



PLANNING COMMISSION MEETING
Monday, June 12, 2023 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. May 8, 2023 Minutes**
- 4. Site Plan Review – World Wide Center, 34701-34805 Grand River Avenue**
- 5. Public Hearing – Proposed City of Farmington Code of Ordinances Text Amendment: Chapter 25, Signs**
- 6. Update - Current Development Projects**
- 7. Public Comment**
- 8. Planning Commission Comment**
- 9. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
May 8, 2023

Chairperson Majoros called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, April 10, 2023.

ROLL CALL

Present: Crutcher, Kmetzo, Majoros, Mantey, Perrot, Westendorf, Waun
Absent: None

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Kevin Christiansen; Recording Secretary Bonnie Murphy, Brian Belesky, Director of Media Specialist, Brian Golden, Media Specialist; Beth Saarela, City Attorney

APPROVAL OF AGENDA

MOTION by , seconded by to approve the agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. April 10, 2023 Minutes

MOTION by , seconded by , to approve the items on Consent Agenda.
Motion carried, all ayes.

OUTDOOR SEATING SITE PLAN REVIEW – CANNELLE FARMINGTON, 33304 GRAND RIVER

North side of gr and part of ore of downwon a

Chairperson Majoros introduced this item and turned it over to staff.

Director Christiansen stated the City has received site plan for outdoor seating at address CBD outdoor reciew and recc app by DDA = DDa revewd and recommended at their 4-18-23 meeting. No changes regarding bldg. dimensions copy of sit eplan and Utdoor seting area = Kickstart and clothese encunters

See property in question - east side adjacent only an ingress
See angled parked cars adjacent to where outdoor seating is proposed public right of way
any action with respect to site plan subsequent ot hat and approval there are agreements necessary between Canelle and COF – outdoor seating to west – those all within the right of way for gr

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Dda had opp review in these items to be identified and provide to applicant couple elements related to plan color of concrete - bike rack -

Application move to site plan for outdoor seating see canelle and proposed outdoor seating - key in lower right hand corner - herringbone pattern on gr right of way

Steal thunder of applicant

Material board for outdoor seating area - planting pots urns umbrella and fencing - consistent with fencing throughout downtown

Turned it back to Maj

Maj invited the Petitioner to podium

Burt Koseck - landscape archite and owner not here

Kevin is passing out something that will help understand what is being proposed -
Approved bldg. renovation

In front of DDA few weeks ago

Page 1 shows images on left are existing conditions on right what is proposed

Gr has diamond shaped pavers red and black - no work proposed to make changes abutting it will fi

2 = this area right here raised curb landscape zone - mostly mulch and dirt does have public - l

3- east view brick pavers remain the same - current concrete will be replaed all new - charcoal color integrate nicely

Raised planter area reconfigure that into simple rectangle current tree comes down replace with new tree platning , tree platings direotr remain bike rak is proposed to shift along gr streetside parking barrier free ramp to west of that

Outdoor seating zone table foo

Majoros rendering is more upp to date

Koseck - packet had bunch this is most current

Up against bldg. two top dining generally placed in front of windows

Tall planter pots in lieu of bollards

Trash receptacle

Two tone one in this zone lot 4 north lot

Images of type of furniture proposed metal to look like bamboo chairs

One single umbrella cantilevere railing

Maj thanked pet

Opens up for questions for pet or staff – appreciate all the work looks nice

Syndicare an alcohol – majoros cutoff

Christ – establishments that serve are required to be in defined area and changed over time – serve alcohol have those that don't have table service does not have to do that

Can somebody sit in their seats yes if they are participants in the syndicate –

Majoros is there a boundary

Christ – all open streetscape

Maj – Friday – trash was going strong two on a Tuesday seems good on a Friday something to think about forefront of operations – three entities involved with day to day night to night use of

Depend on business owners to police dda has close relationship

Second entity is public works – has resp for trash pick up and helping to maintain in conjunction with dda – porters that they have retained that deal with that – third is business owners need to be mindful

Maj natural congregation –

Christ – when we have events – all of that a lot of focus on

Maj trash cans – metal jammed their hands down

Christ accessibility by unwanted elements

Opens floor

Westendorf sidewalk along seating area is not getting any wider wondering cars with planters there are those parking spaced sized that the cars hang over the sidewalks

