

Village of Vanderbilt - Sign Permit

Village of Vanderbilt
606 Garfield Street
Vanderbilt, MI 49795
989-983-4244

Date of request: _____
<u>Zoning Administrator</u>
Approved / Denied _____
Permit #: _____
Cost: _____ Paid _____
Receipt #: _____

Date: _____

Applicant Name: _____

Applicant Address: _____

Size of request sign: _____

Surface size: _____

Material(s) Used: _____

Location for sign: _____

Installers Name: _____

Installers Address: _____

Installers Phone: _____

Who is responsible for maintaining the sign, if other than the applicant?

Name of responsible person: _____

Contact Information: Ph: _____ Address: _____

Attach a drawing to scale proposed sign, installation location.

Additional Information (if applicable): _____

Zoning Admin: _____ Zoning Admin. Signature: _____

Section 5.10 Dimensional Requirements by District

District	Maximum Height	Minimum Lot Size	Average Lot Width	Minimum Yard Setbacks			Maximum Lot Coverage	Minimum Lot Area per DU	Minimum Ground Floor per DU	Minimum DU Width ***
				Front	Side	Rear				
A-1	50'	10 A	500'	25'	10'	10'	NA	980 SF	14'	
R-1	35'	12,000 SF **	80'	25'	8'	10'	25%	1,100 SF	20'	
R-2	35'	12,000 SF **	80'	25'	8'	10'	30%	980 SF	14'	
B-1	35'	3,200 SF	25'	*	*	10'	80%	NA		
B-2	35'	8,500 SF	80'	25'	10'	10'	45%	NA		
M-1	40'	2 A	200'	40'	25'	25'	35%	NA		
MH	Following rules and regulations established by licensing agencies of the State of Michigan.									

Footnotes:

- * Minimum yards are required when adjacent to an "R" District -- adjacent "R" District regulations will apply.
- ** In order to reduce lot size to those presently platted within the Village, the Village will have to have public sewers, public water, zoning, and subdivision regulations.
- *** Minimum width across any front, side, or rear of the structure at ground floor level.

ARTICLE XIII: SIGNS

Section 13.1 Purpose and intent

The purpose and intent of this Article is to preserve the desirable character of the Village of Vanderbilt, as well as to recognize the need for and privilege of advertising, so that people unfamiliar with the area, such as tourists and transients, may avail themselves of the goods and services afforded by the local business places. At the same time, the Village recognizes the right of residents to be free of advertising that could affect property values and create an unpleasant or less than desirable atmosphere. The use and erection of all outdoor signs shall be subject to all federal, state and local statutes and regulations and the regulations of this Ordinance. As a result, these regulations permit signs and other displays that are needed for the purposes of identification or advertising, subject to the following objectives:

- i . By reason of their size, location, spacing, construction or manner of display, signs shall not endanger life or limb, confuse or mislead traffic, obstruct vision necessary for traffic safety, or otherwise endanger the public health or safety.
2. Signs should enhance the aesthetic appeal of the Village. Thus, these regulations are intended to: 1) regulate oversized signs that are out-of-scale with the surrounding buildings and structures, and 2) prevent an excessive accumulation of signs which cause visual clutter and distraction.

Section 13.2 Signs Not Requiring a Sign Permit

The following signs may be placed in any zoning district without a sign permit, provided such signs comply with any applicable federal or state law or regulation and are located so as not to cause a nuisance or safety hazard:

1. One (1) non-illuminated identification sign per use, not exceeding two (2) square feet of sign surface.
2. Street name signs, route markers and other traffic control signs erected or approved by state, county or village agencies when necessary to give proper directions or to otherwise safeguard the public.
3. Non-advertising signs erected by any organization, person, firm or corporation that is needed to warn the public of dangerous conditions and unusual hazards including but not limited to: road hazards, high voltage, fire danger, explosives, severe visibility, etc.
4. Non-advertising signs exclusively devoted to controlling property access (no trespassing, private property, keep out, no hunting, hiking trail, day use only, and similar instructional messages), provided the sign surface does not exceed the maximum size limitations of Section 13.5 below.
5. Non-advertising signs marking a historically significant place, building or area when sanctioned by a national, state or local historic organization recognized by the planning commission, provided the sign surface does not exceed the maximum size limitations of Section 13.5 below.

6. Signs that have been approved in conjunction with a valid site plan or zoning permit for any principal or accessory use, and signs required by federal or state agencies in connection with federal or state grant programs.
7. Temporary real estate signs, not exceeding ten (10) square feet, on individual lots advertising a premise for sale or rent.
8. Signs advertising sales such as garage, estate, auction, moving, and yard sales, which last no more than seven (7) consecutive days, provided the sign surface does not exceed the maximum size limitations of Section 13.5 below.
9. Political and noncommercial signs, provided the sign surface does not exceed the maximum size limitations of Section 13.5 below.

Section 13.3 Signs Requiring a Sign Permit

Except as otherwise provided in Section 13.2 above, no sign shall be erected within any zoning district, until a sign permit is issued by the zoning administrator. Sign permit fees shall be established by the Village Council as provided in Section 3.6 of this Ordinance. Before issuing a sign permit, the zoning administrator shall determine that the proposed sign complies with all requirements of this Article.

