



City Hall
208 North First Avenue
Alpena, Michigan 49707
www.alpena.mi.us

Planning & Development

AGENDA

City of Alpena Planning Commission

Regular Meeting

Tuesday, January 9, 2017, 7:00 p.m.

Alpena, Michigan

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Regular meeting December 12, 2017

PUBLIC HEARING AND COMMISSION ACTION:

BUSINESS:

1. Review Sign Ordinance
2. Committee to evaluate Chapter 8 of Comprehensive Plan

COMMUNICATIONS:

REPORTS:

1. Development Update
2. Redevelopment Ready Communities Program

CALL TO PUBLIC:

MEMBERS' COMMENTS:

ADJOURNMENT:



MINUTES
City of Alpena Planning Commission
Regular Meeting
December 12, 2017
Alpena, Michigan

CALL TO ORDER:

The regular meeting of the Planning Commission was called to order at 7:00 p.m. by Paul Sabourin, Planning Commission Chairman.

ROLL CALL: PLANNING COMMISSION

PRESENT: Mitchell, Gilmore, VanWagoner, Sabourin, Lewis, Austin, Wojda.

ABSENT: Boboltz, Kirschner

STAFF: Adam Poll (Director of Planning & Development), and Cassie Stone (Recording Secretary).

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

The Agenda was approved as printed.

APPROVAL OF MINUTES:

October 10, 2017, minutes were approved as printed.

COMMISSION ACTION:

Reconsider P.C. Case #17-SU-06 Status:

1102 Ford Avenue Special Use Permit to allow an owner occupied two unit home.

(Wojda asked to be allowed to abstain from any vote on the case for the reasons that he stated at the last meeting. Planning Commission unanimously agrees).

Poll states that the Planning Commission previously approved a special use permit to allow a duplex on a home that was previously a single family. The ordinance allows this as long as one of the owners resides in one of the units in the home. Mike Kieliszewski, the City's rental inspector, reported to Poll that the owners had no intention of occupying the structure. The current residents were still residing in both the upper and lower levels of the structure. Poll had since contacted the owners and the information that Kieliszewski reported is correct and the owners do not plan on residing at that home. Poll explained to the owner that more than likely the special use permit would be pulled. Poll added that no effort was made by the applicant to

abide by the conditions that the Planning Commission set forth. Staff recommends that the special use permit be pulled.

(Sabourin stated that staff was given a report and there was no public or owner present for the public hearing).

Motion made by Mitchell to pull the special use permit on 1102 Ford Avenue. **Seconded by VanWagoner.**

Yays: Austin, Mitchell, Gilmore, Lewis, VanWagoner, Sabourin

Nays: None

Abstained: Wojda

Absent: Boboltz, Kirschner

Motion approved by a vote of 6-0.

BUSINESS:

Review Sign Ordinance

Poll briefly states that he didn't get a signed ordinance out to the Planning Commission yet so no action will be taken on this right now. The Planning Commission previously discussed residential signage. This included allowing a limit on signs, size of signs, temporary signage, and type of material the sign is made out of and the movability of a sign. Sabourin feels that it comes down to what size the sign is and the restriction on how long it can be there. Sabourin added that the problem with how long a sign could be up would be real estate signs. Wojda felt that a distinction should be made between permanent signs and temporary signs. Wojda and Lewis questioned the terminology regarding holiday and public demonstration signage. Wojda is going to look into the language being described. Sabourin questioned if Poll had a timeline? Poll is hoping to get close to approval or to get at least a workable draft by January.

Approve 2018 Meeting Dates.

Motion made by Wojda, seconded by Lewis to approve the 2018 Planning Commission meeting dates.

Yays: Mitchell, Gilmore, Sabourin, Wojda, Austin, VanWagoner, Lewis

Nays: None

Absent: Boboltz, Kirschner

Motion approved by a vote of 7-0.

COMMUNICATIONS:

Poll states that a proposal was received from NEMCOG. (Sabourin stated that it was missing a signature page). Poll would like to move it forward and get it to council. It is time to begin updating the Comprehensive Plan. Poll added that the COMP plan is updated every 5 years as is required by the Planning Enabling Act. Sabourin questioned what the timeline was on having the COMP plan completed. Poll states that it should be completed by the end of 2018. Sabourin says to move it forward and get it to council. Planning Commission unanimously agrees.

REPORTS:

Development Update

Poll states that a lot of projects are moving forward. Northland Credit Union is intending to go out for bid in late January or early February. They are hoping to break ground mid spring or early summer. Alpena Furniture has finished its Façade grant work. Engineering staff has been working on a coastal zone management grant. Partnering with NOAA, they are proposing limestone for benches, adding universal access ramps to a dock along with a handicapped accessible kayak ramp on the Thunder Bay River, which is similar to what is at the duck park. The Splash Park Grant is continuing to move forward. It will be going out for bids as soon as DNR approves the specs.

Redevelopment Ready Communities Program

Poll explains that the last step that the City can do for certification is updating the Comprehensive Plan goals and objectives, specifically for every action item put a responsible party and an estimated time line. Poll adds that he feels there are too many action items that are really needed and to eliminate a lot of them the next time the Planning Commission goes through the COMP plan. Poll stated that if a few Planning Commission members wanted to get together to form a committee it would benefit when comparing to the Alpena Townships. Sabourin agreed that would be a big help to have a review committed and would like to see that happen. Poll noted that next month a committee can get formed with volunteers from the Planning Commission.

CALL TO THE PUBLIC: None

MEMBERS COMMENTS:

Lewis states that over the years, between the ZBA and PC, have granted stuff with some conditions that have got to a point that whatever has been granted should now be rescinded on some projects. Some on the ones that came to mind to Lewis, that were recently approved that what was on paper and what he feels he sees is in reality are two different things. Poll asked Lewis to send him an email on the ones of concern to further investigate the issue. Lewis stated that First Federal has a tower downtown that was supposed to transmit data to the branch on

Ripley. The condition was that once they were no longer in use they were to be taken down. Since then the Ripley building has since sold and the tower still remains at both locations. Poll agreed that the matter should be looked into and resolved. Lewis added that he still has some other things that he has issues with that he will email to Poll.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:37 p.m. by Sabourin, Planning Commission Chair.

Wayne Lewis, Secretary

10. **SPECIFIED SEXUAL ACTIVITIES**: Means and includes any of the following:

- a. Human genitals in a state of sexual arousal;
- b. Acts of or simulated acts of human masturbation, sexual intercourse, sodomy, bestiality, fellatio or cunnilingus; or
- c. Fondling or other erotic touching of human genitals, pubic region, buttocks or female breast.
- d. Excretory functions as part of or in connection with any of the activities set forth in a – c above.

SHOPPING CENTER: A group of commercial establishments, planned, developed, owned, and managed as a unit, with off-street parking provided on the property.

SIGN: ~~Any announcement, declaration, display, billboard, illustration, and insignia when designed and placed so as to attract general public attention. Such shall be deemed to be a single sign whenever the proximity, design, content, or continuity reasonably suggest a single unit, notwithstanding any physical separation between parts. "Sign" shall include any banner, bulbs or other lighting devices, streamer, pennant, balloon, propeller, flag, and any similar device of any type or kind whether bearing lettering or not. Signs not exceeding one (1) square foot in area bearing only property numbers, mail box numbers or names of occupants of premises are excluded from this definition.~~

Any structure or wall or other object used for the display of any message.

SIGN AREA:

1. The sign face area shall be computed by including the entire area within a single, continuous perimeter of not more than eight (8) straight lines or a circle or an ellipse enclosing the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the back drop or structure against which it is placed, but not including any supporting framework or bracing that is clearly incidental to the display itself.
2. If the sign consists of more than one (1) section or module, all of the area, including that between sections or modules, shall be included in the computation of the sign face area.
3. With respect to two-sided, multi-sided, or three dimensional signs, the sign face area shall be computed by including the total of all sides designed to attract attention or communicate information that can be seen at any one time by a person from one vantage point, without otherwise limiting the generality of the foregoing:
 - a. The sign face of a double-faced, back-to-back sign shall be calculated by using the area of only one side of such sign, so long as the distance between the

backs of such signs does not exceed three (3) feet.

- b. The sign face area of a double-faced sign constructed in the form of a "V" shall be calculated by using the area of only one side of such sign (the larger side if there is a size difference) so long as the interior angle of the "v" does not exceed thirty (30) degrees and at no point does the distance between the backs of such sides exceed five (5) feet.

SIGN HEIGHT: The vertical distance measured from the ground immediately beneath the sign to the highest point of the sign or its projecting structure.

SIGN TYPES: The following definitions ~~1 through 29~~ are related to signs:

~~1. **ABANDONED SIGN:** A sign, which no longer advertises or identifies a business, lessor, owner, or activity conducted upon or product available on the premises where such sign is displayed.~~

~~2.1.~~ **A-FRAME SIGN:** Self-supporting temporary sign consisting of two panels hinged at the top providing advertising on each panel and can be readily moved within a property or to another property.

~~3.2.~~ **ANIMATED OR MOVING SIGN:** A sign that uses movement, lighting, or special materials to depict action or create a special effect to imitate movement.

~~4.3.~~ **AWNING SIGN:** A sign painted on, printed on, or attached flat against the surface of an awning.

~~5.4.~~ **BANNER:** A linear sign made of natural or synthetic material used to call attention to a ~~land use or product, service, or activity;~~ message however, not including pennants or flags.

~~6.5.~~ **BUSINESS CENTERCLUSTER SIGN:** An on-premises sign which identifies a ~~business complex or group of contiguous stores which may contain the names of the individual stores, businesses, institutions, or other organizations located within the complex or group~~ complex of establishments on one parcel and contains multiple signs on one structure including one for each establishment and one for the complex as a whole.

~~7.6.~~ **CANOPY SIGN:** A sign affixed or applied to the exterior facing surface or surfaces of a building or freestanding canopy.

~~8.~~ **CONSTRUCTION SIGN:** A sign listing the names of the project, developers, contractors, engineers, and architects on the site being developed.

~~9.7.~~ **ELECTRONIC MESSAGE BOARD:** A sign with a fixed or changing display/message composed of a series of lights that may be changed through electronic means.

