

701 A. PURPOSE

The purpose of this Ordinance is to regulate signs and outdoor advertising in a manner which will minimize the harmful effects of such signs and banners, while permitting latitude for creative and effective advertising and identification. To achieve this purpose, this Ordinance has the following objectives:

1. To prevent placing signs in a manner that will conceal or obscure signs of adjacent businesses.
2. To limit the number and size of signs.
3. To prevent off-premises signs from conflicting with business, residential or public land use.
4. To keep the areas adjacent to streets/sidewalks clear of signs, which may obstruct the view of motorists and pedestrians.
5. To reduce the visual and physical obstructions to motorists entering or leaving street/drives.

702 B. CONDITIONS

The following conditions shall apply to all signs and advertising devices erected or located in any zoning district.

1. Permits Required: A permit is required for erection, construction, enlargement or movement of any sign in Lake Township (except those in the Exemptions list).
2. Administrator/Permits/Fees/Penalties
 - a. The Ordinance Enforcement Officer is the Administrator of this Sign Ordinance.
 - b. Fees for sign permits shall be set by the Township Board.
 - c. Administrative penalties for failure to obtain a permit shall be set by the Township Board.
 - d. A permit shall be issued or denied within ten (10) days of application.
 - e. If a permit is issued on the basis of misstatement of material fact or fraud, the Ordinance Enforcement Officer shall, in writing, suspend or revoke a said permit with the reasons for denial.
 - f. When the Ordinance Enforcement Officer denies a sign permit, such denial shall be in writing, with the reasons for the denial.
 - g. An appeal of the Ordinance Enforcement Officer's decision shall be made to the Lake Township Zoning Board of Appeals.

h. The sign permit becomes null and void if construction of the permitted sign does not commence within one hundred (180) days of permit date. If construction of a permitted sign is suspended or abandoned for ninety (90) days, a new permit shall be required, with the fee to be set by the Township Board.

703 C. GENERAL SIGN RULES

1. All sign installers shall comply with any necessary licenses, permits, certifications and all applicable codes, laws and ordinances.
2. All signs shall comply with this Ordinance and any other applicable codes, laws and ordinances.
3. No sign shall be in, project into or overhang a public right-of-way or dedicated public easement or be fastened to a public utility pole except those signs established and maintained by the Roscommon County Road Commission, State of Michigan or the U.S. Government for traffic control/regulation and direction.
4. When more than one (1) business is located on a lot or parcel, only one (1) free standing sign is allowed.
5. Signs shall be limited in size and meet setbacks, according to the zoning classifications.
6. One (1) sign at the entrance of each platted subdivision will be permitted to identify the subdivision. Such sign shall be no larger than fifty (50) square feet in size and shall be no closer to the highway or road right-of-way than twenty-five (25) feet. All bare incandescent light sources and immediately adjacent reflecting surfaces shall be shielded from vehicular view and residential areas.
7. Commercial signs not on the premises of a business advertised shall have the name and address of the owner legible on the sign. Any such sign larger than sixteen (16) square feet shall require a Special Land Use Permit.
8. No signs shall be permitted in the clear view area at street and/or roadways. The clear view area shall be twenty (20) feet from the street right-of-way of both intersecting streets.
9. A home occupation sign shall be no larger than eighteen (18) inches square whether it is free standing or attached to the residence.
10. All off-premises signs shall be clearly labeled with the owner's name, address and phone number.
11. No flashing, pulsating, rotating or unshielded lights are permitted.

704 Not in use

705 E. PERMIT EXEMPTIONS

No permit is required for the following:

