

CHARTER TOWNSHIP OF FENTON
SIGN REGULATION
Ordinance No. 693
Adopted: December 3, 2007

An Ordinance to regulate the construction, placement, establishment, creation and/or maintenance of signs within the Charter Township of Fenton.

THE CHARTER TOWNSHIP OF FENTON, GENESEE COUNTY, MICHIGAN ORDAINS:

SECTION 1. Purpose

The purpose of this Ordinance is to regulate signs and outdoor advertising within Fenton Township so as to protect public health, safety and welfare; minimize abundance and size of signs to reduce motorist distraction and loss of sight distance; promote public convenience; preserve property values; support and complement land use objectives and enhance the aesthetic appearance and quality of life within the Township.

SECTION 2. Definitions

The following words, terms and phrases, when used in this Ordinance, shall have the meanings ascribed to them as follows:

- a. **Business Center:** A grouping of two (2) or more business establishments on one (1) 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.
- b. **Banner:** A sign made of fabric or any non-rigid material with no enclosing framework.
- c. **Billboard – Off-Premise:** An outdoor sign advertising an establishment, products, goods, services, activities, persons or events which were not made, produced, assembled, stored, distributed, leased, sold, or conducted upon the premises upon which the billboard is located. See also **Off-premise Sign**.
- d. **Billboard – On-Premise:** An outdoor sign advertising an establishment, products, goods, services, activities, persons or events which were made, produced, assembled, stored, distributed, leased, sold, or conducted upon the premises upon which the billboard is located. See also **On-premise Sign**.
- e. **Canopy:** 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.
- f. **Changeable Message Sign:** A permanent reader board attached to a pylon sign or the exterior of a wall where copy is changed mechanically, electronically or manually, including time/temperature signs.
- g. **Community Signs:** A temporary sign that provides a benefit to the community by advertising a community event, a garage sale, a family open house, to provide notice of a lost pet or announce a special sentiment such as a birthday, graduation or anniversary.
- h. **Construction Sign:** A temporary sign identifying the name(s) of project owners, contractors, developers, architects, designers, engineers, landscape architects, and financiers, which is located on a site being developed or improved.
- i. **Development Sign:** A temporary sign identifying the name(s) of project owners, contractors, developers, architects, designers, engineers, landscape architects and financiers for a project involving multi-family residential, commercial, industrial or multi-lot single family residential development which is located on the site being developed.
- j. **Directional/Informational Sign:** An on-premise sign giving directions, instructions or facility information and which may contain the name or logo of an establishment but no advertising copy, e.g. parking or exit and entrance signs.

- k. **Flashing sign:** A sign that contains an intermittent or sequential flashing light source. An electronic message sign shall not be considered flashing provided each message or image shown on the sign remain motionless on the screen a minimum of three seconds and the flash option on the sign is not used.
- l. **Ground Sign:** A free standing sign supported by uprights or braces in or upon the ground which are not a part of the building.
- m. **Home Occupation Sign:** A sign complying with the requirements of Township's Home Occupation Ordinance #425.
- n. **Incidental Sign:** A small sign, emblem or decal informing the public of goods, facilities or services available on the premises, e.g., a credit card sign; a sign indicating hours of business; signs indicating the contents of vending machines, gas pumps, ice containers, etc.; signs indicating the location of public restrooms, public telephones, etc.
- o. **Inflatable Sign:** A temporary sign consisting of a bag or balloon inflated with gas or air.
- p. **Institutions:** Religious, school, museum, library, community recreation facility or other non-profit organizations in the township.
- q. **Non-Conforming Sign:** A sign which was erected prior to the enactment of this Ordinance which does not comply with the provisions of this Ordinance.
- r. **Off-premise Sign:** An outdoor sign advertising an establishment, products, goods, services, activities, persons or events which were not made, produced, assembled, stored, distributed, leased, sold, or conducted upon the premises upon which the sign is located. See also **Billboard – Off-Premise**.
- s. **On-premise Sign:** A sign identifying or advertising an establishment, products, goods, services, activities, persons or events located on the parcel where the sign is located. See also **Billboard – On-Premise**.
- t. **Parapet:** The extension of a false front or wall above a roof line. Signs mounted on the face of a parapet shall be considered well signs.
- u. **Political Sign:** A temporary sign used in connection with local, state or national elections or referendums.
- v. **Portable Sign:** A sign and sign structure which is designed to facilitate the movement of the sign from one location to another. The sign may or may not have wheels, changeable letters and/or hitches for towing. This includes hot-air and gas filled balloons, banners, pennants, streamers, festoons, ribbons, tinsel, pinwheels, non-government flags and searchlights.
- w. **Professional/Name Plate Sign:** A sign indicating the address of a building and the name and profession of the occupant. A professional sign is different from a home occupation sign as defined above.
- x. **Projecting Sign:** A sign other than a flat wall sign, affixed to any pole, building or structure which projects from the building wall, pole or structure more than twelve (12) inches.
- y. **Pylon Sign:** A sign supported on the ground by a pole, braces or monument, and not attached to any building or other structure.
- z. **Real Estate Sign:** A temporary on-premise sign advertising the property or structure's availability for sale or lease.
- aa. **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.
- bb. **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.
- cc. **Roof Sign:** A sign which is erected, constructed and maintained upon, and projects beyond the roof of the building.

