



**CITY OF OWOSSO
PLANNING COMMISSION
Regular Meeting**

Monday, September 23, 2019 at 6:30 p.m.
Council Chambers – Owosso City Hall
301 W. Main Street, Owosso, MI 48867

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA – September 23, 2019

APPROVAL OF MINUTES – August 26, 2019

PUBLIC HEARING:

1. Administrative Site Plan Review Ordinance Amendments
2. Sign Ordinance Amendments

OLD BUSINESS:

NEW BUSINESS:

OTHER BOARD BUSINESS

PUBLIC COMMENTS AND COMMUNICATIONS

ADJOURNMENT

Next regular meeting will be on Monday, October 28, 2019

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and recordings of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. The City of Owosso website is: www.ci.owosso.mi.us

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
MONDAY, AUGUST 26, 2019 – 6:30 P.M.

CALL TO ORDER: Chairman Wascher called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE: Recited

ROLL CALL: Tanya Buckelew

MEMBERS PRESENT: Chairman Wascher, Commissioners Adams, Jenkins, Law, Taylor and Yerian

MEMBERS ABSENT: Vice-Chair Livingston, Secretary Fear and Commissioner Kirkland

OTHERS PRESENT: City Manager Nathan Henne, Justin Sprague, CIB Planning, Randy Woodworth, Rick Hebert

APPROVAL OF AGENDA:

MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY COMMISSIONER LAW TO APPROVE THE AGENDA FOR AUGUST 26, 2019 WITH THE FOLLOWING CHANGES: OLD BUSINESS 1 – SIGN ORDINANCE IS TABLED UNTIL THE SEPTEMBER 23, 2019 MEETING AND NEW BUSINESS 2 – RECREATIONAL MARIJUANA PUBLIC HEARING IS REMOVED.

YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:

MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY COMMISSIONER LAW TO APPROVE THE MINUTES FOR THE JULY 22, 2019 MEETING.

YEAS ALL. MOTION CARRIED.

PUBLIC HEARINGS: NONE

OLD BUSINESS:

1. Sign Ordinance Review – tabled until the September 23, 2019 meeting

NEW BUSINESS:

1. **Site Plan Review – 501 W Main Street (116 S. M-52)**

Randy Woodworth and Rick Hebert were present to discuss the plans for this building/location. It is currently a car wash. The building would stay intact and the renovations would allow for 2 rental retail spaces with a drive thru and would keep the automatic car wash that exists on the west side of the property. The site plan presented is preliminary as the possible renters have not been formally agreed upon.

Discussion was held between the Commissioners and the Developers as to more specific details regarding the site plan. A main concern discussed was the EFIS/DRYVIT being used as it exceeds the allowed percentage in the ordinance.

Sec. 38-397.-Commercial design requirements.

(b) *Building materials.*

(1) Durable building materials which provide an attractive, quality appearance must be utilized.

(2) The predominant building materials (fifty (50) percent or more of the face) should be quality materials such as earth-toned brick, native stone, and tinted/textured concrete masonry units and/or glass products.

(3) Other materials such as smooth-faced concrete block, EFIS panels, or pre-fabricated corrugated steel panels should only be used as accents and not dominate the building exterior of the structure.

The amount of EFIS may change depending on the businesses that come. This would also have to be administratively approved. Zoning Board of Appeals is an option, if the developer desires to stay with this percentage of EFIS.

CIB Planners had the following review comments:

1. Information items. The site plan meets the informational requirements of the ordinance.
2. Area and Bulk. The proposed site was reviewed in accordance with Article 16, Schedule of Regulations, as described in the following table:

	Required	Provided	Comments
501 W Main/116 S M-52 (B-4 Zoning)			
Front Yard Building Setback	15 ft.	18 ft.	In compliance
Side Yard Building Setback	0	7 ft.	In compliance
Rear Yard Building Setback	10 ft.	38 ft.	In compliance
Maximum Building Height	30 ft.	17 ft.	In compliance

3. Building Design & Materials. The ordinance states that durable building materials which provide an attractive, quality appearance must be utilized. The predominant material for the new building will be concrete block and EFIS/DRYVIT with metal panel accents along the top of the building. We believe this does not meet the intent of the ordinance to materials that provide an attractive and quality appearance. We would like to see a decorative mason unit such as brick or other mason material instead of CMU block and a significant reduction of the amount of EFIS being utilized. EFIS should only be utilized as an accent material.
4. Building Height. The proposed building complies with the maximum building height.
5. Mechanical Units. No new mechanical units are proposed
6. Dumpster. A dumpster already exists on site and will not be changing.
7. Parking Lot Requirements. The applicant is adding 12 parking spaces which is in compliance with the ordinance, but they have not provided a loading space, which is required for buildings exceeding 1,400 sf. Additionally, it is not clear what the vehicle stacking patterns will be on site for both the remaining car wash and the drive through window for the new proposed tenant space. We believe the applicant should provide this information to ensure there will be no vehicular conflicts on site, and that emergency vehicles such as fire trucks will still have access to and be able to circulate the site.
8. Landscaping. The applicant has prepared an acceptable landscape plan.
9. Other Approvals. The proposed site plan must be reviewed and approved by the appropriate city departments, consultants, and agencies.

RECOMMENDATION

Based upon the above comments, we recommend approval of the 501 W. Main/116 S. M-52 Site Plan, conditioned upon the following:

1. Submission of a revised site plan that satisfactorily addresses the items in this letter, for administrative review and approval;
2. Use of materials consistent with the ordinance that are acceptable to the Planning Commission;
3. The addition of a loading space as well as vehicular stacking patterns to ensure there will be no vehicular conflicts on the site and that emergency vehicles will have full access to the site; and
4. Review and approval by the appropriate city departments, consultants, and agencies

MOTION BY COMMISSIONER YERIAN, SUPPORTED BY COMMISSIONER LAW TO APPROVE THE SITE PLAN FOR 501 W MAIN STREET (116 S. M-52) WITH THE FOLLOWING CONDITIONS AND THE UNDERSTANDING THIS SITE PLAN IS PRELIMINARY AND CHANGES MAY OCCUR DEPENDING ON THE TYPE OF BUSINESSES THAT WILL RENT OUT SPACE:

1. Dumpster Location – signage “Exit Only” unless garbage truck or delivery truck
2. Fire Department to review entrance of emergency vehicles
3. Employee entrance/exit door on the south side of the building: change the door to open on a left hinge to enable employees to see traffic before exiting
4. Installation of 6 bollards on the north side of the building, 2 near the dumpster and add bollards to the south side of the building
5. Possible removal of the vacuums could produce parallel parking
6. Submission of a revised site plan for administrative/department head review and approval

YEAS: COMMISSIONERS JENKINS, LAW AND YERIAN
NAYS: COMMISSIONER TAYLOR AND CHAIRMAN WASCHER
ABSTAINED: COMMISSIONER ADAMS (DUE TO A FINANCIAL CONFLICT OF INTEREST)
RCV VOTE MOTION CARRIED WITH A 3-2 VOTE.

2. Set Public Hearing for Recreational Marijuana Discussion – removed from the agenda
3. Set Public Hearing for the Administrative Site Plan Review and Sign Ordinance Amendments

MOTION BY COMMISSIONER LAW, SUPPORTED BY COMMISSIONER ADAMS TO SET THE PUBLIC HEARING FOR THE ADMINISTRATIVE SITE PLAN REVIEW AND SIGN ORDINANCE AMENDMENTS FOR SEPTEMBER 23, 2019 AND PUBLISH NOTICE AT LEAST 15 DAYS PRIOR TO THE MEETING.

YEAS ALL, MOTION CARRIED.

4. **Master Plan Update**
The heart of the plan is being drafted now. In addition to compiling the demographics. Justin Sprague is drafting the Economic Development chapter. Hopefully by late September into October, the first rough draft will be available.

OTHER BOARD BUSINESS: NONE

PUBLIC COMMENTS AND COMMUNICATIONS:

City Manager Henne reported that recreational marijuana will start with city council, as the council will determine to lift the moratorium and whether to opt in or out. If the council chooses to opt in, it will be referred to the Planning Commission to develop the ordinance to establish the rules for the city.

ADJOURNMENT

MOTION BY COMMISSIONER LAW, SUPPORTED BY COMMISSIONER TAYLOR TO ADJOURN AT 7:30 P.M. UNTIL THE NEXT MEETING ON SEPTEMBER 23, 2019.

YEAS ALL, MOTION CARRIED.

Janae L. Fear, Secretary

OFFICIAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, the City of Owosso Planning Commission will hold a public hearing on Monday, September 23, 2019 at 6:30 p.m. in the Owosso City Hall Council Chamber, located at 301 W. Main Street, Owosso, MI 48867.

