

WEST BRANCH TOWNSHIP ORDINANCE NO. 45

The Township of West Branch, Ogemaw County, Michigan hereby ordains the following amendments to the township zoning ordinance:

SECTION 5.5.2 CONDITIONAL USES: Add Lodges & Clubs to the list of Conditional Uses.

Agricultural businesses or uses.
Bed and breakfast establishments.
Cemeteries.
Commercial windmills.
State licensed residential facilities—group day care home.
Kennels.
Large scale livestock enterprises.
Lodges & Clubs.
Public or private outdoor recreation or park facilities.
Riding stables.
Rural businesses providing needed services to local and seasonal residents of areas surrounding a particular use. These may include convenience stores with or without gasoline and other automotive products, garages or repair shops, offices, shops, other small business establishments.
Sawmills and other forestry related businesses.
Schools and commercial day care facilities.
Slaughter houses.
Telecommunication towers and antennas (see Section 4.10).
Secondary dwellings for an elderly or infirm family member during the period of convalescence or debility (see Section 5.5.5).
Large Scale Wind Energy Conversion Systems (LWECS) (*Amended by Ordinance 36, March 2012*)

CHAPTER 7 SIGNS: Replace entire chapter with the following:

SECTION 7.1 APPLICABILITY

Any sign erected, altered, or maintained after the effective date of this Ordinance shall conform to the following regulations.

SECTION 7.2 INTENT AND PURPOSE

Signs perform an important function in identifying and promoting properties, businesses, services, residences, events, and other matters of interest to the public. The intent of this Article is to regulate all signs within West Branch Township to ensure that they are appropriate for their respective uses, in keeping with the appearance of the affected property and surrounding environment, and protective of the public health, safety, and general welfare by:

- A. Setting standards and providing uniform, scientifically-based controls that permit reasonable use of signs and preserve the character of West Branch Township.
- B. Prohibiting the erection of signs in such numbers, sizes, designs, illumination, and locations as may create a hazard to pedestrians and motorists.
- C. Avoiding excessive conflicts from large or multiple signs, so that permitted signs provide adequate identification and direction while minimizing clutter, unsightliness, and confusion.
- D. Establishing a process for the review and approval of sign permit applications.

SECTION 7.3 DEFINITIONS

Words and terms used in this ordinance shall have the meanings given in this Article. Unless expressly stated otherwise, any pertinent word or term not part of this listing but vital to the interpretation of this ordinance, shall be construed to have their legal definition, or in absence of a legal definition, their meaning as commonly accepted by practitioners including civil engineers, surveyors, architects, landscape architects, and planners.

Abandoned Sign: a sign that is not operated or maintained for a period of ninety (90) calendar days or longer. The following conditions shall be considered as the failure to operate or maintain a sign: (1) the sign displays advertising for a product or service which is no longer available, (2) the sign displays advertising for a business which is no longer licensed, or (3) the sign is blank. An abandoned sign includes a sign on which is advertised a business that no longer has a certificate of occupancy or that is no longer doing business on the parcel where the sign is located. An abandoned sign includes a sign for a purpose for which the purpose has lapsed.

Address Sign: A sign that designates the street number and/or street name for identification purposes, as designated by the United States Postal Service.

Animated Sign: A sign depicting action, motion, light or color changes through electrical or mechanical means.

Awning Sign: Any sign painted on, or applied to, an awning. A cloth, plastic, or other nonstructural covering that projects from a wall for the purpose of shielding a doorway or window. An awning is either permanently attached to a building or can be raised or retracted to a position against the building when not in use.

Balloon Sign: A lighter-than-air, gas-filled balloon, tethered in a fixed location, which contains an advertisement message on its surface or attached to the balloon in any manner.

Banner: Any cloth, bunting, plastic, paper, or similar non-rigid material attached to any structure, staff, pole, rope, wire, or framing which is anchored on two or more edges or at all four corners. Banners are temporary in nature and do not include flags.

Beacon Lighting: Any source of electric light, whether portable or fixed, the primary purpose of which is to cast a concentrated beam of light generally skyward as a means of attracting attention to its location rather than to illuminate any particular sign, structure, or other object.

Building Frontage: The maximum linear width of a building measured in a single straight line parallel, or essentially parallel, with the abutting public street or parking lot.