~~10.8.~~ **FREESTANDING SIGN:** A pylon sign or monument sign..

- ~~11. **INFORMATIONAL SIGN:** A non-advertising sign used to identify architectural features of a land use such as building entrances, drop boxes, restrooms, handicapped ramps, fuel pump information and similar features.~~
- ~~12. **INGRESS-EGRESS SIGN:** A directional sign located adjacent to the entrance or exit drives of a development to identify the points of vehicular ingress and egress.~~
- ~~13.9. **LIGHTED SIGN:** Any sign having a conspicuous, continuous or intermittent variation in the illumination of the physical position of any part of the sign.~~
- ~~14.10. **MARQUEE SIGN:** Any sign attached to or supported by a marquee structure.~~
- ~~15.11. **MESSAGE BOARD, STATIC:** A sign with a changeable display/message consisting of alphabetic, pictographic, or symbolic informational content that must be changed manually by non-electronic means.~~
- ~~16.12. **MESSAGE BOARD, ELECTRONIC:** A sign with a changeable display/message consisting of alphabetic, pictographic, or symbolic informational content that is composed of a series of lights that may be changed through electronic means.~~
- ~~17.13. **MONUMENT SIGN:** Any sign attached directly to the ground by a solid base and foundation constructed of masonry, brick, stone, decorative metal, wood or other durable material.~~
- ~~18.14. **OFF-PREMISE ADVERTISING SIGN (BILLBOARD):** A sign which contains a message unrelated to a business or profession conducted or to a commodity, service, or activity sold or offered other than upon the premises where such sign is located.~~
- ~~19.15. **OFF-PREMISE ADVERTISING SIGN, DIGITAL (BILLBOARD - DIGITAL):** A billboard displaying static images controlled by electronic communications.~~
- ~~20. **OFF-PREMISE DIRECTIONAL SIGN:** A sign which provides directions to a commercial or industrial establishment which is not located on a primary street within the city.~~
- ~~21. **POLITICAL SIGN:** A sign relating to the election of a person to public office or relating to a political party or to a matter to be voted upon at a general election called by a public body.~~
- ~~22.16. **PORTABLE SIGN:** Any sign not permanently attached to the ground or a building and is designed to be transported by trailer or wheels including such signs with wheels removed.~~
- ~~23.17. **PROJECTING SIGN:** A sign which is affixed to any building or structure,~~

LANGUAGE & DEFINITIONS

other than a marquee, where the face of the sign is generally perpendicular to the face of the building or structure.

~~24.~~**18. PYLON SIGN:** A sign which is an elevated sign supported by one (1) or more bearing columns, the sign portion of which is not less than ten (10) feet from the surface of the ground.

~~25.~~**19. ROOF SIGN:** A display sign which is erected, constructed, and maintained above the roof of the building.

~~26. SPINNING SIGN: A self-supporting sign that spins to attract attention and display its message.~~

~~27.~~**20. TEMPORARY SIGN:** A display sign, banner, or other advertising device constructed of cloth, canvas, fabric, plastic, or other light temporary material, with or without a structural frame, or any other sign intended for a limited period of display, but not including decorative displays for holidays ~~or public demonstration~~. A temporary sign shall not be used as a substitute for a permanent on-premise advertising sign, except as permitted within this ordinance. A temporary sign is one that is not affixed to the ground permanently and can easily be moved.

~~28.~~**21. WALL SIGN:** A display sign which is painted on or attached directly to the building wall.

~~29.~~**22. WINDOW SIGN:** ~~a sign affixed to a window or within three (3) feet of the window so as to be observable from the opposite side of the window to which such sign is affixed.~~ A sign installed inside a window and intended to be viewed from the outside.

SITE CONDITIONS: Shall mean or refer to height and area regulations, parking area regulations, screening, landscaping and all other items regulated by this Ordinance.

SITE CONDOMINIUM (CONDOMINIUM SUBDIVISION): A method of subdivision where the sale and ownership of sites is regulated by the condominium Act (P.A. 59 of 1978, as amended MCLA 559.101) as opposed to the subdivision Control Act of 1967 (MCL 560.101). Condominium subdivision shall be equivalent to the term "subdivision" as used in this zoning Ordinance and the City Subdivision Regulations Ordinance.

SITE CONDOMINIUM SUBDIVISION PLAN: Means the site, survey and utility plans; floor plans; and sections, as appropriate, showing the existing and proposed structures and improvements including the location thereof on the land.

SITE PLAN: The drawings and documents depicting and explaining all salient features of a proposed development so that it may be evaluated according to the procedures set forth in this Ordinance, to determine if the proposed development meets the requirements of this Zoning Ordinance.

1 Purpose

2 Definitions

3 General Provisions

4 Signs

5 District Regulations

6 Site Plan Review

7 Supplemental Regulations

8 ZB

ARTICLE 4 SIGNS

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SECTION 4.0 PURPOSE

The purpose of this section is to regulate outdoor signs, designed to be visible to the public, in a manner which does not restrict the content while recognizing the mass communications needs of both businesses and other parties and creating a more attractive business environment. The number and size of signs may be distracting to motorists and pedestrians and can create a traffic hazard. The number and size of signs can also reduce the effectiveness of signs needed to direct the public and may mar the appearance of the landscape. The provisions of this section are intended to apply the minimum amount of regulation in order to protect; ~~protecting~~ property values and neighborhood character; ~~creating~~ create a more attractive business climate; ~~promoting~~ promote pedestrian and traffic safety ~~by reducing sign distractions, obstructions, and other hazards;~~ and promoting pleasing community environmental aesthetics.

SECTION 4.1 SIGN PERMIT PROCEDURE & ENFORCEMENT

A. APPROVAL: No sign, except ~~residential name plates and~~ those signs established by the City, County, State or Federal governments, shall be erected, altered, replaced, or relocated until approved by the Zoning Administrator and a Sign Permit issued. A property owner may maintain an existing conforming sign without a sign permit provided the type, size, shape and height do not change and the use remains the same.

1. **Application for Sign Permit:** Applications for permits shall be made upon forms provided by the Zoning Administrator and shall contain or have attached thereto the following information:
 - a. Name, address and telephone number of the applicant.
 - b. Location of building, structure or lot to which the sign or other advertising structure is to be attached or erected.
 - c. Site plan showing the location of the sign and nearby structures.
 - d. One (1) blueprint or drawing of the plans and specifications and methods of construction and attachment to the building or in the ground.

SIGNS: PURPOSE/PROCEDURE

- e. In some cases, the Zoning Administrator may request copies of stress sheets and calculations showing the structure is designed for dead load and wind pressure in any direction in the amount required by this and all other laws and ordinances of the City. Provided, further, that where the Zoning Administrator deems it advisable, he may require the approval of the structural design by a registered architect or engineer.
 - f. Name of person, firm, corporation or association erecting structure.
 - g. Written consent of the owner where the sign is to be erected on vacant land.
 - h. In all cases where wiring is to be used in connection with the sign, it shall comply with the National Electrical Code and the necessary permits shall be obtained.
 - i. Insurance policy or bond as required by Subsection 7 below.
 - j. Such other information as the Zoning Administrator shall require to show full compliance with this and all other Ordinances of the City.
2. **Sign Permit Issued if Application in Order:** It shall be the duty of the Zoning Administrator, upon the filing of an application for a sign permit, to examine the plans and specifications and other data and the premises upon which it is proposed to erect the sign or other advertising structure, and, if it shall appear that the proposed structure is in compliance with all requirements of the City, the permit shall be issued. In the case of illuminated signs, an electrical permit and a sign permit must be issued.
 3. **Sign Permit Fee:** It shall be unlawful in the City of Alpena for any person to erect or alter any sign, except those signs specifically exempted herein, unless a permit shall first have been obtained from the Zoning Administrator for such erection or alteration, and a permit fee paid to the City according to the schedule as shall be established from time to time by resolution of the City Council.
 4. **Sign Permit Revocable at Any Time:** All rights and privileges accrued under the provisions of this Ordinance or any amendment thereto are mere licenses and may be revoked upon the violation of any of the conditions contained herein. If the work authorized under an erection permit has not been completed within four (4) months after date of issuance, the said permit shall become null and void.
 5. **Signs Excluded from Permits:** The following signs are permitted in all districts except where restrictions are indicated, in accordance with the provisions of this section and shall not require permits for erection.