1. Regular maintenance, cleaning and/or painting of an established sign.
2. Signs for temporary events, provided that such signs are erected no more than thirty (30) days prior to the event and are removed within fifteen (15) days after the end of the event. In no instance may temporary event signs be displayed for more than ninety (90) days within one (1) calendar year. Temporary event signs shall not exceed twenty (20) square feet.
3. Signs for traffic control/regulation, street and road signs, and the like, which are maintained and erected by the Roscommon County Road Commission, the State of Michigan or the U.S. Government.
4. Warning signs which warn of danger but do not advertise a product or service. Such warning signs shall be removed when the danger is no longer present.
5. Emergencies. When there is imminent danger of personal injury or harm to property, a sign may be installed without a permit, however, a sign permit shall be obtained on the next business day after the emergency work has started.
6. Directional/instructional signs located entirely on property to which they pertain, such as those identifying restrooms, telephones or parking lot directions.
7. Flags and windsocks not advertising a home occupation.
8. House numbers, addresses, name plates, memorial signs, erection dates and building names when cut into, inlaid or mounted against a building surface.
9. Posted-No trespassing, no dumping, private property, "beware" signs that do not exceed two (2) square feet each.
10. Official public notices posted by government officers in the performance of their duties and public signs required or authorized for a public purpose by any law, statute or ordinance. Such may be of any type or size as required by such law, statute or ordinance, and shall be removed in a timely fashion.
11. Signs mounted flat against a building.

706 F. PROHIBITED SIGNS

The following signs are prohibited in all districts and shall be ordered removed at the owner's expense, at the determination of the Ordinance Enforcement Officer:

1. Signs or postings tacked, pasted, or hanging from walls, fences, buildings, trees, poles and/or posts. Including signs made of paper, cardboard, canvas or similar material attached to exterior walls.
2. Searchlights, balloons, or gas filled figures are prohibited except by obtaining a land use permit. The land use permit shall be issued by the Ordinance Enforcement Officer for a maximum of thirty (30) days.
3. Flags, banners or windsocks used for advertising home occupations.

4. Any sign which by reason of size, location, movement, content, coloring, or illumination could be confused with a traffic control sign, signal or device or lights of emergency and road control vehicles.
5. Signs which contain obscenity according to state or federal law.
6. Signs which emit audible sound.
7. Billboards.

707 G. Maintenance.

1. Signs shall be neatly painted and maintained. All parts shall be in good working order. The Ordinance Enforcement Officer shall have the authority to order the painting, repair, alteration, or removal of signs which are determined to be dilapidated, abandoned, dangerous, or obsolete. The Ordinance Enforcement Officer shall require compliance with all standards of this ordinance and shall enforce such standards.

708 H. C-W, C-1 and C-2. SIGNS PERMITTED

1. Temporary ground signs including feather flags and pennants, one (1) per lot or one (1) for each twenty-five (25) feet of frontage for a parcel. Signs must be maintained and remain in good repair.
2. Sign attached flat against a main building or parallel to the building with a projection not to exceed eight (8) inches, provided that the sign shall face only public streets or parking areas which are part of the development.
3. Free standing signs shall not exceed thirty-two (32) square feet. Feather flags cannot exceed fifteen (15) feet in height.
4. The total sum of all signs faces allowed per business shall be three hundred (300) square feet total with an additional three hundred (300) square feet allowed for a mall identification sign.
5. Illuminated signs meeting all ordinance requirements.
6. Signs for grand openings of stores, businesses, buildings, projects or subdivisions which refer to the contractors, financial institutions and such involved with the project: such signs shall be in place no longer than thirty (30) days prior to the grand opening and shall be removed within thirty (30) days after the grand opening. Signs for groundbreaking of stores, businesses, buildings, projects or subdivisions which refer to the contractors, financial institutions and such involved with the project: such signs shall be in place no longer than one hundred eighty (180) days prior to the groundbreaking and shall be removed within thirty (30) days after the grand opening. Any such signage shall not count toward the maximum square footage of permitted signs set forth herein.
7. The following signs may be permitted following Planning Commission approval to ensure that light intensity, color, and movement will not distract motor vehicle

operations, constitute a traffic safety hazard or adversely impact adjacent residential property.

a. Signs with moving illumination.

b. Outdoor signs totaling greater than three hundred (300) square feet.

c. Advertising structures or outdoor signs greater than thirty (32) square feet.

8. All free standing and permanent signs must be at least ten (10) feet from the road right-of-way. Any free-standing sign less than twenty-five (25) feet from the road right-of-way must have a minimum height of six (6) feet from the ground level to the bottom of the sign.