Canopy Sign: Any sign that is part of, or attached to a canopy. A structure other than an awning made of fabric, metal, or other material that is supported by columns or posts affixed to the ground and may also be connected to a building.

Changeable Copy Sign: A sign or portion thereof on which the copy or symbols change either automatically through electrical or electronic means, or manually through placement of letters or symbols on a panel mounted in or on a track system.

Channel Letter Sign: A sign consisting of fabricated or formed three-dimensional letters, individually applied to a wall, which may accommodate a light source.

Clearance: The distance above the walkway, or other surface if specified, to the bottom edge of a sign. This term can also refer to a horizontal distance between two objects.

Digital Display: The portion of a sign message made up of internally illuminated components capable of changing the message periodically. Digital displays may include but are not limited to LCD, LED, or plasma displays.

Directional Sign: Signs designed to provide direction to pedestrian and vehicular traffic to parking, loading, customer service, and related areas. May only contain a logo or name of the business for which it is intended.

Festoon Lighting: A type of illumination comprised of either: (a) a group of incandescent light bulbs hung or strung overhead or on a building or other structure, or (b) light bulbs not shaded or hooded or otherwise screened to prevent direct rays of light from shining on adjacent properties or rights-of-way.

Flag: Any sign printed or painted on cloth, plastic, canvas, or other like material with distinctive colors, patterns, or symbols attached to a pole or staff and anchored along only one edge or supported or anchored at only two corners.

Flashing Sign: A sign whose artificial illumination is not kept constant in intensity at all times when in use and which exhibits changes in light, color, direction, or animation. This definition does not include electronic message centers signs or digital displays that meet the requirements set forth herein.

Foot-candle: A unit of incident light (on a surface) stated in lumens per square foot and measurable with an illuminance meter, a.k.a. footcandle or light meter. One (1) footcandle is equal to one (1) lumen per square foot

Foot-lambert: A unit of emitted light (from a surface) stated in lumens per square foot and measurable with an illuminance meter, a.k.a. footcandle or light meter. One (1) foot-lambert is equal to one (1) lumen per square foot.

Freestanding Sign: A sign supported by structures or supports that are placed on, or anchored in, the ground; and that is independent and detached from any building or other structure. The following are subtypes of freestanding signs:

Ground Sign: A sign permanently affixed to the ground at its base, supported entirely by a base structure, and not mounted on a pole or attached to any part of a building.

Pole Sign: A freestanding sign that is permanently supported in a fixed location by a structure of one or more poles, posts, uprights, or braces from the ground and not supported by a building or a base structure.

Canopy Sign: The canopy is a freestanding, open-air structure constructed to provide shielding from the elements. Any sign that is part of, or attached to, the vertical sides of the canopy roof structure.

Government/Regulatory Sign: Any sign for the control of traffic or for identification purposes, street signs, warning signs, railroad crossing signs, and signs of public service companies indicating danger or

construction, which are erected by or at the order of a public officer, employee or agent thereof, in the discharge of official duties.

External Illumination: Artificial light, located away from the sign, which lights the sign, the source of which may or may not be visible to persons viewing the sign from any street, sidewalk, or adjacent property.

Internal Illumination: A light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface. Message center signs, digital displays, and signs incorporating neon lighting shall not be considered internal illumination for the purposes of this ordinance.

Illuminated Sign: A sign with electrical equipment installed for illumination, either internally illuminated through its sign face by a light source contained inside the sign or externally illuminated by a light source aimed at its surface.

Inflatable Sign: A sign that is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a portable blower motor that provides a constant flow of air into the device.

Interactive Sign: An electronic or animated sign that reacts to the behavior or electronic signals of motor vehicle drivers.

Light Trespass: Light emitted by a lighting installation, which extends beyond the boundaries of the property on which the installation is sited.

Limited Duration Sign: A non-permanent sign that is displayed on private property for more than 30 days, but not intended to be displayed for an indefinite period.

Luminance: An objective measurement of the brightness of illumination, including illumination emitted by an electronic sign, measured in candles per square foot (cd/ft²).

Manual Changeable Copy Sign: A sign or portion thereof on which the copy or symbols are changed manually through placement or drawing of letters or symbols on a sign face.

Marquee Sign: A marquee is a permanent structure, other than a roof or canopy, attached to, supported by, and projecting from a building and providing protection from the elements. Any sign attached to a marquee for the purpose of identifying a use or product. If attached to a theater, performing arts center, cinema, or other similar use, it may also advertise films or productions.