The Planning Commission will consider proposed text amendments to the City's Code of Ordinances Chapter 26 – Signs and Chapter 38 - Zoning Sec. 38-390 Site Plan Review.

NOTICE IS FURTHER GIVEN that the purpose of the public hearing is to hear and consider amendments to the Code of Ordinances that would have the following effect:

- Amendments to Chapter 26 – Signs – to add/amend the ordinance for the purpose of clarification and compliance with the law
- Amendments to Chapter 38 – Zoning Sec. 38-390 to add/amend the ordinance to allow administrative site plan reviews

NOTICE IS FURTHER GIVEN, that complete text of ordinance amendments will be available for review at the City Clerk Office, which is located at 301 W. Main Street, Owosso, MI 48867. All meetings of the City of Owosso Planning Commission are open to the public. Persons unable to attend the public hearings may send their comments in writing to the attention of the Owosso City Manager, Nathan Henne, or via email to nathan.henne@ci.owosso.mi.us. Comments will be received through 12:00 P.M. on September 23rd.

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio recordings of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hour notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy K. Kirkland, City Clerk, 301 West Main Street, Owosso, MI 48867 or at (989) 725-0500. The City of Owosso Website address is www.ci.owosso.mi.us.

ARTICLE I. - IN GENERAL

Sec. 26-1. – Short title.

- a. This ordinance shall be known as and may be cited as the City of Owosso Sign Ordinance.

Sec. 26-2. - Purpose.

- a. The purpose of this article is to regulate signs and to minimize outdoor advertising within the city so as to protect public safety, health and welfare; minimize abundance and size of signs to reduce visual clutter, motorist distraction, and loss of sight distance; promote public convenience; preserve property values; support and complement land use objectives as set forth in the City of Owosso Master Plan and this article; and enhance the aesthetic appearance and quality of life within the city. The standards contained herein are intended to be content neutral.
- b. These objectives are accomplished by establishing the minimum amount of regulations necessary concerning the size, placement, construction, illumination, and other aspects of signs in the city so as to:
 1. Recognize that the proliferation of signs is unduly distracting to motorists and non-motorized travelers, reduces the effectiveness of signs directing and warning the public, causes confusion, reduces desired uniform traffic flow, and creates potential for accidents.
 2. Prevent signs that are potentially dangerous to the public due to structural deficiencies or disrepair.
 3. Reduce visual pollution and physical obstructions caused by a proliferation of signs which would diminish the city's image, property values, and quality of life.
 4. Recognize that the principal intent of commercial signs, to meet the purpose of these standards and serve the public interest, should be for identification of an establishment on the premises, and not for advertising special events, brand names, or off-premises activities; alternative channels of advertising communication and media are available for advertising which do not create visual blight and compromise traffic safety.
 5. Enable the public to locate goods, services and facilities without excessive difficulty and confusion by restricting the number and placement of signs.
 6. Prevent placement of signs which will conceal or obscure signs of adjacent uses.
 7. Protect the public right to receive messages, especially noncommercial messages such as religious, political, economic, social, philosophical and other types of information protected by the First Amendment of the U.S. Constitution.
- c. The regulations and standards of this article are considered the minimum necessary to:
 1. Achieve a substantial government interest for public safety, aesthetics, protection of property values, and are intended to be content neutral.
 2. Allow for adequate and effective signage for business identification and other commercial speech, non-commercial speech, and dissemination of public information, including but not limited to, public safety information and notification as may be required by law.

3. Prevent off-premises signs from conflicting with other allowed land uses.
4. Maintain and improve the image of the city by encouraging signs of consistent size which are compatible with and complementary to related buildings and uses, and harmonious with their surroundings.
5. Prohibit portable commercial signs in recognition of their significant negative impact on traffic safety and aesthetics.
6. Preserve and enhance the image of the City
7. To prohibit all signs not expressly permitted by this chapter.
8. To provide for the permitting of signage and the enforcement of the provisions of this chapter.
9. Permit signs containing noncommercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations applicable to such signs.

Sec. 26-3. – Reserved.

Sec. 26-4. - Reserved.

ARTICLE II. - DEFINITIONS

Sec. 26-5. - Sign definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this article, except where the context clearly indicates a different meaning.

Abandoned sign. Any sign which is still on the premises six (6) months after a business ceases to operate or moves from the location.

Address sign: Address numbers attached to the building or sign which are readily visible from the street.

Administrator. The City Manager or his designated representative within the City of Owosso.

Alteration. Any construction or repair which significantly changes a sign, including additions or deletions to the sign structure.

Accessory sign: A sign which pertains to the use of the premises on which it is located.

Animated sign: A sign which uses lights, moving parts, or other means to depict action, create an image of a living creature or person, or create a special effect or scene.

Awning: A roof like cover, typically constructed of canvas, vinyl or similar fabric stretched over a framework, that projects from the wall of the building for the purpose of shielding a doorway, a window, or pedestrians from the elements.

Awning sign: A permanent sign painted on, printed on, or attached flat against the surface of an awning.

Balloon sign: A type of temporary, portable sign filled with air or gas.

Banner: A fabric, plastic or other sign made of non-rigid material without enclosing structural framework. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banner signs.

Building marker. Any sign indicating the name of a building and date of construction which is typically cut into a masonry surface and part of the building wall construction.

Barber pole sign: A permanent sign attached to the building in a vertical cylinder shape with moving and/or alternating colors.

Business or campus center: A grouping of two or more buildings on one or more parcels of property which may share parking, access and are linked by ownership giving the appearance of a unified grouping of uses.

Changeable message sign: A sign on which the message is changed mechanically, electronically or manually. The elements may be internally illuminated or may be illuminated by reflected light. The sign may be framed by permanent, nonmoving signage. Reference Electronic message sign (EMS) definition.

Community special event sign: Signs and banners, including decorations and displays celebrating a traditionally-accepted patriotic or religious holiday, or special municipal, school or other non-profit activities.

Commemorative plaque: A memorial tablet, commemorative plaque, or sign including historical identification sign, designating the name and date of significance, cut into or raised on any masonry surface, or when constructed of cast metal, with a total maximum sign area of ten (10) square feet.

Construction sign: A temporary sign identifying the name(s) of project owners, contractors, developers, realtors representing developers, architects, designers, engineers, landscape architects, and financiers of a project being constructed or improved; and not including any advertising of any product or announcement of availability of leasing space.

Directional sign: A sign which assists motorists in determining or confirming a correct route such as, enter, exit and parking signs..

Display time: The amount of time a message and/or graphic is displayed on an Electronic Message Sign.

Double faced sign: Signs with two parallel or nonparallel sign surfaces not more than 24 inches apart at any point on the opposite face.

Downtown Historic District boundary: As shown in the map.



Electronic message sign (EMS): A sign or portion of a sign, that displays an electronic image or video, which may or may not include text, including any sign or portion of a sign that uses changing lights or similar forms of electronic display such as LED to form a sign message with text and or images wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. This definition includes without limitation television screens, plasma screens, digital screens, flat screens, LED displays, video boards, and holographic displays.

Fade: A mode of message transition on an Electronic Message Sign accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

Feather or flutter sign: Any sign that is comprised of material that is suspended or attached in such a manner to a pole or stake as to attract attention by waving, moving or fluttering from natural wind currents. It also includes similar signs that do not move or flutter. Feather or flutter signs are considered temporary signage.

Festoon: Temporary signage that is a string of ribbons, tinsel, small flags, pinwheels, streamer, pennants, or balloons, typically strung overhead.

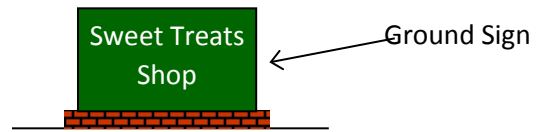
Flag. Any sign printed or painted on cloth, plastic, canvas, or other like material with distinctive colors, patterns, or symbols attached to a pole or staff and anchored along only one edge or supported or anchored at only two corners.

Flashing sign: A sign which contains an intermittent or sequential flashing light source.

Gas station canopy: A freestanding, open-air structure constructed for the purpose of shielding service station islands from the elements.

Gas station canopy sign: Any sign that is part of, or attached to, the vertical sides of the gas station canopy roof structure.

Ground or monument sign: A sign extending upward from grade that is attached to a permanent foundation with either stone or masonry or is wrapped in a material so that the support structure is concealed.



Historical marker: A historical marker or historic marker is an indicator such as a plaque or sign to commemorate an event or person of historic interest and to associate that point of interest with a specific locale one can visit. Historical marker designation and plaque or sign size and placement may be regulated by local, state, or federal regulations and standards.

