



**CITY OF OWOSSO  
PLANNING COMMISSION  
Regular Meeting**

Monday, October 22, 2018 at 6:30 p.m.  
Council Chambers – Owosso City Hall  
Owosso, MI 48867

**AGENDA**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA – October 22, 2018

APPROVAL OF MINUTES – August 27, 2018

OLD BUSINESS

1. Review of Proposed Amendments to Chapter 26 – Sign Ordinance and provide edits and/or schedule a public hearing for November meeting

NEW BUSINESS

OTHER BOARD BUSINESS

2. Appointment of Four Planning Commissioners to the Master Plan Sub-committee
3. Discussion of Sec 38-197 (11) (6), Sec 38-217(4), Sec 38-242 (9) (6), Sec 38-267 (10)(6), Sec 38-292 (11). Review of buffer zone requirements for provisioning centers.
4. Discussion on Sec. 393 and 38-292 (4). Outdoor storage height and screening requirements.

PUBLIC COMMENTS AND COMMUNICATIONS

ADJOURNMENT

Next regular meeting will be on Monday, November 26, 2018, if any requests are received.

**Commissioners, please call Tanya at 725-0540 if you will be unable to attend this meeting**

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](http://www.ci.owosso.mi.us)

**MINUTES  
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
MONDAY, AUGUST 27, 2018 – 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, Vice-Chair Livingston, Secretary Janae Fear, Commissioners Adams, Kirkland, Lafferty, Law and Taylor
- MEMBERS ABSENT:** Commissioner Jenkins
- OTHERS PRESENT:** Assistant City Manager Amy Cyphert, David Wakeland of Wakeland Oil

Chairman Wascher welcomed new member Matthew Lafferty.

**APPROVAL OF AGENDA:**  
**MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE AGENDA FOR AUGUST 27, 2018 WITH THE TIME OF THE MEETING CHANGED TO P.M.**

**YEAS ALL. MOTION CARRIED.**

**APPROVAL OF MINUTES:**  
**MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE MINUTES FOR THE MAY 29, 2018 MEETING.**

**YEAS ALL. MOTION CARRIED.**

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. **Site Plan** – Dave Wakeland is requesting site plan approval for a drive through pharmacy at 427 W. Main Street, Parcel # 050-700-001-001-00

Commissioner Adams excused himself from the discussion and vote regarding 427 W Main Street due to a conflict of interest.

**Background & Building Information**

In 1983, the existing 924 square foot convenience store building was constructed to compliment the gas/fueling station use. In 2012, the station was closed due to changes in the fueling/convenience store industry and the need for a larger convenience store. Since then, the property owner, Wakeland Oil, has been marketing the vacant site for sale or lease.

Wakeland Oil is in discussions with a pharmacist that would like to open an independent pharmacy at this location. The addition of the drive through window in the B-4 zoning district requires site plan review. No changes are proposed for the exterior of the existing building. The tenant will have the option of adding

signage that meets the sign ordinance requirements. We have confirmed with Dave Wakeland that the pharmacy will not be supplying medical marihuana.

Per Section 38-268, businesses in the character of a drive-in are subject to the following conditions:

- a. A setback of at least sixty (60) feet from the right-of-way of any existing or proposed street must be maintained. – **The building is 76 feet from W. Main Street.**
- b. Access points shall be located at least sixty (60) feet from the intersection of any two (2) streets. – **On August 20<sup>th</sup>, the ZBA granted a variance for 2 existing access points that are within 60 feet of the intersection.**
- c. All lighting shall be shielded from adjacent residential districts. – **N/A**
- d. A six-foot high, completely obscuring wall shall be provided when abutting or adjacent districts are zoned for any residential, OS-1, B-1, B-2, B-3 or B-4 districts. The wall shall further meet the requirements of article XVII, general provisions. – **There is an existing 6 foot fence adjacent to the B-1 zoned parcel.**

City Staff (Building Official, Engineer & Planner) reviewed the original site plan submitted. Staff had some concerns with the location of parking spaces, traffic flow throughout the site, etc. City Staff requested revisions to the site plan to resolve the items and the applicant has revised the site plan per the request of City Staff. No changes are proposed to the existing fence, dumpster enclosure, sidewalks, etc. In the event, the tenant wants signage, they will have to submit a sign permit application and meet the ordinance requirements. Staff recommends the site plan be approved since the site plan complies with pertinent City ordinances and allows a building that have been vacant since 2012 to be occupied.

**COMMISSION ACTION:**

**MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE SITE PLAN FOR THE PHARMACY BUILDING LOCATED AT 427 W. MAIN STREET AS DEPICTED ON THE PLAN PREPARED BY WESTWARD ARCHITECTURE, PROJECT NUMBER 2018-0110, SHEET SP, LAST DATED 8-17-18 SUBJECT TO THE FOLLOWING:**

- 1. **THAT THE TENANT USING THE DRIVE THROUGH IS A PHARMACY.**
- 2. **THAT ANY INTERIOR CHANGES TO THE BUILDING AND DRIVE THROUGH WINDOW WILL REQUIRE A BUILDING PERMIT AND CONSTRUCTION PLANS.**
- 3. **THAT ANY TENANT SIGNAGE WILL REQUIRE SIGN PERMITS.**
- 4. **THAT THE SE CORNER SIDEWALK AT THE REAR OF THE BUILDING BE CUT OUT TO ALLOW A TURN TO THE NORTH.**

**YEAS: SECRETARY FEAR, COMMISSIONERS KIRKLAND, LAFFERTY, LAW, VICE-CHAIR LIVINGSTON, COMMISSIONER TAYLOR AND CHAIRMAN WASCHER**

**NAYS: NONE**

**RCV ALL YEAS MOTION CARRIED**

**OTHER BOARD BUSINESS:**

- 2. Election of Officers: Elect the chair, vice-chair and secretary for the 2018-19 fiscal year

**MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO ELECT WILLIAM WASCHER AS CHAIRMAN, FRANK LIVINGSTON AS VICE-CHAIR AND JANAE FEAR AS SECRETARY.**

**YEAS: COMMISSIONERS ADAMS, KIRKLAND, LAFFERTY, LAW, VICE-CHAIR LIVINGSTON, COMMISSIONER TAYLOR, SECRETARY FEAR, AND CHAIRMAN WASCHER**

**NAYS: NONE**

**RCV ALL YEAS MOTION CARRIED**

3. Review of Section 26-18: The Owosso Zoning Board of Appeals is requesting the review and potential revision of prohibition of pole signs.

The Sign Ordinance was revised and adopted in 2017 with the language that pole signs are prohibited. Discussion held regarding the intent of eliminating pole signs. The board's intent was to eliminate pole signs in the downtown area but would allow them in other areas of the City. Assistant City Manager Amy Cyphert will present draft changes to the Sign Ordinance at the September meeting.

4. Review of Section 26-21: The Owosso Zoning Board of Appeals is requesting the review and potential revision specific sign standards as it relates to business centers.

The current Sign Ordinance does not have specific language that would apply to business centers, i.e. campuses and hospitals. Discussion held regarding the intent to regulate all signs on both private property and near right-of-way. These business centers require multiple directional signs on the private property. General consensus was to only regulate signs near the right-of-way and not directional signs on private property. Assistant City Manager Amy Cyphert will present draft changes to the Sign Ordinance at the September meeting.

5. Review of Section 26: The Owosso Zoning Board of Appeals is requesting the creation of Board of Appeals section within the Sign section that details powers, duties and variance criteria.

Discussion held regarding the current variance criteria and how it pertains to buildings and does not represent sign variances. Assistant City Manager Amy Cyphert will present draft changes to the Sign Ordinance at the September meeting.

#### **PUBLIC COMMENTS AND COMMUNICATIONS:**

Commissioner Livingston welcomed the City's new Assistant City Manager Amy Cyphert. Ms. Cyphert spoke of her background and experience with planning and zoning.

Assistant City Manager Amy Cyphert stated the City Council approved the professional agreement for services to update the Master Plan. Ms. Cyphert suggested creating a sub/steering committee and there will be multiple meetings with the professional firm. Commissioners Adams, Fear, Law, Taylor and Vice-Chair Livingston expressed an interest in serving on the committee.

#### **ADJOURNMENT:**

**MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSION TAYLOR TO ADJOURN AT 7:30 P.M. UNTIL THE NEXT MEETING ON SEPTEMBER 24, 2018.**

**YEAS ALL, MOTION CARRIED.**

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Janae L. Fear, Secretary



## **CITY OF OWOSSO PLANNING COMMISSION STAFF REPORT**

**DATE:** October 15, 2018

**TO:** Planning Commissioners

**FROM:** Amy Cyphert, Assistant City Manager & Community Development Director

**SUBJECT: Ordinance Amendments to Chapter 26 – Signs**

### **Background**

The Owosso Zoning Board of Appeals has requested the creation of a Board of Appeals section within the Sign Chapter that details powers, duties and variance criteria, as well as some additional guidance on business centers/campus signage and pole signs.