1 Purpose

2 Definitions

3 General Provisions

4 Signs

5 District Regulations

6 Site Plan Review

7 Supplemental Regulations

8 ZBA

9 Administration

10 Adoption & Amendments

SIGNS EXCLUDED FROM PERMITS

Signs Excluded from Permits

- a. ~~Wall signs, which are used as nameplates, not exceeding two (2) square feet in area; occupational signs denoting only the name and profession of the occupants in a commercial, public or other institutional building and not exceeding two (2) square feet in area.~~
- b. ~~Memorial signs or tablets, names of buildings, and date of erection~~ Plaques when cut into any masonry surface or when constructed of bronze or aluminum and attached to a building.
- c. Signs erected by an official governmental body, public utility, or historic agency. ~~Signs erected by the City or pursuant to the authorization of City Council including signs identifying municipal buildings, parks, other municipal facilities, historical markers, and other official noncommercial information.~~
- d. ~~Traffic or other municipal or State regulatory signs, legal notices, danger and such temporary emergency or non-advertising signs as may be approved by the City.~~
- e. ~~Sign advertising the rental, sale or lease of the property upon which it is located.~~
- f. ~~Political campaign signs.~~
- g. ~~Official signs of a noncommercial nature erected by public utilities.~~
- h.d. Flags or insignia of any governmental or nonprofit organization when not displayed in connection with a commercial promotion or as an advertising service.
- i.e. Signs directing and guiding traffic on private property that do not exceed four (4) square feet each and that bear no advertising matter. This would take into account entrance, exit and off-premise directional signs.
- j. ~~One (1) sign not exceeding twenty (20) square feet in sign face indicating a special temporary event of a governmental, institutional, or nonprofit organization such as a carnival, circus, festival, or similar event, placed on the lot where the activity is to take place. Such signs may be erected not sooner than ten (10) days before the event and must be removed not later than three (3) days after the event except as otherwise authorized by City Council.~~
- k. ~~Signs for yard sales or other similar temporary activity, so long as such signs meet the following restrictions:~~
 - ~~(1) Not more than one (1) such sign may be located on any lot.~~
 - ~~(2) No such sign may exceed four (4) square feet in surface area.~~
 - ~~(3) Such sign shall be erected not more than three (3) days prior to the event and shall be removed immediately following the event.~~
 - (4)(1) Such sign shall only be located on the lot in which the temporary activity is taking place.
- l.f. Wall or projecting signs which are used to communicate that a business is open, not to exceed three (3) square feet in area.
- ~~m.g. Integral decorative or architectural features of buildings or works of art, so long as such features or works do not contain letters, trademarks, moving parts or lights.~~
- ~~n.h. Non-advertising signs demarking an historically significant place, building, or area when sanctioned by national, state, or local historic-oriented agencies, in accordance with national or state design standards.~~
- ~~o.i. Non-advertising signs exclusively devoted to controlling property access (no trespassing, private property, keep out, no hunting, etc.) provided the sign does not exceed a total area of two (2) square feet. Signs less than two (2) square feet in size and located on the perimeter (along a parcel boundary).~~
- ~~p.j. Projecting identification signs when located below a canopy, awning, or marquee which do not exceed two (2) feet in area or extend below a minimum height of eight (8) feet from ground level. Signs contained directly on a canopy or awning.~~
- ~~q.k. Permanent signs on accessory structures such as gas pumps or storage sheds, indicating only the name, contents, price, and services of such devices. The total sign area per each device may not exceed twenty (20) percent of the mounting wall of the structure or device.~~
- r.l. Banners across public rights-of-way subject to any terms or conditions City Council or its designee deems appropriate.
- s.m. Temporary signs (as defined in §4.2).

SIGNS EXCLUDED FROM PERMITS

- n. Signs erected by the City of Alpena, State of Michigan, or Downtown Development Authority as part of a community wayfinding program.
- o. Signs not readable by motorists or pedestrians on any road, alley, water body, public lands, or adjacent parcels.
- t.p. Legal postings as required by law.

6. License for Sign Erectors

- a. Every person, firm or corporation engaged in the business of erecting or installing signs for which permits are required by this Section shall obtain a license, hereinafter referred to as a sign erector's license, from the City Clerk to conduct such operation.
- b. The sign erector's license shall be renewed annually on or before May 1st of each year.
- c. A fee for sign erector's licenses shall be established by resolution of the City Council. A fee shall be paid to the City Clerk for each sign erector's license and each renewal of a sign erector's license.
- d. The City Manager shall revoke the license of any sign erector who does not comply with the requirements of this Article.

7. Sign Erector's and Owner's and User's Insurance:

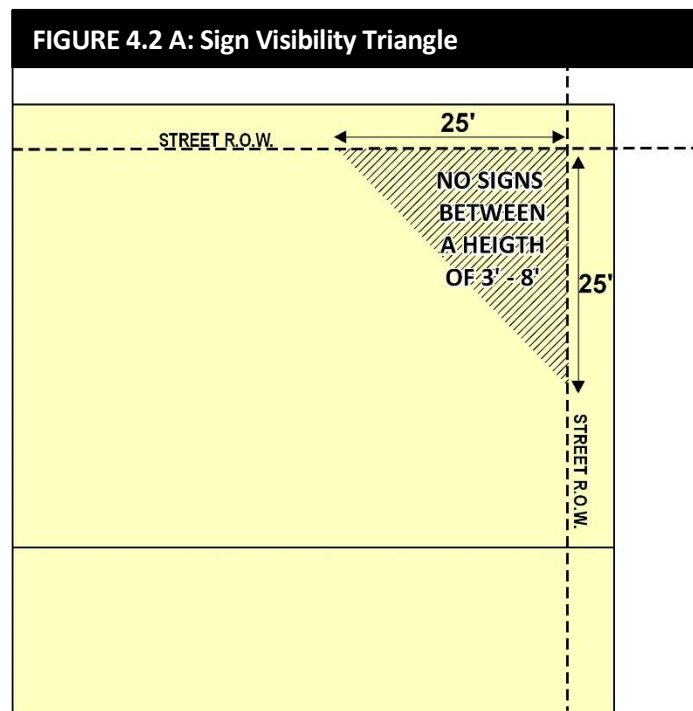
- a. Each licensed sign erector shall file evidence of insurance in amounts determined by the City of Alpena.
- b. Lapsing of Insurance: At any time the insurance of any sign erector is permitted to lapse, his license shall automatically be revoked.

B. ENFORCEMENT: See [§9.0 \(Enforcement\)](#) and [§9.7 \(Violations\)](#).

SECTION 4.2 GENERAL SIGN STANDARDS

- A. WIND PRESSURE AND DEAD LOAD REQUIREMENTS:** Ground, projecting, wall, and marquee signs shall be designed and shall be constructed to receive wind and dead loads as required in the City Building Code or other ordinances of the City.
- B. SIGNS IN RIGHT-OF-WAY:** Any sign except those established and maintained by City, County, State or Federal governments shall not be erected in, nor project into, or overhang a right-of-way except as otherwise allowed in this Ordinance. The owner of any sign which has been removed by the City from the right-of-way because it is in violation of this provision shall pay to the City the sum of Five Dollars (\$5.00) before recovering said sign. If any sign is not claimed within thirty (30) days, it shall be destroyed. Where a sign projects over a private right-of-way, there shall be a fourteen (14) foot vertical clearance.
- C. SIGNS NOT TO CONSTITUTE A TRAFFIC HAZARD:** No sign shall be erected at the

intersection of any streets in such a manner as to obstruct free and clear vision or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device. ~~or which makes use of the words "Stop," "Look," "Danger" or any word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic.~~ At street intersections, no signs other than municipal traffic control signs shall be located in the clear-vision triangle formed by the property lines paralleling the streets and extending for a distance of twenty-five (25) feet each way from the intersection of the right-of-way lines at the corner lot. This clear vision triangle shall be free of any pole, column, support, sign face, or other obstruction having a width exceeding eight (8) inches. The clear vision triangle shall consist of that space which is between three (3) feet and eight (8) feet in height as measured from the curb.



- D. SIGNS AFFIXED TO NONTRADITIONAL SURFACES:** No sign shall be affixed to trees, rocks, shrubs, utility poles, or other similar objects except signs of any political subdivision of this State. No sign shall be affixed to a fence without first being approved by the Zoning Administrator as meeting a special purpose. No sign shall be affixed to a stationary motor vehicle or other similar object not usually used for signage and put on non-mobile display ~~for the purpose of advertising.~~
- E. ILLUMINATION/GLARE:** Internally and externally lighted reflective, glowing and other forms of illumination shall be permitted on all signs except where specifically prohibited. All illumination shall be concentrated on the area of the sign or landscape feature or directed or shielded so as to not interfere with the vision of persons on the adjacent streets or adjacent property. Illumination shall not constitute a traffic hazard. No sign shall be illuminated by other than electrical means or devices, and wiring shall be installed in accordance with the National Electrical Code. Any signs shall be a wattage not exceeding 60 watts per bulb.

GENERAL SIGN STANDARDS

F. FLASHING/MOVING SIGNS: Illuminated signs shall not be of the flashing, moving or intermittent type unless elsewhere allowed in this Ordinance or approved by the Zoning Administrator, who shall find that the lighting is non-glaring and does not interfere with traffic control devices.

G. OBSTRUCTIONS TO DOORS, WINDOWS AND FIRE ESCAPES: No sign shall be erected or maintained so as to prevent free ingress or egress from any door, window or fire escape. No sign of any kind shall be attached to a stand pipe or fire escape.

~~**H. POLITICAL CAMPAIGN SIGNS:** Signs announcing the candidacy of persons running for public office or issues to be voted upon at an election and other information pertinent thereto shall be limited to sixty (60) days prior to the election in which the candidate or issue appears on the ballot and shall be removed within seven (7) days after the election to which they pertain. Signs promoting winners of a primary election may be allowed to remain until after the general election, but shall be removed within seven (7) days after the general election to which they pertain. There shall be a service charge of Five Dollars (\$5.00) to the owner of each political sign removed by the City after fourteen (14) days time limit has expired. No such sign shall be located within public rights-of-way or on City property. Such political signs shall be of a size determined by their type and zoning district in which they are located, as specified in this Ordinance.~~

~~**I. FREE-SPEECH/OBSCENE MATERIAL:** Signs which express non-commercial speech may be erected in any district. Such signs shall not exceed four (4) square feet in size. No sign shall contain statements, words, or pictures of an obscene nature which would appeal predominantly to a prurient interest in sexual conduct, depict or describe sexual conduct in a patently offensive way, and be offensive, rude, lewd or disfusting according to accepted moral standards. ~~indecent or immoral character, such as will offend public morals or decency.~~~~

J. SIGN CONSTRUCTION: No nails, tacks or wires shall be permitted to protrude from the front of any sign. This shall not exclude, however, the use of block letters, electrical reflectors, or other devices which may extend over the top and in front of the ~~advertising~~ structure. Signs shall be comparable to a professionally designed and constructed sign.

~~**K. I. SIZE LIMITATIONS:** Size limitations apply to the sign face only, not the support structure.~~

~~**L. DIRECTIONAL SIGNS:** Directional signs required for the purpose of orientation, when established by City, County, State or Federal governments shall be permitted in all zoning districts. (Addressed in #1 above)~~

M. J. MULTIPLE SIGNS: Where multiple signs are permitted by zoning district, the number, size, and placement of signs in combination on a lot shall comply with the following:

1. A freestanding sign shall not be permitted on lots where a projecting, awning, canopy, or marquee sign extends into the front yard to within eight (8) feet of the public right-of-way.

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2. A projecting, awning, canopy, or marquee sign may not extend into the public right-of-way from lots on which a ground sign is located.
3. A projecting, awning, canopy, or marquee sign shall not be located on the same building wall in which a permanent sign of a differing sign type is located, other than wall signs.

