

Armada Township
Macomb County, Michigan
Ordinance # _____

**AN AMENDMENT TO ORDINANCE #114,
ARMADA TOWNSHIP ZONING ORDINANCE, SECTIONS 12.02, 16.44 AND 20.01.**

THE TOWNSHIP OF ARMADA ORDAINS:

PART 1. Amend Section 12.02 by adding item D as follows:

D. Restaurants and Banquet Halls (Section 16.44).

PART 2. Add Section 16.44, to read as follows:

Section 16.43 RESTAURANTS AND BANQUET HALLS

Restaurants and banquet halls shall be permitted as a principal use in the B-2 district and as a special approval land use in the B-1 district, subject to the following conditions:

A. Restaurants and Banquet Facilities

1. Where a restaurant or banquet hall is adjacent to a residential use, outdoor activities, including outdoor dining, shall occur only between 8:00 a.m. and 8:00 p.m. Sunday through Thursday and 8:00 a.m. to 11:00 p.m. Friday, Saturday, and on national holidays.
2. Amplified sound shall be permitted indoors only.
3. Food and beverage service shall be completed at 12:00 a.m. (midnight).
4. Restaurants and banquet halls shall be screened from adjacent residential uses by a greenbelt meeting the standards of Section 5.01 Screening Requirements.
5. Trash receptacles shall be screened in accordance with Section 5.06 Location and Screening of Trash Receptacles.

B. Restaurants

1. Where a restaurant is adjacent to a residential use, outdoor dining areas shall be set back no less than 100 feet from the property line of any neighboring residential use.
2. Drive-through facilities are not permitted.

C. Banquet Halls

1. Where a banquet hall is adjacent to a residential use, outdoor activities shall be located, to the extent possible, on a portion of the property where the event is screened or partially screened from the residential use by buildings or other solid barriers capable of substantially reducing the trespass of noise onto neighboring properties. Event buildings shall be set back no less than 100 feet from the property line of any neighboring residential use. Outdoor event areas shall be set back no less than 150 feet from the property line of any neighboring residential use. Standards for outdoor activities should not be construed to prohibit low-impact, low-noise activities such as taking photos on the grounds in small groups, and other customary activities. For the purposes of this section, a tent is considered an outdoor facility.

2. The minimum land area for a banquet facility where all activities occur indoors shall be one (1) acre*. The minimum land area for a banquet facility where some activities occur outdoors shall be ten (10) acres.
3. Where a banquet hall is approved as a special land use, the Planning Commission shall review the type and arrangement of structures on the property and shall, as a condition of special land use approval, apply such constraints on the use as are necessary for the protection of residential neighbors.

PART 3. Amend Section 20.01 by adding the following definitions:

Restaurant. An establishment where the principal use is the preparation of food and beverages for consumption on the premises. For the purposes of this ordinance, this definition does not include drive-through facilities.

Banquet Hall. An establishment for the hosting of private events. Banquet halls may or may not include kitchen facilities, outdoor gardens and reception facilities, and/or the sale of alcoholic beverages for on-premises consumption, only during scheduled events and not open to the general public.

PART 4: EFFECTIVE DATE

The provisions of this Ordinance are ordered to take effect seven (7) days following publication of Notice of Adoption in a newspaper of general circulation in the Township.

PART 5: ADOPTION

This Ordinance is declared to have been _____ by the Township Board of Armada Township at a meeting thereof duly called and held on _____ and ordered to be given publication in the manner prescribed under the laws and ordinances of the Township.

John Paterek, Township Supervisor

Mary K. Swiacki, Township Clerk

CERTIFICATION

I, Mary Swiacki, the duly qualified Clerk of the Armada Township, Macomb County, Michigan, do hereby certify the foregoing is a true and complete copy of the Ordinance adopted by the Township Board of the Armada Township by a majority of the members of the board present and voting at a regular meeting held on _____, the original of which is on file in my office.

I further certify the above, or a summary of its regulatory effect, was published in a newspaper of general circulation in the Township as required by law.

Armada Township
Macomb County, Michigan

Ordinance #_____

**AN AMENDMENT TO ORDINANCE #114,
ARMADA TOWNSHIP ZONING ORDINANCE, SECTION 16.29.**

THE TOWNSHIP OF ARMADA ORDAINS:

PART 1. Amend Section 8.02.B.2 to read as follows:

2. Acceptable Ancillary Uses

The following uses shall be deemed acceptable ancillary uses as part of an overall agri-business. These uses shall require a site plan and the appropriate permits and inspections in any instance where the general public is allowed internal access to a building. Site plan and engineering review shall also be required for any paved parking areas. Other ancillary uses not falling into these two categories shall not require a site plan. Where required, site plans shall include the following:

- A to-scale drawing on a survey showing the location and extent of proposed uses and/or paved areas, including north arrow, setback distances.
- Basic elevations showing the height and appearance of proposed building(s).
- An aerial image of the surrounding area to provide context (images from online mapping services are acceptable).
- Basic floor plans of any publicly accessible building, drawn to scale.
- A narrative describing the intended use of the building.

Site plans may focus only on the area proposed for development, and bona fide farms need not provide a full site plan for the entire farm site.

- a. Agricultural products grown on site, including but not limited to farm markets, you-pick farms, greenhouses and nurseries (a minimum of fifty-five (55) percent grown on site).
- b. Cider mills or wineries derived from produce grown primarily on site (a minimum of fifty-five (55) percent grown on site).
- c. Bakeries selling baked goods containing produce grown primarily on site (a minimum of fifty-five (55) percent grown on site).
- d. Children play areas including inflatables (not including motorized vehicles or rides).
- e. Petting zoos (limited to farm animals) and pony rides.
- f. Small scale entertainment on a minimum of twenty (20) acres (not including permanent seating areas).
- g. Gift shops for the sale of crafts and antiques limited to twenty-five (25) percent of all indoor retail square footage on site.
- h. Family orientated animated barns (fun houses, haunted house, or similar) and hayrides on a minimum of twenty (20) acres.
- i. Kitchen facilities along with the sale of cider, doughnuts, fruit, etc. operation limited to eight (8) months out of the year. Kitchen facilities do not include restaurant

- j. Indoor storage facilities for the storage of automobiles, recreational vehicles and items similar in nature. Indoor storage may only occur in buildings that existed at the time of the adoption of this Ordinance.
- k. Processing farm products (a minimum of fifty-five (55) percent grown on site).
- l. Accessory or other similar uses to those listed above as approved by the Planning Commission. If the Commission determines that the type of use is not similar to an above stated acceptable ancillary use or that the impacts from such a use may be of a more intense nature, the Planning Commission may consider the use as a special land use approval and if approved, may place appropriate conditions on the use to ensure that the health, safety, and general welfare of the Township are protected.
- m. Accessory uses which include mud bogs, race tracks, tractor pulls, the use of motor vehicles or off road vehicles for entertainment, charitable or for profit purposes, shall not be considered acceptable ancillary uses. This shall not include the use of tractors for hayrides or other similar events or normal farm related activities.

PART 2: EFFECTIVE DATE

The provisions of this Ordinance are ordered to take effect seven (7) days following publication of Notice of Adoption in a newspaper of general circulation in the Township.

PART 3: ADOPTION

This Ordinance is declared to have been _____ by the Township Board of Armada Township at a meeting thereof duly called and held on _____ and ordered to be given publication in the manner prescribed under the laws and ordinances of the Township.

John Paterek, Township Supervisor

Mary K. Swiacki, Township Clerk

CERTIFICATION

I, Mary Swiacki, the duly qualified Clerk of the Armada Township, Macomb County, Michigan, do hereby certify the foregoing is a true and complete copy of the Ordinance adopted by the Township Board of the Armada Township by a majority of the members of the board present and voting at a regular meeting held on _____, the original of which is on file in my office.

I further certify the above, or a summary of its regulatory effect, was published in a newspaper of general circulation in the Township as required by law.