Section 13.4 Signs Authorized by Zoning District

1. Unless otherwise prohibited in this Ordinance, an outdoor business or informational sign or temporary sign shall be permitted on property within the Local Business District (B-1), the Highway Business District (B-2), and the Industrial District (M-1) and on property in any zoning district on which a home occupation or other legal business is located, if and only if, all of the requirements of this Article are met.
2. Unless otherwise prohibited in this Ordinance, an off-premise sign shall be permitted on property within the Highway Business District (B-2), and the Industrial District (M-1).
3. Unless otherwise prohibited in this Ordinance, an outdoor business or informational sign, temporary sign or one (1) identification sign at each entrance to residential subdivisions or developments shall be permitted on property within the Single Family/Two Family Residential District (R-1), the Multiple Family District (R-2), the Agricultural District (A-I) and the Mobile Home Park District (MH).

Section 13.5 Size Regulations

- i. The sign surfaces of all outdoor business or informational signs, off-premise signs, portable signs, and signs expressing noncommercial views shall not exceed the following size limitations:

<u>Zoning District</u>	<u>Maximum Size of Sign Surface</u>
R-1 and R-2	Ten (10) square feet
B-1, MH and A-I	Twenty-four (24) square feet

B-2 and M-1

Forty-eight (48) square feet

2. All identification signs located at the entrance to residential subdivisions and developments shall be no more than sixteen (16) square feet per sign.

Section 13.6 Location Regulations

The following regulations apply to all signs regardless of the zoning district in which they are located.

1. No off-premise sign shall be permitted in the R-1, R-2, A-1 MH, or B-1 zoning districts.
2. No freestanding sign shall exceed the maximum height of the zoning district in which located, as measured from the ground to the top of the sign.
3. Both sides of any freestanding or overhanging sign may be used as a sign surface.
4. Before erecting an overhanging sign above a public right-of-way, the owner of the sign shall receive the written approval of the proper governmental agency having jurisdiction over that right-of-way. An overhanging sign shall not project beyond the structure wall to which it is attached more than five (5) feet and shall be no less than fourteen (14) feet above the public right-of-way.
5. Freestanding signs may be permitted in a front yard, provided the sign is located no less than ten (10) feet from the front lot line.
6. In no case shall a wall sign or window sign exceed a total of ten (10%) percent of the area of the building wall to which it is attached.
7. No sign shall be placed at any location which obstructs the vision of drivers using a public or private street or alley or which obstructs the vision of drivers using any driveway, parking lot or other route providing ingress or egress to any premise.
8. A commercial use located in any zoning district shall not have more than two (2) off-premise signs related to that commercial use and such signs shall be permitted in the B-2 and M-1 zoning districts. Not more than one (1) off-premise sign shall be allowed in the B-2 and M-1 zoning districts per five hundred (500) feet of road frontage or one (1) off-premise or onpremise sign per lot, whichever allows more signs. Off-premise signs located on properties adjacent to Old M-27 (Mill Street) and 1-75 shall be subject to the size limitations of the zoning district in which located and shall be placed only after the owner obtains a permit from the Michigan Department of Transportation (MDOT) under the Highway Advertising Act (Act 106 of the Public Acts of 1972), as amended.
9. No sign shall be located on the roof of any building or structure.
10. No sign shall be located in any street or road right-of-way or on Village property.

Section 13.7 Sign Lighting

The following regulations apply to all signs regardless of the zoning district in which they are located.

1. Signs may be illuminated, provided the lighting is directed, shaded or designed so as not to interfere with vision of persons on adjacent highways, streets or properties and is not directed skyward so as to unnecessarily illuminate the night sky.
2. Except for time and temperature signs, signs containing flashing, intermittent or moving lights are prohibited.
3. For internally lighted signs, the sign background or field shall be opaque. Letters, numerals, logos and similar message elements may be of a transparent material to permit the internal lighting to reveal the message or information on the sign surface.

Section 13.8 Temporary Signs

The following regulations apply to all temporary signs regardless of the zoning district in which they are located.

1. Portable signs shall be allowed for a maximum of thirty (30) days within any calendar year.
2. In the case of a special event, which occurs no more than once every six (6) months and lasts for a period not to exceed twenty-one (21) consecutive days, advertising devices such as banners, balloons, flags, pennants, pinwheels, searchlights or other devices with similar characteristics are permitted for a period of not more than seven (7) days prior to the special event and not more than one day (1) after the completion of the special event.
3. In the case of a special event lasting no more than seven (7) consecutive days that occurs periodically throughout the year, at the same times, and for the same duration, advertising devices such as banners, balloons, flags, pennants, pinwheels, searchlights or other devices with similar characteristics are permitted pursuant to an annual zoning permit for a period of not more than seventy-two (72) hours prior to the special event and not more than twelve (12) hours after the completion of the special event.
4. Signs advertising sales such as garage, estate, auction, moving, and yard sales, which last no more than seven (7) consecutive days, shall be permitted no more than forty-eight (48) hours prior to the sale, provided the signs are removed immediately after the sale.
5. Political signs shall be removed within five (5) days after the election to which they apply.

Section 13.9 Sign Maintenance

A property owner may maintain or improve an existing conforming sign without a sign permit, provided the type, size, shape, height and use remains the same.

Section 13.10 Nonconforming Signs

Any sign lawfully in existence prior to the enactment of this Article which does not meet the requirements of this Article may continue in use as a nonconforming sign. The maintenance, reconstruction, alteration, discontinuation or change in a nonconforming sign shall be governed by Section 6.3 of this Ordinance.

Section 13.11 Variances

The Zoning Board of Appeals shall have the power to authorize, upon an appeal, specific variances from the requirements of this Article. The request for a variance from the requirements of this Article shall be governed by the rules and procedures relating to variances contained in Section 4.12 of this Ordinance.