N-K. NONCONFORMING SIGNS

1. Nonconforming signs that were otherwise lawful on the effective date of this Zoning Ordinance may be continued.
2. No person shall increase the extent of nonconformity of a nonconforming sign. Without limiting the generality of the foregoing, no nonconforming sign may be enlarged or altered in such a manner as to aggravate the nonconforming condition. Nor may illumination be added to any nonconforming sign.
3. A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with this section.
4. If a nonconforming sign is destroyed by natural causes, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all provisions of this Zoning Ordinance. The remnants of the former sign structure not usable for a new conforming sign shall be cleared from the land. For purposes of this section, a nonconforming sign is considered destroyed if it is damaged to an extent that the cost of repairing the sign to its former stature or replacing it with an equivalent sign equals or exceeds the value of the sign so damaged.
5. Subject to the other provisions of this section, nonconforming signs may be repaired, maintained, serviced or repainted if the framework and/or the size and/or shape of the sign remain unchanged. If such framework is altered or removed or the size and/or shape of the sign are altered, said sign must be changed to a conforming sign.
6. If a nonconforming sign, other than an off-premise sign, advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted, that sign shall be deemed abandoned and shall be removed by the owner of the sign, the owner of the property where the sign is located, or the party having control over such sign within thirty (30) days after such abandonment.
7. If a nonconforming off-premise sign remains blank for a continuous period of 180 days, that off-premise sign shall be deemed abandoned and shall, within 30 days after such abandonment, be altered to comply with this Zoning Ordinance or be removed by the owner of the sign, the owner of the property where the sign is located, or the persons having control over such sign. For purposes of this section, a sign is "blank" if:
 - a. It advertises a business, service, commodity, accommodation, attraction, or other

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enterprise or activity that is no longer operating or being offered or conducted;

- b. The advertising message it displays becomes illegible in whole or substantial part; or
 - c. The advertising copy that either has been paid for by a party other than the sign owner or promotes an interest other than rental of the sign has been removed.
8. **Subsections 6 and 7** above shall not apply to signs advertising seasonal businesses.

O.L. UNSAFE, DAMAGED, AND ILLEGAL SIGNS

In the event that any sign becomes insecure, in danger of falling, unsafe, damaged, or if any sign shall be unlawfully installed, erected or maintained in violation of any of the provisions of this Ordinance, the owner or lessee shall upon twenty-hour (24) hours of receipt of a written notice from the Zoning Administrator make such sign conform to the provisions of this Ordinance or shall cause it to be removed. The Zoning Administrator may grant a time extension if, after inspection, the Zoning Administrator determines that no immediate danger exists. In the event said owner or lessee does not remove said sign pursuant to said notice, or cannot establish a good faith effort to comply, the Zoning Administrator is authorized to cause removal of such sign and any expense incident thereto shall be paid by the owner or lessee of the sign or, if such person cannot be found, by the owner of the building or structure or property to which such sign or structure is affixed. If such expense is not paid, the City shall have a lien on the property and such cost shall be added to the tax bill for the property.

P.M. PROHIBITED SIGNS: The following signs are prohibited within the City:

1. No sign or banner shall be placed across any public right-of-way except by permission of the City.
2. It shall be unlawful for any person to display upon any sign or other **advertising** structure any obscene, indecent or immoral matter.
3. Signs which incorporate in any manner any flashing or moving lights with the exception of approved electronic message boards.
4. String lights used in connection with business premises for commercial purposes, other than Christmas decorations.
5. Rotating signs, except as otherwise regulated in this ordinance.
6. Any sign unlawfully installed, erected or maintained.
7. Signs on park-type benches.
8. Any sign on the roof of any building.
9. Advertising devices such as pennants, pinwheels, streamers, search lights, or other devices with similar characteristics.

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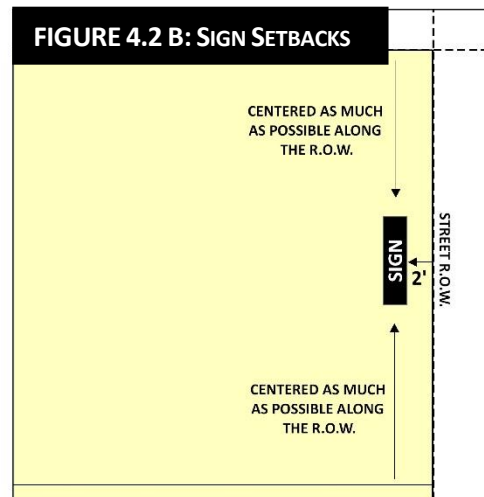
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10. Signs which no longer advertise ~~an existing a commercial or industrial~~ use occurring on the premises after one (1) year has elapsed.

Q.N. SIGN MAINTENANCE: The Zoning Administrator may order the removal of any sign that is not maintained in accordance with the provisions of this Ordinance.

1. Maintenance All signs for which a permit is required, together with all their supports, braces, guys and anchors, shall be maintained in good working order, and when not galvanized or constructed of approved corrosion-resistant, noncombustible materials, shall be painted when necessary to prevent corrosion. The exteriors of all signs, supporting members, painted surfaces, advertising materials and lettering shall be kept painted and in good repair, so as to present a neat and orderly appearance. All bulbs or component parts of the sign, including the electrical switches, boxes and wiring used in the illumination of the sign must be well maintained and in good repair.
2. It shall be the duty and responsibility of the owner or lessee of every sign to maintain the immediate premises occupied by the sign in a clean, sanitary and healthful condition.

R.O. SIGN SETBACKS: Freestanding signs shall be set back at least two (2) feet from the property line and shall be centered as much as possible along the street frontage.



SECTION 4.3 REGULATIONS BY ZONING DISTRICTS: RESIDENTIAL DISTRICTS



The use of outdoor ~~advertising~~ signs ~~and media~~ shall be limited in the R-1, R-2, R-T, RM-1, RM-2, and Thunder Bay Junior High Neighborhood Overlay Districts as follows (Table 4A), subject to the requirements contained in §4.1 and §4.2 above.

A. FREESTANDING SIGNS (MONUMENT & PYLON SIGNS)

1. **Residential Uses:** Such sign, ~~including dwelling nameplates and home occupation/cottage industry signs,~~ shall not have a surface area greater than four (4) square feet for each side of such sign and shall not exceed four (4) feet in height. There shall be allowed one (1) ~~dwelling nameplate and one (1) home occupation/cottage industry~~ freestanding sign per street frontage on any one (1) lot unless otherwise allowed by ordinance. ~~whether they are freestanding signs or wall signs.~~
- ~~2. **Real Estate Signs Advertising the Lots and/or Building Erected in any Subdivision, Multiple-Family Development, or Manufactured Housing Development:** It shall be permissible for a real estate broker or builder to erect one (1) sign not to exceed a total surface area of thirty-two (32) square feet for each side of such sign nor an overall height of ten (10) feet, the lower edge of which shall not be less than eighteen (18) inches above the surrounding ground level, to advertise the lots and/or buildings erected in any one (1) subdivision, provided that said real estate broker or builder owns, has listed for sale, or has the owner's permission to sell a minimum of ten (10) lots in said subdivision. Only one such sign shall be allowed per development. No such sign shall be erected or maintained within one hundred (100) feet of any occupied residence unless the written consent of the owner and occupant of such residence is first obtained.~~
- ~~3. **Subdivision, Multiple-Family Residential Units, and Manufactured Housing Developments (General):** A sign bearing the name of a subdivision, multiple-family residential complex, or manufactured housing development shall be permitted and shall not exceed twenty-four (24) square feet in area for each side of such sign and not to exceed an overall height of six (6) feet above the ground level. Such sign shall be made of noncombustible material and may be lighted during the hours of darkness, and shall contain no advertising or information other than the name of the residential unit and status of occupancy. No more than one (1) double-sided sign or two (2) single-sided signs may be erected for each development entrance.~~
- ~~4.2.~~ The distance measured between the principal faces of any freestanding sign shall not exceed eighteen (18) inches.

SIGNS: RESIDENTIAL DISTRICTS

B. WALL SIGNS

1. ~~Dwelling Nameplate:~~ For each dwelling unit, one (1) ~~nameplate~~ wall sign not exceeding two (2) square feet in area ~~shall be allowed, indicating name of occupant.~~
2. Lots on which a home occupation exists: ~~Home Occupation/Cottage Industry:~~ One (1) ~~home occupation~~ additional wall sign not exceeding four (4) square feet in area.

C. TEMPORARY SIGNS

1. ~~The total amount of temporary signage for a residential lot may not exceed twelve (12) square feet.~~ Garage Sale Signs: ~~One (1) garage sale sign, not exceeding four (4) square feet in area for each side of such sign, may be used to advertise a garage sale. Such sign shall be located on the premises of the garage sale and shall be promptly removed upon completion of the garage sale.~~
2. ~~Banners:~~ During periods of "Open House" for homes, banners and pennants may be allowed for periods not to exceed thirty (30) days.
3. ~~Construction Signs:~~ For building or remodeling of residential and nonresidential buildings, such as, but not limited to, churches and schools, not more than one (1) sign shall be allowed not to exceed four (4) square feet for residential buildings and thirty-two (32) square feet for nonresidential buildings. The square footage indicated shall be in total surface area for each side of such sign and shall be located on the premises being utilized for such construction.

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SECTION 4.4 REGULATIONS BY ZONING DISTRICTS: PARKING DISTRICT

P-1

The use of outdoor advertising signs and media shall be limited in the **P-1** District as follows (**Table 4B**), subject to the requirements contained in **§4.1** and **§4.2** above.

A. FREESTANDING SIGNS (MONUMENT & PYLON SIGNS)

One (1) ~~entrance and one (1) exit sign, which may include a business name,~~ sign for each access way to the parking lot shall be allowed not to exceed four (4) square feet in area and four (4) feet in height. ~~One (1) condition of use sign for each parking lot shall be allowed not to exceed nine (9) square feet and six (6) feet in height.~~

B. WALL SIGNS

~~1. One (1) condition of use sign shall be allowed in lieu of a condition of use freestanding sign.~~

~~2.~~ 1. Signs shall not exceed nine (9) square feet in area.

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SECTION 4.5 REGULATIONS BY ZONING DISTRICTS: OFFICE, BUSINESS & INDUSTRIAL DISTRICTS



The use of outdoor advertising signs and media shall be limited in the above districts as follows ([Table 4B](#)), subject to the requirements contained in [§4.1](#) and [§4.2](#) above.