Mechanical Movement Sign: A sign having parts that physically move rather than merely appear to move as might be found in a digital display. The physical movement may be activated electronically or by another means, but shall not include wind-activated movement such as used for banners or flags. Mechanical movement signs do not include digital signs that have changeable, programmable displays.

Message Center Sign: A type of illuminated, changeable copy sign that consists of electronically changing alphanumeric text often used for gas price display signs and athletic scoreboards.

Message Sequencing: The spreading of one message across more than one sign structure.

Multi-Tenant Sign: A freestanding sign used to advertise businesses that occupy a shopping center or complex with multiple tenants.

Mural (or mural sign): A large picture/image (including but not limited to painted art) which is painted,

constructed, or affixed directly onto a vertical building wall, which may or may not contain text, logos, and/or symbols.

Neon Sign: A sign illuminated by a neon tube, or other visible light-emitting gas tube, that is bent to form letters, symbols, or other graphics.

Nonconforming Sign: A sign that was legally erected and maintained at the effective date of this Ordinance, or amendment thereto, that does not currently comply with sign regulations of the district in which it is located.

Off-Premises Sign: Any outdoor sign whose message directs attention to a specific business, product, service, event or activity, or other commercial or noncommercial activity, or contains a non-commercial message about something that is not sold, produced, manufactured, furnished, or conducted on the premises upon which the sign is located.

Official Traffic Sign: Official highway route number signs, street name signs, directional signs and other traffic signs erected and maintained on public highways and roads in the interest of public safety or for the regulation of traffic.

On-Premises Sign: A sign whose message and design relate to an individual business, profession, product, service, event, point of view, or other commercial or non-commercial activity sold, offered, or conducted on the same property where the sign is located.

Pennant: a triangular or irregular piece of fabric or other material, commonly attached in strings or strands, or supported on small poles intended to flap in the wind.

Permanent Sign: A sign attached or affixed to a building, window, or structure, or to the ground in a manner that enables the sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the sign and whose intended use appears to be indefinite.

Personal Expression Sign : An on-premises sign that expresses an opinion, interest, position, or other non-commercial message.

Portable Sign: A sign designed to be transported or moved and not permanently attached to the ground, a building, or other structure.

Sandwich Board Sign: A type of freestanding, portable, temporary sign consisting of two faces connected and hinged at the top and whose message is targeted to pedestrians.

Vehicular Sign: A sign affixed to a vehicle in such a manner that the sign is used primarily as a stationary advertisement for the business on which the vehicle sits or is otherwise not incidental to the vehicle's primary purpose.

Private Drive Sign: A sign indicating a street or drive which is not publicly owned and maintained and used only for access by the occupants of the development and their guests.

Projecting Sign: A building-mounted, double-sided sign with the two faces generally perpendicular to the building wall, not to include signs located on a canopy, awning, or marquee.

Reflective Sign: A sign containing any material or device which has the effect of intensifying reflected light.

Roof Sign: A building-mounted sign erected upon, against, or over the roof of a building.

Security Sign: An on-premises sign regulating the use of the premises or for informing the public, such as a “no trespassing,” “no hunting,” or “high voltage”.

Sign: Any device, structure, fixture, painting, emblem, or visual that uses words, graphics, colors, illumination, symbols, numbers, or letters for the purpose of communicating a message. Sign includes the sign faces as well as any sign supporting structure.

Sign Area: The total dimensions of a sign surface used to display information, messages, advertising, logos, or symbols.

Sign Face: The part of the sign that is or can be used for the sign area. The sign area could be smaller than the sign face.

Sign Height: The vertical dimension of a sign as measured from the ground or base.

Sign Supporting Structure: Poles, posts, walls, frames, brackets, or other supports holding a sign in place.

Snipe Sign: A sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, public benches, streetlights, or other objects, or placed on any public property or in the public right-of-way or on any private property without the permission of the property owner.

Storefront: The exterior facade of a building housing a commercial use visible from a street, sidewalk, or other pedestrian way accessible to the public and containing the primary entrance to the commercial establishment.

Streamers: A display made of lightweight, flexible materials, consisting of long, narrow, wavy strips hung individually or in a series, with or without a logo or advertising message printed or painted on them and typically designed to move in the wind.

