

**Porter Township Cass County, Michigan**

**Ordinance No. \_\_05-09-17\_\_**

**Adopted 05/09/2017**

**Published 05/15/2017**

**Effective Date 05/23/2017**

**Zoning Ordinance Text Amendments**

An ordinance to establish minimum and maximum standards for the placement of signs in the agricultural, commercial and residential zoning districts, to provide an effective date; and to repeal all ordinances or parts of Ordinances in conflict herewith.

The Township of Porter, Cass County, Michigan ordains:

**Section 1**

**Amendment to Section 111.1204(b) of the  
Porter Township Zoning Ordinance**

Section 111.1204 (b) of the Porter Township Zoning Ordinance is hereby amended to read as follows:

**(A) Signs in the Agricultural, Commercial and Residential Zoning Districts.**

(1) No sign advertising, a business shall be erected or installed until a permit is first obtained from the zoning administrator, for a fee in the amount to be set and published by resolution of the Township Board. No sign shall be erected at any location in Porter Township where, by reason of the position, size, shape, color, movement or illuminations, it may interfere with, mislead or confuse traffic.

**(B) Agricultural**

(1) Agricultural Districts, only 1 sign of each of the following types of signs shall be permitted on each lot or parcel, unless otherwise specified herein.

(2) A non-illuminated sign advertising the sale or rental of the building or premises not exceeding 8 square feet in area and placed no closer than 15 feet from edge of the right-of-way.

(3) A non-illuminated safety, directional, caution, or announcement sign, not exceeding 6 square feet in area.

(4) A non-illuminated ground sign announcing a home occupation, service, or produce offered on the premises, not exceeding 15 square feet in area and located no closer than 15 feet from the edge of the right-of-way.

(5) A ground sign or bulletin board identifying a church, school, park or other authorized use not to exceed 24 square feet in area and placed no closer than 15 feet to any property line. Such sign may be illuminated by a non-flashing reflected light, and the source of illumination shall not be visible on the right-of-way.

### **(C) Commercial**

(1) Signs shall be freestanding and/or wall signs and shall pertain exclusively to the business or businesses located on the lot on which the sign is located.

(2) No more than two freestanding signs shall be permitted on a lot or parcel, one sign per roadway. There is no limit on the number of wall signs placed upon a building, provided all maximum sign area requirements are not exceeded.

(3) Wall signs: the maximum total sign area of all wall signs on a building shall not exceed one square foot for each foot of building total length, except in the case where a building is divided into two or more separate businesses, in which case up to fifty square feet of additional wall sign area is permitted, provided such additional wall sign area is devoted to identifying the name of the multiple business development and/or listing the businesses on the premises. Wall signs shall be placed flat against the main building or more or less parallel to the building, or on a canopy and may face only an abutting public street or parking area. Signs shall not project above the roof line or cornice.

(4) Freestanding signs. The maximum sign area of a freestanding sign shall be 32 square feet. Freestanding signs shall not exceed 15 feet in height, measured from the level of the ground at the point nearest to the sign, and the leading edge of the sign shall be set back at least five feet from all property lines and rights-of-way. Freestanding signs shall not obstruct a clear view of traffic.

**(D) Residential**

(1) In any Residential District, only 1 sign of each of the following types shall be permitted on each lot or parcel unless otherwise specified herein.

(2) A non-illuminated sign advertising the sale or rental of the building or property, not exceeding 8 square feet in area and placed no closer to the street line than 15 feet of right-of-way.

(3) A non-illuminated nameplate containing the name and home occupation or service that is offered on the premises not exceeding 1 square foot in area and shall be attached flat against a building wall.

(4) Design of sign and location must be submitted for approval and approved by the planning commission.

**(E) Standards.** All signs in all agricultural, commercial and residential districts shall meet the following structural standards:

- (1) Weather resistant.
- (2) Able to withstand winds.
- (3) No raw or unfinished materials.

**(F) Lawful Nonconforming Signs** All signs lawfully erected prior to the date of this ordinance amendment shall be considered to be lawful non-conforming signs, subject to the standards for repair/replacement of nonconforming structures contained in the Township Zoning Ordinance.

**SECTION 2  
SEVERABILITY**

The provisions of this Ordinance are severable from each other and should any part of portion hereof be deemed to be unlawful or unenforceable, such determination shall not affect the other provisions.

**SECTION 3  
REPEAL AND EFFECTIVE DATE**

This Ordinance shall be effective on the 8<sup>th</sup> day following publication, following adoption. Conflicting Ordinance provisions are repealed. Section 111.2609 of the Porter Township Zoning Ordinance regarding signs in the Porter South Development Park District is deemed not to be in conflict with this Ordinance, is not repealed hereby and is specifically retained.

Porter Township  
Marty Russell, Clerk

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