Attached is a DRAFT amendment to the Sign Chapter that includes the following:

- Powers duties, decision period, grounds for variances and public hearing requirements for the Board of Appeals
- Updates to the definitions
- Requirements for pole signs
- Signage requirements for the OS-1, P1 and C-OS zoning districts that were omitted in the 2017 revisions
- Updated graphics
- Additional prohibited signs
- Additional permit exempt signs
- Revisions to address context based signage
- Spelling and clarifications revisions
- Private sign regulations within business, medical and educational campuses
- Addressing signage within the Historic District
- Revisions to make formatting of each article within the chapter match

### **Staff Recommendation**

Staff recommends the draft ordinance amendments be reviewed and discussed by the Planning Commission.

## **Commission Action**

Provide any necessary edits to the proposed draft amendment to City Staff and make a motion to schedule a public hearing for the amendment for the November 26, 2018 Planning Commission meeting.

### Attachments:

1. Draft sign ordinance amendments

## Chapter 26 - SIGNS

### ARTICLE I. – MICHIGAN BUILDING CODE

#### Sec. 26-1. - Adoption of Michigan Building Code.

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.

~~Secs. 26-2. – Reserved.~~

~~Sec. 26-3. – Reserved.~~

~~Sec. 26-4. - Reserved.~~

### ARTICLE II. - IN GENERAL

#### Sec. 26-5. – Short title.

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

#### Sec. 26-6. - Purpose.

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.

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:

- ~~a.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.
- ~~b.2.~~ Prevent signs that are potentially dangerous to the public due to structural deficiencies or disrepair.
- ~~c.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.
- ~~d.~~ ~~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.~~



~~e.4.~~ Enable the public to locate goods, services and facilities without excessive difficulty and confusion by restricting the number and placement of signs.

~~f.~~ ~~Prevent placement of signs which will conceal or obscure signs of adjacent uses.~~

~~g.~~ ~~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.~~

~~h.5.~~ The regulations and standards of this article are considered the minimum necessary to achieve a substantial government interest for public safety, aesthetics, protection of property values, and are intended to be content neutral.

~~6.~~ 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.

~~i.7.~~ Prevent off-premises signs from conflicting with other allowed land uses.

~~j.8.~~ 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.

~~k.~~ ~~Prohibit portable commercial signs in recognition of their significant negative impact on traffic safety and aesthetics.~~

~~9.~~ Preserve and enhance the image of the City ~~city's Central Business District.~~

~~10.~~ To prohibit all signs not expressly permitted by this chapter.

~~11.~~ To provide for the permitting of signage and the enforcement of the provisions of this chapter.

~~12.~~ Signs containing noncommercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations applicable to such signs.

#### **~~Sec. 26-7. – Applicability; effect and scope.~~**

~~A sign may be erected, placed, established, painted, created, or maintained in the city only in conformance with the standards, procedures, exemptions, and other requirements of this chapter.~~

~~The effect of the chapter as more specifically set forth herein, is:~~

~~a.~~ ~~To establish a permit system to allow a variety of types of signs in commercial and industrial zones, and a limited variety of signs in other zones, subject to the standards and the permit procedures of this chapter.~~

~~b.~~ ~~To allow signs that are small unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this chapter, but without a requirement for permits.~~

~~c.~~ ~~To provide for temporary signs without commercial messages in limited circumstances in the public right-of-way.~~

- ~~d. To prohibit all signs not expressly permitted by this chapter.~~
- ~~e. To provide for the enforcement of the provisions of this chapter.~~

**Sec. 26-7. – Reserved.**

**Sec. 26-8. - Reserved.**

**ARTICLE III. - DEFINITIONS**

**Sec. 26-9. - 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 ~~building official~~ or his designated representative within the ~~building department~~ 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.~~

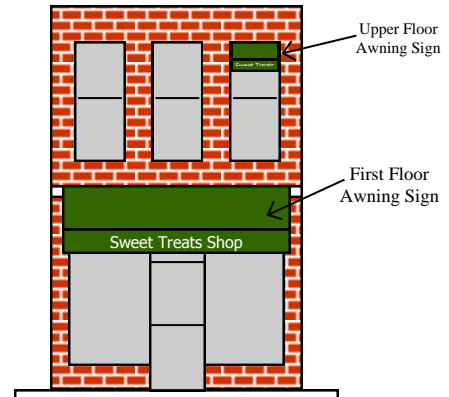
**Awning:** A roof like cover, typically constructed of canvas, vinyl or similar fabric stretched over a framework, that projects from the wall of the building for the purpose of shielding a doorway, a window, or pedestrians from the elements.

~~**Awning or canopy sign:** A non-rigid fabric marquee or awning type structure which is attached to the building by supporting framework, which includes a business identification message, symbol and/or logo. See "wall sign." A permanent sign painted on, printed on, or attached flat against the surface of an awning.~~

**Balloon sign:** A type of 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.

~~**Billboard:** A sign separate from a premises erected for the purpose of advertising a product, event, person, or subject not related to the premises on which the sign is located. Permitted off-premises directional signs shall not be considered billboards for the purpose of this article.~~



**Building marker.** Any sign indicating the name of a building and date of construction and incidental information about its construction, which sign is typically cut into a masonry surface and part of the building wall construction, or made of bronze or other permanent material.

**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.

**Business center:** A grouping of two or more business establishments on one or more parcels of property which may share parking and access and are linked architecturally or otherwise present the appearance of a unified grouping of businesses. A business center shall be considered one use for the purposes of determining the maximum number of ground signs. An automobile or vehicle dealership shall be considered a business center regardless of the number or type of models or makes available, however, used vehicle sales shall be considered a separate use in determining the maximum number of signs, provided that the used vehicle sales section of the lot includes at least 25 percent of the available sales area.

**Changeable message sign:** A sign on which the message is changed mechanically, electronically or manually, including time/temperature signs; also called menu board, reader board or bulletin board. 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.

**Combination sign.** Any sign which combines the characteristics of two (2) or more signs.

**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.

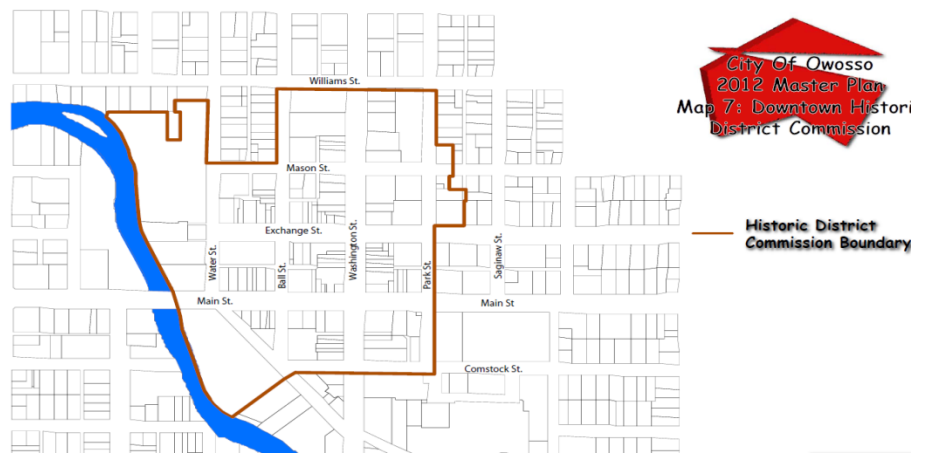
**Construction sign:** A temporary sign identifying the name(s) of project owners, contractors, developers, realtors representing developers, architects, designers, engineers, landscape architects, and financiers of a project being constructed or improved; and not including any advertising of any product 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. Business identification or logo on such a sign is considered and calculated as part of the allowable square footage for a ground sign.

**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.

**Festoon:** A string of ribbons, tinsel, small flags, pinwheels, streamer, pennants, balloons or lights, typically strung overhead in loops.

**Flag.** Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols used as a symbol of a government, political subdivision, or other entity. 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.

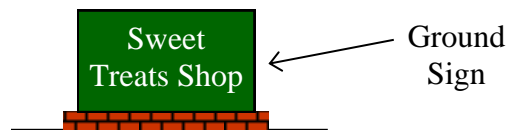
**Freestanding sign:** A sign which is erected upon or supported by the ground, including "pole or pylon signs" and "ground signs."

**Gasoline price sign:** A sign which is used to advertise the price of gasoline. In the event that the brand identification sign is attached to or is a part of the sign advertising price, that portion of the sign used for advertising price shall be considered the gasoline price sign.