- dd. **Sign:** Any device, structure, fixture, or placard using graphics, symbols, and/or written copy designed specifically for the purpose of advertising or identifying any establishment, products, goods, services, activities, persons or events.
- ee. **Subdivision Sign:** A permanent sign marking the entrance to a residential platted subdivision or condominium subdivision.
- ff. **Township:** The Charter Township of Fenton.
- gg. **Video Sign:** Electronic signs that display video images
- hh. **Wall Sign:** A sign attached to or placed flat against the exterior wall surface of any building, no portion of which projects more than twelve (12) inches from the wall.

SECTION 3. Plans, Specifications and Permits

- a. **New Signs:** A building permit and sign permit shall be required for the erection, construction or alteration of any sign, except as otherwise provided for in this ordinance. The Building Inspector shall confirm compliance with building code requirements for the proposed sign. The Zoning Administrator shall confirm compliance with the requirements of the zoning ordinance and this ordinance.
- b. **Specifications:** Before any permit is issued for the erection of a sign, construction documents shall be filed with the Building Department showing the materials and required details of construction, including loads, stresses and anchorage and a sign permit application with fee showing the location and size of the sign, the dimensions of any wall the sign may be placed on, the setback from property lines and the edge of the road and an elevation drawing of the sign. For purposes of this Ordinance, the sign face square footage shall be measured in accordance with the guidelines set forth in Figure B of this Ordinance. The application shall be accompanied by the written consent of the owner of the premises upon which the sign is to be erected.
- c. **Inspections:** All signs receiving building permits shall be inspected by the Building Inspector as required under the Township Building Code.
- d. **Expiration:** Building and sign permits for signs shall expire one year after the date of issuance if the sign has not been erected in compliance with the permits.

SECTION 4. Exempt Signs

No building or sign permit shall be required for the signs or outdoor display structures covered by the following provisions, however, this exemption shall not be construed to relieve the owner of the sign from responsibility for the sign's erection and maintenance in a safe manner:

- a. The following On-premise signs may be permitted provided that are at least 10' from the road right-of-way and the side and rear lot lines:
 - 1) Professional sign or nameplate sign. One (1) professional sign or nameplate sign for each dwelling unit, not more than one (1) square foot in area.
 - 2) Home occupation sign. One (1) home occupation sign for a home occupation authorized by the Township's Home Occupation Ordinance #425 and complying with the requirements of that ordinance.
 - 3) Temporary signs pertaining to the lease or sale of the premises. Two (2) non-illuminated temporary signs pertaining to the lease or sale of the premises upon which it is placed, not exceeding twelve (12) square feet in total area unless the parcel is over twenty (20) acres, in which case each sign may be up to thirty two (32) square feet in total area and six (6) feet in height, provided sign shall be removed within fifteen (15) days after the consummation of a lease or sale transaction.