Armada Township
Macomb County, Michigan

Ordinance # _____

**AN AMENDMENT TO ORDINANCE #114,
ARMADA TOWNSHIP ZONING ORDINANCE, SECTIONS 2.03, 2.04, 2.22, 2.24, 2.25, 2.27, 2.43,
3.03, 10.03, 11.01, 11.02, 16.19, 16.23, 16.39, and 20.01**

THE TOWNSHIP OF ARMADA ORDAINS:

PART 1: Amend Section 2.03 to read as follows:

Section 2.03 ACCESSORY BUILDINGS TO ONE-FAMILY RESIDENTIAL USES.

Accessory buildings or structures in all residential districts shall be customarily incidental to and subordinate in size and scope to the principal building or use, and shall be subject to the following regulations. *Farm structures shall not be regulated by the following regulations; however, such structures shall meet the required setbacks of the district in which they are located.*

1. Where the accessory building is structurally attached to the principal building, it shall conform to all regulations applicable to the principal building and shall be considered a garage not an accessory building.
2. No accessory building shall be constructed prior to the enclosure of the principal residence.
3. An accessory building shall not be used for any business, profession, trade or occupation, except where recognized or approved by the Township as a home based business.
4. One storage building or shed with an area of 200 square feet or less shall be permitted on each residential lot.
5. Accessory Buildings and/or Structures:
 - a. Shall not be located in the front yard nor extend past the front of the house.
 - b. Shall not be located in the required side setback. Accessory buildings may be located in the non-required side yard or within the rear yard. On corner lots, accessory buildings shall not be located within the required street setback.
 - c. Accessory buildings may be permitted in the non-required front yard or the non-required street-side yard as a special land use providing the following conditions are met:
 - 1) The accessory building is in harmony with the principal structure, the environment, the topography and the surrounding properties.
 - 2) There is proportionality between the size of the lot, street frontage and the size of the accessory building.
 - b. Shall not be located closer than ten (10') feet to any other building on-site.
 - c. Shall not have a sidewall height greater than sixteen (16') feet nor shall they exceed a total height of twenty-six (26') feet measured to the top of the ridge line.
 - d. Under 2,400 square feet in area shall not be located within fifteen (15) feet of a property line. Accessory buildings over 2,400 square feet shall not be located within twenty-five feet (25) of a property line.

- e. Shall have the following maximum size limits (combined total square footage of all accessory buildings):

<u>Parcel Size</u>	<u>Maximum Permitted Size</u>
0.01 acres - 0.99 acres	1,400 square feet
1.00 acres - 1.49 acres	1,600 square feet
1.50 acres - 1.99 acres	1,800 square feet
2.00 acres - 2.49 acres	2,000 square feet
2.50 acres - 2.99 acres	2,200 square feet
3.00 acres - 3.49 acres	2,400 square feet
3.50 acres – 3.99 acres	2,600 square feet
4.00 acres – 4.49 acres	2,800 square feet
4.50 acres – 4.99 acres	3,000 square feet
5.00 acres – 5.49 acres	3,200 square feet
5.50 acres – 5.99 acres	3,400 square feet
6.00 acres – 6.49 acres	3,600 square feet
6.50 acres – 6.99 acres	3,800 square feet
7.00 acres – 7.49 acres	4,000 square feet
7.50 acres – 7.99 acres	4,200 square feet
8.00 acres – 8.49 acres	4,400 square feet
8.50 acres – 8.99 acres	4,600 square feet
9.00 acres – 9.49 acres	4,800 square feet
9.50 acres – 9.99 acres	5,000 square feet

Buildings over the maximum size permitted above may be permitted on any lot size as a Special Approval Land Use, subject to the following:

- A. The provisions of Section 1601.
- B. Site Plan Review.

The increase in size of the building is proportional to the size of the parcel.

PART 2: Amend Section 2.04 to read as follows:

Section 2.04 ACCESSORY BUILDINGS IN OTHER THAN RESIDENTIAL ONE-FAMILY DISTRICTS.

In multiple-family, commercial or industrial districts, and any other such district, accessory buildings shall only occupy any of the ground area which the principal building is permitted to cover. All such buildings shall be architecturally and aesthetically compatible with the principal building and be located and landscaped to reduce the visual impact from surrounding properties and from public streets.

PART 3: Amend Section 2.22.A. to read as follows:

- A. A building permit issued by Armada Township shall be required before any dwelling unit is constructed, relocated, or moved into a single family district within the Township. All dwelling units and additions thereto shall meet or exceed the construction standards of the Township building, electrical, plumbing, mechanical and fire codes.

Plans for modulars, prefabricated units and similarly constructed units shall be approved by the State of Michigan Construction Code Commission as meeting the State Construction Code (Act

230 of Public Acts of 1972 and Act 371 of Public Acts of 1980, as amended) prior to the issuance of a building or occupancy permit.

Mobile homes or trailers shall meet or exceed the requirements imposed by the United States Department of Housing and Urban Development Mobile Home Construction and Safety Standards (24 CFR 3280, and as from time-to-time such standards may be amended). The Building Inspector shall be provided with a certificate stating that such dwelling meets the minimum building code requirements applicable to a building. Any addition to such mobile home must be designed and constructed by the manufacturer of such mobile home, or must be based upon an architectural plan deemed compatible with the overall design of the mobile home and approved by the Building Inspector.

PART 4: Amend Section 2.24.C to read as follows:

- C. No junk or waste materials, building materials (unless part of an active building permit for that property), parts of motor vehicles, or parts of machines not generally suited for use on the premises shall be kept or stored outside a building, except as specifically permitted in the zoning district in which same are situated.

PART 5: Amend Section 2.25 to read as follows:

Section 2.25 PROHIBITED OCCUPANCY.

Any basement dwellings, garage dwellings, and/or other temporary residential buildings which have been erected or occupied are hereby declared to be unlawful for residential purposes. In no case shall a travel trailer, motor home, automobile chassis, tent or portable building be considered a dwelling. Mobile homes shall not be used as dwellings, except when located in and as part of a mobile home park, or when permitted in zoning districts set forth in this Ordinance, or when permitted by the Building Inspector as a temporary dwelling pursuant to the standards of this Ordinance. All travel trailers, motor homes and mobile homes parked or stored on lands not approved for such use as herein set forth shall not be connected to sanitary facilities and shall not be occupied.

PART 6: Amend Section 2.27 to read as follows:

Section 2.27 SATELLITE RECEIVERS AND DISH ANTENNAS.

Any exterior audio-visual dish antenna or receiver greater than 3 (three) feet in diameter shall conform to the accessory building standards of Section 2.03, except that such structures shall be subject to the general height limits of the applicable district. Antennas and receivers shall be obscured from the view of public rights-of-way and neighboring properties to the extent possible.

PART 7: Amend Section 2.43, subsections C.6. and C.7. to read as follows:

- C.6. All necessary building, electrical, plumbing and mechanical permits shall be obtained for any portion of the residential building in which electrical wiring, lighting and/or watering devices that support the cultivation, growing or harvesting of marijuana are located;
- C.7. That portion of the residential building where energy usage and heat exceeds typical residential use, such as a grow room, and the storage of any chemicals such as herbicides, pesticides, and

fertilizers shall be subject to inspection and approval by the Armada Township Fire Department to insure compliance with the Michigan Fire Protection Code;

PART 8: Amend Section 3.03, subsections 4 and 5, to read as follows:

4. The deck elevation shall be no greater than eight (8) inches over the first floor grade elevation of the principal building, except that a deck around a pool may match the height of the pool.
5. Any additional structures attached to the deck, such as a gazebo or pool, shall be located at least ten (10) feet from any principal or accessory building.

PART 9: Amend Section 10.03.D.3.e. top read as follows:

- e. In addition to the above minimum floor area per unit, thirty-two (32) square feet shall be provided in each unit for utilities space (washer, dryer and work space). Buildings with enclosed common tenant or occupant hallways, such as apartment buildings, may provide central utility rooms in lieu of the individual unit spaces required above. In each building where a central utility room is permitted, internal access shall be provided from each dwelling unit; the central utility room shall contain twenty (20) square feet for each dwelling unit in the building; and there shall be one (1) washer and one (1) dryer for every four (4) dwelling units or fraction thereof.