Christ replied that's correct no change but drop off curb repurposing – attempt to separate with planter pots – need for adjustment we'll deal with it

Back of vehicles right

Koseck – with planters 5 ft clear zone for peds and tables

Westendorf directory board is being relocated currently board is offset out of the walkway going by photo on first page now in the walkway

Koseck within the planter the directory is so you can approach the curb not in ped sidewalk

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Perrot you mentioned trash and who maintains the space the city clarifies and provides guidelines ut the furniture is owned by the pet

Christ what is part of outdoor seating is theirs – what you see here the director, bike rack, waste receptacle coach ights = dda elements – pet is the owner of the furniture – if it gets in state of

Perrot – go back to the planters discussion pet referreed to them as bollards am I understanding

Koseck it's a planter but they will be bolted to the sidewalk tall enough above the bumoer

Christ you can see that example on their material board of planters solidly affixed

Koseck may bee other change that happens in this area retail or something inside the parking lot orth side of parking lot we wanted to only make changes it's not a forever thing but be beautiful but adaptable to change over time

MOTI by waun addres as submitted crutcher all in favor – motion carries

LEGION SQUARE – PRELIMINARY PUD REVIEW AND REQUEST TO SCHEDULE PUBLIC HEARING: CERVI CONSTRUCTION, AMERICAN LEGION HALL, 31775 GRAND RIVER AVENUE

Major intro and turns it over to christ –

Commissioner waun recues herself from podium

Director christ is prelim pud plan review an drequest to schedule for the former al hall 2-13-23 preapp conf on proposed pud for redevelopment no oaction taken at that meeting. Conceptual site plan bldge elevation aerial photos copy of staff report and approve dminutes – pud

May 4, 2023 and pud engineering May 5, 2023

App is here to prent pre lim plan and request sheduleing of public hearing

Aerial photo – subject prop – brookdale condos to west and dolphin centr adjacent to east residential area Sherwood and shaw east and south

Off brookdale – platted lots of record from brookdale

See development on north side of gr as well

See subject tprper bounded in red lb

There are three residential properties that but east prop boundary to rear yards and structur and one that has frontage on Sherwood that has its west property boundary

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Application – submittal by app that are comments supplement to his PUD – design elements in packet and pet can speak to this

First letter review letter from OHM PUD plan review letter rep Jennifer Morris and Austin Downey are present

Second letter is engineering review letter same circumstances

Preapp onference in feb

Cover sheet 1st page of site plan package part of process and application shows property gr ave access angle loaded 4 bldgs containing 8 units associated access drive is in front landscape

Hammerhead type turnaround

Details for site are within the plans – 3 story units with single car front loaded garage

Living level on second level kitchen great room and bedroom level on third floor

Materials submitted = mr. cervi second phase or orchards prior projects this project is similar to those units approved and

Photometric and lighting

Picture of brownstones at orchard

Questions posed by ohm on gr high profile one of comments was elevation on gr side – end of bldg. is view of slocum street

Other item of some concern was location of exterior appliances (AC units)

Shows location at the rear of the on pedestals close up view

Christ is intro of prelim plan and request to schedule ph

Invite app to come forward – maj – get gist of it assuming the app has access to OHM

Christ – yes

Maj – app knows

Invites pet to podium

Fabio cervi 12419 stark road ivonia owner excited to be here for prelim pud al and request ph for 7-10 5 million dollar plus project

Cia and this body and CIA district obsolete proper contribute to significant increase in prop taxes

Updated front elevation to include more

Open to reccs

Jesse and chad from Greentech thank you for consideration

Maj opens floor for commissioners

Maj – ask for any reaction to any of the big picture from OHM – density where will demonstrate goes fundamental

Cervi we intend city trash pick up site unlike orchard city trash offer recycling

Density we feel with PUD app we're open to have density available additional

Request ph for 7-10 to still digest

OHM rep – Jennifer morris

Lot of details in review don't want to go through all of them they are items that can be addressed at subseequent

Two big is fron eleation on gr not just maerials 10 feet from sidewalk so having some type of recess projection, a little bit of variation not a 3 story wall and then density the side yards are fairly small west side is 6 feet so those condenser units and 14 feet on the other single family on other