Street Frontage: The side or sides of a lot abutting on a public street or right-of-way.

Street Pole Banner: A banner suspended above a public sidewalk and attached to a single street pole. These signs shall not contain any commercial advertising.

Temporary Sign: A type of non-permanent, sign that is located on private property that can be displayed for no more than 30 consecutive days at one time.

Wall Sign: A building-mounted sign which is attached to, displayed on, or painted on an exterior wall in a manner parallel with the wall surface. A sign installed on a false or mansard roof is also considered a wall sign.

SECTION 7.4 PROHIBITED SIGNS

The following signs are unlawful and prohibited:

- A. Abandoned signs.
- B. Snipe signs.
- C. Trailer Signs.
- D. Mechanical movement signs, including revolving signs.
- E. Animated signs, flashing signs, or signs that flash text or graphics.

- F. Inflatable devices or balloon signs.
- G. Any signs that imitate, resemble, interfere with, or obstruct official traffic lights, signs, or signals.
- H. Signs which emit smoke, visible vapors, particulate matter, sound, odor or contain open flames.
- I. Reflective signs or signs containing mirrors.
- J. Interactive signs.
- K. Any banner or sign of any type suspended across a public street or driveway.
- L. Roof signs.
- M. Signs erected without the permission of the property owner, with the exception of those authorized or required by local, state, or federal government.
- N. Any sign containing information which states or implies that a property may be used for any purpose not permitted under the provisions of the West Branch Township Zoning Ordinance.
- O. Signs that exhibit statements, words, or pictures of obscene or pornographic subjects as determined by West Branch Township.
- P. Signs on vehicles that are not regularly used in the conduct of the business. A vehicle shall not be considered "regularly used in the conduct of business" if the vehicle is used primarily for advertising. This provision is not to be construed as prohibiting the identification of a business or its principal products if the vehicle is currently licensed, insured, and operable.
- Q. Any sign not specifically permitted is prohibited.

SECTION 7.5 EXEMPT SIGNS

The following signs shall be allowed without a zoning permit and shall not be included in the determination of the type, number, or area of permanent signs allowed within a zoning district, provided such signs comply with the regulations in this section, if any.

- A. Official traffic signs.
- B. Government/regulatory signs.
- C. Holiday and seasonal decorations that is non-commercial in nature.
- D. Personal expression signs of any sign type, including flags, provided that they do not exceed three (3) sq. ft. in area per side, are non-commercial in nature, and not illuminated.
- E. Address signs that designates the street number and/or street name for identification purposes, as designated by the United States Postal Service that do not exceed two (2) square feet.
- F. Signs or emblems of a religious, civil, philanthropic, historical or educational organization that do not to exceed four (4) sq. ft. in area.

- G. Private drive signs - One (1) sign per driveway entrance, not to exceed two (2) sq. ft. in area.
- H. American flags, state and local flags, and flags representing branches of the armed forces of the United States of America or persons Missing In Action. Flags and flagpoles shall not be located within any right-of-way. Flags containing commercial messages may be used as permitted freestanding or projecting signs, and, if so used, the area of the flag shall be included in, and limited by the computation of allowable area for signs on the property. Flags up to three (3) sq. ft. in area containing noncommercial messages are considered personal expression signs.
- I. Legal notices.
- J. Vending machine signs.
- K. Memorial signs, public monument or historical identification sign erected by West Branch Township.
- L. Signs advertising the variety of crop growing in a field.
- M. On-premises Directional signs provided they do not contain any commercial messaging. No single directional sign shall exceed four (4) sq. ft. in area and shall have a maximum height of five (5) feet.
- N. Art and murals provided such signs do not contain any commercial messaging.
- O. Temporary signs in accordance with Section 7.9.
- P. Security signs.

SECTION 7.6 GENERAL REGULATIONS

- A. Unless a sign is exempt from permit requirements as specified in Section 7.5, a Zoning Permit must be obtained from the Zoning Administrator prior to the construction or placement of any sign.
- A. Sign location:
 - 1. All signs shall be setback a minimum of ten (10) feet from all lot lines.
 - 2. New commercial signs in areas that have many existing signs may be placed in line with existing commercial signs while adhering to required setbacks as closely as possible as approved by the Zoning Administrator.
 - 3. No signs shall be placed in required clear vision areas at driveways or intersections.
- B. Sign Materials & Construction:
 - 1. All signs shall be subject to the building and safety codes of the Ogemaw County Building Department.