Illegal sign: A sign which does not meet the requirements of this article and does not have legal nonconforming status.

Illuminated sign. Any sign that provides artificial light directly on or through any transparent or translucent material, from a source of light connected with such sign, or a sign illuminated by a light with a source so obscured and shielded that no direct rays from it are visible from a public right-of-way or from an abutting property.

Incidental sign: A small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises. Examples of incidental signs include credit card signs, signs indicating the hours of business, no smoking signs, signs used to designate bathrooms, and signs providing information on credit cards and business affiliations.

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.

Institutional uses: Meaning a use by public or quasi- public institution such as a religious organization, church, nonprofit organization, academic institution, library or hospital.

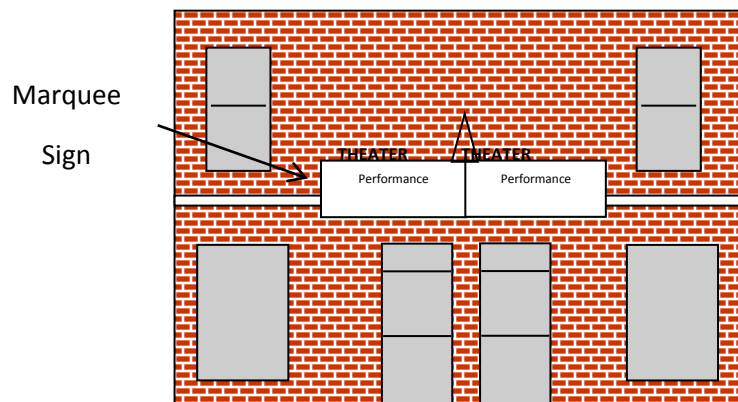
Mansard: A sloped roof or roof-like façade. Signs mounted on the face of a mansard roof shall be considered roof signs.

Maintenance. For the purposes of this chapter, the cleaning, painting, repair or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

Marquee: A permanent roof-like structure or canopy, supported by and extending from the face of the building.

Marquee sign: A permanent sign attached to any part of a marquee other than the roof.

Menu board sign: A sign oriented to the drive through lane for a restaurant that advertises the menu available from the drive through window.



Moving sign: A sign in which the sign itself, or any portion of the sign, moves or revolves. A "rotating sign" is a type of moving sign. This definition does not include "changeable message signs."

Mural: A design or representation which is painted or drawn on the exterior surface of a structure and which does not advertise a business, product, service, or activity.

Nonconforming sign: A sign that does not comply with the size, placement, construction or other standards or regulations of this article, but were lawfully established prior to its adoption. Signs for which the zoning board of appeals has granted a variance are exempt and shall not be defined as nonconforming.

Obsolete sign: A sign that advertises a product that is no longer made or that advertises a business that has closed.

Off-premises sign: A sign which identifies a use or advertises products and services not available on the site or parcel on which the sign is located; a sign which directs travelers or provides a message unrelated to the site on which the sign is located, e.g. billboards.

On-premises sign: A sign providing the address and name of owner of a parcel of land; a sign advertising a business, service or product sold or produced on the same site or parcel.

Outline tubing sign: A sign consisting of glass tubing, filled with a gas such as neon, which glows when electric current is sent through it including neon and luminous tube. Outline tubing signs shall also apply to signs consisting of LED tubing. Accent lighting not spelling words shall not be considered signage.

Owosso Historic District Commission: Formed in the fall of 2010, this regulatory commission is responsible for reviewing all applications for exterior work that is completed in within the Downtown Historic District Commission (HDC) boundaries.

Owner. A person regarded as such on city tax records, or a tenant of the premises so designated by the administrator.

Parapet: The extension of a false front or wall above a roof line. Signs mounted on the face of a parapet shall be considered wall signs.

Pennant. A flag or banner that tapers to a point. A pennant is considered a temporary sign.

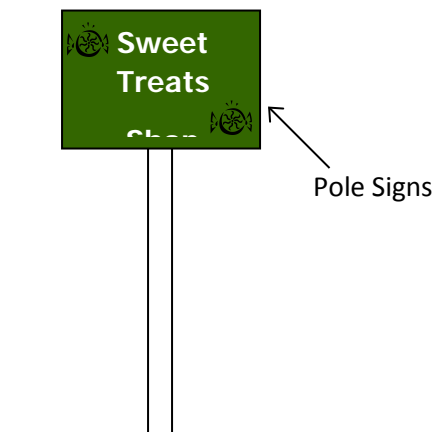
Pole sign: A sign supported on the ground by a pole, braces, and not attached to any building or other structure.

Permanent sign: A sign designed to be installed permanently in the ground or wall of a building that is constructed out of durable materials.

Portable sign: A temporary sign designed to be moved from place to place by wheels, whether or not it is attached to the ground or a structure. Portable may include changeable signage area.

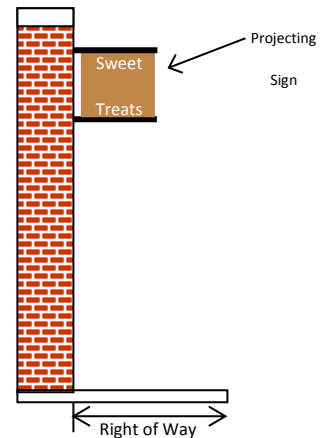
Premises. The contiguous land in the same ownership or control which is not divided by a public street.

Principal building. The building in which is conducted the principal use of the zone lot on which it is located. Zone lots with multiple principal uses may have multiple principal buildings,



but storage buildings, garages, and other clearly accessory uses shall not be considered principal buildings.

Projecting sign: A sign, other than a wall sign, that is affixed to any building or wall and whose leading edge extends more than 12 inches beyond such building or wall. The leading edge may extend over the public right of way.



Public sign: A sign erected in the public interest by or upon orders from a city, state, or federal public official. Examples of public signs include: legal notices, safety signs, traffic signs, memorial plaques, signs of historical interest, and similar signs.

Real estate development sign: A sign that is designed to promote the sale or rental of lots, homes, or building space in a real estate development (such as a subdivision or shopping center) which is under construction on the parcel on which the sign is located.

Real estate sign: An on-premises temporary sign advertising the property or structure's availability for sale or lease.

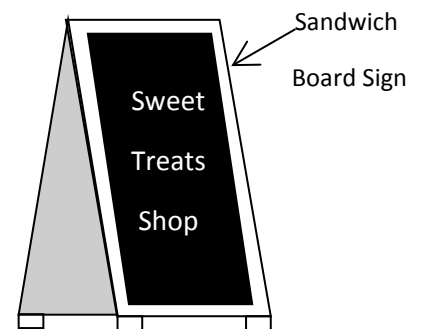
Regulatory sign: A sign installed by a public agency to direct traffic flow, regulate traffic operations and provide information in conformance with the Michigan Manual of Uniform Traffic Control Devices.

Residential entranceway sign: A permanent sign which marks the entrance to a subdivision, apartment complex, condominium development, or other residential development.

Roof line: The top edge of a roof or building parapet, whichever is higher, excluding cupolas, pylons, chimneys, or similar minor projections.

Roof sign: A temporary sign or permanent sign erected upon, against, or directly above a roof or on top of or above the parapet of a building, or signs where any portion of the sign extends above the roof of the building where the sign is located.

Sandwich board sign: A temporary sign containing two separate faces which are attached to one another at the top by one or more hinges or fasteners and which when placed upon the ground will stand upright without any additional support.



Sign: A sign means any structure or wall or other object used for the display of any message, and includes but is not limited to any bill, poster, placard, handbill, flyer, painting, balloon, streamer or other similar object in any form whatsoever which may contains printed or written matter in words, symbols, or pictures, or in any combination thereof attached to or affixed to the ground or any structure.

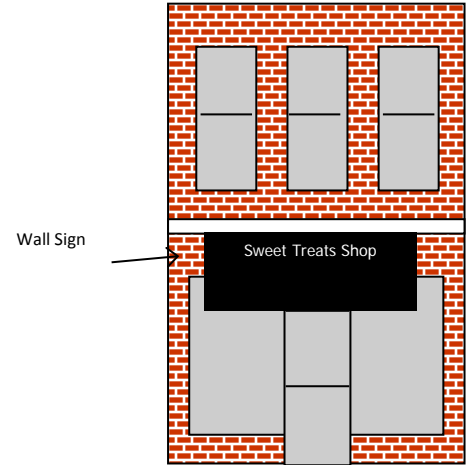
Temporary sign: A sign constructed of paper, cloth, canvas, plastic, cardboard, wall board, plywood, or other like material that are constructed for limited time use, lack a permanent foundation or mounting, or is determined by the Ordinance Enforcer to be displayed for a limited time.