PART 10: Amend Section 11.01B. to read as follows:

- B. Accessory commercial uses may be conducted in a manufactured housing community in separate, permanent buildings and for such purposes as the office of the manager, laundry and dry cleaning facilities, or other services for the residents of the park. Accessory uses may also include clubhouses and recreational facilities. Adequate parking for such services shall be provided. All accessory uses shall require full site plan review and approval.

PART 11: Amend Section 11.02.B. to read as follows:

- B. Building Height - The maximum height of accessory buildings shall be two (2) stories or thirty-five (35) feet.

PART 12: Amend Section 16.19.A.4. to read as follows:

4. The minimum distance between any building and a property line shall be fifty (50') feet.

PART 13: Amend Section 16.23.A.4. to read as follows:

4. Business uses shall be permitted on the site when developed as retail or service uses clearly accessory to the main use, within the walls of the principal building, and totally obscured from any exterior view. Such businesses or services shall not exceed twenty-five (25) percent of the floor area at grade level and shall not have direct, public entryways.

PART 14: Amend Section 16.39.E.1. to read as follows:

1. Events shall take place within an entirely enclosed building that is designated for event hosting on an approved site plan.

PART 15: Amend Section 20.01 such that the following definitions read as follows:

ACCESSORY BUILDING: A subordinate building or structure detached from, but located on the same lot as, the principal building, the use of which is customary, clearly incidental, and accessory to that of the principal building.

BUILDING: A structure, either temporary or permanent, having a roof supported by columns or walls for the shelter, support or enclosure of persons, animals or chattels in a building. This shall include tents, awnings or vehicles situated on private property and used as a building. When any portion thereof is completely separated from every other part thereof by division walls from the ground up, and without openings, each portion of such building shall be deemed a separate building.

BUILDING HEIGHT: The vertical distance from the average elevation of the ground along the front of this building, or if on a corner lot the front and exterior side of the building, to the highest point of the roof surface if the roof is flat; to the deck line if the roof is of the mansard type; or to the average height between the eaves and the ridge if the roof is gable, hip or gambrel type.

BUILDING, TEMPORARY: A building without a permanent foundation, erected or devoted to the development of, or in connection with, the principal site and used for a limited period of time.

CAR WASH, FULL SERVICE: An area of land and/or building with machine- or hand-operated facilities used principally for the cleaning and washing of motor vehicles. In no instance shall a commercial car wash be permitted as an accessory use.

HOSPITAL: An institution operating under license by the Health Department and the State of Michigan in which sick or injured persons are given medical or surgical treatment, including such related facilities as laboratories, in-patient rooms, out-patient departments, central service facilities, and staff offices.

HOUSE, BOARDING: A residential building in which non-family members are sheltered and fed for a fee.

HOUSE, ROOMING: A residential building in which non-family members are sheltered for a fee.

LOT, CONDOMINIUM: That portion of the condominium project designed and intended for separate ownership and use, as described in the master deed. A condominium lot shall meet the requirements for a lot in the district, and buildings on the lot shall meet the setback requirements of the district.

MANUFACTURED HOME: Shall mean a building, transportable in one or more sections, which is built on a chassis and designed to be used as a dwelling without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the building. Manufactured housing does not include a recreational vehicle.

OPEN FRONT STORE: A business establishment so developed that service to the patron may be extended beyond the walls of the building, not requiring the patrons to enter said building.

PORCH: A covered but unenclosed projection from the main wall of a building that may or may not use columns or other ground supports for structural purposes.

PORCH, ENCLOSED: A porch that has been completely enclosed by walls.

STABLE, PRIVATE: A building for the keeping of horses that are not boarded and are not for hire and are the personal property of the owner of the lot.

STABLE, PUBLIC: A building where horses are boarded or are kept for hire.

VETERINARIAN CLINIC: A place for the care, diagnosis and treatment of sick or injured animals and those in need of medical or surgical attention. A veterinarian clinic may include customary pens or cages which are permitted only within the walls of the clinic building.

YARD: An open space, unoccupied and unobstructed from the ground upward, except as otherwise provided herein, and being on the same lot with a building. The measurement of a yard shall be construed as the minimum horizontal distance between the lot line and the building or structure. A "required yard" is that portion of any lot on which the erection of a principal building is prohibited.

PART 16: EFFECTIVE DATE

The provisions of this Ordinance are ordered to take effect seven (7) days following publication of Notice of Adoption in a newspaper of general circulation in the Township.

PART 17: ADOPTION

This Ordinance is declared to have been _____ by the Township Board of Armada Township at a meeting thereof duly called and held on _____ and ordered to be given publication in the manner prescribed under the laws and ordinances of the Township.

John Paterek, Township Supervisor

Mary K. Swiacki, Township Clerk

CERTIFICATION

I, Mary Swiacki, the duly qualified Clerk of the Armada Township, Macomb County, Michigan, do hereby certify the foregoing is a true and complete copy of the Ordinance adopted by the Township Board of the Armada Township by a majority of the members of the board present and voting at a regular meeting held on _____, the original of which is on file in my office.

I further certify the above, or a summary of its regulatory effect, was published in a newspaper of general circulation in the Township as required by law.

Armada Township
Macomb County, Michigan

Ordinance #_____

**AN AMENDMENT TO ORDINANCE #114,
ARMADA TOWNSHIP ZONING ORDINANCE, SECTIONS 8.01, 8.02, 9.01, 9.02, 10.01, 11.01,
12.01, 12.02, 13.00, 13.01, 14.01, 15.00, 16.45, and 20.01.**

THE TOWNSHIP OF ARMADA ORDAINS:

PART 1: Amend Section 8.01 to add items L and M as follows and re-number existing item L accordingly:

- L. Small solar energy systems
- M. Medium solar energy systems

PART 2: Amend Section 8.02 to add item N as follows:

- N. Large solar energy systems

PART 3: Amend Section 9.01 to add item I as follows:

- I. Small solar energy systems

PART 4: Amend Section 9.02 to add items I and J as follows:

- I. Medium solar energy systems
- J. Large solar energy systems

PART 5: Amend Section 10.01 to add item I as follows and renumber existing item I accordingly:

- I. Small solar energy systems

PART 6: Amend Section 11.01 to add item C as follows:

- C. Small solar energy systems

PART 7: Amend Section 12.01 to add item I as follows and renumber existing item I accordingly:

- I. Small solar energy systems

PART 8: Amend Section 12.02 to add items D and E as follows:

- D. Medium solar energy systems
- E. Large solar energy systems

PART 9: Amend Section 13.00 to add items K and L as follows and renumber existing item K accordingly:

- K. Small solar energy systems
- L. Medium solar energy systems

PART 10: Amend Section 13.01 to add item L as follows:

- L. Large solar energy systems

PART 11: Amend Section 14.01 to add items K, L and M as follows and renumber existing items K and L accordingly:

- K. Small solar energy systems
- L. Medium solar energy systems
- M. Large solar energy systems

PART 12: Amend Section 15.00 to add items D, E, and F as follows and renumber existing item D accordingly:

- D. Small solar energy systems
- E. Medium solar energy systems
- F. Large solar energy systems

PART 13: Add Section 16.45 Solar Energy Systems, to read as follows:

