

CHARTER TOWNSHIP OF GRAND RAPIDS
COUNTY OF KENT, MICHIGAN

At a regular meeting of the Township Board of the Charter Township of Grand Rapids, held in the Township Hall, 1836 East Beltline Avenue, N.E., within the Township, on the 17th day of July, 2012, at 7:00 p.m.

PRESENT: Afendoulis, Merchant, Robinette, Roth, VanDyke, VanPopering

ABSENT: DeVries

The following Ordinance was offered by Member VanPopering and seconded by Member Merchant.

ORDINANCE NO. 488

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
THE CHARTER TOWNSHIP OF GRAND RAPIDS**

[Amendments in Sign Provisions]

THE CHARTER TOWNSHIP OF GRAND RAPIDS ORDAINS:

PART A – SIGNS IN C, C-1 AND C-2 DISTRICTS

Section 1. The Zoning Ordinance of the Charter Township of Grand Rapids is hereby amended by the amendment of Section 30.12, as follows:

Section 30.12. C-1 Neighborhood Commercial, C General Commercial and C-2 Suburban Office Districts. The following signs are permitted:

1. **Wall Signs.**
 - a. Not more than one wall sign is permitted on the wall of a principal building facing a street at the front lot line and on the wall of the building facing a street, if any, at the side lot line, except as follows:
 - i. If a multi-tenant building has two or more tenant entrances on a wall facing a street at the front lot line and/or a street at the side lot line, there may be

not more than two wall signs on such building walls, or either of them.

- ii. If in the circumstances described in subparagraph i., a second wall sign on either such building wall cannot be accommodated within the maximum total signage area otherwise provided for the parcel of land, then the site plan review committee may approve an increase of up to 15% of the total area otherwise permitted for all signs on the parcel of land, if such increase is justified by a need for tenant identification, consistent with the intent and purposes of the district in which the parcel of land is located.
- b. If a parcel of land is adjacent at its rear lot line to the right-of-way of a limited-access highway, and a wall of the principal building faces such right-of-way, the Planning Commission may approve wall signage on such wall as a special approval use, though public notice or public hearing shall not be required.
- i. The special approval use wall signage shall otherwise comply with the wall sign requirements of the district in which the parcel of land is located.
 - ii. Such wall signage may include up to two wall signs on the building wall facing such limited-access right-of-way, if the building includes two or more tenant spaces.
 - iii. In approving the special approval wall signage, the Planning Commission may permit up to a 15% increase in the total square footage otherwise permitted for all signs on the parcel of land, if necessary to accommodate the specially approved wall signage, either of the size requested by the applicant or of the size approved by the Planning Commission.
 - iv. In approving the special approval wall signage, the Planning Commission may permit wall signage of smaller area, lesser height, different placement and/or other modifications or departures from the sign characteristics requested by the applicant.

- v. If the parcel of land as to which special approval wall signage is requested has one or more nonconforming pylon signs or other nonconforming signs, the Planning Commission may require the removal of the nonconforming signs, or any of them, as a condition of the special approval wall signage.
- vi. The applicant shall file a written application to the Planning Commission, requesting approval of special approval wall signage, and including an accurate drawing to scale of the signage and specifying their dimensions; the length of the wall on which the signage would be placed; drawings and other detail of the existing signs on the parcel of land, including both wall signs and ground signs; and other information determined by the Planning Commission to be necessary to make an informed decision on the application.
- vii. In considering whether to approve the application for special approval wall signage, the Planning Commission shall consider the following:
 - A. Whether the special approval wall signage is justified because of the nature, size, location or design of the building, including the design, placement and likely effects of the wall signage.
 - B. Whether the installation and use of the special approval wall signage would result in traffic or other safety hazards; whether it would have a serious adverse effect on adjacent or nearby lands, including whether it would result in visual blight, driver distraction or other adverse effect; and whether it would result in detrimental conditions as to the public health, safety or general welfare; and
 - C. Whether the special approval wall signage would be consistent with the intended purposes of the district in which it is located.

2. **Ground Signs.**

- a. Only one ground sign for each parcel of land is permitted, except as provided in Sections 30.8.3 and 30.12.6 of this chapter.
- b. The height of a ground sign shall not exceed seven feet, measured from the natural grade at the base of the sign; provided, however, that in the C District, the site plan review committee may permit a ground sign of up to eight feet in height if the committee determines that the sign would not be sufficiently visible to motor vehicle occupants because of prevailing traffic speed, congestion of other ground signs on adjacent or nearby lands or for other reasons.
- c. In the C and C-1 Districts, the ground sign may be placed at the front lot line, but shall not project over or into a street right-of-way; the ground sign shall be set back at least ten feet from all other lot lines.
- d. In the C-2 District, the ground sign shall be set back at least five feet from all lot lines.
- e. In the C and C-1 Districts, a ground sign shall not be larger than 60 square feet.
- f. In the C-2 District, a ground sign shall not be larger than 24 square feet.

3. **Total Size of all Signs on a Parcel of Land.**

- a. In the C and C-1 Districts, the total square footage of all permitted wall signs and ground signs shall not exceed 150 square feet in aggregate per parcel of land.
- b. In the C-2 District, the total square footage of all permitted wall signs and ground signs shall not exceed 32 square feet in aggregate per parcel of land.

4. **Real Estate Signs.** In the C and C-1 Districts, only one real estate sign per parcel of land is permitted, not to exceed 32 square feet in area and six feet in height.