2. All signs shall be adequately maintained; if not, written notice shall be issued by the Zoning Administrator to the owner of the sign. If disrepair is not corrected within thirty (30) days, said sign and structure shall be removed at the owner's expense.

C. Sign Area:

1. The area of a sign shall mean the area of all lettering, wording, and accompanying designs, logos, and symbols. The area of a sign shall not include any supporting framework, bracing or trim which is incidental to the display, provided that it does not contain any lettering, wording, or symbols.
2. Where the sign consists of individual letters, designs, or symbols attached to a building, awning, wall, or window, the area shall be that of the smallest rectangle which encompasses all of the letters, designs, and symbols.
3. Signs may be double sided.
 - a. Only one (1) side shall be considered when determining the sign area, provided that the faces are equal in size.
 - b. Where the faces are not equal in size the larger sign face shall be used as the basis for calculating sign area.
 - c. Signs that consist of, or have attached to them, one or more three-dimensional or irregularly shaped objects, shall have a sign area of the sum of two adjacent vertical sign faces of the smallest cube encompassing the sign or object.
 - d. The permitted maximum area for all signs is determined by the sign type and the zoning district in which the sign is located.

D. Sign Height:

1. Sign height shall be measured as the distance from the highest portion of the sign to the finished grade of the ground closest to the sign.
2. Clearance for freestanding and projecting signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other structural elements.
3. The permitted maximum height for all signs is determined by the sign type and the zoning district in which the sign is located.

E. Sign Illumination:

1. Signs may be illuminated, unless otherwise specified herein, consistent with the following standards:
 - a. Light sources to illuminate signs shall neither be visible from any street right-of way nor cause glare hazardous or distracting to pedestrians, vehicle drivers, or adjacent properties.
 - b. Any illumination of signs shall be by a non-flashing light.
2. Types of Illumination: Where permitted, illumination may be:

- a. External: The source of light must be concealed by translucent covers, directed solely at the sign, and the light source must be static in color.
- b. Internal: Including neon lights, must be static in intensity and color.

SECTION 7.7 REGULATIONS BY SIGN TYPES: On-Premises Signs

A. Wall Signs:

1. Wall signs are limited to the identification of the business, use, service and/or identifying logo.
2. Are not to project above the eaves of the roofline.
3. Shall be architecturally designed to be compatible with the development.
4. The lowest edge of a wall sign shall be at least eight (8) feet above the finished grade unless the wall sign projects less than three (3) inches from the building.

B. Canopy or Awning Signs:

1. A canopy or awning without lettering and/or advertising shall not be regulated as a sign.
2. The lowest edge of a canopy or awning sign shall be at least eight (8) feet above the finished grade.
3. Canopy or awning signs are limited to the identification of the business, use, service and/or identifying logo.
4. Canopy or awning signs shall comply with all setback regulations within the district.
5. Awnings shall not project above the eaves of the roofline.

C. Projecting Signs:

1. No portion of a projecting sign shall project more than four (4) feet from the face of the building.
2. The lowest edge of a projecting sign shall be at least eight (8) feet above the finished grade.
3. Projecting sign area shall be deducted from the maximum sign area allowed per district for freestanding (pole or ground) signs.

D. Marquee Sign:

1. Marquee signs shall be located only above the principal public entrance of a building facing a public street or parking lot.
2. Are not to project above the eaves of the roofline.
3. The lowest edge of a marquee sign shall be at least ten (10) feet above the finished grade.

E. Freestanding Signs:

1. The lowest edge of a freestanding pole sign shall be at least eight (8) feet above the finished grade.
2. Freestanding ground signs shall be supported or permanently placed by embedding, anchoring, or connecting the sign in such a manner as to incorporate it into the landscape.
3. Freestanding pole signs shall be designed to be permanently placed and not temporary and/or moveable.
3. No freestanding sign (pole or ground) may occupy an area designated for walkways, driveways, fire lane, easement, or other areas required to remain unobstructed.
4. Only one (1) type of freestanding sign is permitted. Either freestanding pole or ground, not both.

F. Changeable Copy Signs (manual or electronic):

1. Must be integrated into a freestanding (pole or ground), marquee, or wall sign.
2. Manual changeable copy sign area shall be deducted from the maximum sign area allowed per district for freestanding (pole or ground) signs.