16.45 Solar Energy Systems

1. Intent. The intent of this section is to permit and encourage the development of solar energy systems within Armada Township while ensuring that such systems do not become a nuisance to neighbors or the community.
2. Roof-Mounted Solar Energy Systems. Roof-Mounted Solar Energy Systems of any capacity are permitted in all districts, subject to the following:
 - a. Panels may be mounted on the roof of any principal or accessory structure capable of supporting their weight.
 - b. The presence of solar panels on a rooftop shall not increase the overall height of a structure with a flat roof by greater than ten feet, or the height of a structure with a pitched roof by greater than five feet, as measured from the highest point of the structure to the top of the panels.
 - c. Solar panels shall not project beyond the edge of the roof.
 - d. Site plans shall not be required for roof-mounted panels. Such systems shall be approved administratively, subject to building, mechanical, and electrical inspections.
3. Ground-Mounted Solar Energy Systems. Ground-Mounted Solar Energy Systems are permitted as follows:
 - a. General Requirements. All ground-mounted solar energy systems shall be subject to the following requirements:
 - i. Solar collection panels shall meet the setback requirements of the district in which they are placed.
 - ii. Excluding solar collection panels, solar energy system equipment may be installed within the required side and rear yard, but shall be a minimum of five (5) feet from any property line.

iii. Solar collectors shall be placed such that concentrated solar radiation or solar glare shall not be directed onto nearby properties or roadways. Traffic safety and adjacent properties shall be protected from unreasonable glare and radiation.

iv. The area beneath ground-mounted solar panels shall not be a continuous impervious surface or slab, except where the panels are part of a parking lot canopy.

v. The height of ground-mounted solar panels shall not exceed 20 feet from grade to highest point of the panel. Grade at the base of the panel shall not be artificially raised. If the panel is located on a berm, height shall be measured from the base of the berm.



vi. If more than 8,000 square feet of impervious surface will be located on the site, the application shall include a drainage plan prepared by a registered civil engineer showing how stormwater runoff will be managed and demonstrating that runoff from the site will not exceed the agricultural runoff rate or otherwise cause undue flooding. Any necessary permits from outside agencies for off-site discharge shall be provided.

vii. Care shall be taken to ensure that detergents used to clean the panels do not enter stormwater collection systems.

viii. If a ground-mounted solar energy system ceases to operate or is abandoned for a period of six months or is deemed by the Building Official to be unsafe or not consistent with code, the Applicant shall repair and restore the system to good working order within a reasonable time set by the Building Official or, if no longer operating or no longer in compliance with federal, state or local codes, it shall remove the system in its entirety. This shall include removing posts, equipment, panels, foundations and other items so that the ground is restored to its preconstruction state and is ready for development as another land use.

Ground-Mounted Solar Installations			
System Size	Footprint	Max. Height	Permitted*
Small	0 – 0.5 acres	20 ft	PPU all districts**
Medium	0.51 – 10 acres	20 ft	PPU in AG, B-2, M-1***; SLU in R-1, B-1
Large	Over 10 acres	20 ft	PPU in M-1***; SLU in AG, R-1, B-1, B-2

* PPU = principally permitted; SLU = special approval land use

** Subject to Planning Commission approval on lots smaller than two acres in R-1 and AG

*** Subject to Planning Commission approval; special land use in AG on lots under 2 acres

- b. **Small Systems.** Small ground-mounted solar energy systems may be installed and operated in all districts, provided the systems meet all general standards for ground-mounted solar energy systems and the following:
 - i. On lots zoned AG and R-1 smaller than two acres, systems occupying greater than 8,000 square feet of area shall be subject to Planning Commission approval.
 - ii. In all other circumstances, small ground-mounted solar energy systems shall be approved administratively, subject to provision of a sketch plan drawn to scale on a satellite image or professional survey of the property.
- c. **Medium Systems.** Medium ground-mounted solar energy systems may be installed and operated as a principal permitted use in the AG, B-2 and M-1 districts, and as a special land use in the R-1 and B-1 districts, as well as on AG lots smaller than 2 acres, subject to the general requirements for ground-mounted solar energy systems and the following:
 - i. Medium ground-mounted solar energy systems shall be subject to Planning Commission approval. A to-scale plan drawn on a professional survey of the site shall be required.
 - ii. Medium ground-mounted solar energy systems shall be set back no less than 30 feet from any neighboring property zoned AG, R-1, or RM.
 - iii. When a medium ground-mounted solar energy system is located adjacent to a property zoned AG, R-1, or RM, or a public right-of-way, a minimum 10-foot wide greenbelt shall be constructed so as to provide a buffer between the panels and the adjacent residential, agricultural or public property. The Planning Commission may waive or reduce the greenbelt requirement upon any of the following determinations:
 - 1. That the solar panels are located more than 100 feet from the adjacent AG, R-1, or RM property.
 - 2. The adjacent property is under cultivation and likely to remain so.
 - 3. The panels are less than six feet in height.
 - 4. Existing fences or natural features to remain provide adequate screening.
 - iv. Greenbelts shall be indicated on the to-scale plan, including the total number of plant materials by species, and shall be maintained in a healthy, growing condition to provide a screen to abutting properties. Specific planting requirements for greenbelts are as follows:
 - 1. The planting strip shall be no less than ten (10) feet in width.
 - 2. Plant materials shall not be placed closer than four (4) feet to the property line.
 - 3. A minimum of one (1) evergreen tree shall be planted at twenty (20) foot intervals (on average).
 - 4. A minimum of three (3) intermediate shrubs shall be placed between the spaced evergreen trees.
 - v. The Applicant shall post a performance guarantee (cash, letter of credit or bond deemed suitable by the Township attorney) to cover the cost of removal of the equipment, structures and foundations related to the solar system in the event

of abandonment or failure to comply with federal, state or local laws (after being given reasonable time to remedy the problem).

- d. Large Systems. Large ground-mounted solar energy systems may be installed and operated as a principal permitted use in the M-1 district, and as a special land use in the AG, R-1, B-1, and B-2 districts, subject to the general requirements for ground-mounted solar energy systems and the following:
 - i. Large ground-mounted solar energy systems shall be subject to Planning Commission approval. A professionally prepared and stamped site plan shall be required.
 - ii. Large ground-mounted solar energy systems shall be set back no less than 50 feet from any neighboring property zoned AG, R-1, or RM.
 - iii. When a large ground-mounted solar energy system is located adjacent to a property zoned AG, R-1, or RM, or a public right-of-way, a minimum 10-foot wide greenbelt shall be constructed so as to provide a buffer between the panels and the adjacent residential, agricultural or public property. The Planning Commission may waive or reduce the greenbelt requirement upon any of the following determinations:
 - 1. That the solar panels are located more than 100 feet from the adjacent AG, R-1, or RM property.
 - 2. The adjacent property is under cultivation and likely to remain so.
 - 3. The panels are less than six feet in height.
 - 4. Existing fences or natural features to remain provide adequate screening.
 - iv. Greenbelts shall be indicated on the site plan, including the total number of plant materials by species, and shall be maintained in a healthy, growing condition to provide a screen to abutting properties. Specific planting requirements for greenbelts are as follows:
 - 1. The planting strip shall be no less than ten (10) feet in width.
 - 2. Plant materials shall not be placed closer than four (4) feet to the property line.
 - 3. A minimum of one (1) evergreen tree shall be planted at twenty (20) foot intervals (on average).
 - 4. A minimum of three (3) intermediate shrubs shall be placed between the spaced evergreen trees.
 - 5. The Applicant shall post a performance guarantee (cash, letter of credit or bond deemed suitable by the Township attorney) to cover the cost of removal of the equipment, structures and foundations related to the solar system in the event of abandonment or failure to comply with federal, state or local laws (after being given reasonable time to remedy the problem).

PART 14: Amend Section 20.01 to add the following definitions:

SMALL SOLAR ENERGY SYSTEM: A single residential or small business-scale solar energy conversion system consisting of roof panels, ground-mounted solar arrays, or other solar energy fixtures, and associated control or conversion electronics, occupying no more than one-half acre of land, and that will be used to produce utility power primarily to on-site users or customers.

MEDIUM SOLAR ENERGY SYSTEM: A private on-site or utility-scale solar energy conversion system consisting of many ground-mounted solar arrays in rows or roof-panels, and associated control or conversion electronics, occupying more than one-half acre and no more than 10 acres of land, and that will be used to produce utility power to on-site uses and off-site customers.