5. **Vehicle Service Station and Gasoline/Convenience Store Signs.** In the C and C-1 Districts, establishments which provide repair services and/or gasoline for vehicles either as a principal or accessory use may display directional signs over individual doors

or bays. The size of the signs shall not exceed three square feet. Customary lettering, insignias or symbols which are a permanent or structural part of the gasoline pump are allowed.

6. **Development Signs.** One ground sign identifying a platted subdivision, site condominium or office development (the "development") is allowed at each entrance road to the development, except that not more than two such identification signs shall be allowed per development. The sign shall not exceed 24 square feet in area and shall be located at least ten feet from the street right-of-way line. The sign shall not be more than five feet in height measured from the natural grade at the base of the sign. Such development signs shall be in addition to the ground sign permitted under subsection 2.b of this Section.

PART B – SIGNS IN PUD-1, PUD-2, PUD-3 AND TC-PUD DISTRICTS

Section 2. The Zoning Ordinance of the Charter Township of Grand Rapids is hereby amended by the amendment of Section 30.13, as follows:

Section 30.13. PUD-1, PUD-2, PUD-3 and TC-PUD Districts. The following signs are permitted.

1. **Wall Signs.**
 - a. For permitted non-residential uses, there may be not more than one wall sign on the wall of the principal building facing the street frontage of the lot; provided, however, that as to a corner lot, there may be not more than one wall sign on each wall of the principal building facing each street frontage of the corner.
 - b. Wall signs for residential uses are not permitted.
2. **Ground Signs.**
 - a. Only one ground sign for each parcel of land is permitted, except as provided by Section 30.8.3 and 30.13.4 of this chapter.
 - b. The height of a ground sign shall not exceed seven feet.
 - c. A ground sign shall be set back at least five feet from all lot lines.
3. **Total Size of Signs.** The total square footage of all permitted signs shall not exceed 32 square feet in aggregate per parcel of

land. A sign, whether wall sign or ground sign, shall not exceed 24 square feet.

4. **Development Signs.** One ground sign identifying a platted subdivision, site condominium or office development (the “development”) is allowed at each entrance road to the development, except that not more than two such identification signs shall be allowed per development. The sign shall not exceed 24 square feet in area and shall be located at least ten feet from the street right-of-way line. The top of any sign shall not be more than five feet in height, measured from the natural grade at the base of the sign. Such development sign(s) shall be in addition to the ground sign permitted under subsection 2.a of this Section.
5. **Residential Community Signs.** As regulated by Section 30.10.4 of this chapter.
6. **Real Estate Signs.** As regulated by Section 30.10.5 of this chapter.
7. **Modification of Sign Requirements.** The sign requirements of this Section may be modified in accordance with Section 30.15.

PART C – SIGNS IN PUD-4, PUD-5, NC-PUD, LC-PUD AND HC-PUD DISTRICTS

Section 3. The Zoning Ordinance of the Charter Township of Grand Rapids is hereby amended by the amendment of Section 30.14, as follows:

Section 30.14. PUD-4, PUD-5, NC-PUD, LC-PUD and HC-PUD Districts.

1. **Wall Signs.** Wall signs are permitted only as follows:
 - a. Not more than one wall sign is permitted on a wall of a principal building facing each street frontage, not exceeding two such frontages, except as may be permitted in subsection 1.e of this Section 30.14.
 - b. A wall sign shall not exceed 60 square feet in area. A wall sign, or any part thereof, shall not be more than four feet in height.
 - c. Wall signs shall not face a residential zoning district unless the district and the building on which the sign is placed are separated by a public or private street or other non-residential zoning districts.

- d. A wall signage area shall not exceed one square foot of signage area for each lineal foot of wall on which signage is placed and which fronts a public or private street.
- e. If a parcel of land in the PUD-4 or NC-PUD District is adjacent at its rear lot line to the right-of-way of a limited-access highway, and a wall of a principal building faces such right-of-way, the approval of the PUD may include approval of signage on such wall. In the case of a currently approved PUD, such wall signage may be approved as a minor change in the PUD under Section 13.3.m, except that the minor change shall be considered by the Planning Commission and shall be subject to its approval.

2. **Ground Signs.**

- a. Only one ground sign for each parcel of land is permitted.
- b. A ground sign shall not exceed 60 square feet in area. All of the ground signs in a development shall not exceed a total of 100 square feet in area.
- c. The height of a ground sign shall not exceed seven feet.
- d. A ground sign may be placed at the front lot line, but it shall not project over or into a street right-of-way. A ground sign shall be set back at least ten feet from any other lot line or private street.

3. **Sign Materials. [No change]**

4. **Sign Landscaping. [No change]**

5. **Directional Signs. [No change]**

6. **Real Estate Signs. [No change]**

7. **Modification of Sign Requirements.** The sign requirements of this Section may be modified in accordance with Section 30.15.

Section 4. This Ordinance shall become effective seven days after its publication or seven days after the publication of a summary of its provisions in a local newspaper of general circulation in the Township.


AYES: Merchant, Robinette, Roth, VanDyke, VanPopering, Afendoulis

NAYS: _____

ORDINANCE DECLARED ADOPTED.

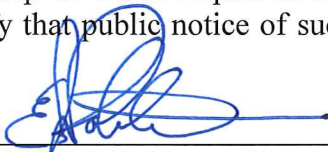


Michael J. DeVries, Township Supervisor



Edward J. Robinette, Township Clerk

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Township Board of the Charter Township of Grand Rapids at a regular meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.



Edward J. Robinette, Township Clerk

First Reading: July 3, 2012

Second Reading: July 17, 2012

Ordinance becomes effective: July 28, 2012