Time and temperature sign: Signs which display the current time and/or temperature only.

Vehicle sign: Signs affixed to a parked vehicle or truck trailer which is being used principally for advertising purposes. This does not include the use of business logos, identification or advertising on vehicles primarily and actively used for business purposes and/or personal transportation on a daily basis.

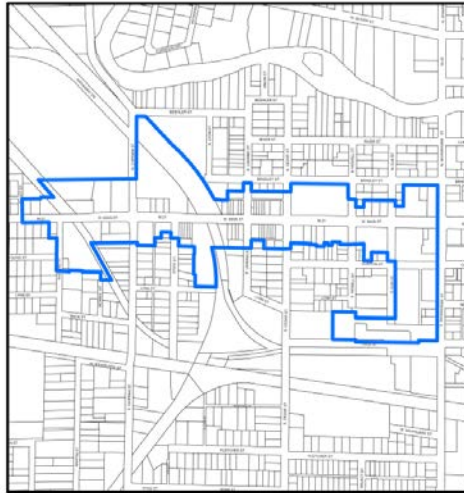
Wall sign: A sign attached parallel to and extending not more than 12 inches from the wall of a building.

Westown boundary: As shown in the map.



Westown Boundary

- Legend
- Westown
- City Parcels



Window sign: A sign located in or on a window which is intended to be viewed from the outside. This includes tv or computer screens placed in the window visible from the outside.



ARTICLE III. - GENERAL PROVISIONS

Sec. 26-6. Applicability; effect and scope.

The regulations of this chapter shall apply to all signs visible from a public right-of-way, private road, public park or residentially zoned property located within the City of Owosso.

Sec. 26-7. – Sign permits.

- a. All signs are subject to the general and specific regulations of this chapter whether they require a permit or not. Any sign permitted under the ordinance may contain either a commercial or noncommercial message.
- b. Any signs within the Downtown Historic District shall meet and be reviewed for all requirements of the Owosso Historic District Commission prior to submittal of a permit to the City of Owosso.
- c. It shall be unlawful for any person to erect, re-erect, change panels, make an alteration, or relocate any sign unless a permit shall have been first obtained from the administrator, and a permit fee paid in accordance with the schedule adopted by resolution of the city council. Electrical signs shall, in addition, require an electrical permit.
- d. Applications for sign permits and the appropriate nonrefundable fee shall be made upon forms provided by the building department for this purpose and in accordance with application specifications published by the administrator. These specifications shall be as complete in form as necessary for evaluation of the sign in relationship to the requirements of this chapter.
- e. Within ten (10) days of receiving an application for a sign permit, the administrator shall review it for completeness. If the administrator finds that it is complete, the application shall then be processed. If the administrator finds that it is incomplete, the administrator shall, within such ten (10) day period, send to the applicant a notice of the specific ways in which the application is deficient, with appropriate references to the applicable sections of this chapter. If it is discovered that the sign permit application contains any false information, the administrator may revoke the permit or deny the application, whichever is appropriate.
- f. The administrator shall issue a permit within ten (10) days of receipt of a valid application, provided that the sign complies with all applicable laws and regulations of the city. In all applications, where a matter of interpretation arises, the more specific definition or higher standard shall prevail.

- g. When a permit is denied, the administrator shall within ten (10) days, give a written notice to the applicant along with a brief statement of the reasons for denial, citing code sections and interpretation of possible nonconformity.
- h. Unless otherwise indicated, no person shall conceal any portion of such work until it has been inspected and approved by the administrator. The administrator shall inspect the work completed in conformance with the approved permit and applicable codes. If the construction is not complete within six months of the permit issuance date, the permit shall expire.

Sec. 26- 8. – Signs exempt from permit regulations.

The following signs are exempted from permit requirements but must be in conformance with all other requirements of this chapter:

- a. Address signs
- b. Building marker
- c. Commemorative plaque
- d. Historical marker sign
- e. Directional signs
- f. Public signs and regulatory signs
- g. Temporary signs as detailed in this chapter
- h. Time and temperature signs
- i. Window signage

Sec. 26-9. - Prohibited signs.

The following signs are prohibited in all districts:

- a. Abandoned signs
- b. Balloon signs
- c. Festoons
- d. Flashing signs
- e. Illegal signs
- f. Inflatable signs
- g. Moving signs excluding barber shop poles
- h. Obsolete signs
- i. Off-premise signs, unless otherwise specified in this chapter
- j. Outline tubing signs
- k. Pennants
- l. Portable signs
- m. Roof signs
- n. Vehicle signs
- o. Non-regulatory signs placed in any public right-of-way; attached to a utility pole; or affixed to a tree, street furniture, or waste receptacles.

- p. Any sign which simulates or imitates in size, color, lettering, or design, any traffic sign or signal or other word, phrase, symbol, or character in such a manner as to interfere with, mislead, or confuse the drivers of motorized vehicles.
- q. Signs which obstruct or impair the vision of motorists or non-motorized travelers at any intersection, driveway, within a parking lot or loading area.
- r. Signs which obstruct the minimum 5 feet of clearance required for Barrier Free accessibility.
- s. Signs which obstruct free access or egress from any building, including those that obstruct any fire escape, required exit way, window, or door opening or that prevent free access to the roof by firefighters

Sec. 26-10. - General standards for permitted signs.

The following regulations shall apply, unless otherwise specifically stated in this chapter, to all signage erected or located in any zoning district within the city:

- a. The current edition of the Michigan Building Code shall be in full force and effect in the City as if set out fully herein. Complete printed copies of the code are available for public use and inspection at the office of the city clerk.
- b. Sign setbacks.
 - 1. All signs, unless otherwise provided for, shall be set back a minimum of five feet from any public or private street right-of-way line or access drive in all districts. This distance shall be measured from the nearest edge of the sign, measured at a vertical line perpendicular to the ground to the right-of-way.
 - 2. Side yard setbacks for signs shall be the same as that required for the main structure or building.
- c. Adequate sight distance. In order to ensure adequate sight distance for motorists, bicyclists and pedestrians, a minimum clear vision area shall be maintained between a height of 24 inches and six feet within a triangular area measured 25 feet back from intersection of public right-of-way lines. Furthermore, signs shall not be permitted where they obstruct motorist vision of regulatory signs, traffic-control devices or street signs.
- d. Illumination.
 - 1. Signs may be illuminated, but only by steady, stationary, shielded light sources directed solely at the sign or internal to the sign.
 - 2. Use of glaring undiffused lights, bare bulbs, or flames is prohibited.
 - 3. External sources of illumination shall be shielded and directed to prevent glare onto neighboring properties or the public right of way.
 - 4. Underground wiring shall be required for all illuminated signs not attached to a building.
- e. Maintenance, construction and design.
 - 1. All signs shall be maintained in good structural condition at all times..
 - 2. All signs shall be kept neatly painted, stained, sealed or preserved including all metal, wood or other materials used for parts and supports.
 - 3. All signs, including any cables, guide wires, or supports shall have a minimum clearance of four feet from any electric fixture, electric line, street light, or other public utility pole or standard.

4. Signs shall not be constructed from materials that are remnants or manufactured for a different purpose.
- f. Addresses. Addresses shall be in compliance with the International Fire Code requirements for number size and visibility from the public right of way.
- g. Noncommercial speech. Signs containing noncommercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations applicable to such signs.
- h. Directional Signs.
 1. Private On-premise directional signs.
 - a) Not more than one directional sign shall be permitted for each approved driveway entrance from a right of way, with a maximum sign area of six square feet per sign, and a maximum height of six feet.
 - b) Any directional sign which includes a business name, symbol or logo shall be calculated as part of the allowable sign square footage.
 - c) Directional signage located within a business center not adjacent to a public right of way shall be governed by the property owner.
 2. Private Off-Premise Directional Signs. Private off-premise directional signs which provide directions to a commercial or industrial establishment which is not located on a primary street within the city shall be allowed on private property provided there exists a written agreement between the property owner and the business/industry. Said agreement shall be filed with the city of Owosso.
 - a) Off-premise directional signs shall be no greater than twelve (12) square feet.
 - b) Sign lettering may only display the off-premise business name, address, and an arrow indicating direction.
 - c) Off-premise directional signs shall only be located on B-2, B-3, B-4, I-1, and I-2 Districts.
 3. Public Off-Premise Directional Signs: Public off-premise directional signs erected by the City, City affiliated organization or State of Michigan shall be permitted in the street right-of-way
- i. Temporary signs. Temporary signs as defined in Sec. 26-5 are allowed with a permit subject to the following:
 1. Size of Temporary Signs: The total aggregate sign area of all temporary signs on any one site shall not exceed 30 square feet. The maximum size of individual temporary signs shall not exceed twenty 20 square feet in area. Temporary signs shall not be higher than 42 inches above average mean grade of the yard on which it is placed.
 - a) Exceptions:
 - I. For uses other than one and two family dwellings, temporary signs for buildings under construction shall be a maximum size of 10% of the square foot area of the front of the structure, and not more than 20 feet in height.
 - II. One temporary sign located on vacant land that is for sale or for lease, when the parcel exceeds two acres in area, shall be allowed to have a size equal to 64 square feet of sign area (total), but not more than 32 square feet per sign face and not more than 8 feet in height.
 - b) Location of Temporary Signs:
 - I. Temporary signs shall not be attached to any utility pole or be located within any public right-of-way.