**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 three-dimensional, self-supporting, base-mounted freestanding identification sign, consisting of two or more sides extending up from the base, and upon which a message, business, group of businesses or center name is affixed. A sign extending upward from grade that is attached to a permanent foundation for a distance of not less than 50 percent of its length, and which may be attached or dependent for support from any pole, posts, or similar uprights provided such supports are concealed within the sign structure



**Identification sign.** Also a "nameplate" sign or "information" sign with only name and address of occupant on the sign bearing no advertising message or logo.

**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.

~~**Integral sign:** A memorial sign or commemorative tablet which contains names of buildings, dates of erection, and monumental citations.~~

~~**Luminous tube:** See "neon" and "outline tubing sign."~~

~~**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 wall 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. ~~A marquee sign is a sign attached to or supported by a marquee structure.~~

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

~~**Menu board, reader board, or bulletin board:** See "changeable message sign."~~

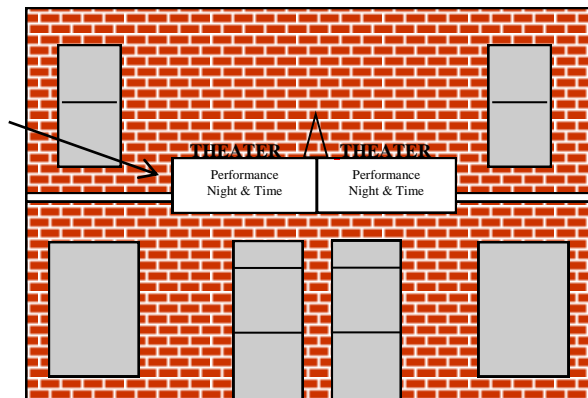
~~**Menu board sign:** A sign oriented to the drive through lane for a restaurant that advertises the menu available from the drive through window.~~

**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.

~~**Nameplate:** A nonelectric, on-premises identification sign giving only the name, address, and/or occupation of an occupant or group of occupants.~~

Marquee Sign



~~Neon sign: See "outline tubing sign."~~

**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. See "neon" and "luminous tube". 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.~~

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.

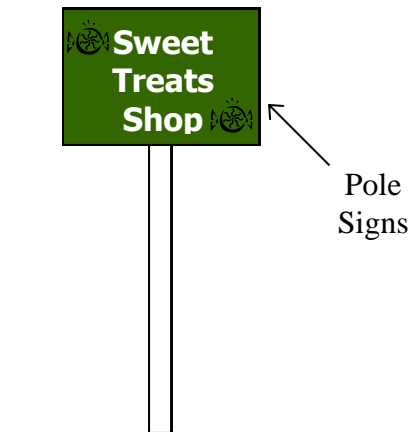
~~Pennant. Any lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind. A flag or banner that tapers to a point.~~

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. ~~a minimum of 42 inches deep by use of a steel post, wood post or other appropriate materials.~~

~~Political sign: A temporary sign used in connection with local, state, or national elections or referendums.~~

~~Portable sign: A sign designed to be moved from place to place, whether or not it is permanently attached to the ground or structure. This includes hot-air and gas-filled balloons, banners, pennants, streamers, festoons, ribbons, tinsel, pinwheels, nongovernment flags, and searchlights; but excludes political signs, real estate signs, construction signs, permanent changeable message signs, and regulatory/government signs.~~



A temporary sign designed to be moved from place to place, whether or not it is attached to the ground or a structure.

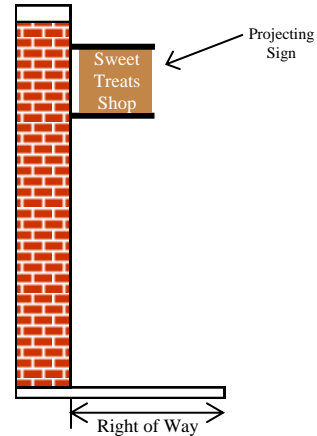
~~Poster panel sign: A type of temporary sign that is used to draw attention to matters that are temporary in nature, such as price changes or sales. "A" frame or sandwich signs are types of poster panel signs.~~

**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.

~~Programmable display sign: An animated sign, including LED's, made up of a field of individual electronic elements or mechanical grids that, when programmed and activated, create still or moving images or words. The elements may be internally illuminated or may be illuminated by reflected light. The sign may be framed by permanent, nonmoving signage.~~

**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.



**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.

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

~~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 open house sign: Temporary signs which advertise and direct the public to an open house for a building which is available for sale or lease, with the event held on a specific day.~~

**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 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.

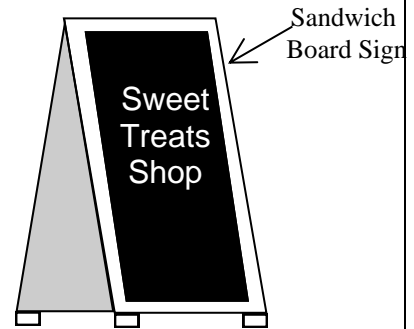
~~Roof sign: Any sign that extends above the roofline or is erected over the surface of the roof. A temporary sign or permanent sign erected upon, against, or directly above a roof or on top of or above the parapet of a building, or signs where any portion of the sign extends above~~



the roof of the building where the sign is located.

**Rotating sign:** See "moving sign."

**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.



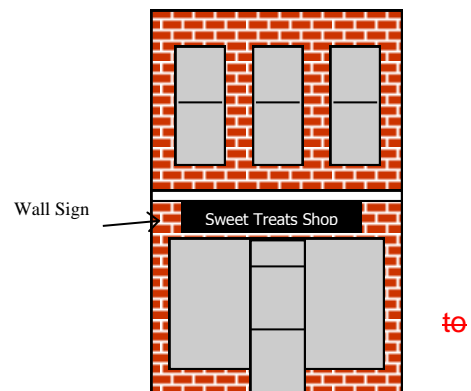
**Sign:** Any device, structure, fixture, figure, symbol, banner, pennant, flag, balloon, logo, or placard consisting of written copy, symbols, logos and/or graphics, designed for the purpose of bringing attention to, identifying or advertising an establishment, product, goods, services, or other message to the general public. Unless otherwise indicated, the definition of "sign" includes interior and exterior signs which are visible from any public street, sidewalk, alley, park, or public property, but not signs which are primarily visible to and directed at persons within the premises upon which the sign is located. 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 not constructed or intended for long-term use. Examples of temporary signs include signs which announce a coming attraction, a new building under construction, a community or civic project, or other special events that occur for a limited period of time such as a garage or estate sale. Examples of temporary signs include but are not limited to banners, community special event signs, garage sale signs, political signs, non-commercial signs, holiday signs, real estate signs, construction signs, etc.

**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, rather than for transportation purposes. 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. Painted signs, signs which consist of individual letters, cabinet signs, and signs mounted on the face of a mansard roof shall be considered wall signs. Permanent signs, which are not affixed directly a window or are positioned next to a window so that they are visible from the outside, shall also be considered wall signs.



**Window sign:** A sign located in or on a window which is intended to be viewed from the outside. Permanent window signs which are not affixed directly to a window or are positioned next to a window so that they are visible from the outside shall be considered





wall signs.

~~Sec. 26-10. – Reserved.~~

## ARTICLE IV. - GENERAL PROVISIONS

### Sec. 26-10. 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. 26-11. – Permits required and fees. Sign permits.~~

~~It shall be unlawful for any person to erect, re-erect, 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.~~

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.

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 permit to the City of Owosso.
2. 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.
3. 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.
4. 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.
5. 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.

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.

6. A person conducting or performing work covered by a permit required by this chapter shall notify the administrator when such work has commenced. 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 cause an inspection of the zone lot for which each permit for a new sign or for modification of an existing sign is issued during the sixth month or at such earlier date as the owner may request. If the construction is not substantially complete at the time of a six month inspection, the permit shall lapse and become void. If the construction is complete, the administrator shall issue a certificate of completion to the owner and the erector.