LARGE SOLAR ENERGY SYSTEM: A utility-scale solar energy conversion system consisting of many ground-mounted solar arrays in rows, and associated control or conversion electronics, occupying more than 10 acres of land, and that will be used to produce utility power to off-site customers.

PART 15: EFFECTIVE DATE

The provisions of this Ordinance are ordered to take effect seven (7) days following publication of Notice of Adoption in a newspaper of general circulation in the Township.

PART 16: ADOPTION

This Ordinance is declared to have been _____ by the Township Board of Armada Township at a meeting thereof duly called and held on _____ and ordered to be given publication in the manner prescribed under the laws and ordinances of the Township.

John Paterek, Township Supervisor

Mary K. Swiacki, Township Clerk

CERTIFICATION

I, Mary Swiacki, the duly qualified Clerk of the Armada Township, Macomb County, Michigan, do hereby certify the foregoing is a true and complete copy of the Ordinance adopted by the Township Board of the Armada Township by a majority of the members of the board present and voting at a regular meeting held on _____, the original of which is on file in my office.

I further certify the above, or a summary of its regulatory effect, was published in a newspaper of general circulation in the Township as required by law.

Armada Township
Macomb County, Michigan
Ordinance #_____

**AN AMENDMENT TO ORDINANCE #114,
ARMADA TOWNSHIP ZONING ORDINANCE, SECTIONS 5.07 AND 20.01.**

THE TOWNSHIP OF ARMADA ORDAINS:

PART 1: Amend Section 20.01 Definitions to remove the following definitions:

ACCESSORY SIGN: A sign which is accessory to the principal use of the premises. A sign which directly relates to the business activity or service conducted on the premises upon which the sign is placed.

ALTER: A change to the physical component of the sign, including but not limited to the structural size, height or width of the sign. Such definition shall not include resurfacing the face of an existing sign with a new sign face of equal size and shape.

ANIMATION: means displaying images in a dynamic way, like television or movie video or having graphics portraying a moving scene. Sign text or graphics that move.

BALLOON SIGN: One or more balloons, or any other air-filled or gas-filled object used as a sign or as a means of directing attention to any business or profession, or to a commodity or service sold, offered or manufactured, or to any entertainment.

BANNER SIGN: A sign or display constructed of paper, plastic or fabric of any kind, intended to be hung, either with or without frames.

BILLBOARD SIGN: An off-site or non-accessory outdoor sign which advertises a business use or service not conducted on the premises upon which the sign is placed. Billboard structures are generally leased or rented and designed with changeable copy.

BULLETIN BOARD OR ANNOUNCEMENT SIGN: A business sign of the following types:

1. Announcing existing religious services or activities;
2. A directory of offices or activities for a building or group of buildings
3. Announcing employment opportunities.

BUSINESS SIGN: An accessory sign which relates to the business, activity or service conducted on the site upon which the sign is located.

DIRECTIONAL SIGN: An accessory sign directing vehicular traffic to parking or loading areas and pedestrians to specified locations.

DISPLAY INTERVAL (SIGNS): means the amount of time between displaying different messages or images.

FLASHING, ANIMATED OR MOVING SIGN: A sign which intermittently reflects lights from either an artificial source or the sun; a sign which has movement of any illumination such as intermittent, flashing, scintillating or varying intensity; or a sign which has any visible portion in motion, either constantly or intermittently.

FLASHING (SIGNS): means have displays or images lit in sudden or intermittent bursts.

FREESTANDING SIGN: A sign located in or upon the ground or to something requiring location on the ground which is not attached to any principal or accessory structure.

GARAGE SALE SIGN: A sign relating to a garage sale, rummage sale, craft sale or show, and similar activities.

IDENTIFICATION SIGN AND NAMEPLATE: A wall sign stating the name of a person or the name or description of a certain permitted use.

INFLATABLE SIGN: A sign that is inflated by a gaseous substance before use.

MARQUEE SIGN: A display sign attached to or hung from a marquee canopy or other covered structure projecting from and supported by the building and extending beyond the building wall or building line.

MAXIMUM SIZE OF SIGN: The total area of a sign included within the rectangle, triangle, circle, or other geometric shape caused by encompassing the outermost portions of the sign or the outermost edges of a sign formed of letters or symbols only.

MECHANICAL MOVEMENT: Any animation, revolution, vertical or horizontal movement.

MEMORIAL SIGN: A sign containing the name of the building and date of construction cut into its masonry surface or on a bronze or other non-combustible plate permanently fixed or attached to the building (also includes historical sign).

NON-ACCESSORY SIGN: A sign which is not accessory to the principal use of the site.

POLITICAL SIGN: A temporary sign relating to the election of a person to public office, a political party, or a matter to be voted upon at an election called by a public body.

REAL ESTATE DEVELOPMENT SIGN: A business sign placed on the site of a subdivision or other real estate development to indicate a proposed start of construction or to inform relative to availability.

REAL ESTATE DEVELOPMENT SIGN (NON-ACCESSORY): A sign placed on a site to indicate proposed start of construction or to inform relative to the availability of another site or sites.

REAL ESTATE SIGN: A business sign placed upon a site advertising that particular site is for sale, rent or lease.

REAL ESTATE SIGN (NON-ACCESSORY): A sign placed upon a site advertising that another site or sites is for sale, rent or lease.

SCROLLING (SIGNS): means having the letters or images move across the sign in any direction or pattern.

PART 2: Amend the definition of "Window Sign" in Section 20.01 to read as follows:

WINDOW SIGN: A sign attached to or painted on a window that is visible and discernible off the site or from a public right-of-way.

PART 3: Amend the definition of "Ground Sign" in Section 20.01 to read as follows:

GROUND SIGN: A freestanding sign with less than four (4) feet of clearance between the bottom of the face of the sign and the finished grade.

PART 4: Amend Section 5.07 Signs to read as follows:

5.07 SIGNS

A. Intent.

The intent of this section is to create a comprehensive, balanced system of regulating signs and, thereby, to facilitate an easy and pleasant communication between people and their environment, to enhance the physical appearance of the Township, to make the Township a more enjoyable and pleasing community, and to create a more attractive economic and business climate. It is intended by the provisions of this section to reduce signage and advertising distractions, to eliminate hazards caused by signs being too close to the public rights-of-way, to avoid the confusion of conflicting adjacent signs, to protect property values, and to eliminate obsolete, irrelevant, nonconforming and deteriorated signs. With these purposes in mind, it is the intention of this section to authorize the use of signs which are:

1. Compatible with their surroundings.
2. Appropriate to the type of activity to which they pertain.
3. Expressive of the identity of individual proprietors or of the development as a whole.
4. Legible in the circumstances in which they are seen.
5. That all signs within the Township are consistent in size and aesthetic character.

B. General Regulations. No sign may be erected, displayed or substantially altered or reconstructed, except in conformance with the regulations specified in this Ordinance. The following conditions shall apply to all signs regardless of use district, unless otherwise specified in this Ordinance:

1. Submission and Permit Requirements.

- a. **Signs Not Requiring a Permit.** The following signs, as defined herein, shall be exempt from procedural, review and approval requirements as specified in the following sections. The signs shall, however, conform to all applicable regulations specified within this Ordinance:
 - i. Address numbers
 - ii. Historical marker signs (official)
 - iii. Identification signs or nameplates
 - iv. Window signs
 - v. Temporary signs under six (6) square feet