- 4) Temporary sign pertaining to the sale of lots or structures in a development. One (1) non-illuminated temporary sign pertaining to the sale of lots or structures in a development per entrance to the development. The signs shall not exceed thirty (32) square feet in area..
 - 5) Construction signs. One (1) construction sign per lot; not exceeding six (6) square feet in area and that such signs shall be erected during the construction period only and shall be removed within fifteen (15) days of the date of certificate of occupancy. These signs may be located in the rear yard.
 - 6) Historical marker. Plaques or signs describing state or national designation as an historic site or structure and/or containing narrative, not exceeding twelve (12) square feet in area.
 - 7) Temporary sign for advertising the sale of agricultural produce. In agricultural districts one (1) temporary sign for advertising the sale of agricultural produce raised on the premises. Such sign shall not exceed thirty-two (32) square feet in area and eight (8) feet in height, and shall be removed from its roadside location during the season that it is not in use.
 - 8) Directional/informational sign. In commercial, office service, and industrial districts, as well as apartments, institutions and similar uses in all districts, no more than one (1) on premise directional/informational sign shall be permitted per approved driveway, with a maximum sign area of four (4) square feet per sign, and a maximum height of four (4) feet. Additional directional/informational signs may be permitted by the Planning Commission at the time of site plan approval, (for new facilities), or by the Zoning Administrator, (for existing facilities), provided a need for said sign(s) is demonstrated by the applicant. Directional/informational signs shall be set back at least ten (feet) from the road right-of-way and the side or rear property line.
 - 9) Incidental signs. In commercial districts, incidental signs not exceeding two (2) square feet per sign shall be permitted, provided said sign(s) are attached to a permitted sign, exterior wall, building entrance, window, or equipment customarily incidental to the commercial enterprise located on the premises, (e.g., gas pumps, vending machines, ice containers, etc.).
 - 10) Political signs. Political signs are permitted with the real property owners authorization, provided such signs are not placed within public road right-of-way, such signs do not exceed thirty-two (32) square feet in area, and that such signs are removed within five (5) business days following the election for which they are erected.
- b. Off-premise signs may be permitted as follows:
- 1) Temporary real estate open house signs. Temporary real estate open house signs are permitted provided there shall be only two (2) such signs placed off-premise and one (1) on premise; the size of each sign shall be a maximum of four (4) square feet in area and three (3) feet in height. Signs shall not be affixed to other signs, utility poles, fire hydrants or trees; the person or firm placing the signs shall obtain authorization from the owner or occupant of all properties on which such signs are placed; the signs shall be allowed for a maximum of four (4) days in any single

calendar month, eight (8) hours per day; and the signs shall be removed within one (1) hour following closing of the open house.

- 2) Community signs. Community signs are allowed in all districts provided they are no more than twelve (12) square feet in area, are located outside the right of way and are allowed for no more than seven (7) days per event or occurrence.

SECTION 5. Prohibited Signs

The following signs shall be prohibited in any district:

- a. Signs which obstruct free access or egress from any building, including those that obstruct any fire escape, required exitway, window, or door opening or that prevent free access to the roof by firefighters.
- b. Signs having moving members or parts, unless an exception is granted by the Planning Commission during site plan review.
- c. Signs using high intensity, flashing, oscillating or intermittent, or red or blue or green illumination.
- d. Signs which obstruct or impair the vision of motorists or non-motorized travelers at any intersection, driveway or within a parking lot or loading area.
- e. Any sign that violates the clear vision requirements of Section 4.07 of the Township Zoning Ordinance.
- f. Roof signs, any sign erected, constructed, maintained upon which projects beyond the roof of the building, unless otherwise allowed in this Ordinance.
- g. Portable signs, as defined, unless otherwise allowed in this Ordinance.
- h. Banners, pennants and streamers except as otherwise permitted in this ordinance.
- i. Signs generating noise, smoke, vapor or odors.
- j. Signs that imitate traffic control devices.
- k. Inflatable signs, not including residential lawn ornaments.
- l. Off-premise signs, unless otherwise provided for in this ordinance.
- m. Video signs

SECTION 6. 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 Ordinance; provided, that no such sign shall be erected or altered except as authorized by Section 3 of this ordinance.

- a. Sign Setback.
 - 1) All signs, unless otherwise provided for, shall be set back a minimum of ten (10) feet from any private or public roadway edge, side yard setbacks shall be at least ten (10) feet and no sign shall be erected in the required rear yard setback.