A. FREESTANDING SIGNS (MONUMENT & PYLON SIGNS)

1. **Number & Size:** One (1) freestanding sign having a sign area of not more than forty (40) square feet for each side of the sign for all lots having not more than one hundred (100) feet of frontage on the front street. The sign area for lots having more than one hundred (100) feet of frontage may be increased by one (1) square foot for every seven (7) lineal feet of frontage in excess of one hundred (100) feet, not to exceed a total sign area of eighty (80) square feet. Lots with at least one hundred (100) feet of frontage on each of two (2) or more streets shall be allowed one (1) freestanding sign to be erected on each street having 100 feet of frontage, upon which the lot fronts. However, if a sign is erected at the intersection of those two (2) streets, then only one (1) sign shall be permitted. Freestanding signs shall be centered along the street frontage as much as possible.
2. **Height:**
 - a. **B-1, OS-1, CBD and CCD Districts:** Freestanding signs with a sign area of forty (40) square feet or less shall not exceed a height of six (6) feet. The height may be increased by one (1) foot for each additional ten (10) square feet of sign area in excess of forty (40) square feet.
 - b. **B-2, B-3, I-1 and I-2, Districts:** Freestanding signs with a sign area of forty (40) square feet or less shall not exceed a height of thirteen (13) feet. The height may be increased by one (1) foot for each additional ten (10) square feet of sign area in excess of forty (40) square feet.
3. **Multiple Development/Business Center Cluster Signs:** A development containing multiple buildings, separate parties, tenants, or uses shall be considered as a single development and shall adhere to the freestanding sign regulations stated in subsection 1 (above), regardless of the number of buildings, separate parties, tenants, or uses contained therein. Business Center Signs shall not exceed the maximum square footage for an allowable freestanding sign in each district.
- ~~4. **Time & Temperature Sign:** One (1) time and temperature sign shall be permitted and shall not count as the one (1) freestanding sign allowed. Time and temperature signs must be an integral part of the principle sign, shall be no more than fifty (50) percent of the size of the primary freestanding sign, and are not considered as part of the allowable square footage of the principle sign.~~
5. **Construction:**
 - ~~a. All pylon signs shall be securely built, constructed and erected upon posts and standards sunk at least forty-two (42) inches below the material surface of the~~

~~ground embedded in concrete. Wood or wood products shall be of wolmanized or equal treatment. A lightning grounding device shall be provided.~~

~~b. The base upon which a monument sign is erected shall not count toward the allowable sign area but shall count toward the allowable sign height.~~

6.4. Sign Face Elements: All letters, figures, characters or representations in cutout or irregular form, maintained in conjunction with, attached to, or superimposed upon any sign shall be safely and securely built or attached to the sign structure.

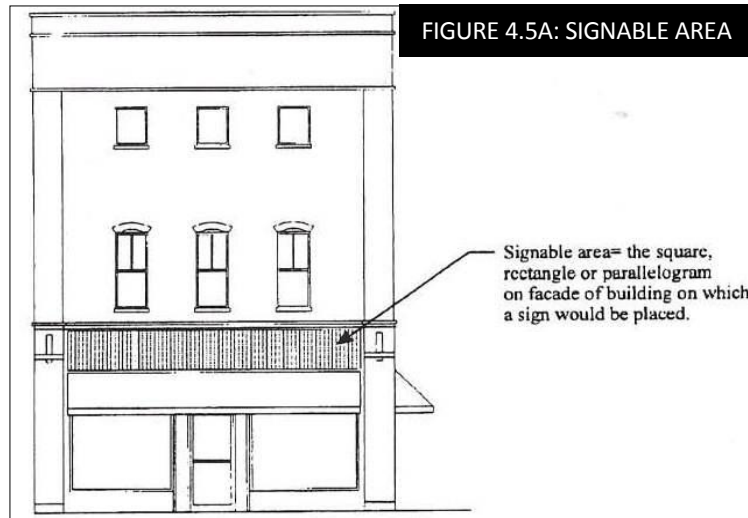
7.5. Distance between Faces: The distance measured between the principal faces of any freestanding sign shall not exceed eighteen (18) inches.

8.6. Multi-Sided Signs: In the case of a sign with more than two (2) sides, the applicable square footage for a two- (2) sided sign shall apply.

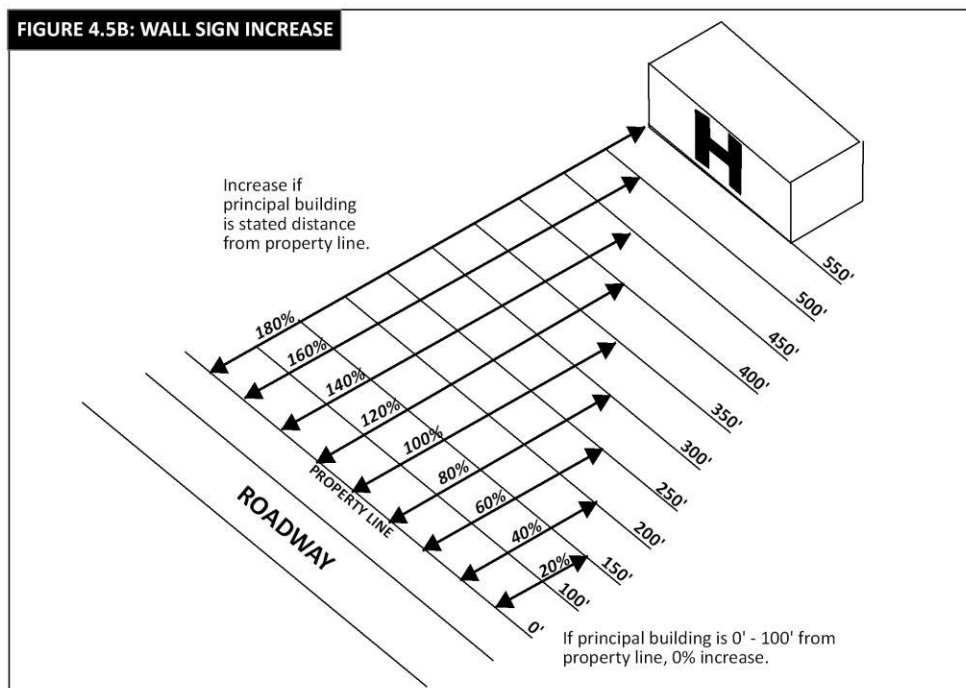
B. WALL SIGNS

1. Signable Area (Figure 4.5A):

- For walls or buildings with architectural detailing (windows, doors, cornices, moldings, columns, etc.), the signable area shall be the two-dimensional area that describes the square, rectangle, or parallelogram on the façade of a building free of architectural details where a wall sign would be placed.
- The signable area for a building façade, with or without architectural detailing, shall not exceed twenty-five (25) percent of the total square footage of the façade.
- OS-1 and B-1 Districts:** Wall signs shall not exceed forty (40) percent of the signable area to a maximum of fifty (50) square feet of signage per façade unless regulated by subsection (2) (below).
- B-2, B-3, I-1, and I-2 Districts:** Wall signs shall not exceed fifty (50) percent of the signable area to a maximum of seventy-five (75) square feet of signage per façade unless regulated by subsection (2) (below).
- CDB and CCD Districts:** Wall signs shall not exceed fifty (50) percent of the signable area to a maximum of fifty (50) square feet of signage per façade unless regulated by subsection (2) (below).



2. **Wall Sign Increase (Figure 4.5B):** The size of a wall sign may be increased twenty (20) percent for principal structures located between one hundred (100) feet and one hundred fifty (150) feet from the property line, and twenty (20) percent for every fifty (50) feet beyond one hundred fifty (150) feet thereafter, to a maximum of one hundred eighty (180) percent of the original sign size. However, under no circumstances may the area of a wall sign(s) exceed ninety (90) percent of the signable area for a building façade.



3. **Materials Required:** All wall signs shall have a surface or facing of noncombustible material.
4. **Limitation on Placement:** No wall sign shall cover wholly or partially any wall opening nor project beyond the ends or top of the wall to which it is attached.
5. **Projection and Height:** No wall sign shall have a greater thickness than twelve (12) inches measured from the wall to which it is attached to the outer surface. Wall signs may project over the public right-of-way not to exceed twelve (12) inches and shall not extend below a minimum height of eight (8) feet above the ground level if such sign exceeds four (4) inches in thickness.
6. **Supports and Attachments:** All wall signs shall be safely and securely attached to structural members of the building by means of metal anchors, bolts, or expansion screws or other means as approved by the Building Official. In no case shall any wall sign be secured with wire, strips of wood, or nails.

C. PROJECTING SIGNS

1. The Planning Commission, with a recommendation from the DDA, may authorize a sign to project into the public right-of-way subject to the following conditions:
 - a. One (1) projecting sign limited to not more than ten (10) square feet of sign area for each side of such sign.
 - b. No projecting sign shall exceed a height greater than the front wall height of the building to which it is attached or extend below a minimum height of eight (8) feet above the ground level.
 - c. The distance measured between the principal faces of any projecting sign shall not exceed twelve (12) inches.
 - d. In the case of a zero lot line establishment, no projecting sign may project beyond the property line by more than three (3) feet.
 - e. Any movable part of a projecting sign, such as the cover of a service opening, shall be securely fastened by chains or hinges.
2. Time and temperature signs shall be permitted.

D. MARQUEE, AWNING, OR CANOPY SIGNS

1. The signable area of a marquee, awning or canopy sign shall be limited to fifty (50) percent of the area of the front or top plane and twenty-five (25) percent of the side plane of the marquee, awning or canopy.
2. Signage shall be attached directly to the marquee, awning or canopy.
3. Letters shall not project above, below, or beyond the physical dimensions of the awning or canopy.