- vi. Warning signs and other incidental signs under two (2) square feet
 - vii. Home Occupation signs
 - viii. Signs meeting the standards of the Michigan Manual on Uniform Traffic Control Devices
 - ix. Township, County, State or Federal road or traffic control signs shall be exempt from the provisions of this Ordinance.
 - x. Refacing an existing sign when no changes are made to the frame or structure
- b. **Signs Requiring a Permit.** The following signs shall require a permit and comply with the regulations of this section:
- i. Ground Signs
 - ii. Wall Signs
 - iii. Awning or canopy signs
 - iv. Temporary signs over six (6) square feet
- c. **Exempt Signs.** Signs not visible beyond the boundaries of the lot or parcel upon which they are situated, or from any public thoroughfare or right-of-way, shall not be counted toward the maximum number of signs permitted on the subject lot or parcel. Such signs are subject to building and electrical permits, as applicable.
- d. **Flags.** In all zoning districts, up to five flags may be flown on any given zoning lot without a permit. A permit shall be required to fly any flags in excess of five.
- e. **Application.** No person shall alter, relocate, erect, re-erect or construct any sign, except those which are exempted, unless a permit for same has been issued by the Township pursuant to this Ordinance. Written applications for sign permits shall be made on forms provided by the Planning and Zoning Administrator. The application shall be accompanied by a drawing and site plan illustrating the location of the sign on the site as well as the applicable fees as established by resolution of the Township Board as well as any reasonable expenses incurred by the Township for the review of such sign.
1. The site plan shall be drawn to a scale not less than fifty (50) feet to the inch.
 2. The site plan shall show the location of all existing and proposed sign(s) on the site.
 3. The site plan shall show the location of existing and proposed streets, roadways, parking areas, entrances and exits within fifty (50) feet of the proposed sign(s). Clearly indicate the setback and clear vision triangle.
 4. Drawings of the proposed sign(s) to be erected or installed on the site shall be submitted with the site plan and shall include all of the following detailed information:
 - a. Height of the sign above the ground.
 - b. Surface of the sign (material, color and dimensions).
 - c. Area of sign surface. Clearly outline the areas computed as sign area on an illustration.
 - d. Lettering of sign drawn as it will appear on the erected sign. It need not be in the style of the finished sign, but must be neatly printed in the size and weight approximating that of the final constructed sign.
 - e. Method and color of illumination, if any.
 - f. Logos, emblems or additional features.
 - g. Such additional information as the Planning Commission deems necessary and/or pertinent to the application.
 - h. A drawing of the total building wall upon whose face the sign is to be displayed at a reasonable scale, preferably $\frac{1}{4}'' = 1'0''$.

- f. **Permit Approval.** No person shall erect, construct, alter or relocate a sign, except as otherwise specified herein, unless an approval for said sign has been issued by the Township Planning and Zoning Administrator pursuant to the requirements hereinafter specified. The Planning and Zoning Administrator shall review the application for compliance with the requirements of the Armada Township Zoning Ordinance and shall either approve or disapprove the application. Further, the application shall be reviewed by the Township Planning Consultant and provide their recommendation to the Planning and Zoning Administrator. Finally, the application shall be reviewed by the Township Building Inspector for compliance with the Township Building Code.

If the sign is determined to be in compliance with the Building Code, a building permit shall be issued. If any issue arises as to whether the sign is approvable as submitted, the Planning and Zoning Administrator may refer or the petitioner may request that the application be sent to the Township Planning Commission for their review. The application shall be placed on the next available agenda. All information originally submitted to the Planning and Zoning Administrator shall be forwarded to the Planning Commission for their review. The petitioner shall provide sufficient copies as required for sign site plan approval to the Planning and Zoning Administrator. If approval is obtained from the Planning Commission, review and approval from the Building Inspector must still be obtained.

2. **Prohibited Signs.** Unless otherwise specifically permitted under this Ordinance, the following signs and/or sign parts shall not be permitted or erected in the Township:
- a. Cloth signs, balloon signs or displays, streamers, windblown devices, spinners, portable signs, trailer signs and pennants.
 - b. Signs with flashing, oscillating or intermittent illumination.
 - c. Signs painted directly onto wall surfaces or attached to telephone or electrical poles.
 - d. Vehicle business signs and trailer signs.
 - e. Pylon Signs.
 - f. Projecting Signs.
 - g. Portable Signs.
 - h. Moving or motorized signs.
 - i. Signs emitting steam, smoke, or other matter or odors.
 - j. Signs designed to resemble or mimic traffic control signs or devices.
3. **Locational Requirements.** Unless otherwise specifically permitted, all signs shall meet the following locational standards:
- a. No sign, except as otherwise permitted herein, shall be located in, project into, or overhang a public right-of-way or dedicated public easement, or be attached to a utility pole.
 - b. No sign, except those established and maintained by the Township, County, State or Federal governments, shall be located within the triangle formed by the intersection of any road right-of-ways and/or access drive at points twenty-five (25) feet distant from the point of their intersection.
 - c. No signs shall be located so as to impede pedestrian or automobile traffic.
 - d. In no case shall a sign be closer than ten (10') feet to any property line. All signs shall meet the following minimum setbacks as measured in feet from the centerline of each road right-of-way (ROW) in accordance with the Township's Master Plan.

Road Type (See Master Plan)	Distance in Feet
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32 Mile Road, Capac Road	75
Wolcott Road, Old Farm Trail	60
Major (120' R.O.W.)	60

4. **Measurement of Sign Area.** Sign area, unless otherwise noted herein, shall include the total area within any circle, triangle, rectangle, or other geometric shape or envelope enclosing the extreme limits of writing, representation, emblem, logo, graphic or any similar figure or element of the sign, together with any frame or other material forming an integral part of the display, if any, or used to differentiate such sign from the background against which it is placed.
 - a. In the case of a wall sign in which there is no frame or other material forming an integral part of the display or used to differentiate such sign from the background against which it is placed, the envelope shall be around the full perimeter of any grouping of letters, logos, emblems, figures, pictures, etc.
 - b. In the case of an awning or canopy sign, where there is no design or envelope forming an integral part of the display which differentiates the sign from the background of the awning material or color, the envelope shall be around the full perimeter of any grouping of letters, logos, emblems, figures, stripes, etc. Transparent or translucent awnings or canopies which have internal lighting, the entire surface of the awning or canopy shall be considered as the sign.
 - c. For a single-faced sign, the area shall be computed as the total exposed exterior surface in square feet.
 - d. The area of a double-faced ground sign shall be computed using only one face of the sign, provided that the outline and dimensions of both faces are identical and that the faces are back-to-back so that only one face is visible at any given location. In all other cases, the sum of both faces shall be computed for the sign area.
5. **Width-to-Height Ratio.** In no case shall any sign exceed a maximum width-to-height ratio of six (6') feet in width to one (1') foot in height, unless otherwise provided for within this Ordinance.
6. **Landscape Requirements.** A ground sign shall be located within a landscaped area. Such landscaping shall include evergreen shrubs and other landscape amenities.
7. **Illumination.**
 - a. Illumination of signs shall be positioned and shielded so that the light shines away from adjoining properties and the eyes of motorists or pedestrians. The light source of such illumination shall be shielded from public view.
 - b. Specialty lighting, such as neon accent lighting, may be permitted by the Planning Commission on a finding that the proposal is in character with the use and not detrimental to other uses in the vicinity. This regulation does not apply to lighted window signs.
 - c. Digital signs are permitted as specified herein.
8. **Addresses.** Every property shall post its address in a manner clearly visible from the public right-of-way.
9. **Substitution.** Nothing in this ordinance shall be construed to prohibit non-commercial messages on signs that are otherwise allowed herein.