- 2) No sign, except those placed and maintained by the Township, County or State shall be located in, overhang or encroach upon any public right-of-way.
 - 3) No sign shall be located or constructed so as to not obscure vision and contribute to hazardous conditions.
- b. Sign Construction. All signs, together with all supports, braces guys and anchors shall be constructed in manner consistent with the Building Code provisions and maintained in good structural condition at all times. All signs shall be kept painted, stained, sealed or preserved to prevent corrosion, blistering, peeling or deterioration of exterior surfaces.
- c. Illumination of signs.
- 1) All illuminated signs shall be ULA approved, pass State of Michigan Electrical Inspection and comply with the Building Code.
 - 2) All lights used for the illumination of signs, buildings, structures or areas surrounding them shall be completely shielded from the view of vehicular traffic using the road or roads abutting such properties, such that direct glare shall not be a hazard to such traffic. Floodlights used for the illumination of such premises, or any sign thereon, whether or not floodlights are attached, shall not be directed in such a manner as to adversely affect adjoining or nearby properties, or traffic. All illuminated signs, shall be located not less than one hundred (100) feet from residential district. No sign shall be illuminated indirectly by other than continuous white light, nor contain any visible moving parts. Underground wiring shall be required for all permanent illuminated free standing signs.

SECTION 7. Specific Standards for Permitted Signs

- a. Billboards. The size, height and location of billboards shall be determined by the Planning Commission as a site plan review application. Billboards may be established only in the C-3 zoning district, provided that they meet the following conditions:
- 1) Not more than three (3) billboards may be located per linear mile of street or highway regardless of the fact that such billboards may be located on different sides of the subject street or highway. The linear mile measurement shall not be limited to the boundaries of the Township where the particular street or highway extends beyond such boundaries. Double-faced billboard structures (i.e. structures having back-to-back billboard faces) and V-type billboard structures having only one face visible to traffic proceeding from any given direction on a street or highway shall be considered as one billboard. Additionally, billboard structures having tandem billboard faces (i.e. two parallel billboard faces facing the same direction and side-by-side to on another) or stacked billboard faces (i.e. two parallel billboard faces facing the same direction with one face being directly above the other) shall be considered as one billboard. Otherwise, billboard structures having more than one billboard face shall be considered as two billboards and shall be prohibited in accordance with the minimum spacing requirement set forth in subsection 2 below.
 - 2) No billboard shall be located within 1,500 feet of another billboard abutting either side of the same street or highway.

- 3) No billboard shall be located within 200 feet of a residential district or existing residence. If the billboard is illuminated, this required distance shall instead be 300 feet.
 - 4) No billboard shall be located closer than 75 feet from a property line adjoining a public right-of-way or 10 feet from any interior boundary lines of the premises on which the billboard is located.
 - 5) The surface display area of any side of a billboard may not exceed 300 square feet. In the case of billboard structures with tandem or stacked billboard faces, the combined surface display area of both faces may not exceed 300 square feet.
 - 6) The height of a billboard shall not exceed 30 feet above (a) the grade of the ground on which the billboard sits or (b) the grade of the abutting roadway, whichever is higher.
 - 7) No billboards shall be on top of, cantilevered or otherwise suspended above the roof of any building.
 - 8) A billboard 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, the path of on-coming vehicles, or any adjacent premises. In no event shall any billboard have flashing or intermittent lights, nor shall the lights be permitted to rotate or oscillate.
 - 9) A billboard 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. A billboard must be maintained so as to assure proper alignment of structure, continued structural soundness, and continued readability of message.
 - 10) A billboard established within a business, commercial, or 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 there under, as such may from time to time be amended.
- b. Development signs. Development signs are permitted provided there shall be only one (1) sign per development not exceeding thirty two (32) square feet in area. The signs shall only be erected for one year and may be extended up to one year by the Zoning Administrator.
 - c. Portable Signs. One (1) portable sign, provided such sign shall not exceed thirty-two (32) square feet in area, six (6) feet in height and be located no closer than ten (10) feet from any property line or roadway edge and shall not be placed within any public right-of-way. Portable signs shall be limited to a total of thirty (30) days over the course of a year.
 - d. Signs Announcing the Sale of Lots or Structures in a Subdivision. One (1) temporary sign per vehicular entrance having a maximum area of thirty-two (32) square feet announcing the sale of lots or structures in any one (1) subdivision for a maximum period of one (1) year. Such sign shall be set back at least ten (10) feet from the road

right-of-way and the side or rear property line. These signs may be located in the rear yard.

