - 3) Such sign may be a maximum of fifteen (15%) percent of the total sign size, up to a maximum of fifteen (15) square feet.
 - 4) LED signs may only be incorporated into ground signs.
 - 5) All messages shall not exceed two lines of characters.

sixty (60) square feet. No more than one (1) ground sign and wall sign shall be permitted.

*5 For buildings with a setback of 249 feet or less, the maximum height for any ground sign shall be eight (8) feet. A ground sign shall be setback a minimum of five (5) feet from the front setback line.

2) The total permitted sign area (excluding Towner Signs, if permitted) for buildings with a setback of two hundred-fifty (250) feet or more shall be as follows:

Total Building Floor Area	Maximum Total Sign Area	Maximum Wall Sign Area	Maximum Ground Sign Area
Up to 4,000 sq. ft.	125 sq. ft.	100 sq. ft.	25 sq. ft.
4,001 to 10,000 sq. ft.	180 sq. ft.	150 sq. ft.	30 sq. ft.
10,001 to 20,000 sq. ft.	235 sq. ft.	200 sq. ft.	35 sq. ft.
20,001 to 75,000 sq. ft.	290 sq. ft.	250 sq. ft.	40 sq. ft.
75,001 to 100,000 sq. ft.	345 sq. ft.	300 sq. ft.	45 sq. ft.
Over 100,000 sq. ft.	400 sq. ft.	350 sq. ft.	50 sq. ft.

1. A total of three (3) wall signs may be permitted, with a total wall sign area not to exceed the specified figure in this chart. In no case, shall the width of the wall sign exceed sixty-six (66%) percent of the store. The maximum permitted letter height shall be four (4) feet.

2. For buildings with a setback of two hundred-fifty (250) feet or more, the maximum height for any ground sign shall be eight (8) feet. A ground sign shall be setback a minimum of ten (10) feet from the front setback line.

3. If a business establishment is located in a site with frontage on US-10 or I-75, the business establishment may be permitted to place one (1) additional wall sign on the wall facing US-10 or I-75.

4. Any pole sign shall not be located closer to adjacent properties than a distance equal to its height.

(b) The following standards shall apply to shopping centers and similar multi-tenant buildings, where each tenant has building frontage and their own entrance to the outside.

- a) Each business to be advertised on the sign shall primarily provide services or products to the motoring public using a limited access highway.
 - b) Uses on adjacent lots shall not be adversely affected by the tower sign.
 - c) The sign shall not adversely affect the neighborhood where the business is located or the community as a whole.
 - d) The sign shall not disrupt, impede or otherwise adversely affect the safe and convenient flow of traffic in the area.
 - e) A tower sign is appropriate if the Planning Commission determines that other permitted signs for the business will not be sufficiently visible to inform the motorists using the limited access highway.
 - f) The applicant has demonstrated that the proposed sign height is the minimum height needed to permit advertisement to the motorists using the limited access highway.
 - g) A sign sketch plan describing the proposed tower sign as indicated in subsection 15.09 (C)(10) is prepared by the applicant to assure compliance with these and other applicable regulations.
- 2) The phrase "line of intersection" as used in this section shall refer to the line where an exit or entrance ramp for a limited access right-of-way for I-75, M-13 or US-10 intersects with the edge of the right-of-way easement for Wilder Road or Mackinaw Road.
 - 3) In no event shall a tower sign be located more than thirteen hundred twenty (1,320) feet from a point on a line of intersection. Each business advertised on the tower sign must also be located not more than thirteen hundred twenty (1,320) feet from a point on a line of intersection.
 - 4) The sign shall be located within the rear yard, as defined in this Ordinance, on the site used for a business advertised on the sign.
 - 5) More than one (1) business may use the same pole to advertise. Each sign face advertising a business on a

- c) Property boundary lines and dimensions; if more than one lot is included in the site, the lot lines of each lot shall be indicated.
 - d) Edges of all existing and proposed paved surfaces including all parking spaces, drive aisles and driveways serving the site.
 - e) Location of the proposed tower sign.
 - f) The outline of all existing and proposed exterior building walls on the site and within one hundred (100) feet of the site.
 - g) A circle with a radius equal to the total height of the tower sign shall be drawn on the sketch plan. The center of the circle shall be the proposed location of the tower sign. The circle must be entirely contained within the lot lines of the lot owned, leased or otherwise under the control of the business advertised on the tower sign.
 - h) All existing and proposed exterior site improvements or modifications proposed in conjunction with the tower sign.
 - i) An architectural detail plan of the tower sign, indicating the height, construction materials, method of anchoring and the area.
- (d) A directory monument sign may be permitted, provided it is placed within one hundred (100) feet of an entrance to any subdivision, planned unit development, or site condominium complex. A directory monument sign shall not exceed eight (8) feet in height nor exceed sixty-four (64) square feet in sign display area. Information indicated on the sign shall be limited to identification of the subdivision, planned unit development, or site condominium complex to assist the motoring public in locating a business. Directory monument signs are subject to approval by the Planning Commission at the time of original or amended site plan or subdivision approval.
- (e) On-Premises Directional Signs may be permitted in the C District, subject to the following:
- 1) Directional signs shall not exceed two (2) square feet per side, nor exceed two (2) sides.

- (h) Gasoline station canopy signs shall be considered a type of wall signs and therefore counted in determining compliance with the standards for total sign area permitted on the parcel.

SECTION V

The violation of this Ordinance shall be deemed a Municipal Civil Infraction and shall be punishable as provided by the terms of Section V of Ordinance No. 53.

SECTION VI

This Ordinance shall be published in a newspaper circulated within the Charter Township of Monitor, Bay County, Michigan, and shall take effect on the 31st day after the date of such publication.

THE CHARTER TOWNSHIP OF MONITOR

Date of 1st Reading:
March 27, 2006

Date of 2nd Reading:
April 10, 2006

Date of Publication:
April 13, 2006

Effective Date:
May 14, 2006

BY: Gary A. Brandt
GARY A. BRANDT, Supervisor

BY: Cindy L. Kowalski
CINDY L. KOWALSKI, Clerk