SECTION 7.8 PERMITTED SIGNS BY DISTRICT

A. Signs permitted in the Commercial District and I-75 Overlay District.

CLASS	SIGN TYPE	MAXIMUM NUMBER	MAXIMUM SIGN AREA	MAXIMUM HEIGHT	PERFORMANCE STANDARDS
Business: Single & Multiple	Wall	One (1) per face, not to exceed three (3) faces.	10% of bulding face	Section 7.7 A	Section 7.7 A
	Freestanding (Pole)	One (1)	100 sq. feet	35 ft. I-75 Overlay 25 ft. Commercial	Section 7.7 E
	Freestanding (Ground)	One (1)	100 sq. feet	8 ft.	Section 7.7 E
Business: Center	Wall	One (1) per face, not to exceed three (3) faces.	10% of bulding face	Section 7.7 A	Section 7.7 A
	Freestanding (Pole)	One (1)	150 sq. feet	35 ft. I-75 Overlay 25 ft. Commercial	Section 7.7 E
	Freestanding (Ground)	One (1)	100 sq. feet	8 ft.	Section 7.7 E
All Classes	Canopy	One (1) per storefront	10% of building face	Section 7.7 B	Section 7.7 B
	Awning	One (1) per entrance or window	10% of building face	Section 7.7 B	Section 7.7 B
	Directory	One (1) per entrance	20 square feet	8 feet	Section 7.7 G

B. Signs permitted in the Industrial District.

CLASS	SIGN TYPE	MAXIMUM NUMBER	MAXIMUM SIGN AREA	MAXIMUM HEIGHT	PERFORMANCE STANDARDS
Business: Single & Multiple	Wall	One (1) per face, not to exceed three (3) faces.	10% of building face	Section 7.7 A	Section 7.7 A
	Freestanding (Pole)	One (1)	100 sq. feet	25 feet	Section 7.7 E
	Freestanding (Ground)	One (1)	100 sq. feet	8 ft.	Section 7.7 E
Business: Center	Wall	One (1) per face, not to exceed three (3) faces.	10% of building face	Section 7.7 A	Section 7.7 A
	Freestanding (Pole)	One (1)	150 sq. feet	25 feet	Section 7.7 E
	Freestanding (Ground)	One (1)	100 sq. feet	8 ft.	Section 7.7 E
All Classes	Canopy	One (1) per storefront	10% of building face	Section 7.7 B	Section 7.7 B
	Awning	One (1) per entrance or window	10% of building face	Section 7.7 B	Section 7.7 B
	Directory	One (1) per entrance	20 square feet	8 feet	Section 7.7 G

C. Signs Permitted in Residential Zones.

CLASS	SIGN TYPE	MAXIMUM NUMBER	MAXIMUM SIGN AREA	MAXIMUM HEIGHT	PERFORMANCE STANDARDS
Institutional Signs School, Church, etc..	Wall	One (1) per street frontage	48 square feet	Section 7.7 A	Section 7.7 A
	Freestanding (Pole)	One (1)	60 square feet	20 feet	Section 7.7 E
	Freestanding (Ground)	One (1)	60 square feet	8 ft.	Section 7.7 E
Neighborhood Identification	Wall	One (1) per development entrance	36 square feet	Section 7.7 A	Section 7.7 A
	Freestanding (Pole)	One (1)	48 square feet	20 feet	Section 7.7 E
	Freestanding (Ground)	One (1)	48 square feet	8 ft.	Section 7.7 E
Multi-Family	Wall	One (1) per street frontage	36 square feet	Section 7.7 A	Section 7.7 A
	Freestanding (Pole)	One (1) at each road entrance to complex	48 square feet	20 feet	Section 7.7 E
	Freestanding (Ground)	One (1) at each road entrance to complex	48 square feet	8 feet	Section 7.7 E
Rural Business (Special Uses only)	Wall	One (1) per street frontage	36 square feet	Section 7.7 A	Section 7.7 A
	Freestanding (Pole)	One (1)	48 square feet	12 feet	Section 7.7 E
	Freestanding (Ground)	One (1)	48 square feet	8 feet	Section 7.7 E
Home Business	Wall	One (1)	10 square feet	Section 7.7 A	Section 7.7 A
	Freestanding (Pole)	One (1)	10 square feet	6 feet	Section 7.7 E
	Freestanding (Ground)	One (1)	10 square feet	6 feet	Section 7.7 E