#### **Sec. 26-12. – Sign erector qualifications.**

~~The administrator shall evaluate, authorize or deny as a part of the permit the person assigned to the installing of, erecting, maintaining, repairing or altering a sign. The authorization of the erector shall be based on the administrator's evaluation of the direct experience of the person specified for the sign work. Notwithstanding the previous sentences, a person does not undergo evaluation to install a nonelectrical sign, provided the sign does not exceed an area of thirty-two (32) fee, a height of seven (7) fee above grade, has no illumination, and no remuneration, monetary or otherwise, is involved.~~

#### **Sec. 26-13. – Application.**

~~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.~~

#### **Sec. 26-14. – Completeness.**

~~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.~~

#### **Sec. 26-15. – Issuance and denial.**

~~The administrator shall issue a permit and permit sticker or tag for the erection, structural alteration, or relocation of a sign 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.~~

~~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.~~

**~~Sec. 26-16. - Inspection.~~**

~~—A person conducting or performing work covered by a permit required by this chapter shall notify the administrator when such work has commenced. 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 cause an inspection of the zone lot for which each permit for a new sign or for modification of an existing sign is issued during the sixth month or at such earlier date as the owner may request. If the construction is not substantially complete at the time of a six month inspection, the permit shall lapse and become void. If the construction is complete, the administrator shall issue a certificate of completion to the owner and the erector.~~

**Sec. 26-127. - Signs exempt from permit regulations.**

~~The following signs shall be exempt from regulation under this ordinance:~~

- ~~a. Any sign of a governmental unit required by a valid and applicable federal, state, or local law, regulation, or ordinance.~~
- ~~b. Holiday lights and decorations on residential zone lots with no commercial message.~~
- ~~c. Works of art of a noncommercial nature.~~
- ~~d. Flags of any country, state, or unit of local government not causing a vision obstruction at intersections or flown at the top of a pole over thirty-five (35) feet in height. Any flag not meeting these conditions shall be subject to regulation as such.~~

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

1. Address signs
2. Building marker
3. Directional signs
4. Flag signs
5. Incidental signs
6. Murals that are of noncommercial nature
7. Public signs
8. Regulatory signs
9. Temporary signs as detailed in this chapter
10. Time and temperature signs

## 11. Window signage

### **Sec. 26-138. - Prohibited signs.**

The following signs are prohibited in all districts:

- ~~a. 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.~~
- ~~b. Moving signs and signs having moving members or parts, excluding barber poles, and electronic poles.~~
- ~~c. Signs using high intensity or flashing lights, festoons, spinners or other animated devices.~~
- ~~d. Signs which in any way simulate or could be confused with the lighting of emergency vehicles or traffic signals; there shall be no flashing, oscillating or intermittent, or red, yellow, or green illumination on any sign located in the same line of vision as a traffic control system, nor interference with vision clearance along any highway, street, or road or at any intersection of two or more streets.~~
- ~~e. Signs which obstruct or impair the vision of motorists or non-motorized travelers at any intersection, driveway, within a parking lot or loading area.~~
- ~~f. 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.~~
- ~~g. Roof signs unless specifically permitted elsewhere in this article.~~
- ~~h. Portable signs, as defined, not provided for in this article.~~
- ~~i. Pylon or pole signs not provided for in this article.~~
- ~~j. Any sign or sign structure which:
  - ~~1. Is structurally unsafe.~~
  - ~~2. Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment.~~
  - ~~3. Is capable of causing electric shock to person who come in contact with it.~~
  - ~~4. Is not kept in good repair, such that it has broken parts, missing letters, or nonoperational lights.~~~~
- ~~k. Any sign which makes use of the words "stop", "look", or "danger", or any other words, phrases, symbols, or characters, in such a manner as to interfere with, mislead, or confuse traffic.~~

#### 1. Abandoned signs

#### 2. Balloon signs

#### 3. Feather or flutter signs

#### 4. Festoons

#### 5. Flashing signs

6. Illegal signs
7. Inflatable signs
8. Moving signs excluding barber shop poles
9. Obsolete signs
10. Off-premise signs, unless otherwise specified in this chapter
11. Outline tubing signs
12. Pennants
13. Portable signs
14. Roof signs
15. Vehicle signs
16. 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.
17. 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.
18. Signs which obstruct or impair the vision of motorists or non-motorized travelers at any intersection, driveway, within a parking lot or loading area.
19. Signs which obstruct the minimum 5 feet of clearance required for Barrier Free accessibility.
20. 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. 26-149. - General standards for permitted signs.**

~~Signs which are permitted as accessory uses serving a commercial or informational purpose may be permitted subject to the requirements of this article; provided, that no such sign shall be erected or altered until approved by the building official/zoning administrator and until a sign permit has been issued pursuant to chapter 26 of the City of Owosso Code of Ordinances.~~

~~a. Sign setbacks.~~

- ~~1. All signs, unless otherwise provided for, shall be set back a minimum of ten 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, provided that all nonresidential signs shall be set back at least 100 feet from any residential district.~~

~~b. Location. Sign location to assure 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.~~

~~e. Design and construction. Signs, as permitted in the various zoning districts, shall be designed to be compatible with the character of building materials and landscaping to promote an overall unified and aesthetic effect in accordance with the standards set forth herein. Signs shall not be constructed from materials that are remnants or manufactured for a different purpose. New box sign panels with a white or tan background must be blackened internally so only the letters show when illuminated.~~

~~d. Illumination.~~

~~1. Signs may be illuminated, but only by steady, stationary, shielded light sources directed solely at the sign or internal to it.~~

~~2. Use of glaring undiffused lights, bare bulbs, or flames is prohibited.~~

~~3. Lighting shall be shielded and/or pointed downward so as not to project onto adjoining properties or thoroughfares.~~

~~4. Underground wiring shall be required for all illuminated signs not attached to a building.~~

~~e. Maintenance and construction.~~

~~1. Every sign shall be constructed and maintained in a manner consistent with the Michigan Building Code provisions and maintained in good structural condition at all times. All signs shall be kept neatly painted, stained, sealed or preserved including all metal, wood or other materials used for parts and supports.~~

~~2. All signs erected, constructed, reconstructed, altered or moved shall be constructed in such a manner and of such materials so that they shall be able to withstand wind pressure of at least 20 pounds per square foot or 75 mph.~~

~~3. All signs, including any cables, guy wires, or supports shall have a minimum clearance of four feet from any electric fixture, street light, or other public utility pole or standard.~~

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

~~1. The allowable area for signs shall be measured by calculating the square footage of the sign face and any frame or base of other material or color forming an integral part of the display or used to differentiate it from the background against which it is placed as measured by enclosing the most protruding points or edges of a sign within a parallelogram or rectangle.~~

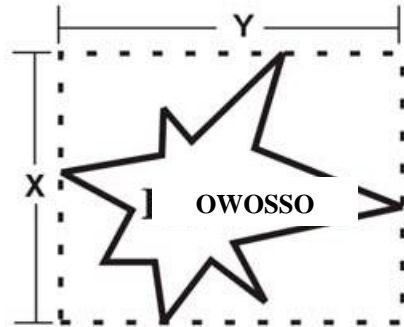
~~2. When a sign has two or more faces, the area of all faces shall be included in calculating the area of the sign except that where two such faces are placed back to back, only larger face shall be considered, provided that both faces are part of the same structure, contain the same message and are separated by no more than two feet.~~

~~3. For purposes of calculating sign area allowed as a wall sign, the wall sign square footage shall be determined by measuring a parallelogram (box) which includes the portion of the canopy which contains a message, symbol and/or logo (examples are shown on the attached figures).~~

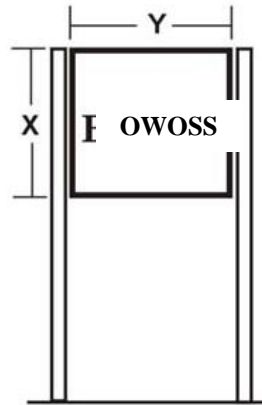
~~4. When a sign consists solely of lettering or other sign elements printed, painted or~~

~~mounted on a wall of a building without any distinguishing border, panel or background, the calculation for sign area shall be measured by enclosing the most protruding edges of the sign elements within a parallelogram or rectangle.~~

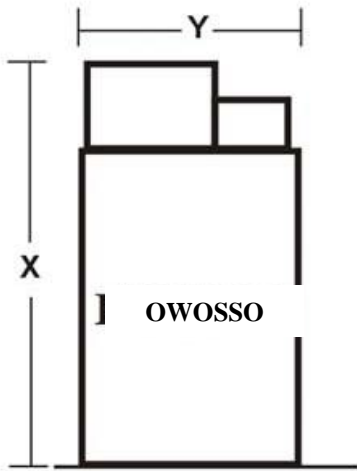
**Guidelines for Measuring Sign Face Square Footage  
Figure 26.1**



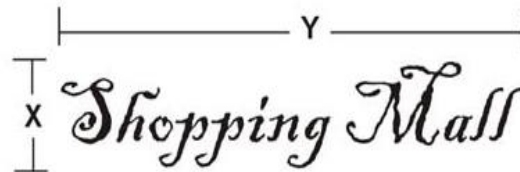
**ALL SIGNS**  
Measurements taken from the outermost points of the panel



**DIRECTIONAL SIGNS**  
Post are not included in the measurement of a sign face



**GROUND SIGNS**  
Measurements taken from the outermost points of the sign face



**WALL, CANOPY, or PROJECTING SIGNS**  
Measurements taken from the outermost points of the copy

**Sec. 26-20. — Off-Premise Signs.**

**a. — Off-Premise Advertising.**

The regulation of off-premise signs is intended to enhance and protect community character and image by minimizing visual blight and pollution, and to minimize traffic safety hazards due to diversion of the driver's attention and blockage of sight distances. Off-premise



sign regulations address the location, size, height and related characteristics of such signs.