B. **Zoning District Regulations.** Permanent signs are permitted as follows:

Table 5.07.B Permanent Signs Permitted By District (Permit Required)

1. AG, R-1, RM, Land Lease Development Districts				
Sign type	Location	Max. Display Area	Max Height	Number
Wall (home occupation)	Ground floor	2 sq ft	--	1
Wall (agribusiness uses)	Street-facing façade	32 sq ft	--	1
Ground (any non-residential use, including agribusiness)	See 5.07.A.3.	32 sq ft	6 ft	1
Subdivision entrance*	*	*	*	*
<p>* Signs are permitted at the entrance to a subdivision as follows: One (1) double-faced sign not exceed thirty-two (32) square feet and placed parallel to the entrance road, or two single-faced signs placed one either side of the entrance road at a 45-degree angle, each sign not to exceed thirty-two (32) square feet. These signs shall meet the general regulations for ground signs and shall not exceed a height of six (6) feet.</p>				
2. B-1 District*				
Wall	Street-facing façade	1 sq ft per linear ft of storefront or building frontage; max 60 sq ft	--	1 per tenant space w/ individual entrance**
Ground	See 5.07.A.3.	40 sq ft	6 ft	1
<p>* In shopping centers with multiple tenants, all signage shall be coordinated as to size, location, color and character. A coordinated sign package shall be submitted for the entire complex or center prior to individual permits being granted.</p> <p>** Multi-tenant buildings with common entrances may also have one wall sign not to exceed 60 square feet. Such buildings may also have one wall sign, not to exceed 2 square feet, per tenant space; total square footage of all tenant space signs shall not exceed 20 square feet. These signs shall be located within ten feet of the main entrance door.</p>				
3. B-2 District*				
Wall	Street-facing façade	1 sq ft per linear ft of storefront or building frontage; max 60 sq ft **	--	1***
Secondary Wall	Second street-facing façade	Combined area of wall sign and secondary wall sign shall not exceed total permitted wall sign area	--	1
Ground	See 5.07.A.3.	64 sq ft	6 ft	1****
<p>* In shopping centers with multiple tenants, all signage shall be coordinated as to size, location, color and character. A coordinated sign package shall be submitted for the entire complex or center prior to individual permits being granted.</p> <p>** Large, multi-department stores and uses with over one hundred and fifty thousand (150,000) square feet of floor area may be permitted a wall sign area equal to one (1) square foot for each linear foot of store frontage up to a maximum of two hundred (200) square feet.</p> <p>*** Multi-tenant buildings with common entrances may also have one wall sign not to exceed 60 square feet. Such buildings may also have one wall sign, not to exceed 2 square feet, per tenant space; total square footage of all tenant space signs shall not exceed 20 square feet. These signs shall be located within ten feet of the main entrance door.</p> <p>**** Retail establishments with over 80,000 square feet of gross floor area and over 300 feet of road frontage on a single thoroughfare shall be permitted two (2) ground signs with forty (40) square feet of</p>				

sign area each. The signs shall be evenly spaced along the frontage of the site and shall not in any case abut each other.				
4. M-1 and M-2 Districts				
Wall	Street-facing façade	1 sq ft per linear ft of storefront or building frontage; max 60 sq ft	--	1
Ground	See 5.07.A.3.	24 sq ft	6 ft	1
Subdivision entrance	See 5.07.A.3.	32 sq ft	6 ft	1 per road entrance

C. Specific Regulations by Sign Type.

1. Awning or Canopy Signs.

- a. An awning or canopy sign shall be placed only on the street-facing façade of the building.
- b. An awning or canopy sign shall be permitted in lieu of a permitted wall sign and shall be subject to the same size requirements as a wall sign.
- c. A minimum vertical clearance of fourteen (14) feet shall be provided beneath any awning or canopy sign which projects over a parking area or driveway. In all other areas, a minimum vertical clearance of eight (8') feet shall be provided beneath an awning or canopy.

2. Ground Signs.

- a. If the Planning Commission determines that architectural features of the sign, such as wood, rock or brick framing, are in harmony with the surrounding area and the principal structure, the architectural features of the sign shall not count as part of the display area.
- b. Ground signs, including the architectural features, shall not exceed six (6) feet in height.
- c. Changeable copy signs, except as part of a permanent ground sign. No more than twenty (20%) percent of a permanent ground sign shall be utilized for changeable copy unless otherwise specified in this Ordinance. Schools, churches and public buildings may utilize up to fifty (50%) percent of the sign face for changeable copy.
- d. Digital Signs. Electronic Message Centers (Digital signs) shall be permitted as a component of a ground sign subject to the following:
 - i. Digital signs shall be permitted:
 - 1) as a special land use in all of the Township's residential districts for nonresidential uses.
 - 2) as a special land use on those properties in nonresidential zoning districts which immediately abut a residentially zoned district, including those across a public thoroughfare.
 - 3) as a permitted use in a nonresidential zoning district (subject to 2) above).
 - ii. No digital sign shall be permitted to intermittently or continuously scroll, flash, oscillate or have full animation.
 - iii. Any electronic content shall remain unchanged for a minimum of five (5) seconds prior to switching messages. Message changes may fade but content changes shall not otherwise be animated.
 - iv. A digital sign shall be integrated into the ground sign for the site. Digital signs shall be included in the overall permissible sign area for the ground sign and

shall not constitute greater than twenty (20) percent of the sign in residential districts or fifty (50) percent of the sign in non-residential districts. Digital signs may display in full color.

- v. In order prevent distractions to motorists or the trespass of excessive light onto neighboring properties, the brightness of a digital sign shall be limited to 0.3 footcandles above ambient light levels. All digital signs shall maintain an automatic brightness control keyed to ambient light levels. The applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed the maximum permitted intensity level.
- vi. Digital signs shall be programmed to go dark if the sign malfunctions.
- vii. Signage shall not be designed to emulate traffic safety signage.
- e. Supplemental Ground Signs. Commercial and industrial sites shall be permitted supplemental ground signs, such as entrance and exit signs, as follows:
 - i. One (1) sign may be permitted at each driveway. Signs shall not exceed two (2) square feet in area, and shall not exceed three (3') feet in height.
 - ii. At-grade directional signs painted on or adhered to the surface of paved areas are exempt from these standards.

3. Temporary Signs.

5.07.C.3. Maximum size, maximum height, and permitted type of temporary signs				
Use	Permitted Types	Maximum Area of All Temporary Signs	Maximum Area of Any Individual Sign	Maximum Height (Freestanding)
Residential Districts	Ground	16 square feet	6 square feet	4 feet
	Wall	6 square feet	6 square feet	
Non-Residential Uses in Residential Districts	Ground	40 square feet	20 square feet	6 feet
	Wall	20 square feet	20 square feet	
Non-Residential Uses in all other districts	Ground	64 square feet	20 square feet	6 feet
	Wall		32 square feet	

- a. In recognition that there is a need for additional expression of speech prior to a scheduled election, the following applies for a period of sixty (60) days prior to until three (3) days after a city-designated election day on which there is at least one ballot item: the maximum allowable area of temporary signs shall be increased to sixty-four (64) square feet in all districts. The maximum area of an individual sign remains as stated in the table above during this period.
- b. Display of temporary banners and temporary signs mounted on building walls (temporary wall signs) shall be limited to a total of twenty-eight (28) days per calendar year. Such signs shall not be displayed for any continuous period greater than fourteen (14) days.
- c. Temporary signs shall be constructed of durable, all-weather materials and designed to remain in place and in good repair so long as they remain on display.
- d. Temporary signs shall be subject to the maintenance standards of this section.
- e. The maximum display time of freestanding temporary signs is 64 days unless additional time is granted under subsection f. below. After this time expires, the sign shall be removed. Once the temporary sign is removed, there shall be a gap of at least thirty (30) days between display of the same temporary sign on the same zoning lot.