SECTION 7.9 TEMPORARY SIGNS

A. General Provisions:

1. Shall conform to all General Regulations in Section 7.6
2. Temporary signs shall not be illuminated.

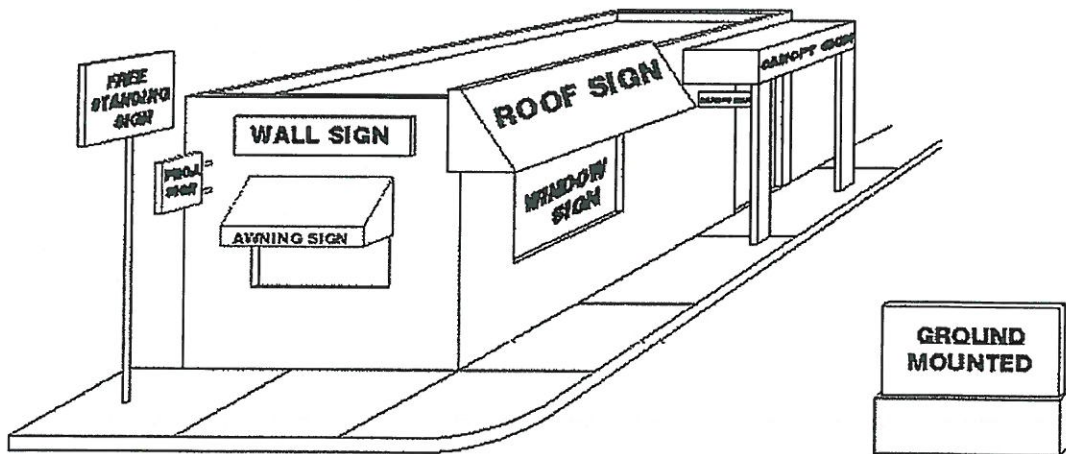
B. Size, Number, and Height Allowances:

1. Size: 32 square feet maximum.
2. Number: One (1) per parcel. If a parcel is greater than five (5) acres and has at least 400 feet of street frontage OR has in excess of 10,000 square feet of floor area, one (1) additional sign may be allowed as long as there is 200 feet between the two (2) temporary signs.
3. Height: Six (6) feet maximum from finished grade.

SECTION 7.10 NON-CONFORMING SIGNS

A non-conforming sign or sign structure existing and in place as of the date of the enactment of this Chapter may continue to have the copy or message on the sign changed and may also have normal maintenance performed. However, a non-conforming sign existing on the day of enactment of this Chapter SHALL NOT:

- A. Be changed to another non-conforming sign.
- B. Be structurally altered so as to prolong the life of the sign or to change the shape, size, location, type or design of the sign.
- C. Be re-established after the activity, business, or use to which it relates has been discontinued for ninety (90) days or longer.
- D. Be re-established after damage by any means if the damage is in excess of the State Equalized Value (SEV) of the sign, as determined from its most recent assessed valuation.



Planning Commission Public Hearing Date: **March 15, 2018 @ 7pm**

Motion offered by: **SELINSKI**

Motion seconded by: **EVANS**

Roll Call Votes: Yea: **BELL, EVANS, & SELINSKI**

Nay: **NONE**

Abstain: **NONE**

Absent: **DELAHANTY**

Chairman declared motion: **CARRIED**

Date Sent to Ogemaw County Planning Commission: **5/22/2018**

West Branch Township Board Meeting Date: **7/11/18**

Ordinance offered by: **BUHLMAN**

Ordinance seconded by: **SELINSKI**

Roll Call Votes: Yea: **VEEDER, SELINSKI, BUHLMAN, PHILBRICK, & DELAHANTY**

Nay: **NONE**

Abstain: **NONE**

Supervisor declared the Ordinance: **ADOPTED**

I hereby certify that the foregoing Ordinance is a true copy of the Ordinance adopted by the West Branch Township Board on the **11TH of JULY, 2018** and a summary was published in the Ogemaw County Herald on **JULY 19, 2018**. This Ordinance becomes effective eight (8) days after publication on **JULY 27, 2018**.

Ryan Veeder
West Branch Township Clerk