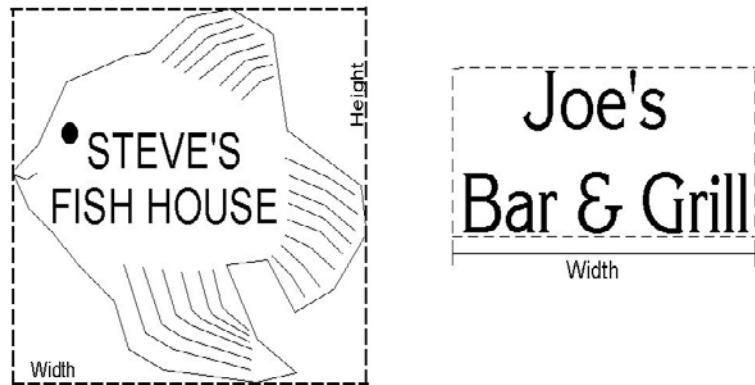
- II. Temporary signs shall not be erected in such a manner that they will or reasonably may be expected to interfere with, obstruct, confuse or mislead traffic.
- III. Temporary signs cannot be placed or constructed so as to create a hazard of any kind.
- IV. Prior to the erection or placement of a temporary sign, the permission of the property owner where the sign is to be located must be secured.
- V. Signs shall be located so as to comply with the corner clearance requirements of the ordinance.
- VI. Temporary signs shall not be illuminated.

c) **Time Limitations for Temporary Signs:** Temporary signs shall be removed within 60 days of placement, except for temporary signs that are located on real property that is for sale or lease. Temporary signs are permitted for 60 days in a 120-day period.

j. Measuring sign area and height.

- I. Measurement of allowable sign area (see Figure 26.1 Guidelines for Measuring Sign Face Square Footage below).

Figure 26.10.a. How to Measure Sign Face



- II. The sign area shall include the surface area which encloses the extreme limits of the sign copy together with the frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding only the structure necessary to support the sign.

- d) Measurement of sign height. Sign height shall be the vertical distance measured from the point of ground immediately beneath the sign to the highest point of the sign, including decorative embellishments. Where the ground elevation beneath a

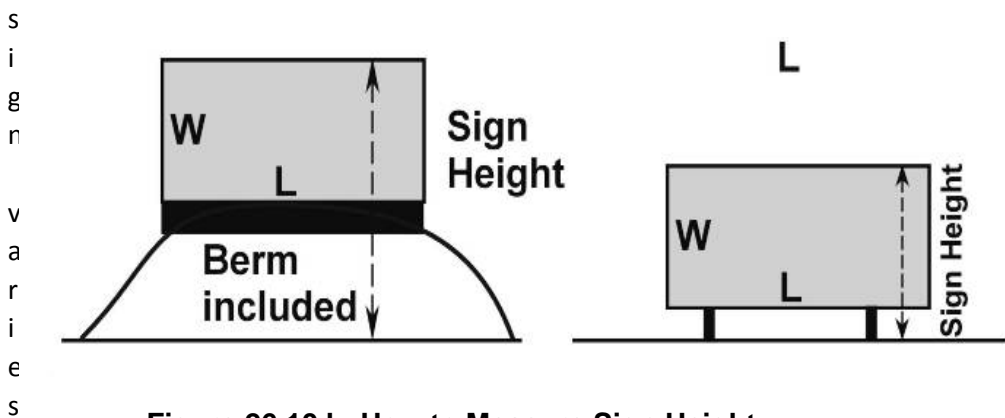


Figure 26.10.b. How to Measure Sign Height

, the average grade shall be used. The average grade shall be the highest point within said radius plus the lowest point within said radius, divided by two. Any filling, berming, mounding or excavating solely for the purpose of locating the sign shall not be included in the calculation of average grade.

Sec. 26-11. - Nonconforming signs. Nonconforming signs are those signs that do not comply with the size, placement, construction or other standards or regulations of this chapter, but were lawfully established prior to its adoption. Signs for which the board of appeals has granted a variance are exempt and shall not be defined as nonconforming. It is the intent of this article to encourage eventual elimination of nonconforming signs in a timely manner. This objective is considered as much a subject of public health, safety and welfare as the prohibition of new signs in violation of this article. Therefore, the purpose of this article is to remove illegal nonconforming signs while avoiding any unreasonable invasion of established private property rights. A nonconforming sign may be continued and shall be maintained in good condition as described elsewhere in this article, however, the following alterations are regulated:

- a. A nonconforming sign shall not be structurally altered or repaired so as to prolong its useful life or so as to change its shape, size, type or design unless such change shall make the sign conforming.
- b. A nonconforming sign shall not be replaced by another nonconforming sign.
- c. A nonconforming sign shall not be reestablished after abandonment as defined in section 26-22, dangerous, unsafe, abandoned, and illegally erected signs.
- d. A nonconforming sign must not be reestablished after damage or destruction if the estimated expense of reconstruction exceeds 50 percent of the appraised replacement cost as determined by the building official/zoning administrator or if 50 percent or more of the face of the sign is damaged or destroyed.

Sec. 26-12. - Dangerous, unsafe, abandoned, and illegally erected signs.

- a. Dangerous signs. Any sign constituting an immediate hazard to health or safety shall be deemed a nuisance and may be immediately removed by the city and the cost thereof charged against the owner of the property on which it was installed.
- b. Unsafe signs. Any sign that becomes insecure, in danger of falling, or otherwise unsafe but not considered an immediate danger by the building official/zoning administrator to the health or safety of the public shall be removed or repaired according to the process outline in paragraph 5. below.
- c. Abandoned signs. Any sign that advertises a business that has been discontinued for at least 90 days or that advertises a product or service that is no longer offered shall be deemed abandoned. Permanent signs applicable to a business temporarily suspended by a change in ownership or management shall not be deemed abandoned unless the structure remains vacant for at least six months. An abandoned sign shall be removed by the owner or lessee of the premises. If the owner or lessee fails to remove the sign, the building official/zoning administrator shall initiate the process noted in paragraph e. below.
- d. Illegally erected signs. The building official/zoning administrator shall order the removal of any sign erected illegally in violation of this article, according to the process outlined in paragraph e. below.
- e. Process for enforcing violations of section 26-5, dangerous, unsafe, abandoned, and illegally signs. For violations of section 26-5 , the building official/zoning administrator shall notify the owner of the property on which the sign is located. Verbal notices or those sent by first class mail shall be sufficient notice. Where a sign erected in violation of this article is considered dangerous or unsafe, the notice shall inform the owner to remove said sign(s) immediately and property owners of other illegal signs on private property shall be granted a reasonable period of time within which to remove the sign, as determined by the building official/zoning administrator. Should the property owner fail to remove the sign(s) within the time specified, or if a sign is erected within any right-of-way or public property, the building official/zoning administrator, or their designee, shall have the authority to remove the sign, and the property owner shall be liable for the cost thereof.

Sec. 26-13. - Administration of sign ordinance standards.

- a. Generally. The regulations of this article shall be administered and enforced by building official/zoning administrator.
- b. Signs in the public right of way. In addition to the penalties prescribed below, any sign erected in the public right of way may be removed by the ordinance enforcer and stored in a safe location for at least 48 hours. During this period of time, the sign owner may obtain the sign from the City upon request and payment of a fee established in the City's Fee Schedule which will cover the cost of removal and storage. After 48 hours, the City may dispose of the sign.
- c. Violations. It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, use or maintain any sign in the city, or cause or permit the same to be done, contrary to or in violation of any of the standards and regulations of this article. Any such violation, including the

failure to remove a sign when directed under the authority of this article, shall constitute a misdemeanor punishable in accordance with section 34-231 of the Owosso Code of Ordinances.