4. A marquee may extend above the building to which it is attached.
5. No marquee, awning, or canopy sign shall extend below a minimum height of eight (8) feet.
6. Every marquee sign shall be constructed entirely of noncombustible materials.
7. Every marquee sign shall be thoroughly secured to the building by iron or metal anchors, bolts, supports, rods, braces, or other means as approved by the Building Official.
8. Awnings and marquees may project into the public right-of-way subject to the following conditions:
 - a. The awning or marquee is located on a building wall that is set back no more than two (2) feet from the property line.
 - b. The set back requirement for the yard in which the architectural feature is located is zero (0) feet.
 - c. The architectural feature shall not extend into the public right-of-way by more than forty (40) percent of the distance from the front property line to the edge of the street curb, unless otherwise permitted by ordinance.
 - d. The architectural feature will not interfere with any existing or planned public improvement.
 - e. The Planning Commission, with a recommendation from the DDA, may authorize a marquee to project into the public right-of-way in excess of the limitations set forth in item c when incidental to a theater, subject to the other conditions set forth in this section and subsequent to receipt of the Planning Commission's recommendations.

E. TEMPORARY SIGNS

- ~~1. **Sale and Rental of Individual Units:** For sale or rental of individual units, there shall be no more than one (1) such sign except that on a corner lot two (2) signs, one (1) facing each street, shall be permitted. No such sign shall exceed six (6) square feet in area for each side of such sign. All such signs shall be removed within two (2) weeks after a lease or sale contract has been signed.~~
- ~~2. **Construction Signs:** One (1) sign advertising buildings under construction may be erected for the period of construction and shall not exceed a face area of sixty-four (64) square feet for each side of such sign. Such signs shall be erected on the building or lot where such construction is being carried on and shall advertise only the architect, contractor, subcontractor, building or materials and equipment used.~~
- ~~3. **New Business Signs:** Temporary signs shall not exceed fifty (50) square feet in area and may be displayed for any new business or owner for a period of time not to exceed three (3) months.~~

~~4. **Existing Business/Organization/Industry:** Temporary signs communicating information about a temporary event or product being offered at the existing business or organization on the property, as follows:~~

~~a. **Number and Size of Temporary Signs:** No more than two (2) temporary signs shall be allowed per commercial or industrial establishment for a total of thirty (30) square feet in sum. The larger of any one (1) temporary sign shall be no greater than twenty (20) square feet.~~

~~b. **Portable Signs:** One (1) portable sign shall be considered the same as two (2) temporary signs and shall be no greater than thirty (30) square feet. The portable signs shall be permitted as a temporary sign for a period not to exceed fourteen (14) days in a one (1) year period. In no instance shall such sign be located so as to obstruct automobile or pedestrian travel lanes. Such signs shall neither be illuminated nor connected to an energy source. Such signs shall not constitute a safety hazard to the public.~~

a. A-Frame Signs

(1) Shall be permitted by right in all CBD districts. May be permitted in the B-1, B-2, B-3 and the OS-1 districts upon submittal of a request to the Zoning Administrator or Planning Director per the criteria listed below.

(2) No more than one sign per business per street frontage.

(3) An annual no-fee permit is required.

(4) Must be constructed of durable materials

(5) Sign shall be removed when business is closed.

(6) Maximum size 2' wide by 4' in total height for each panel with a maximum of 2 panels per sign. Maximum spread between the two panels at the base shall be 2'6". A-frame signs located entirely on private property may be a maximum of 3' in width.

(7) Must be located on or adjacent to the lot in which the business it **is advertising** is located. Exception: If a building has no front yard the sign may be located on the sidewalk upon approval of the Zoning Administrator so long as the sign is not an obstacle to either pedestrians or vehicles. If located within the DDA District the Zoning Administrator must receive a recommendation from the DDA Director before acting.

(8) Sign shall not be illuminated.

~~(9) Shall count toward the maximum number of temporary signs permitted at any one time on a property.~~

~~(10)~~(9) Sign may be located in a right-of-way as a directional off-premise sign upon approval by the Zoning Administrator and DDA Director, if necessary. See §4.8.

5.1. Non-rigid material which is used to cover an existing permanent sign shall be placed on the sign on a temporary basis not to exceed six (6) months. Such material shall not be considered a temporary sign and shall not be affixed permanently to the sign.

SECTION 4.6 SIGNS: CHURCHES, SCHOOLS OR NONPROFIT INSTITUTIONS – ALL DISTRICTS



Churches, colleges, schools, buildings housing governmental functions and utilities of the City, County or State or any subdivision thereof, and public or private nonprofit agencies are permitted to erect a sign. There shall be no more than one (1) sign of a permanent nature. Such signs, when of a permanent nature, shall be constructed of noncombustible materials and shall meet all the requirements of this Ordinance, except as provided hereafter and may include freestanding, wall, portable and temporary signs as defined in this Ordinance and subject to the following conditions (Table 4C):

A. FREESTANDING SIGNS (MONUMENT AND PYLON SIGNS)

1. There shall be no more than one (1) freestanding sign.
2. No sign shall exceed thirty (30) square feet in area, for each side of such sign, unless the sign is located more than fifty (50) feet behind the property line, then said sign may be increased by five (5) additional square feet for each additional ten (10) feet of setback, but in no event shall such sign exceed fifty (50) square feet in area for each side of such sign.
3. Illumination of signs shall be permitted.
4. The distance measured between the principal faces of any freestanding sign shall not exceed eighteen (18) inches.

B. WALL SIGNS

1. There shall be no more than one (1) wall sign for each street frontage.
2. No sign shall exceed fifty (50) percent of the signable area to a maximum of forty (40) square feet. Wall sign increases may be permitted as per §4.5(B)(2).
3. Limitation on Placement: No wall sign shall cover wholly or partially any wall opening nor project beyond the ends or top of the wall to which it is attached.
4. Projection and Height: No wall sign shall have a greater thickness than twelve (12) inches measured from the wall to which it is attached to the outer surface. Wall signs

MESSAGE BOARDS

may project over the public right-of-way not to exceed twelve (12) inches and shall not extend below a minimum height of eight (8) feet above the ground level if such sign exceeds four (4) inches in thickness.

5. Supports and Attachments: All wall signs shall be safely and securely attached to structural members of the building by means of metal anchors, bolts or expansion screws or other means as approved by the Building Official. In no case shall any wall sign be secured with wire, strips of wood or nails.

C. PORTABLE SIGNS AND TEMPORARY SIGNS

Regulations contained in [§4.5 \(E\)](#) shall apply.

SECTION 4.7 MESSAGE BOARDS

- A. STATIC MESSAGE BOARDS:** One (1) static message board shall be allowed in addition to the primary freestanding or wall sign in the OS-1, B-1, B-2, B-3, CBD, CCD, I-1 and I-2 Districts and for churches, schools, or nonprofit institutions in all districts.

1. The static message board shall be no greater than fifty (50) percent of the area of the primary freestanding or wall sign either existing on the property or as allowed by zoning district, whichever is less.
2. Static message boards shall only contain advertising for on-premise establishments or public service announcements.
3. Static message boards shall be an integral part of the primary sign.

- B. ELECTRONIC MESSAGE BOARDS:** One (1) electronic message board shall be allowed in addition to the primary freestanding or wall sign in the CCD, OS-1, B-1, B-2, B-3, I-1 and I-2 Districts and for churches, schools, or nonprofit institutions in all districts.

1. The electronic message board shall be no greater than fifty (50) percent of the area of the primary freestanding or wall sign either existing on the property or as allowed by zoning district, whichever is less.
2. Electronic message boards shall be an integral part of the primary sign.
3. An electronic message board shall be allowed to have changing messages, scrolling message, and animation, but shall not be allowed to contain flashing elements.
4. The electronic elements shall be of an intensity that the brightness and motion shall not adversely affect surrounding or facing premises, nor adversely affect safe vision of pedestrians or operators of vehicles on public or private streets, driveways or parking areas.
5. An electronic message board shall contain a default mechanism that freezes the sign in one position if a malfunction occurs.

OFF-PREMISE & DIRECTIONAL SIGNS

6. An electronic message board shall contain a mechanism to automatically adjust the intensity of its display according to natural ambient light conditions.
7. Electronic message boards shall only contain advertising for on-premise establishments ~~or public service announcements~~ unless otherwise allowed in this Ordinance.

C. Number Allowed: Only one (1) static or one (1) electronic message board shall be permitted per property.

SECTION 4.8 OFF-PREMISE ADVERTISING SIGNS & DIRECTIONAL SIGNS

A. OFF-PREMISE ADVERTISING SIGNS (Table 4D)

The regulation of off-premise signs is intended to enhance and protect community character and image by minimizing visual blight and pollution, and to minimize traffic safety hazards due to diversion of the driver's attention and blockage of sight distances. Off-premise sign regulations address the location, size, height and related characteristics of such signs.

1. **Area and Height Limitations:** No off-premise sign may be erected or maintained of a greater surface area than three hundred (300) square feet for each side of such sign. The top of the sign shall be no more than fifteen (15) feet above the ground and the bottom of the sign shall be at least three (3) above the ground. Double faced off-premise sign structures (i.e., structures having back-to-back faces) and V-type structures having only one face visible to traffic proceeding from any given direction on a street or highway shall be considered as one off-premise sign.
2. **Location:** Static and digital off-premise signs may be erected only in an Industrial District along a State trunkline. No off-premise sign may be erected or maintained within five hundred (500) feet of any public park, recreation area, public reservation, bridge, school or church nor within fifty (50) feet of street lines at any street intersection and shall have a minimum setback from the front property line of twenty-five (25) feet. No off-premise sign shall be installed or placed on top of, cantilevered or otherwise suspended above the roof of any building.
3. **Spacing:** Off-premise signs shall be located no closer to one another than two thousand (2000) feet.
4. **Material Required:** All off-premise signs shall have a surface or facing of non-combustible material.
5. **Illumination:** An off-premise sign may be illuminated, provided such illumination is concentrated on the surface of the sign and is so located as to avoid glare or reflection onto any portion of an adjacent street or highway, into the path of on-coming vehicles, or on any adjacent premises. In no event shall any off-premise sign have flashing or intermittent lights, nor shall the lights be permitted to rotate or oscillate.
6. **Digital Off-Premise Signs:**

OFF-PREMISE & DIRECTIONAL SIGNS

- a. **Rate of Change:** The rate of change between static messages or images shall not exceed more than one (1) change per six (6) seconds. Each change shall be complete in one (1) second or less.
 - b. **Luminance:** The maximum daylight sign luminance level shall not exceed 62,000 candelas per meter squared at 40,000 lux illumination beginning 1/2 hour after sunrise and continuing until 1/2 hour before sunset and does not exceed 375 candelas per meter squared at 4 lux illumination at all other times.
 - c. Digital off-premise signs shall be configured to default to a static display in the event of mechanical failure.
7. An off-premise sign must be constructed in such a fashion that it will withstand all wind and vibration forces which can normally be expected to occur in the vicinity. An off-premise sign must be maintained so as to assure proper alignment of structure, continued structural soundness, and continued readability of the message(s).
 8. An off-premise sign established within an industrial area, as defined in the Highway Advertising Act of 1972 (1972 PA 106, as amended) bordering interstate highways, freeways or primary highways as defined in said Act shall, in addition to complying with the above conditions, also comply with all applicable provisions of said Act and the regulations promulgated thereunder.