- ~~1.—Area and Height Limitations: No off-premise sign may be erected or maintained of a greater surface area than three hundred (300) square feet for each side of such sign. The top of the sign shall be no more than twenty-five (25) feet above the ground and the bottom of the sign shall be at least ten (10) feet above the ground. Double faced off-premise sign structures (i.e., structures having back-to-back faces) and V-type structures having only one face visible to traffic proceeding from any given direction on a street or highway shall be considered as one off-premise sign.~~
- ~~2.—Location: Static and digital off-premise signs may be erected only in the Industrial District. No off-premise sign may be erected or maintained within fifty (50) feet of street lines at any street intersection and shall have a minimum setback from the front property line of twenty-five (25) feet. No off-premise sign shall be installed or placed on top of, cantilevered or otherwise suspended above the roof of any building.~~
- ~~3.—Spacing: Off-premise signs shall be located no closer to one another than five hundred (500) feet.~~
- ~~4.—Illumination: An off-premise 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 off-premise sign have flashing or intermittent lights, nor shall the lights be permitted to rotate or oscillate.~~
- ~~5.—Digital Off-Premise Signs:
  - ~~a)—Rate of Change: The rate of change between static messages or images shall not exceed more than one (1) change per six (6) seconds. Each change shall be complete in one (1) second or less.~~
  - ~~b)—Luminance: The maximum daylight sign luminance level shall not exceed 62,000 candelas per meter squared at 40,000 lux illumination beginning ½ hour after sunrise and continuing until 1/2 hour before sunset and does not exceed 375 candelas per meter squared at 4 lux illumination at all other times.~~
  - ~~c)—Digital off-premise signs shall be configured to default to a static display in the event of mechanical failure.~~~~
- ~~6.—An off-premise sign must be constructed in such a fashion that it will withstand all wind and vibration forces which can normally be expected to occur in the vicinity. An off-premise sign must be maintained so as to assure proper alignment of structure, continued structural soundness, and continued readability of the message(s).~~
- ~~7.—An off-premise sign established within an industrial area, as defined in the Highway Advertising Act of 1972 (1972 PA 106, as amended) bordering interstate highways, freeways or primary highways as defined in said Act shall, in addition to complying with the above conditions, also comply with all applicable provisions of said Act and the regulations promulgated thereunder.~~

~~b.—Combination Off-Premise & On-Premise Electronic Message Boards.~~

~~Digital signs which are used to advertise both on-premise and off-premise establishments shall comply with the following regulations:~~

- ~~1. A permanent, static on-premise primary sign must be in existence totaling at least twenty-five (25) percent of the allowable sign size in the district. The balance of the total allowable sign area may consist of the Combination Off-Premise/On-Premise Sign.~~
- ~~2. The Combination Off-Premise/On-Premise Sign shall adhere to the regulations contained in:~~
- ~~3. Digital messages may advertise the on-premise establishment. The balance of the messages may advertise off-premise establishments under the same ownership and/or public service announcements.~~
- ~~4. Each message shall remain readable for at least six (6) seconds.~~
- ~~5. Combination Off-Premise & On-Premise Digital Signs shall be spaced at least five hundred (500) feet apart in all Districts.~~
- ~~6. Combination Off-Premise & On-Premise Digital Signs shall be allowed in the B-2, B-3, B-4, I-1 and I-2 Districts.~~
- ~~7. Combination Off-Premise/On-Premise Signs shall count toward the total sign area allowed for the property.~~

~~c. Off-Premise Directional Signs.~~

- ~~1. 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 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.~~
  - ~~d) One (1) off-premise direction sign is permitted per industrial zoning lot.~~
- ~~2. Public Off-Premise Directional Signs: Public off-premise directional signs erected by the City, State of Michigan, or the Downtown Development Authority shall be permitted in the street right-of-way.~~

~~d. Off-Premise Private Signs In The Public Right-Of-Way.~~

~~Private A-frame signs may be allowed in the public right-of-way. The following regulations shall apply:~~

- ~~1. Signs shall be approved by the city council.~~
- ~~2. Signs shall be removed each night.~~
- ~~3. Maximum size 2' wide by 4' in total height for each panel with a maximum of 2 panels per sign. Maximum spread between the two panels at the base shall be 2'6".~~

- ~~4. The owner of the property abutting the right-of-way on which the sign is placed shall be notified, prior to city council approval, that the sign is being requested.~~

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:

1. Sign setbacks.

- A. 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.

- B. Side yard setbacks for signs shall be the same as that required for the main structure or building.

2. 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.

3. Illumination.

- A. Signs may be illuminated, but only by steady, stationary, shielded light sources directed solely at the sign or internal to the sign.

- B. Use of glaring undiffused lights, bare bulbs, or flames is prohibited.

- C. External sources of illumination shall be shielded and directed to prevent glare onto neighboring properties or the public right of way.

- D. Underground wiring shall be required for all illuminated signs not attached to a building.

4. Maintenance, construction and design.

- A. Signs must meet any applicable requirements of the current Michigan Building Code.

- B. All signs shall be maintained in good structural condition at all times

- C. All signs shall be kept neatly painted, stained, sealed or preserved including all metal, wood or other materials used for parts and supports.

- D. 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.

- E. Signs shall be designed to be compatible with the character of building materials and landscaping to promote an overall unified and aesthetic site

in accordance with the standards set forth herein.

F. Signs shall not be constructed from materials that are remnants or manufactured for a different purpose.

5. Addresses. Addresses shall be in compliance with the International Fire Code Requirements for number size and visibility from the public right of way.

6. Signs containing noncommercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations applicable to such signs.

7. Directional Signs.

A. Private On-premise directional signs.

i. No 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.

ii. Any directional sign which includes a business name, symbol or logo shall be calculated as part of the allowable sign square footage.

iii. Directional signage located within a business center not adjacent to a public right of way shall be governed by the property owner.

B. 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.

i. Off-premise directional signs shall be no greater than twelve (12) square feet.

ii. Sign lettering may display the off-premise business name, address, and an arrow indicating direction.

iii. Off-premise directional signs shall only be located on B-2, B-3, B-4, I-1, and I-2 Districts.

C. 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.

8. Temporary signs.

A. Temporary signs include, but are not limited, as defined in this chapter are allowed without a permit subject to the following:

i. For a single dwelling or building or vacant land: an on-site real estate sign, advertising the premise for sale, rent or lease.

ii. For a single dwelling or building or vacant land: an off-site real estate sign for the purpose of providing direction to another premise that is offered for sale, rent, or lease.

- iii. An on-site sign advertising an on-going garage, estate or yard sale.
- iv. An off-site sign for the purpose of providing direction to another premise that is having a garage, estate or yard sale, as long as the dates of the sale are clearly indicated on the sign.
- v. Non-commercial signs, which contain non-commercial informational or directional messages.
- vi. Political signs.
- vii. Holiday or other seasonal signs.
- viii. Construction signs for buildings under construction.
- ix. Banners for the opening of a new business.
- B. All temporary signs must comply with all of the following regulations:
  - i. Size of Temporary Signs:
    - a. The total aggregate sign area of all temporary signs on any one site shall not exceed twenty-four (24) square feet.
    - b. The maximum size of individual temporary signs shall not exceed twelve (12) square feet in area.
    - c. Temporary signs shall not be higher than six (6) feet above average mean grade of the yard on which it is placed.
  - ii. Location of Temporary Signs:
    - a. Temporary signs shall not be attached to any utility pole or be located within any public right-of-way
    - b. Temporary signs 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.
    - c. 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.
    - d. Temporary signs cannot be placed or constructed so as to create a hazard of any kind.
    - e. 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.
    - f. Signs shall be located so as to comply with the corner clearance.
    - g. Temporary signs shall not be illuminated.
  - iii. Time Limitations for Temporary Signs:
    - a. 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.
    - b. Exceptions. Where there is a valid contract for work on the premises that exceeds sixty (60) days, then temporary signs shall be permitted on the premises for the length of the contract.