- e. Signs for Non-profits or Institutions. Permanent signs of a religious institution, school, museum, library, community recreation facility or other non-profit organization or institutional bulletin boards, with a minimum setback from any property line or roadway edge of ten (10) feet the road right-of-way and the side property line, which do not exceed thirty-two (32) square feet in area, are a maximum of six (6) feet in height, and meet the illumination standards of this ordinance.
- f. Street Banners. Temporary banners advertising public entertainment or event, provided that they receive authorization from the Township Board, are only used in a location designated by the Township Board, and are erected no more than fifteen (15) days before the event they advertise and are removed within one (1) business day following the event.
- g. Multiple Housing Development Signs. In the multi-family residential districts, one ground or wall sign indicating the name of the multiple housing development in addition to one (1) professional sign or nameplate sign for each dwelling unit, not more than six (6) square feet in area.
- h. Subdivision Signs. Subdivision signs are subject to the review and approval of the Township Zoning Administrator. The sign face area of any subdivision sign shall not exceed 32 square feet.
- i. On-Premise Signs. On-premise signs may be permitted in commercial, manufacturing and industrial districts as follows:
 - 1) Must be accessory. No on-premise sign shall be permitted which is not accessory to the business conducted on the property.
 - 2) Wall signs. Such sign may only be erected on a exterior wall provided all of the following are met: No business establishment shall have a total of more than two (2) such signs provided the total sign area for all signs permitted on the face of any wall shall not exceed fifty (50) percent of the area of the face of the wall upon which such sign or signs are attached.

No such sign(s) shall extend farther than twelve (12) inches from the face of the building upon which it is attached, provided, however, that where a sign extends more than three (3) inches from the face of such wall, the bottom of such sign shall not be closer than eight (8) feet from the ground level below such sign.

The maximum height of any single on-premise sign shall not exceed ten (10) feet and the maximum width shall not exceed fifty (50) percent of the width of the wall to which such sign is attached.
 - 3) Freestanding or Pylon signs. Freestanding or Pylon signs per business establishment, office building or shopping center complex, as provided in Figure A.
 - 4) Shopping center signs.
 - a. One or more business establishments, located on multiple contiguous parcels of land, may erect a single freestanding or pylon sign identifying

the business at that location so long as the sign does not exceed one hundred twenty percent (120%) of the square footage permitted for their zoning district, (see Figure A). Such sign may be located at any point on the parcel(s) occupied by the businesses jointly erecting the sign as they may agree.

- b. Individual business occupying space in a multi-business structure shall not have free-standing signs regardless of the amount of space occupied within the structure.
- j. Sale of Agricultural Produce. In agricultural districts one (1) permanent signs for advertising the sale of agricultural produce raised on the premises per road frontage. Such signs shall not exceed thirty-two (32) square feet in area and eight (8) feet in height.
- k. Off Premise Informational/Directional Signs. Off premise informational/directional signs may be permitted for institutions in the township, provided no more than two (2) are allowed per institution and each sign shall not exceed six (6) square feet in area and not less than 10 feet from the road and not in the right of way.

SECTION 8. Dangerous, Nuisance, Unsafe, Abandoned and Illegally Erected Signs

- a. Dangerous or Nuisance signs: Any sign constituting an immediate hazard to health or safety, including signs placed in public right-of-ways, attached to utility poles or affixed to trees, shall be deemed a nuisance and may be immediately removed by Township and the cost thereof charged against the owner of the property on which it was erected.
- b. Unsafe signs: Any sign that becomes insecure, in danger of falling or otherwise unsafe but not considered an immediate danger by the Building Inspector/Ordinance Enforcement Officer to the health or safety of the public shall be removed or repaired according to the process outlined in enforcement section.
- c. Abandoned signs: Any sign that advertises a business that has been discontinued for at least ninety (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 change in ownership or management shall not be deemed abandoned unless the structure remains vacant for at least six (6) months. An abandoned sign shall be removed by the owner or lessee of the property. If the owner or lessee fails to remove the sign, the Building Inspector/Ordinance Enforcement Officer shall initiate the process outlined in enforcement section.
- d. Illegally erected signs: The Building Inspector/Ordinance Enforcement Officer shall order the removal of any sign erected illegally in violation of this Ordinance according to the process outlined in Section 10 of this Ordinance.

SECTION 9. Non-Conforming Signs

If the existence or use of any non-conforming sign is interrupted or discontinued for any reason, such sign shall not be replaced, unless it complies with the provisions of this Ordinance.

All non-conforming Billboard Signs utilized on a continuous basis shall be permitted to remain for the useful life of the billboard structure. Any non-conforming Billboard Sign that is dismantled or removed due to deterioration or damage shall not be replaced.