B. COMBINATION OFF-PREMISE & ON-PREMISE ELECTRONIC MESSAGE BOARDS

(Table 4D): Digital signs which are used to advertise both on-premise and off-premise establishments shall comply with the following regulations:

1. A permanent, static on-premise primary sign must be in existence totaling at least twenty-five (25) percent of the allowable sign size in the district. The balance of the total allowable sign area may consist of the Combination Off-Premise/On-Premise Sign.
2. The Combination Off-Premise/On-Premise Sign shall adhere to the regulations contained in **§4.7(B)(2-6)**.
3. Over fifty (50) percent of the digital messages contained on such sign shall advertise the on-premise establishment. The balance of the messages may advertise off-premise establishments under the same ownership and/or public service announcements.
4. Each message shall remain readable for at least six (6) seconds.
5. Combination Off-Premise & On-Premise Digital Signs shall be spaced at least one thousand (1,000) feet apart in all Districts.
6. Combination Off-Premise & On-Premise Digital Signs shall be allowed in the OS-1, B-2, B-3, CBD, CCD, I-1 and I-2 Districts.
7. Combination Off-Premise/On-Premise Signs shall count toward the total sign area allowed for the property.

OFF-PREMISE & DIRECTIONAL SIGNS

C. OFF-PREMISE DIRECTIONAL SIGNS

1. ~~**Private Off-Premise Directional Signs:** Private off-premise directional signs which provide directions to a commercial or industrial establishment which is not located on a primary street within the city shall be allowed on private property provided there exists a written agreement between the property owner and the business/industry. Said agreement shall be filed with the City of Alpena.~~

a. Off-premise ~~directional~~ signs shall be no greater than six (6) square feet.

b. Off-premise ~~directional~~ signs must be located at intersections.

~~c. Sign lettering may display the off-premise business name, address, and an arrow indicating direction.~~

~~d.~~c. Off-premise ~~directional~~ signs shall only be located on commercial or industrial property on the streets designated on **Map 4.1**.

~~e.~~d. One (1) off-premise ~~direction~~ sign is permitted per commercial or industrial zoning lot.

~~2. **Public Off-Premise Directional Signs:** Public off-premise directional signs erected by the City, State of Michigan, or the Downtown Development Authority shall be permitted in the street right-of-way.~~

D. ~~OFF-PREMISE PRIVATE~~ **SIGNS IN THE PUBLIC RIGHT-OF-WAY:** ~~Private~~ A-frame signs may be allowed in the public right-of-way. The following regulations shall apply:

1. Signs shall be approved by the City Council.

2. Signs shall be removed each night.

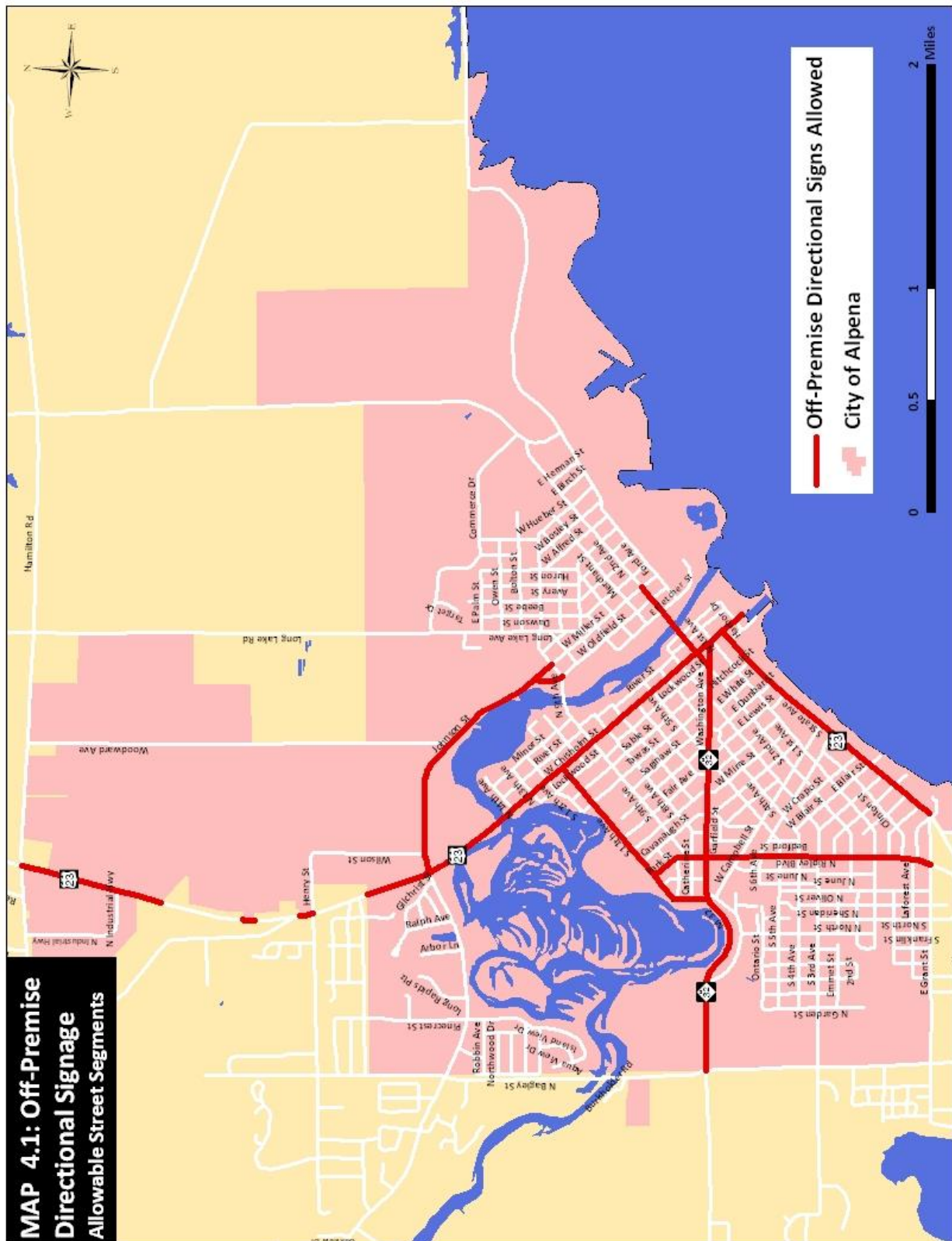
3. Signs shall only be located at intersections on the streets designated in Map 4.1.

4. Maximum size 2' wide by 4' in total height for each panel with a maximum of 2 panels per sign. Maximum spread between the two panels at the base shall be 2'6".

5. The owner of the property abutting the right-of-way on which the sign is placed shall be notified, prior to City Council approval, that the sign is being requested.

SECTION 4.9 SEVERABILITY CLAUSE FOR SIGNS

Provisions of Chapter 4 shall be deemed to be severable, and should any section, subsection, paragraph or provision thereof be declared by the courts to be unconstitutional or invalid, such holdings shall not affect the validity of this Chapter as a whole or any other part thereof, other than the part so declared to be unconstitutional or invalid. If any court shall declare invalid the application of any provision of this Chapter to a particular parcel, lot use, building or structure, such ruling shall not affect the application of said provision to any other parcel, lot use, building or structure not specifically included in said ruling.



MAP 4.1: Off-Premise Directional Signage Allowable Street Segments

SECTION 4.9 TABLES OF SIGN REGULATIONS

**TABLE 4A: ON-PREMISE SIGNS
RESIDENTIAL SIGN REQUIREMENTS**

	R-1	R-2	TBO	R-T	RM-1	RM-2
	Single & Two- Family Uses	Multiple Family, Subdivisions, Manufactured Housing Dev.	Home-Based Business/Cottage Industry Lots On Which a Home Occupation Exist			
Free-Standing Signs	1 at 4 ft ² <u>per street frontage</u>	1 double-sided or 2 single- sided per entrance 24 ft ² Height = 6 ft	1 at 4 ft²			
Wall Signs	1 Nameplate at 2 ft ²		1 at 4 ft ²			
Real Estate Signs		1 at 32 ft² Height = 10 ft (for sale of 10 or more lots)				
Garage Sale Signs	1 at 4 ft²	1 at 4 ft²				
Banners & Pennants	"Open House" not to exceed 30 days	"Open House" not to exceed 30 days				
Construction Signs	1 at 32 ft²	1 at 32 ft²				