Sec. 26-14. – Board of Appeals

- a. Organization. The sign board of appeals shall be the zoning board of appeals as organized in chapter 38.
- b. Powers and duties.
 1. Hear and decide appeals by the sign permit applicant from a decision of the administrator denying, or failing to grant a sign permit within 30 days of application.
 2. Grant variances from the requirements of this chapter as part of the disposition of an appeal from action of the administrator denying or failing to grant a sign permit.
 3. Hear and decide appeals of a determination by the administrator that a sign must be removed for noncompliance with this chapter.
 4. Interpret the provisions of this chapter.
- c. Grounds for variance. The board of appeals may grant a variance from the provisions or requirements of this chapter only where:
 1. The literal interpretation and strict application of the provisions and requirements of this chapter would cause undue and unnecessary hardship to the sign user because of unique or unusual conditions pertaining to the specific building or parcel of property in question.
 2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.
 3. The unusual conditions applying to the specific property do not apply generally to other properties in the city.
 4. The granting of the variance will not be contrary to the general objective of this chapter of moderating the size, number and obtrusive placement of signs and the reduction of clutter.
 5. Support for hardship. Where there is insufficient evidence, in the opinion of the board of appeals, to support a finding of “undue and unnecessary hardship” under subsection (a) of this section, but some hardship does exist, the board may consider the requirement fulfilled if:
 - a) The proposed sign is of particularly good design and in particularly good taste.
 - b) The entire site has been or will be of particularly good design and in granting a variance, the board may attach thereto such conditions regarding the location, character and other features of the proposed sign as it may deem necessary to carry out the spirit and purpose of this chapter in the public interest.
 6. Notice of hearing. Shall be done in accordance with the Michigan Zoning Enabling Act, Act 110 of 2006 and any amendments to said Act.

Sec. 26-15. Reserved.

Sec. 26-16. Reserved.

Sec. 26-17. Reserved.

Sec. 26-18. Reserved.

Sec. 26-19. Reserved.

ARTICLE IV. – SPECIFIC SIGN STANDARDS

Sec. 26-20. - Signs Permitted in Residential One-family Residential (R-1), Two-family Residential (R-2), Attached One-family Residential (R-T), Multiple-family Residential (RM-1) and Multiple-family Residential – High rise (RM-2) Districts Signage Table

Type	# Allowed	Max Height	Max Size
Wall	1 per business		Not exceed 10% facade
Awning	1 per business		Not exceed 10% facade
Ground	1 per parcel	6 feet	24 square feet per side
EMS	Institutional use only *		50% of allowed ground sign
Subdivision/Development Entrance	Entrance to development	6 feet	24 square feet per side
Business Placard (B & B)	1 per residence		2 feet x 3 feet

Sec. 26-21. - Signs Permitted in Residential One-family Residential (R-1), Two-family Residential (R-2), Attached One-family Residential (R-T), Multiple-family Residential (RM-1) and Multiple-family Residential – High rise (RM-2) Districts Signage.

- a. The following signs are permitted in the R-1, R-2, R-T, RM-1 and RM-2 zoning districts subject to the following requirements:
 1. Wall Sign.
 - a) One wall sign per business not to exceed 10% of front façade for all uses other than single family homes, duplexes, and attached condominiums.
 - b) No wall sign shall extend above the roof or parapet of the structure to which it is attached. No wall sign shall have a thickness greater than 12 inches measured from the wall to which it is attached.
 - c) No wall sign shall be attached to a wall at a height less than eight feet above any sidewalk.
 2. Awning signs may be used as an alternative or in addition to wall signs for all uses other than single family homes, duplexes, and attached condominiums, provided that they meet the following standards:
 - a) Awning signs and wall signs must not exceed 10% of front façade
 - b) Any sign area on an awning shall be included in calculations of maximum wall sign square footage.
 - c) Awning signs shall be set back at least two feet from any street curb-line, shall not extend more than six feet over the public right-of-way, and shall leave a minimum clearance of eight feet above the ground and shall not project over an alley or private access lane.

- d) No awning sign shall extend above the roof or parapet of the structure to which it is attached.
 - e) Awning signs shall not be internally illuminated.
3. Home Occupations as allowed and defined in Sec. 38-394 shall be permitted a sign not to exceed a size of 2' x 3' mounted flush to the building. The sign may be illuminated, provided such illumination is concentrated on the surface of the sign and is so located as to avoid glare or reflection onto any portion of an adjacent street or highway, into the path of oncoming vehicles, or on any adjacent premises. In no event, shall any home occupation sign have flashing or intermittent lights, nor shall the lights be permitted to rotate or oscillate.
4. Bed and breakfast signs as detailed in Chapter 7 of the Owosso City Code.
5. Ground Sign shall be permitted as follows for all uses other than single family homes, duplexes and attached condominiums:
- a) Not more than one ground sign is permitted per parcel.
 - b) The top of the ground sign shall be no more than six feet above ground level.
 - c) A ground sign shall not extend closer than 5 feet to any part of the public right of way and shall meet the adequate sight distance requirements of this chapter.
 - d) No ground sign shall have an area exceeding 24 square feet per side.
 - e) A ground sign shall be located on the same parcel as the use.
 - f) In order to ensure adequate sight distance for motorists, bicyclists and pedestrians, the location of the sign shall be such that a minimum clear vision area shall be maintained between a height of 24 inches and six feet within a triangular area measured 25 feet back from intersection of public right-of-way lines. Furthermore, signs shall not be permitted where they obstruct motorist vision of regulatory signs, traffic-control devices or street signs.
6. One electronic message sign, meeting the above requirements, may be permitted for institutional uses located in a residential district when meeting the following requirements:
- a) The institutional use is located on a major or minor arterial or collector road.
 - b) The size of the electronic message sign shall be no greater than 50% of the allowable ground sign square footage.
7. Residential Entryway/Ground Sign shall be permitted as follows at the entrance of a residential subdivision:
- a) Entryway Sign:
 - I. The top of the ground sign shall be no more than six feet above ground level.
 - II. A ground sign shall not extend closer than 5 feet to the adjacent public right of way and shall meet the adequate sight distance requirements of this chapter.
 - III. No ground sign shall have a single surface area exceeding 24 square feet per side.
 - IV. A ground sign shall be located on the same parcel or at the vehicular entrance to identify a subdivisions, apartment complexes, condominium communities, senior housing complexes, manufactured housing communities, or similar residential uses.
 - b) Real Estate Sales Sign:

- I. One temporary sign located on vacant land that is for sale or for lease or a residential development that has site plan approval and is under construction, and when the parcel exceeds two acres in area, shall be allowed to have a size

Zone District		
----------------------	--	--

equal to 64 square feet of sign area (total), but not more than 32 square feet per sign face and not more than 8 feet in height.

- II. Real Estate Sales signs must be removed after the last lot/parcel/residence is sold/leased in the development.

8. Temporary signs per Sec. 26-10(i) of this chapter and:
 - a) Temporary signs include, but are not limited to the following:
 - I. For a single dwelling or building or vacant land: an on-site real estate sign, advertising the premises for sale, rent or lease.
 - II. An on-site sign advertising an on-going garage, estate or yard sale.
 - III. Noncommercial signs which contain noncommercial information or directional messages.
 - IV. Political signs.
 - V. Holiday or other seasonal signs.
 - VI. Construction signs for buildings under construction. See Real Estate Development Sign requirements.
 - VII. All temporary signs must comply with the sign size and height standards as specified in the sign dimensional standards and regulations table.
 - b) Location of temporary signs shall comply with the following:
 - I. Temporary signs shall not be attached to any utility pole or be located within any public right-of-way.
 - II. Temporary signs shall not be located closer than 20 feet to the edge of the traveled portion of the roadway, nor shall they be located within any dedicated right-of-way.
 - III. Temporary signs shall not be erected in such a manner than they will or may reasonably be expected to interfere with, obstruct, confuse or mislead traffic.
 - IV. Temporary signs cannot be placed or constructed so as to create a hazard of any kind.
 - V. Temporary signs may not be posted on private property without first obtaining the permission of the property owner.
 - VI. Signs shall not be located within any clear vision triangle, as described in section 38-388 Corner Clearance.
 - c) Time limitations for temporary signs. Each temporary sign shall be removed within 60 days of placement. Furthermore, no sign may be erected on a single parcel for more than 60 calendar days out of every 120 calendar days.