SECTION 10. Variances

A request for a variance from the requirements of this Ordinance may be taken to the Zoning Board of Appeals by any applicant for approval of a sign permit. Variances from the dimensional requirements of this ordinance may be granted for any sign. Variances from the type of sign allowed may only be granted for a temporary sign. Such requests for variance or appeals shall be taken within such time as shall be prescribed by the Zoning Board of Appeals by general rule, and shall comply with the notification standards set forth in Article 13 of Zoning Ordinance No. 594.

To qualify for a variance, an applicant must demonstrate that it meets one of the following three standards.

- a. The variance is necessary to allow a sign sufficient for the property owner to advertise its location.
- b. The variance promotes a public need.
- c. The variance is necessary to protect the public health safety and welfare.

SECTION 11. Appeals

A request for an appeal of the decision of the Zoning Administrator in applying the requirements of this ordinance may be made to the Zoning Board of Appeals. Such appeals shall be taken within such time as shall be prescribed under the Township Zoning Ordinance and shall comply with the notification requirements of the zoning ordinance.

SECTION 12. Enforcement

The Ordinance Enforcement Officer shall send notice, by certified mail addressed to the owner of any property upon which there is an illegal sign and to the owner of the illegal erected sign if not the property owner, at their last known address. The notice shall describe the violation and allow ten (10) days for removal or other measures that would result in compliance with this Ordinance. Should the sign not be removed or repaired within the time specified, the Building Inspector or Ordinance Enforcement Officer shall have the authority to remove and dispose of the sign and the property owner shall be liable for the cost thereof. Any such costs not paid by the property owner shall be assessed against the real estate from which the illegally erected sign was removed in the same manner as real estate taxes are assessed on the tax rolls. Any sign within the public right-of-way may be removed and disposed of by the Ordinance Enforcement Officer without notice.

SECTION 13. Severability

This Ordinance and its various articles, paragraphs and clauses thereof are hereby declared to be severable. If any article, paragraph or clause is adjudged unconstitutional or invalid, the remainder of this amendatory ordinance shall not be affected thereby.

SECTION 14. Repeal

All other ordinances or resolutions, including Ordinance No. 535, insofar as the same or any part thereof may be inconsistent with any provision of this ordinance, are hereby repealed.

SECTION 15. Effective Date

This ordinance shall be published as required by law and shall take effect immediately upon adoption and publication.

Figure A

Districts	Wall, Canopy or Projecting Signs			Pylon Sign			Ground Sign		
	Number	Maximum Size	Maximum Height	Number	Maximum Size	Maximum Height	Number	Maximum Size	Maximum Height
Residential Uses									
AG, R1-E, L, A, B, C (see exempt signs), RT, RMH, RM-1	1	32 Sq. Ft.	8 ft.	1	32 sq. ft.	8 ft.	1	32 sq. ft.	8 ft.
Commercial Uses									
C-1	2	50% Wall Face		1(a)	100 sq. ft.	20 ft.	1	100 sq. ft.	8 ft.
C-2	2	50% Wall Face		1(a)	100 sq. ft.	20 ft.	1	100 sq. ft.	8 ft.
C-3	2	50% Wall Face		1(a)	300 sq. ft.	35 ft.	1	100 sq. ft.	8 ft.
Industrial Uses									
M-1 & M-2	2	50% Wall Face		1(a)	300 sq. ft.	20 ft.	1	100 sq. ft.	8 ft.
Office Uses									
OS	2	50% Wall Face		1(a)	100 sq. ft.	20 ft.	1	100 sq. ft.	8 ft.