1 Purpose

2 Definitions

3 General
Provisions

4 Signs

5 District
Regulations

6 Site Plan
Review

7 Supplemental
Regulations












8 ZBA

9 Administration

10 Adoption &
Amendments

TABLES OF SIGN REGULATIONS

TABLE 4B: ON-PREMISE SIGNS
CITY OF ALPENA SIGN REQUIREMENTS: BUSINESS & INDUSTRIAL

		 	   	   
Free-Standing Signs	1 entrance sign & 1 exit sign 2 signs each at 4 ft ² and 4 ft high. 1 condition of use sign at 9 ft ² and 6 ft high.	Lots with 100' or less of frontage: 1 at 40 ft ² Lots with more than 100' of frontage: 40 ft ² may be increased 1 ft ² for each 7 lineal feet of frontage above 100 feet. Not to exceed 80 ft ² . Lots with at least 100' of frontage of each of 2 streets: 1 sign on each street. If sign is at intersection of 2 streets, only 1 sign is permitted. Height Limit: 13 ft Height may be increased 1 ft for each additional 10 ft ² of sign area in excess of 40 ft ² .	Lots with 100' or less of frontage: 1 at 40 ft ² Lots with more than 100' of frontage: 40 ft ² may be increased 1 ft ² for each 7 lineal feet of frontage above 100 feet. Not to exceed 80 ft ² . Lots with at least 100' of frontage of each of 2 streets: 1 sign on each street. If sign is at intersection of 2 streets, only 1 sign is permitted. Height Limit: 13 ft Height may be increased 1 ft for each additional 10 ft ² of sign area in excess of 40 ft ² .	Lots with 100' or less of frontage: 1 at 40 ft ² Lots with more than 100' of frontage: 40 ft ² may be increased 1 ft ² for each 7 lineal feet of frontage above 100 feet. Not to exceed 80 ft ² . Lots with at least 100' of frontage of each of 2 streets: 1 sign on each street. If sign is at intersection of 2 streets, only 1 sign is permitted. Height Limit: 13 ft Height may be increased 1 ft for each additional 10 ft ² of sign area in excess of 40 ft ² .
Time & Temperature Signs		1—must be an integral part of principle sign—size does not count toward allowable square footage of principle.	1—must be an integral part of principle sign—size does not count toward allowable square footage of principle.	1—must be an integral part of principle sign—size does not count toward allowable square footage of principle.
Wall Signs	1 condition of use sign at 9 ft ² in lieu of a condition of use freestanding sign.	40% of the Signable Area to a maximum of 50 ft ² per façade.	50% of the Signable Area to a maximum of 75 ft ² per façade.	50% of the Signable Area to a maximum of 50 ft ² per façade.
		See Section 4.5(B) for "Signable Area" and "Wall Sign Increase"		
Projecting Signs		1 at 10 ft ² Minimum height of 8 ft	1 at 10 ft ² Minimum height of 8 ft	1 at 10 ft ² Minimum height of 8 ft
Marquee, Awning or Canopy Signs		Signable Area shall be limited to 50% of the area of the front and top plane and 25% of the side plan. Minimum height of 8 ft	1 at 32 ft ² Minimum height of 8 ft	1 at 32 ft ² Minimum height of 8 ft
Message Boards (Static & Digital)		1 Shall be used in conjunction with a primary sign. Shall be no greater than 50% of the area of the primary sign existing or as allowed by district, whichever is less.	1 Shall be used in conjunction with a primary sign. Shall be no greater than 50% of the area of the primary sign existing or as allowed by district, whichever is less.	1 Shall be used in conjunction with a primary sign. Shall be no greater than 50% of the area of the primary sign existing or as allowed by district, whichever is less.

CONTINUED

TABLES OF SIGN REGULATIONS

TABLE 4B: ON-PREMISE SIGNS CITY OF ALPENA SIGN REQUIREMENTS: BUSINESS & INDUSTRIAL				
Temporary Signs				
Sale & Rental of Individual Units	P-1	1 OS-1 2 B-1 per lots.	B-2 B-3 1 I-1 2 I-2 per corner lots.	WD CBD DD CCD per corner lots.
Construction		1 at 64 ft ²	1 at 64 ft ²	1 at 64 ft ²
New Business		50 ft ² not to exceed 3 months	50 ft ² not to exceed 3 months	50 ft ² not to exceed 3 months
Temporary Event/Product		2 at 30 ft ² in sum. The larger sign shall = no greater than 20 ft ² .	2 at 30 ft ² in sum. The larger sign = no greater than 20 ft ² .	2 at 30 ft ² in sum. The larger sign = no greater than 20 ft ² .
Portable Sign		1 portable sign - considered the same as 2 temporary signs. Maximum 30 ft ² . Not to exceed 14 days in 1 year.	1 portable sign - considered the same as 2 temporary signs. Maximum 30 ft ² . Not to exceed 14 days in 1 year.	1 portable sign - considered the same as 2 temporary signs. Maximum 30 ft ² . Not to exceed 14 days in 1 year.
A-Frame Signs		1 at 2' wide X 4' high.	1 at 2' wide X 4' high.	1 at 2' wide X 4' high.

TABLE 4C: ON-PREMISE SIGNS CITY OF ALPENA SIGN REQUIREMENTS: Churches, Schools, and Nonprofit Institutions	
	All Districts
Free-Standing Signs	1 at 30 ft ² . If sign is located more than 50 ft behind the property line, may be increased by 5 additional ft for each additional 10 ft of setback. Shall not exceed 50 ft ²
Wall Signs	No sign shall exceed fifty (50) percent of the signable area to a maximum of forty (40) square feet. Wall sign increases may be permitted as per §4.5(B)(2) .
Temporary Signs	
Construction	1 at 64 ft ²
New Business	50 ft ² not to exceed 3 months
Temporary Event/Product	2 at 30 ft ² in sum. The larger sign shall = no greater than 20 ft ² .
Portable Sign	1 portable sign - considered the same as 2 temporary signs. Maximum 30 ft ² . Not to exceed 14 days in 1 year.
A-Frame Signs	1 at 2' wide X 4' high.

TABLES OF SIGN REGULATIONS

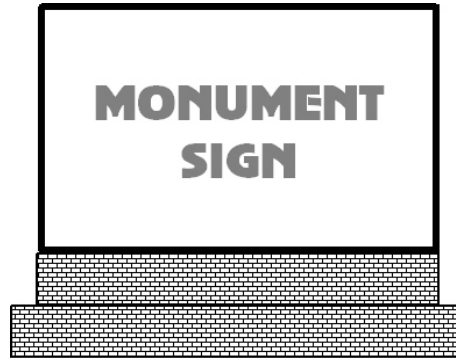
**TABLE 4D
OFF-PREMISE SIGNS &
COMBINATION OFF-PREMISE/ON-PREMISE ELECTRONIC MESSAGE BOARDS**

	<div>OS-1</div> <div>B-1</div>	<div>B-2</div> <div>B-3</div> <div>CBD</div> <div>CCD</div> <div>DDO</div>	<div>I-1</div> <div>I-2</div>
Exclusively Off-Premise	Not Allowed	Not Allowed	<ul style="list-style-type: none"> Allowed along State trunklines. 300 ft² per side. Height = 15' (the bottom of which is at least 3 ft above the surface of the ground). Not within 500' of public park, recreation area, public reservation, bridge, school or church. Not within 50 feet of street lines at any intersection. Minimum setback of 25' from front property line. Spacing requirement: 2,000' Digital off-premise signs allowed as per regulations stated. In 4.8(A)(6)
Combination Off-Premise/On-Premise Electronic Message Boards.	Not Allowed	<ul style="list-style-type: none"> Must be used in conjunction with permanent static primary signs. Primary sign must total at least 25% of allowable sign area. The balance of the sign may consist of combination off-premise/on-premise digital sign. Majority of messages must relate to on-premise establishment. Balance of messages may relate to off-premise establishment under the same ownership and/or public service announcements. Shall be spaced 1,000' apart in all Districts. 	<ul style="list-style-type: none"> Must be used in conjunction with permanent static primary signs. Primary sign must total at least 25% of allowable sign area. The balance of the sign may consist of combination off-premise/on-premise digital sign. Shall be spaced 1,000' apart. Majority of messages must relate to on-premise establishment. Balance of messages may relate to off-premise establishment under the same ownership and/or public service announcements.

SECTION 4.10 SIGN DIAGRAMS

Pylon Sign
(Freestanding)

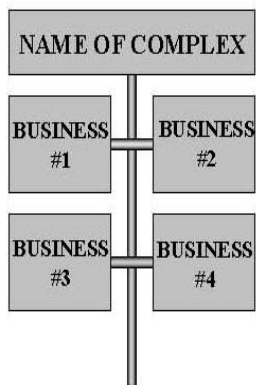
Monument Sign (Freestanding)



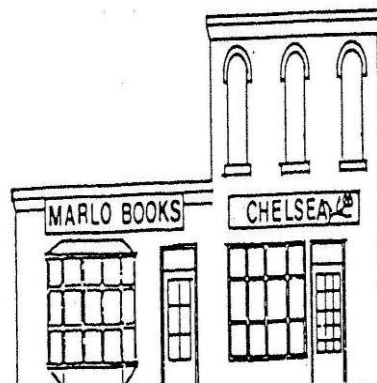
Message Board



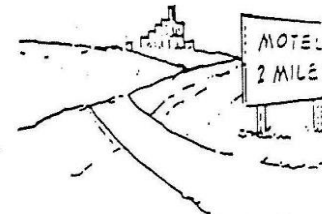
Business Center Cluster Sign



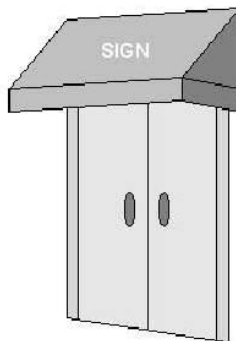
Wall Signs



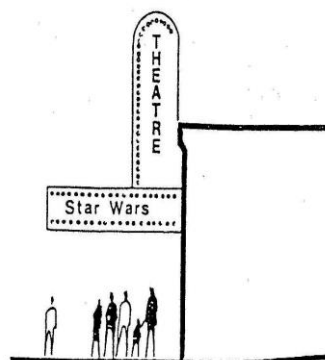
Off-Premise Sign



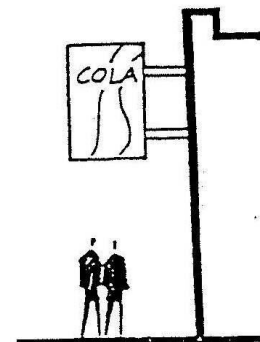
Awning Sign



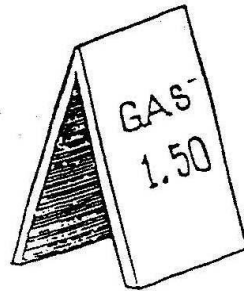
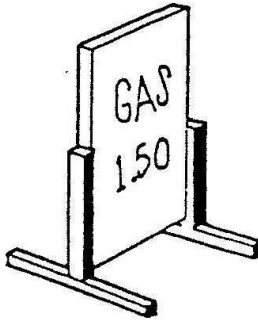
Marquee Sign



Projecting Sign



Temporary Signs



A-Frame Sign



Portable Sign