Sign Type	OS-1	B-1	B-2	B-3	B-4	I-1	I-2	PUD	P1	C-OS
Pole sign ^{1,3} (number allowed)	NA	1	1	1	1	1	1	Signage as permitted in B-1, B-2, B-3 and B-4	See Section 38-333	
Pole sign area (square feet)		40	40	40	40	40	40			
Pole sign height max (feet)		20 or building height	20 or building height	20 or building height	20 or building height	20 or building height	20 or building height			
Sign Setback (feet)(c)	5	5	5	5	5	5	5			
Ground Sign ¹ (number allowed)	1	1*	1*	1*	1*	1	1			1*
Ground sign height max (feet)	NA	6	6	6	6	6	6			6
Ground Sign area (square feet)	40 per side	40 per side	40 per side	40 per side	40 per side	40 per side	40 per side			40 per side
Wall sign ^{1,2} (number allowed)	1	1 per business	1 per business	1 per business	1 per business	1	1			
Wall area ⁴	10%	10% or 100 square feet, whichever is less	10% or 100 square feet, whichever is less	10% or 100 square feet, whichever is less	10% or 100 square feet, whichever is less	20% or 200 square feet, whichever is less	20% or 200 square feet, whichever is less			
EMS sign as part of pole sign or ground sign (% of sign changeable)	50%	50%	50%	50%	50%	50%	50%			
Window Signs (max square ft)		25% first floor window	25% first floor window	25% first floor window	25% first floor window					

Section 26-22. - Signs Permitted in Local Business (B1), Planned Shopping Center (B2), Central Business (B3) and General Business (B4) Districts Signage Table

¹Lots fronting on two (2) or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on one (1) street in excess of that allowed for lots with only one street frontage.

²Additional wall signage is permitted per Section 26.23.a.2.c

³Additional pole sign may be permitted per Section 26.23.e

⁴The percentage figure here shall mean the percentage of the area of the wall of which such sign is a part or to which each such sign is most nearly parallel.

Sec. 26-23. Signs Permitted in Local Business (B1), Planned Shopping Center (B2), Central Business (B3) and General Business (B4) Districts Signage.

a. Wall Sign:

1. Any signs within the Downtown Historic District shall meet and be reviewed for all requirements of the Owosso Historic District Commission prior to submittal of a sign permit, and prior to installation of new signage or modification of existing signage.
2. Wall signs may be used provided that they meet the following standards:
 - a) One wall sign per business not to exceed 10% of front façade or 100 square feet, whichever is less is permitted.
 - b) No wall sign shall extend above the roof or parapet of the structure to which it is attached.
 - c) Businesses located on a second public right of way, public parking lot or public alley shall be allowed up to two wall signs, one for each front façade. The maximum wall sign area shall not exceed ten percent of the front façade of the building per use or business establishment.
 - d) Additional wall sign square footage is permitted when the following is met:
 - I. 201 - 400 linear feet of building frontage facing a public street and having a public entrance is allowed a maximum wall sign area of 150 square feet.
 - II. Greater than 400 linear feet of building frontage facing a public street and having a public entrance is allowed a maximum wall sign area of 200 square feet
 - e) No wall sign shall have a thickness greater than 12 inches measured from the wall to which it is attached.
 - f) No wall sign shall be attached to a wall at a height less than eight feet above any sidewalk.

b. Ground Sign

1. Ground Sign may be used provided that they meet the following standards:
 - a) The top of the ground sign shall be no more than six feet above ground level.
 - b) A ground sign shall not extend closer than 5 feet to the public right of way.
 - c) No ground sign shall have an area exceeding 40 square feet per side.
 - d) A ground sign shall be located on the same parcel as the building or use to which it is accessory.
 - e) An additional ground sign may be permitted if access to the parcel is provided from two public streets.
 - f) In order to ensure adequate sight distance for motorists, bicyclists and pedestrians, the location of the sign shall be such that a minimum clear vision area shall be maintained between a height of 24 inches and six feet within a triangular area measured 25 feet back from intersection of public right-of-way lines. Furthermore, signs shall not be permitted where they obstruct motorist vision of regulatory signs, traffic-control devices or street signs.

c. Changeable or electronic message sign

1. Changeable or electronic message signs as part of a wall or ground sign when the following requirements are met:
 - a) Changeable or electronic message signs are not permitted within the historic district boundary.
 - b) One changeable or electronic message sign shall be permitted per premises, but not both.
 - c) The area of a changeable or electronic message sign shall not exceed half the total area of the sign.
 - d) Illumination shall be concentrated within the face of the sign to prevent glare upon adjoining properties and thoroughfares.
 - e) Electronic messages shall not flash, fade in or out, or scroll.
 - f) Any voids or burned out bulb in an electronic display shall be replaced within 10 days of city notification.
2. One gasoline price sign is permitted for a gas station canopy with an area not to exceed ten percent of the canopy façade.

d. Pole Signs

1. Pole signs may be used provided that they meet the following standards:
 - a) Pole signs are not permitted within the historic district boundary.
 - b) A pole sign may stand no higher than the building it represents or 20 feet above the level of the ground, upon which the sign is mounted, whichever is less.
 - c) A pole sign shall not extend closer than 5 feet to the public right of way.
 - d) The lower edge of the pole sign shall be eight feet or more above the ground level.
 - e) No pole sign shall have a single surface area exceeding 40 square feet per side.
 - f) A pole sign shall be located on the same parcel of property as the building or use to which it is accessory.
 - g) Changeable or electronic message signs as part of a pole sign when the following requirements are met:
 - I. Changeable or electronic message signs are not permitted within the historic district boundary.
 - II. One changeable or electronic message sign shall be permitted per premises, but not both.
 - III. The area of a changeable or electronic message sign shall not exceed half the total area of the sign.
 - IV. Illumination shall be concentrated within the face of the sign to prevent glare upon adjoining properties and thoroughfares.
 - V. Electronic messages shall not flash, fade in or out, or scroll.
 - VI. Any voids or burned out bulb in an electronic display shall be replaced within 10 days of city notification.
 - h) One gasoline price sign is permitted for an overhead gas pump awning with an area not to exceed ten percent of the awning façade.

e. Number of pole or ground signs. Not more than one pole or ground sign may be erected accessory to any single building, structure, or shopping center regardless of the number of separate parties, tenants or uses contained therein; provided however, a property may have two pole or ground signs when the following is met:

1. If fronting along two or more right of ways, 1 ground sign is allowed on each right of way
2. If there is greater than 300 feet of frontage along one right of way, 2 ground signs are allowed on such right of way.

f. Awning

1. Projecting and awning signs may be used as an alternative or in addition to wall signs provided that they meet the following standards:
 - a) Any sign area of an awning or projecting sign shall be included in calculations of maximum wall sign square footage.
 - b) Awning or projecting signs shall be set back at least two feet from any street curb-line, shall not extend more than six feet over the public right-of-way, and shall leave a minimum clearance of eight feet above the ground and shall not project over an alley or private access lane.
 - c) No awning or projecting sign shall extend above the roof or parapet of the structure to which it is attached.
 - d) Wood posts or supporting arms shall not be used in conjunction with any projecting sign.
 - e) Awning signs shall not be internally illuminated.
 - f) If any projecting sign is suspended over a public property, public street, sidewalk or alley, the owner shall at all times carry liability insurance in such amounts as are satisfactory to the city, and issued by companies acceptable to the city, licensed in the state of Michigan naming the city as an additional insured on any such policy. The owner will file with the city certificates or policies evidencing such insurance coverage. The insurance policies or certificates shall provide that the city shall be given 30 days' written notice before a cancellation in coverage may occur.
 - g) If at any time the insurance policy obtained to subsection (9)(G) is canceled, the projecting sign shall be immediately removed. In the event the projecting sign is not removed, the City of Owosso shall have the right to remove the sign and repair the façade at the expense of the property owner.

g. Marquee

1. Marquee signs shall be permitted within the Historic district and Westtown district for theater uses as follows:
 - a) The bottom of the marquee sign shall be a minimum of eight feet above the ground.
 - b) A marquee shall not project over a public street. For purposes of this section, a public sidewalk is not considered to be a public street.
 - c) A marquee sign shall not project greater than 48 inches beyond the property line. In measuring the sign's projection, the measurement shall be taken from the building from which it protrudes, including any open area between the wall face and the sign face.