9. Measuring sign area and height.

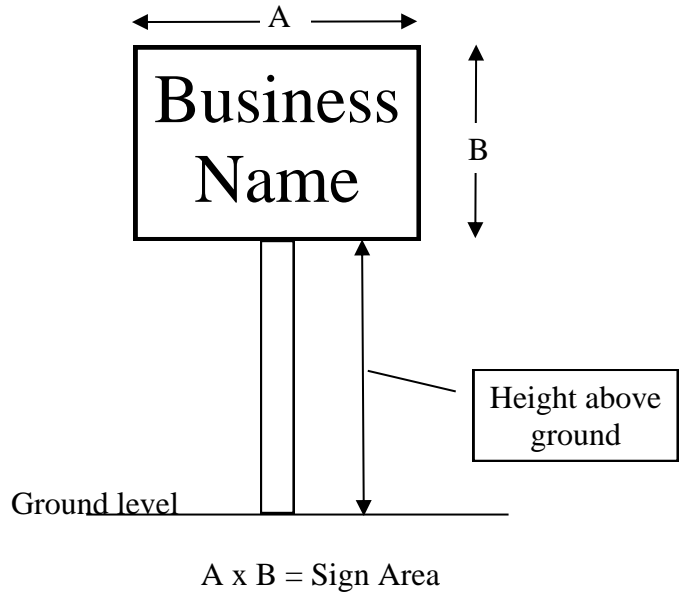
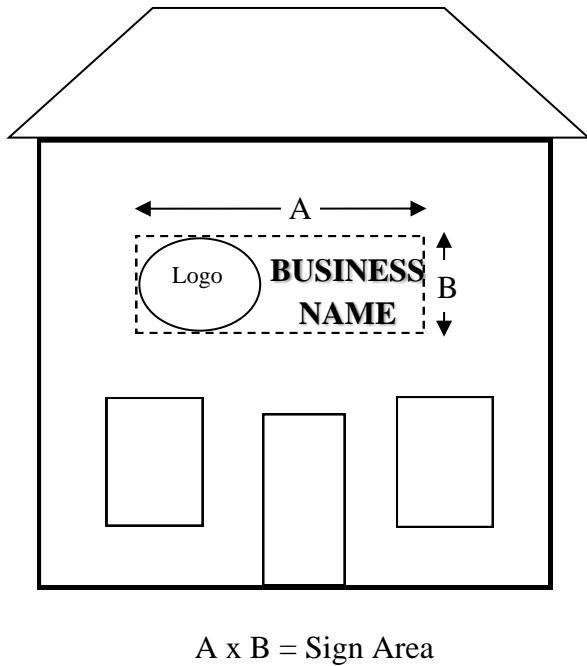
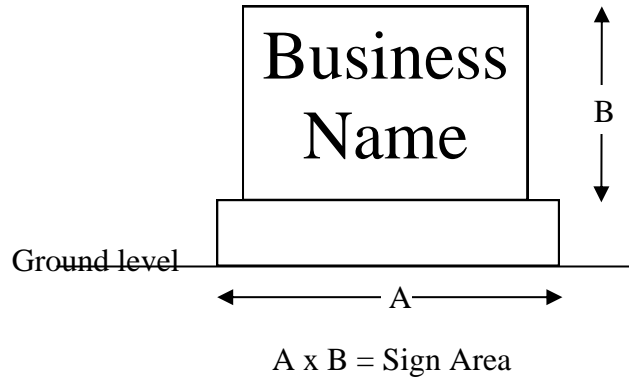
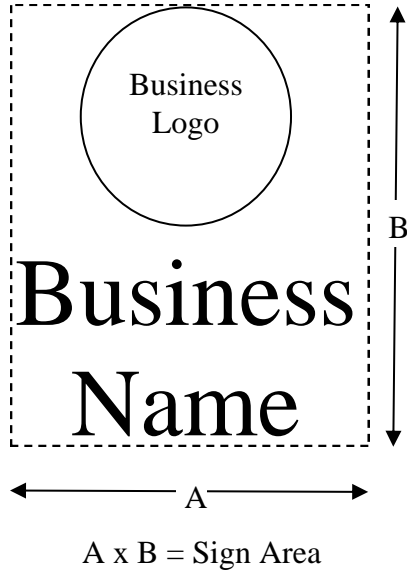
A. Measurement of allowable sign area (see Figure 26.1 Guidelines for Measuring Sign Face Square Footage below).

- i. 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.  
ii. A double faced sign shall be considered as having one face and the area of one face shall be included in computing the allowable sign area.

B. 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 sign varies, the average grade of the ground within a five-foot radius of the sign structure 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.

**Figure 26.1 Guidelines for Measuring Sign Face Square Footage**



Measurements taken from the outer most points of the sign

**Sec. 26-21. – Specific sign standards.**

The number, display area, and height of signs within the various zoning districts are provided in the sign dimensional standards and regulations table and its accompanying footnotes. Additional standards for specific types of signs are given below.

| <b>SIGN DIMENSIONAL STANDARDS AND REGULATIONS</b>      |  |  |                        |                                |                    |                            |                              |                    |  |
|--|--|--|------------------------|--------------------------------|--------------------|----------------------------|------------------------------|--------------------|--|
|  | <b>Wall, Canopy or Projecting Sign (c)</b> |  | <b>Ground Sign (c)</b> |                                |                    | <b>Temporary Signs (d)</b> |                              |                    |  |
| <b>District</b>  | <b>Number Allowed</b>                      | <b>Max. Size</b>   | <b>Number (b)</b>      | <b>Max. Size Per Sign Face</b> | <b>Max. Height</b> | <b>Max. Size Per Sign</b>  | <b>Total Area Per Parcel</b> | <b>Max. Height</b> |  |
| R-1, R-2, RM-1, RM-2, R-T                              | -  | 10% of front façade for all uses other than single family homes, duplexes, and attached condominiums | 1                      | 24 square feet                 | 6 feet             | 6 square feet              | 14 square feet               | 4 feet             |  |
| Home Occupations as allowed and defined in Sec. 38-394 | 1  | Not to exceed a size of 2' x 3' mounted flush to the building *                                      | -                      | -                              | -                  | -                          | -                            | -                  |  |
| B1, B-2, B-3, B-4 PUD                                  | 1 per business (a)                         | 10% of front façade or 100 square feet, whichever is less (a)  | 1                      | 72 square feet                 | 6 feet             | 24 square feet             | 48 square feet               | 6 square feet      |  |
| I-1 and I-2  | 1 per business (a)                         | 20% of front façade or 200 square feet, whichever is less (a)  | 1                      | 72 square feet                 | 6 feet             | 24 square feet             | 48 square feet               | 6 square feet      |  |

\* Illumination: home occupation 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.

**Footnotes to the Sign Dimensional Standards and Regulations Table**

(a) One wall sign shall be allowed per business, in addition to any other allowed ground signs. 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 (any façade which faces a public or approved private street), per use or business establishment. However, for a commercial structure containing one use or business establishment, as determined by the planning commission, the size of the wall sign may be increased up to the maximum square footage as follows:~~

|  |                            |
|--|----------------------------|
| <del>201 – 400 linear feet of building frontage facing a public street and having a public entrance</del>        | <del>150 square feet</del> |
| <del>Greater than 400 linear feet of building frontage facing a public street and having a public entrance</del> | <del>200 square feet</del> |

~~(b) Only one ground sign is permitted per use, including uses which occupy more than one parcel and business centers containing more than one business or use, with additional signs permitted according to the following table, however, no site shall have more than two ground signs, regardless of the number of street frontages or the amount of frontage. Single uses on a single parcel do not qualify for this consideration:~~

|   |   |
|---|---|
| <del>Frontage along 2 or more rights-of-way</del>                 | <del>1 sign up to the maximum sign face area shall be allowed along 2 frontages</del> |
| <del>300 feet of frontage along 1 right-of-way</del>              | <del>1 ground sign along that frontage</del>  |
| <del>Greater than 300 feet of frontage along 1 right-of-way</del> | <del>2 ground signs</del>   |

~~(c) Changeable message signs and gasoline price signs may be permitted as part of a monument sign in the Business Districts and Industrial Districts, and when associated with a commercial in accordance with the following:~~

- ~~(1) One changeable message sign or one gasoline price sign shall be permitted per premises, but not both.~~
- ~~(2) Message or gasoline price changes may occur electronically or manually.~~
- ~~(3) The area of a changeable message sign or gasoline price sign shall not exceed one-third the total area of the sign.~~
- ~~(4) Illumination shall be concentrated within the face of the sign to prevent glare upon adjoining properties and thoroughfares.~~
- ~~(5) Electronic messages or gasoline prices shall not flash, fade in or out, or scroll.~~
- ~~(6) Any voids or burned out bulb in an electronic display shall be replaced.~~
- ~~(7) Electronic changeable message signs and gasoline price signs shall be at least 100 feet from any residential district or use, except as modified in subsection 10 below.~~
- ~~(8) One gasoline price sign is permitted for an overhead gas pump canopy with an area not to exceed ten percent of the canopy façade and when this is the only changeable message sign on the property.~~

~~(9) One electronic message sign, meeting the above requirements, may be approved by the planning commission for institutional uses, meaning a use by public or quasi-public institution such as a religious organization, church, nonprofit organization, academic institution, library or hospital, located in a residential district when meeting the following requirements:~~