- f. When all or a portion of a building or land area on a zoning lot is listed for lease, the maximum display time of freestanding temporary signs and temporary signs mounted on buildings shall be ninety (90) days. When all or a portion of a building or land area on a zoning lot is listed for sale, the maximum display time of freestanding temporary signs for all uses and temporary signs mounted on buildings for all uses except residential uses shall be the duration the building, building unit or land is listed for sale. In all cases, the sign area limits in Table 5.07.C apply.
 - g. All such signs shall be set back a minimum of ten (10) feet from the right-of-way.
 - h. A-frame Signs. A business or organization shall be permitted one (1) temporary A-Frame sign, not exceeding twenty (20) square feet in display area or six (6') feet in height. A maximum of two (2) temporary sign permits shall be permitted for any one business or organization during a calendar year, with a combined permitted display time not exceeding thirty (30) days. Only one (1) such sign shall be permitted at the same time on a site. Signs shall include the permit number and date of issue, written in indelible ink on the face of the sign.
4. **Temporary Off Site Signs for Value Added Farming Operations.** Based on the temporary sales period of farming operations, the Township has recognized the need for additional signs providing direction and advertisement for farming operations.
- a. These signs shall be permitted in addition to the temporary sign allowance of Section 5.07.C.3.
 - b. Such signs shall also be permitted for non-profit organizations, subject to the provisions of this subsection.
 - c. Signs shall not exceed a maximum height of eight (8) feet from the established grade.
 - d. Signs shall have a maximum area of forty-five (45) square feet.
 - e. Temporary signs may be placed off-site for a period not exceeding eight (8) months (out of a twelve (12) month period) or the timeframe of the sales season being advertised whichever is less. All signs shall be removed by December 31 of each year.
 - f. All such signs shall be provided with a decorative frame base and border.
 - g. All signs shall provide the date upon which they were placed onsite in a clearly identifiable location.
 - h. Permits shall be obtained from the Township. As a part of the permit process, the applicant shall provide a letter from the property owner consenting to such sign.
 - i. Signs may be located on properties immediately adjacent to a roadway intersection. Only one sign for each business may be located at any one intersection.
 - j. The minimum distance between any two temporary off site signs for value added farming operations shall be 35 feet.
 - k. Signs may be lit provided the following conditions are met.
 - 1. The lighting of the sign may only be permitted when night activities are being conducted at the business.
 - 2. Lighting directed at a temporary sign shall be properly shielded and shall not cause glare onto adjacent roadways.
 - 3. All other requirements of Section 5.04 Lighting shall be met.
5. **Wall Signs.**
- a. A wall sign shall not project more than twelve (12") inches horizontally beyond the wall of a building.
 - b. Wall signs shall not project above the roof line (eave) of a building or structure.

6. Window Signs.

- a. Window signs shall be permitted in the B-1, B-2, M-1, and M-2 districts.
- b. Window signs shall be permitted on the street-facing façade only.
- c. In no case shall window signs occupy greater than twenty-five (25) percent of the total window area of the street-facing façade.

D. Administration & Enforcement

- 1. Nonconforming Signs.** Any sign already established by the effective date of this Ordinance which is rendered nonconforming by the provisions of this Ordinance, and any sign which is rendered nonconforming as a result of subsequent amendments hereto, shall be subject to the regulations concerning nonconforming signs as follows:

- a. Any sign on a site where there is no building or use with a valid certificate of occupancy shall be considered nonconforming. Such signs shall be taken down and removed by the owner, agent or person having the beneficial use of the building, structure or land within one (1) month from the date of written notice from the Township.
- b. However, where such a sign structure and frame are typically reused by the current occupant or business in leased or rented buildings, the building owner shall not be required to remove the sign structure and frame in the interim periods when the building is not occupied, provided that the sign structure and frame are maintained in accordance with this chapter and other relevant Township ordinances and codes, and provided, further, that the time period of non-use does not exceed ninety (90) days.

- 2. Maintenance of Signs.** Signs shall be maintained as follows:

- a. Signs, including the face, framing and all supports thereof, shall be kept and maintained in a safe condition, shall be adequately protected against corrosion and shall conform to all the provisions of this chapter.
- b. Signs which are broken, torn, bent or whose supports are broken, bent or damaged, and signs that are not reasonably level and plumb shall be repaired and re-installed in a manner prescribed by the Building Official or his/her designee.
- c. All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Code. Failure to comply with this section may result in action by the Building Official or his/her designee to rescind the permit with subsequent removal of the entire structure.
- d. A sign shall have no more than 20 percent of its surface area covered with disfigured, cracked, rippled, faded, or peeling paint, poster paper or other material for a period of more than 30 successive days.
- e. A sign shall not stand with bent or broken sign facing, with broken supports, with loose appendages or struts, or more than 15 degrees from vertical for a period of more than 30 successive days, unless determined by the Building Official or his/her designee to pose a safety hazard, in which case immediate action may be required.
- f. A sign shall not have weeds, trees, vines, or other vegetation growing upon it, or obscuring the view of the sign from the public right-of-way from which it is to be viewed, for a period of more than 30 successive days.
- g. An internally illuminated sign shall not be allowed to stand with only partial illumination for a period of more than 30 successive days.
- h. Any sign erected or displayed without a permit or any sign which does not comply with the provisions of this chapter shall be deemed a hazard to the safety of the

public and is declared to be a public nuisance and may be abated by removal without notice.

- i. If, upon inspection by the Building Inspector, a sign is found to be unsafe, insecure, corroded, subject to corrosion, or otherwise poorly maintained, then the owner shall make the sign safe and secure by completing any necessary reconstruction, repairs, painting or other improvements in accordance with the following timetable, unless the sign is required to be removed by the nonconforming sign regulations herein:
 - i. If the Building Inspector determines that the sign is an immediate threat to the safety of persons or property nearby, all required action to correct the defect shall be taken within forty-eight (48) hours (two working days) from the time of notification in writing from the Township, provided that the sign can be cordoned off or adequately secured during the intervening time so as to remove any immediate threat to safety. If such sign cannot be cordoned off or secured so as to eliminate any immediate threat to the safety of persons or property, then all required action to correct the defect shall be made forthwith.
 - ii. If the Building Inspector determines that the sign is not an immediate threat to the safety of persons or property, all required action to correct the defect shall be made within thirty (30) days after notification in writing from the Township. The Building Inspector may extend the thirty (30) day timetable (until the Building Inspector deems conditions are suitable for repair) if temperatures below twenty- five (25) degrees Fahrenheit prevent painting, or if the defects involved are minor, not generally noticeable to the public, and not a hazard to public safety (such as replacement of burned out light bulbs).
3. **Removal of Signs.** Whenever a sign is removed, or is required to be removed, by this Ordinance or by order of the Building Inspector, the entire sign structure, including fastenings and anchorages, shall be removed.
4. **Appeals Procedure.** Any party who had a sign denied by the Planning Commission or a sign permit denied by the Building Department may seek a variance of the provision(s) of this Ordinance by filing an appeal application to the Zoning Board of Appeals. Such a variance request must be applied for within thirty (30) days of such denial.
 - a. At the hearing for a variance, the Zoning Board of Appeals may grant a variance from the provisions of this Ordinance upon a finding of all of the following:
 - i. The particular physical surroundings, shape or topographical conditions of the property would render compliance with the provisions of this Ordinance difficult and would likely result in a particular hardship on the owner, as distinguished from inconvenience of the Ordinance requirements or a desire to increase financial gain or avoid the financial expense of compliance.
 - ii. Strict enforcement of the provisions of this Ordinance would serve no useful purpose.
 - iii. The type of sign structure and the location proposed would not pose a significant risk to the public health, safety and welfare.
 - iv. The benefit of the sign to the general public and/or applicant under the circumstances outweighs any risk to traffic safety and the Township's desire

to eliminate the accumulation of visual clutter in accordance with the stated purpose of this Ordinance.

- v. A variance would be in the interest of the Township and not against the spirit and intent of this Ordinance.
- vi. In issuing a variance from the strict letter of the provisions of this Ordinance, the Zoning Board of Appeals may grant a variance of any sign requirement or place reasonable conditions or restrictions upon issuance of a permit.

PART 5: EFFECTIVE DATE

The provisions of this Ordinance are ordered to take effect seven (7) days following publication of Notice of Adoption in a newspaper of general circulation in the Township.

PART 6: ADOPTION

This Ordinance is declared to have been _____ by the Township Board of Armada Township at a meeting thereof duly called and held on _____ and ordered to be given publication in the manner prescribed under the laws and ordinances of the Township.

John Paterek, Township Supervisor

Mary K. Swiacki, Township Clerk

CERTIFICATION

I, Mary Swiacki, the duly qualified Clerk of the Armada Township, Macomb County, Michigan, do hereby certify the foregoing is a true and complete copy of the Ordinance adopted by the Township Board of the Armada Township by a majority of the members of the board present and voting at a regular meeting held on _____, the original of which is on file in my office.

I further certify the above, or a summary of its regulatory effect, was published in a newspaper of general circulation in the Township as required by law.