- d) One marquee shall be permitted per public entrance.
 - e) The total size of a marquee sign shall not exceed one and one-half square feet per lineal foot of building frontage. The total square feet of a marquee sign shall be subtracted from the total allowable wall signage square footage for the district.
 - f) No marquee sign shall project into an alley or truck service driveway.
 - g) If any marquee sign is suspended over a public property, public street, sidewalk or alley, the owner shall at all times carry liability insurance in such amounts as are satisfactory to the city, and issued by companies acceptable to the city, licensed in the state of Michigan naming the city as an additional insured on any such policy. The owner will file with the city certificates or policies evidencing such insurance coverage. The insurance policies or certificates shall provide that the city shall be given 30 days' written notice before a cancellation in coverage may occur.
 - h) If at any time the insurance policy obtained to subsection (9)(G) is canceled, the marquee shall be immediately removed. In the event the marquee is not removed, the City of Owosso shall have the right to remove the sign and repair the façade at the expense of the property owner.
- h. Menu Boards
- 1. Menu board signs may be used provided that they meet the following standards:
 - a) Menu display boxes shall be constructed of high-quality materials, and their size, location, and design shall be appropriate to the character of the building and the restaurant.
 - b) Menu signs, including display box, shall not exceed 25 square feet in area and 6 feet in height.
- i. Sandwich Board
- 1. Sandwich board signs are permitted within the Historic District and Westtown district subject to the following requirements:
 - a) One sign per entrance shall be permitted regardless of the number of tenants on the premises.
 - b) The sign shall be located on the sidewalk.
 - c) The sign is permitted only during operating business hours and must be stored inside when the establishment is not open to the general public.
 - d) Each sign shall not exceed an overall height of 4 feet and a maximum square footage of 8 per side.
 - e) No sign shall be located in such a manner as to interfere with vehicular traffic flow or visibility.
 - f) Sign placement shall permit for the minimum 5 feet of clearance required for Barrier Free accessibility, which includes but is not limited to placement on a sidewalk.
 - g) No sign shall be placed as to obstruct any door or opening used as a means of egress or as to prevent free passage.
 - h) All signs must be constructed of weather-proof, durable material, have a professionally-made appearance and be kept in good repair.

- i) Sandwich board signs may not be illuminated by any means and may not have moving parts.
 - j) The owner of a sidewalk/sandwich board sign shall at all times carry liability insurance in such amounts as are satisfactory to the city, and issued by companies acceptable to the city, licensed in the state of Michigan naming the city as an additional insured on any such policy. The owner will file with the city certificates or policies evidencing such insurance coverage. The insurance policies or certificates shall provide that the city shall be given 30 days' written notice before a cancellation in coverage may occur.
 - k) If at any time the insurance policy obtained pursuant to subsection (8)(J) is canceled, the sidewalk/sandwich board sign shall be immediately removed. In the event the sign is not removed, the City of Owosso shall have the right to remove the sign at the expense of the property owner.
- j. Temporary signs per Sec. 26-10(i) of this chapter.

Sec. 26-24. - Light Industrial (I1) and General Industrial (I2) Districts Signage.

The following signs are permitted in the I1 and I2 zoning districts subject to the following requirements:

- a. Wall signs
 - 1. Wall signs may be used provided that they meet the following standards:
 - a) One wall sign per business not to exceed 20% of front façade or 200 square feet, whichever is less is permitted.
 - b) No wall sign shall extend above the roof or parapet of the structure to which it is attached.
 - c) Businesses located on a corner lot shall be allowed up to two wall signs, one for each front façade. The maximum wall sign area shall not exceed ten percent of the front façade of the building per use or business establishment.
 - d) Additional wall sign square footage is permitted when the following is met:
 - I. 201 - 400 linear feet of building frontage facing a public street and having a public entrance is allowed a maximum wall sign area of 150 square feet.
 - II. Greater than 400 linear feet of building frontage facing a public street and having a public entrance is allowed a maximum wall sign area of 200 square feet
 - e) No wall sign shall have a thickness greater than 12 inches measured from the wall to which it is attached.
 - f) No wall sign shall be attached to a wall at a height less than eight feet above any sidewalk.
 - 2. Projecting signs and awning signs may be used as an alternative or in addition to wall signs provided that they meet the following standards:
 - a) Any sign area of an awning or projecting sign shall be included in calculations of maximum wall sign square footage.
 - b) Awning or protecting signs shall be set back at least two feet from any street curb-line, shall not extend more than six feet over the public right-of-way, and shall leave a

minimum clearance of eight feet above the ground and shall not project over an alley or private access lane.

- c) No awning or projecting sign shall extend above the roof or parapet of the structure to which it is attached.
- d) Wood posts or supporting arms shall not be used in conjunction with any projecting sign.
- e) Awning signs shall not be internally illuminated.

b. Pole signs.

1. Pole signs may be used provided that they meet the following standards:

- a) A pole sign may stand no higher than the building it represents or 20 feet above the level of the ground, upon which the sign is mounted, whichever is less.
- b) A pole sign shall not extend closer than 5 feet to any part of the public right of way.
- c) The lower edge of the pole sign shall be eight feet or more above the ground level.
- d) No pole sign shall have a single surface area exceeding 40 square feet for a single face sign.
- e) A pole sign shall be located on the same parcel of property as the building or use to which it is accessory.
- f) Changeable or electronic changeable message signs as part of a pole sign when the following requirements are met:
 - I. One changeable message sign shall be permitted per premises.
 - II. Message changes may occur electronically or manually.
 - III. The area of a changeable message sign shall not exceed half of the total area of the sign.
 - IV. Illumination shall be concentrated within the face of the sign to prevent glare upon adjoining properties and thoroughfares.
 - V. Electronic messages shall not flash, fade in or out, or scroll.
 - VI. Any voids or burned out bulb in an electronic display shall be replaced within 10 days of city notification.

c. Ground Sign

1. Ground signs may be used provided that they meet the following standards:

- a) The top of the ground sign shall be no more than six feet above ground level.
- b) A ground sign shall not extend closer than 5 feet to any part of the public right of way.
- c) No ground sign shall have an area exceeding 40 square feet per side.
- d) A ground sign shall be located on the same parcel as the building or use to which it is accessory.
- e) In order to ensure adequate sight distance for motorists, bicyclists and pedestrians, the location of the sign shall be such that a minimum clear vision area shall be maintained between a height of 24 inches and six feet within a triangular area measured 25 feet back from intersection of public right-of-way lines. Furthermore, signs shall not be permitted where they obstruct motorist vision of regulatory signs, traffic-control devices or street signs.

- f) Changeable or electronic message signs as part of a ground sign when the following requirements are met:
 - I. One changeable message sign shall be permitted per premises.
 - II. Message changes may occur electronically or manually.
 - III. The area of a changeable message sign shall not exceed half of the total area of the sign.
 - IV. Illumination shall be concentrated within the face of the sign to prevent glare upon adjoining properties and thoroughfares.
 - V. Electronic messages shall not flash, fade in or out, or scroll.
 - VI. Any voids or burned out bulb in an electronic display shall be replaced within 10 days of city notification.

d. Number of pole or ground signs.

- 1. Not more than one pole or ground sign may be erected accessory to any single building or structures regardless of the number of separate parties, tenants or uses contained therein; provided however, a property may have two pole or ground signs when the following is met:
 - a) If fronting along two or more right of ways, 1 ground sign is allowed on each right of way
 - b) If there is greater than 300 feet of frontage along one right of way, 2 ground signs are allowed on such right of way.

- e. Temporary signs per Sec. 26-10(i) of this chapter.

Sec. 26-25. Planned Unit Development District (PUD) Signage.

- a. The following signs are permitted in the PUD subject to the following requirements:
 - 1. Signage in PUD zoning districts established prior to the adoption of this amendment shall utilize the sign regulations for the B1, B-2, B-3 and B-4 zoning districts.
 - 2. PUD zoning districts established after the adoption of this chapter amendment will state allowable signage in the approved development program for the PUD.

Sec. 26-26. Vehicular Parking District (P1) Signage.

- a. The following signs are permitted in the P1 zoning district subject to the following requirements:
 - 1. Signage per Sec. 38-333 - No signs of any kind, other than signs designating entrances, exits, and conditions of use, shall be maintained on such parking area per the directional signage requirements of this chapter.

Sec. 26-27. Conservation/Open Space District (C-OS) Signage.

- a. The following signs are permitted in the C-OS zoning district subject to the following requirements:
 1. Ground signs may be used provided that they meet the following standards:
 - a) The top of the ground sign shall be no more than six feet above ground level.
 - b) A ground sign shall not extend closer than 5 feet to any part of the public right of way.
 - c) No ground sign shall have an area exceeding 40 square feet per side.
 - d) A ground sign shall be located on the same parcel.
 - e) In order to ensure adequate sight distance for motorists, bicyclists and pedestrians, the location of the sign shall be such that a minimum clear vision area shall be maintained between a height of 24 inches and six feet within a triangular area measured 25 feet back from intersection of public right-of-way lines. Furthermore, signs shall not be permitted where they obstruct motorist vision of regulatory signs, traffic-control devices or street signs.
 2. Number of ground signs. Not more than one ground sign may be erected; provided however, a property may have two ground signs when the following is met:
 - a) If fronting along two or more right of ways, 1 ground sign is allowed on each right of way.
 - b) If there is greater than 300 feet of frontage along one right of way, 2 ground signs are allowed on such right of way.
 3. Temporary signs per Sec. 26-10(i) of this chapter.

Sec. 26- 28. Reserved.

Sec. 26- 29. Reserved.

Sec. 26- 30. Reserved.

Sec. 26- 31. Reserved.