- ~~i. The institutional use is located on a minor arterial or collector road, as designated in the City of Owosso Master Plan;~~
- ~~ii. That the sign will not create a nuisance for residential properties in the immediate vicinity of the sign, as determined by the planning commission and subject to any conditions;~~
- ~~iii. The appropriate size of the sign shall be determined by the planning commission but shall be no greater than 50 square feet in area.~~

~~(d) Signs for temporary uses:~~

~~(1) 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.~~
- ~~vii. All temporary signs must comply with the sign size and height standards as specified in the sign dimensional standards and regulations table.~~

~~(2) 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 that 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.~~

~~(3) 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.~~

- a. ~~Directional signs. No more than one directional sign shall be permitted for each approved driveway, with a maximum sign area of four square feet per sign, and a maximum height of four feet. Any directional sign which includes a business name, symbol or logo shall be calculated as part of the allowable sign square footage, as specified in the sign dimensional standards and regulations table.~~
- b. ~~Projecting and canopy signs. Projecting signs and canopy signs may be used as an alternative to wall signs listed in the sign dimensional standards and regulations table, provided that they meet the following standards.~~
  - 1. ~~Any sign area on a canopy shall be included in calculations of maximum wall sign square footage.~~
  - 2. ~~Projecting or canopy signs in the central business district 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.~~
  - 3. ~~Projecting or canopy signs, in the B-1, B-2, B-4, I-1 and I-2, districts shall have a minimum ground clearance of ten feet, shall be set back at least six feet from any adjacent public right-of-way, and shall not project over an alley or private access lane. A projecting sign shall not extend for more than two feet from the building to which it is attached.~~
  - 4. ~~No wall, canopy or projecting sign shall extend above the roof or parapet of the structure to which it is attached by more than one foot.~~
  - 5. ~~Wood posts or supporting arms shall not be used in conjunction with any projecting sign.~~
  - 6. ~~Projecting signs shall not exceed sixteen square feet in area.~~
  - 7. ~~Canopy signs shall not be internally illuminated.~~
- c. ~~Downtown Historic District. Any signs within the Downtown Historic District shall meet all requirements of the Owosso Historic District Commission prior to installation of new signage or modification of existing signage.~~
- d. ~~Entranceway signs. One permanent sign per vehicular entrance identifying developments such as subdivisions, apartment complexes, condominium communities, senior housing complexes, manufactured housing communities, office and industrial parks and similar uses, provided that the sign is set back a minimum of 15 feet from any property line or public right-of-way is permitted.~~
- e. ~~Portable A-frame signs. Portable A-frame or sandwich board signs are permitted in the B-1, B-2, B-3, and B-4 districts at the public building entrances to businesses subject to the following requirements:~~
  - 1. ~~One sign per customer entrance shall be permitted regardless of the number of tenants on the premises.~~
  - 2. ~~The sign is permitted only during operating business hours and must be stored inside when the establishment is not open to the general public.~~
  - 3. ~~Each sign shall not exceed an overall height of 42 inches and an overall width of 24 inches.~~
  - 4. ~~No sign shall be located in such a manner as to interfere with vehicular or~~

~~pedestrian traffic flow or visibility.~~

- ~~5. All signs must be constructed of weather-proof, durable material and kept in good repair.~~

## **ARTICLE V. – SPECIFIC SIGN STANDARDS**

### **Sec. 26-15. 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.**

All signs permitted in the R-1, R-2, R-T, RM-1 and RM-2 zoning districts shall meet the following requirements:

1. Wall sign must not exceed 10% of front façade for all uses other than single family homes, duplexes, and attached condominiums
  - A. No wall sign shall extend above the roof or parapet of the structure to which it is attached.
  - B. 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 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 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 parcel.
- B. Business centers or campuses containing more than one building or use shall be permitted additional ground signage adjacent to public right of ways according to the following:
  - i. Frontage along two or more right of ways allows 1 ground sign on each right of way
  - ii. Greater than 300 feet of frontage along one right of way allowed 2 ground signs
- C. The top of the ground sign shall be no more than six feet above ground level.
- D. 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.
- E. No ground sign shall have a single surface area exceeding 24 square feet or 48 square feet for signs with 2 faces.
- F. A ground sign shall be located on the same parcel as the use.
- G. Sign location to assure 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.
- H. One electronic message sign, meeting the above requirements, may be permitted for institutional uses located in a residential district when meeting the following requirements:
  - i. The institutional use is located on a minor arterial or collector road.
  - ii. That the sign will not create a nuisance for residential properties in the immediate vicinity of the sign.
  - iii. The size of the electronic message sign shall be no greater than 50% of the allowable ground sign square footage.

- 6. Ground Sign shall be permitted as follows at the entrance of a residential subdivision:
  - 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 adjacent public right of way and shall meet the adequate sight distance requirements of this chapter.
  - C. No ground sign shall have a single surface area exceeding 24 square feet or 48 square feet for signs with 2 faces.
  - D. 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, and similar uses

7. Temporary signs per Sec. 26-14 of this chapter.

**Sec. 26-16. Local Business (B1), Planned Shopping Center (B2), Central Business (B3) and General Business (B4) Districts Signage.**

All signs permitted in the B1, B-2, B-3 and B-4 zoning districts shall meet the following requirements:

- 1. Any signs within the Downtown Historic District shall meet and be reviewed for all requirements of the Owosso Historic District Commission prior 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 extend above the roof or parapet of the structure to which it is attached.
- F. No wall sign shall have a thickness greater than 12 inches measured from the wall to which it is attached.
- G. No wall sign shall be attached to a wall at a height less than eight feet above any sidewalk.

3. Projecting and awning signs may be used provided that they meet the following standards.

- A. Any sign area on 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.

4. 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 a single surface area exceeding 40 square feet per side.
- D. A ground sign shall be located on the same property as the building or use to which it is accessory Sign location to assure 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.

E. Changeable or electronic message signs and gasoline price signs as part of a ground sign when the following requirements are met:

- i. Changeable or electronic message signs and gasoline price signs are not permitted within the historic district boundary.
- ii. One changeable or electronic message sign s or one gasoline price sign shall be permitted per premises, but not both.
- iii. The area of a changeable or electronic message sign or gasoline price 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 or gasoline prices shall not flash, fade in or out, or scroll.
- vi. Any voids or burned out bulb in an electronic display shall be replaced.
- vii. Electronic message signs and gasoline price signs shall met the setback requirements of the building.
- viii. One gasoline price sign is permitted for a gas station canopy with an area not to exceed ten percent of the canopy façade.

5. 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 is 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. It 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 and gasoline price signs as part of a pole sign when the following requirements are met:

- i. Changeable or electronic message signs and gasoline price signs are not permitted within the historic district boundary.
- ii. One changeable or electronic message sign or one gasoline price sign shall be permitted per premises, but not both.
- iii. The area of a changeable or electronic message sign or gasoline price 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 or gasoline prices shall not flash, fade in or out, or scroll.
- vi. Any voids or burned out bulb in an electronic display shall be replaced.
- vii. Electronic message signs and gasoline price signs shall met the setback requirements of the building.
- viii. One gasoline price sign is permitted for an overhead gas pump awning with an area not to exceed ten percent of the awning façade.

6. 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:

A. Frontage along two or more right of ways allows 1 ground or pole sign on each

- right of way
- B. Greater than 300 feet of frontage along one right of way allowed 2 ground or pole signs.
7. Menu board sign 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 and architectural detail of the building and the character of the restaurant.
  - B. Menu display signs may include an electronic message sign; however, this would prohibit any additional electronic message signs on the site.
  - C. Menu signs, including display box, shall not exceed 25 square feet in area and 6 feet in height.
8. Sandwich board signs are permitted within the Historic 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 sandwich board 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.
  - 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 and 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 (13)(h) is canceled, the sidewalk/sandwich board sign shall be immediately removed. In the event the sign is not so removed, the City of Owosso shall have the right to remove the sign at the expense of the property owner.



9. Marquee signs shall be permitted within the Historic 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 (14)(g) is canceled, the marquee shall be immediately removed. In the event the marquee is not so removed, the City of Owosso shall have the right to remove the sign and repair the façade at the expense of the property owner.

10. Window signage shall not occupy more than 25% of window area.

11. Temporary signs per Sec. 26-14 of this chapter.

### **Sec. 26-17. Office Service District (OS-1) Signage.**

All signs permitted in the OS-1 zoning district shall meet the following requirements:

1. Wall signs may be used for all uses other than single family homes and duplexes provided that they meet the following standards:
  - A. Must not exceed 10% of the front façade and shall extend above the roof or parapet of the structure to which it is attached.
  - B. No wall sign shall extend above the roof or parapet of the structure to which it is attached.
  - C. No wall sign shall have a thickness greater than 12 inches measured from the wall to which it is attached.
  - D. 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 for all uses other than single family homes and duplexes as an alternative to wall signs, provided that they meet the following standards.
  - A. Awning 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. Ground Sign may be used for all uses other than single family homes and duplexes 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 and shall meet the adequate sight distance requirements of this chapter.
  - C. No ground sign shall have a single surface area exceeding 40 square feet.
  - D. Sign location to assure 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.
4. Number of ground signs. Not more than one ground sign may be erected accessory to any single building, structure, or shopping center regardless of the number of separate parties, tenants or uses.
5. Temporary signs per Sec. 26-14 of this chapter.