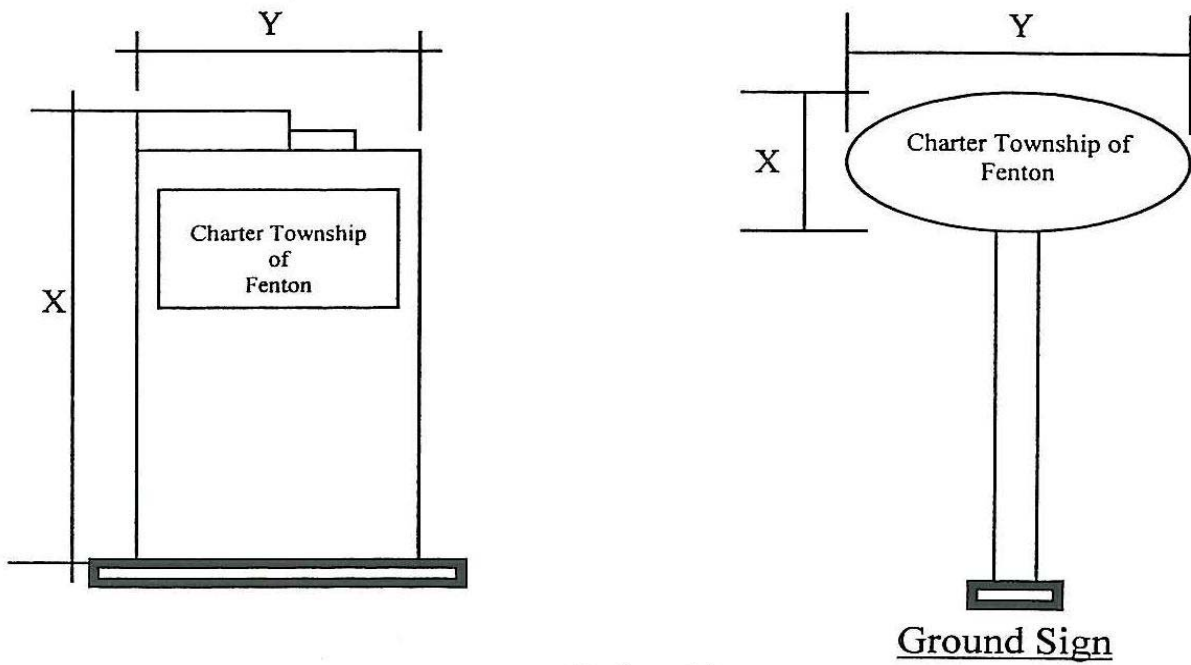
Footnotes:

(a) Only one (1) pylon or ground sign is permitted per use, including uses which occupy more than one (1) parcel and business centers, with additional signs permitted according to the following table, however, no site shall have more than three (3) pylon signs, regardless of the number of street frontages or the amount of frontage:

Frontage along two or more rights-of-way	one (1) shall be allowed along two (2) frontages
300 foot frontage along one (1) right-of-way	one (1) pylon or ground sign along that frontage
301-600 feet of frontage along one (1) right-of-way	one (1) pylon or ground sign, plus one (1) ground sign along that frontage
Over 600 feet of frontage along one (1) right-of-way	one (1) pylon or ground sign, plus two (2) ground signs along that frontage

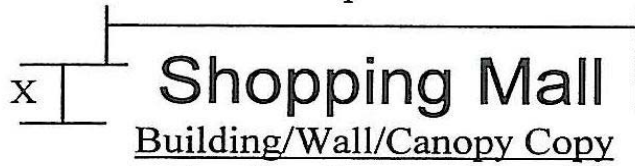
A changeable message sign, a permanent reader board attached to the pylon sign, may be allowed. Any such changeable message sign shall be included as part of the allowable pylon sign square footage, with the exception of electronic time/temperature signs that do not give business information. The maximum square footage of any changeable message sign shall be thirty-two (32) square feet.

Figure B. Guidelines for Measuring Sign Face Square Footage

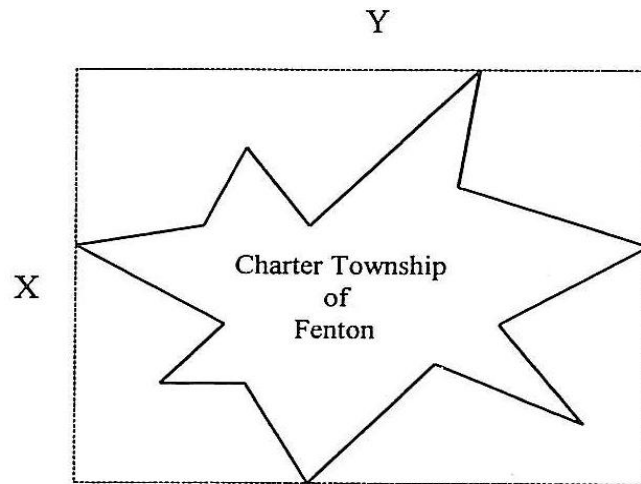


Pylon Sign

Y



Measurements taken from the outermost points of the copy



All Signs

Measurements taken from the outermost points of the panel

Enacted at a regular meeting of the Fenton Township Board held on the 3rd day of December 2007.

Bonnie K. Mathis, Supervisor

Robert E. Krug, Clerk