**Sec. 26-18. Light Industrial (I1) and General Industrial (I2) Districts Signage.**

All signs permitted in the I1 and I2 zoning districts shall meet the following requirements:

1. Wall signs 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 and awning signs. Projecting signs and awning signs may be used as an alternative to wall signs listed in the sign dimensional standards and regulations table, provided that they meet the following standards.
  - A. Any sign area on 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. Projecting signs shall not exceed sixteen square feet in area.
  - F. Awning signs shall not be internally illuminated.
3. 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 any part of the public right of way.
  - C. No ground sign shall have a single surface area exceeding 80 square feet per side.
  - D. A ground sign shall be located on the same parcel
  - E. Sign location to assure 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.
  - 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.
4. 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 80 square feet for a single face sign.

- E. It 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.
5. 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:
- i. Frontage along two or more right of ways allows 1 pole or ground sign on each right of way
  - ii. Greater than 300 feet of frontage along one right of way allowed 2 ground or pole signs.
6. Off-premise signs.
- A. No off-premise sign may be erected or maintained of a greater surface area than two hundred (200) square feet for per side
  - B. The top of the sign shall be no more than twenty-five (25) feet above the ground and the bottom of the sign shall be at least ten (10) feet above the ground.
  - C. An off-premise sign may have a minimum setback from the front property line of sixty (60) feet.
  - D. No off-premise sign shall be installed or placed on top of, cantilevered or otherwise suspended above the roof of any building.
  - E. Off-premise signs shall be located no closer to one another than five hundred (500) feet.
  - F. An off-premise sign must be constructed in such a fashion that it will withstand all wind and vibration forces which can normally be expected to occur in the vicinity. An off-premise sign must be maintained so as to assure proper alignment of structure, continued structural soundness, and continued readability of the message(s).
  - G. An off-premise 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 off-premise sign have flashing or intermittent lights, nor shall the lights be permitted to rotate or oscillate.
  - H. Digital Off-Premise Signs:
    - i. Rate of Change: The rate of change between static messages or images shall not exceed more than one (1) change per six (6) seconds. Each change shall be complete in one (1) second or less.
    - ii. Luminance: The maximum daylight sign luminance level shall not exceed 62,000 candelas per meter squared at 40,000 lux illumination beginning ½ hour after sunrise and continuing until 1/2 hour before sunset and does not exceed 375 candelas per meter squared at 4 lux illumination at all other times.

iii. Digital off-premise signs shall be configured to default to a static display in the event of mechanical failure.

I. An off-premise sign established within an industrial area, as defined in the Highway Advertising Act of 1972 (1972 PA 106, as amended) bordering interstate highways, freeways or primary highways as defined in said Act shall, in addition to complying with the above conditions, also comply with all applicable provisions of said Act and the regulations promulgated thereunder.

7. Temporary signs per Sec. 26-14 of this chapter.

### **Sec. 26-19. Planned Unit Development District (PUD) Signage.**

All signs permitted in the PUD shall meet 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 amendment will state allowable signage in the approved development program for the PUD.

### **Sec. 26-20. Vehicular Parking District (P1) Signage.**

All signs permitted in the P1 zoning district shall meet 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.

### **Sec. 26-21. Conservation/Open Space District (C-OS) Signage.**

All signs permitted in the C-OS zoning district shall meet the following requirements:

#### 1. Ground Sign

- A. Not more than one ground sign is permitted.
- 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.
- D. No ground sign shall have a single surface area exceeding 40 square feet per side.
- E. A ground sign shall be located on the same parcel.
- F. Sign location to assure 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.

2. Number of pole or ground signs. Not more than one 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 ground signs when the following is met:

A. Frontage along two or more right of ways allows 1 ground sign on each right of way

B. Greater than 300 feet of frontage along one right of way allowed 2 ground signs.

3. Temporary signs per Sec. 26-14 of this chapter.

Sec. 26- 22. Reserved.

Sec. 26- 23. Reserved.

Sec. 26- 24. Reserved.

**Sec. 26-25~~2~~. - 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.1. 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.2. A nonconforming sign shall not be replaced by another nonconforming sign.

c.3. A nonconforming sign shall not be reestablished after abandonment as defined in section 26-2~~6~~3, dangerous, unsafe, abandoned, and illegally erected signs.

d.4. 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. 26-2~~6~~3. - Dangerous, unsafe, abandoned, and illegally erected signs.**

a.1. 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.2. 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 e. below.

~~e.3.~~ 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.

~~e.4.~~ 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.5.~~ Process for enforcing violations of section 26-7, dangerous, unsafe, abandoned, and illegally signs. For violations of section 26-7 b. through d., 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. 26-23. - Changes to permitted signs.~~**

~~No physical, structural or electrical changes can be made to existing permitted signs without first obtaining a new sign permit. Individual sign panels can be replaced on existing box signs but a permit must still be obtained.~~

#### **~~Sec. 26-24. - Administration and appeals of sign ordinance standards.~~**

~~a. Generally. The regulations of this article shall be administered and enforced by building official/zoning administrator.~~

~~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 1-8 of the Owosso Code of Ordinances.~~

#### **~~Sec. 26-27. - Administration of sign ordinance standards.~~**

~~1. Generally. The regulations of this article shall be administered and enforced by building official/zoning administrator.~~

~~2. 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 1-8 of the Owosso Code of Ordinances.

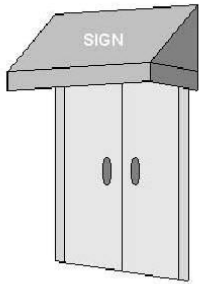
### **Sec. 26-28. – Board of Appeals**

1. Organization. The sign board of appeals shall be the zoning board of appeals as organized in chapter 38.
2. Powers and duties.
  - A. 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.
  - B. 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.
  - C. Hear and decide appeals of a determination by the administrator that a sign must be removed for noncompliance with this chapter.
  - D. Interpret the provisions of this chapter.
3. Grounds for variance. The board of appeals may grant a variance from the provisions or requirements of this chapter only where:
  - A. 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.
  - B. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.
  - C. The unusual conditions applying to the specific property do not apply generally to other properties in the city.
  - D. 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.
4. 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.

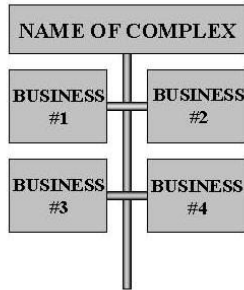


5. Notice of hearing. Shall be done in accordance with the Michigan Zoning Enabling Act, Act 110 of 2006 and any amendments to said Act.

**SIGN DIAGRAMS**  
**Figure 26.2**



Awning Sign



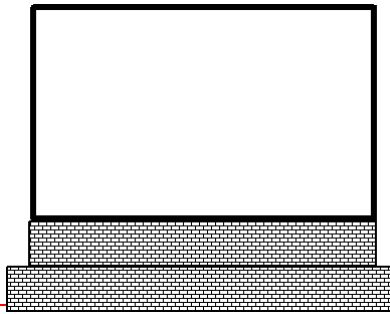
Business Center Sign



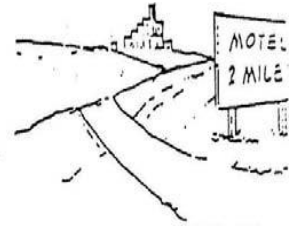
Free Standing Sign



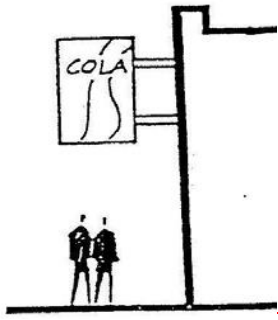
Message Board



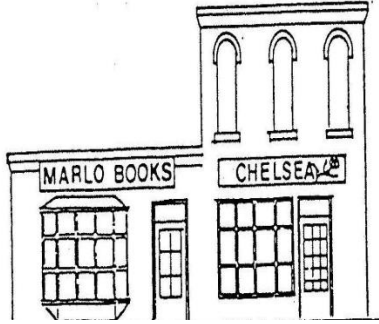
Monument Sign (Freestanding)



Off-Premise Sign



Projecting Sign



Wall Sign

Marquee Sign