Is there a possibility to cluster away from single family residential
Those are the two biggest issues

Maj – comparison chart required and proposed any general comment
Mafield was all about density and size and carved some units off
Anything in here

Morris deviations from setback are appropriate some of the condeening units might result in a few fewer untis interesting because of split zoning front between 10 and 20
But PUD does allow that deviation – looking at kocking off a few units you could potentially consider but overall not out of line

Christ – this information is public information on ity website req in grc for grcia did have preapp confer – will review on Thursday
Serve in an advisory
Rueqested action is schedule ph –

Remotion BY KMETZO SCHEDULE PH LOCATED AT ADDRESS ADDRESS FOR THE
JULY 10 PERROT SUPPORT
MOTION CARRIED

WAUN RESUMES CHAIR

UPDATE – CURRENT DEVELOPMENT PROJECTS

Chairperson Majoros introduced this item and turned it over to staff.

CHRIST – UPDATE ACTIVITY GOING ON IN FARMINGTON – see that a lot going on streetscape still looks to be a June ompletion working very hard ohm advisors and that will open up opportunity castle dental jills pharamach heights brewery moving forward as ss gets completed a lot of activity of existing businesses and bldgs. Moving forward. On gr cannelle Farmington and their repurpose of inter an dext – and outdoor seating will change the impact and seating sunflour bakehaus – that bldg. now is newly owned there will be a new tenant new business in there also mentione din back Avalon studios that

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bldg. has been acquired an dinterest in that bldg. food and beverage mentioned providing accesssability outdoor seating and walkway improvements ongoing

Grc – with al prp can see changes what was bk and Detroit eatz and now big boy of Farmington – touch up an drepainting – al moving forward

Paramount medical area of interest

Winery couple suiters for redevelopment – moving forward

Mtc on doorstep of cc – required ph – a lot of detail – at stage of economics what needs to e provided how is it going to be financed and who is going to pay for it may move before cc at next meeting

Final step in PUD process so suseuqnt to CC will ome back before PC for final site plan

Note there are other projects down gr corr uptown plana shopping cneter at moody and ol – oming back and then if you go back west on gr ave see that the commercial centers that are there are at full tenancy close to last unit in freedom plaza in

Shell gas station was approved complete tear down

Quite bit of activity-

Savvy sliders getting clos e quite an active time

PUBLIC COMMENT

Maria Davis commander of AL

Wanted to take time to be here you are all victim to generally hear share with you we have been here in Farmington since the mid '40s and want to definitely throw our support for the plans being made for LS

Obviously up for sale when we first thought of a car wash just broke my heart the legion is part of this ommunity having op to work with mr. cervi not only prof so forthcoming excellent to work with the idea of LS got me sold payinghonor to th legion we're still working on finding another place in town demonstrated through previousproject hight quality and city tax base is fantastic has us thrilled and proud and we're veery pleased to work with him. The potential for bringing was commented as a tax base ii'm talking families coming to Farmington always available

Maj thanked her

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

MOTION by _____, supported by _____, to adjourn the meeting.

Motion carried, all ayes.

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The meeting was adjourned at 8:03 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: June 12, 2023	Reference Number 4
Submitted by: Kevin Christiansen, Planning and Building Department Director		
Description Site Plan Review – World Wide Shopping Center, 34701 - 34805 Grand River Avenue		
<p><u>Background</u></p> <p>The applicant/petitioner is proposing changes/improvements to the existing commercial site at the World Wide Shopping Center. The proposed changes include replacement of a portion of the existing damaged masonry screen/retaining wall located along the west side lot line of the existing shopping center site (see attached existing site plan). No changes regarding building dimensions or other site improvements are proposed. The existing commercial property is zoned C-2, Community Commercial.</p> <p>The applicant/petitioner has submitted a site plan for the proposed changes/improvements, including plans/details for a proposed 6.0 foot high combination vinyl fence and wall intended to be repaired/replaced located along the west property boundary (see attached plans and support materials).</p> <p>Attachments</p>		



City of Farmington CivicSight Map

MAP LEGEND:

- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
 - RAPHAEL STREET (POLY2)
 - RAPHAEL STREET (POLY1)
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHT-OF-WAY
 - MULTITENANTPAVING
 - ROW EXTEND
 - LOT HISTORY
- OPEN WATER (FEATUETYPE)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)



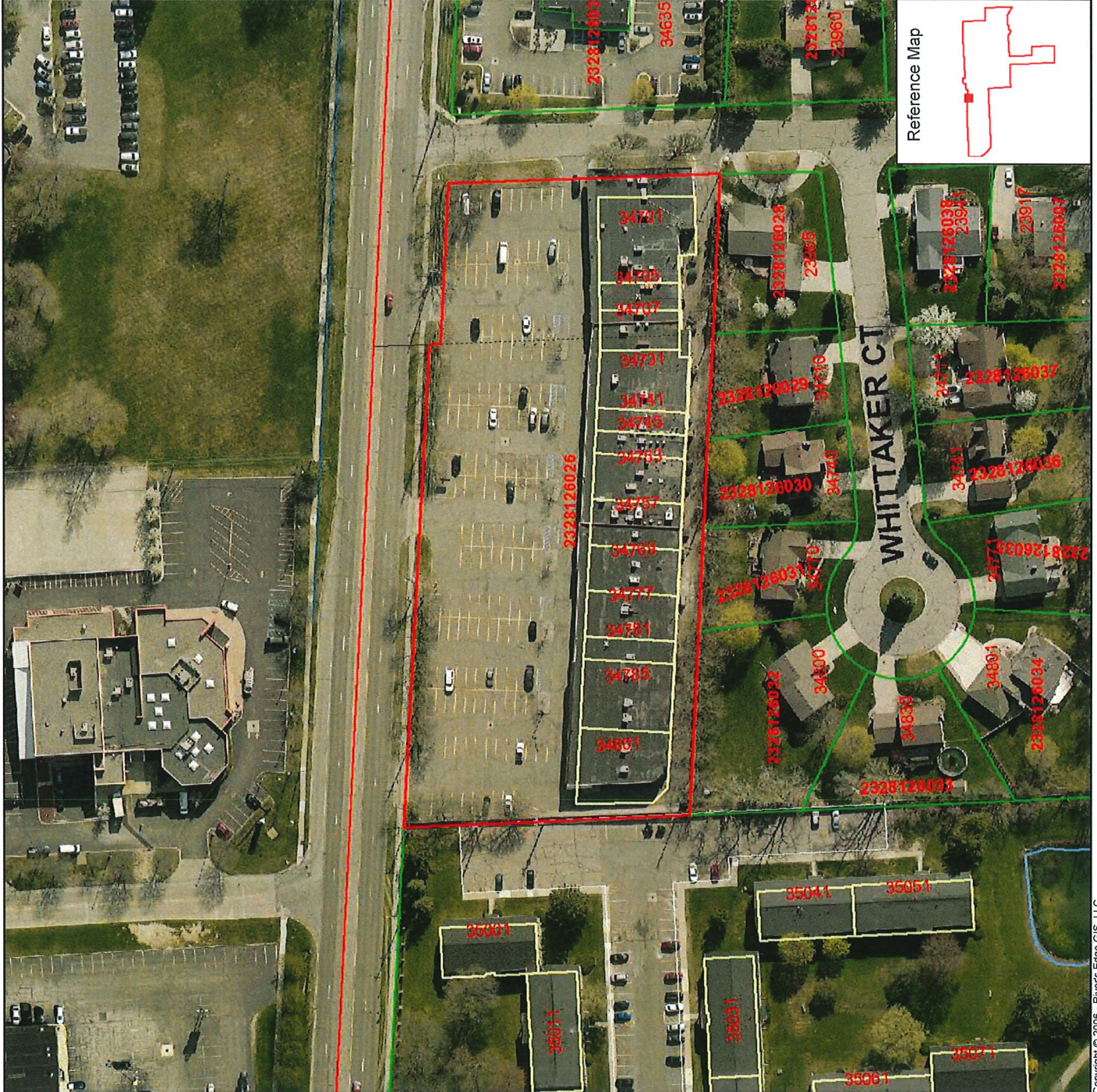
Map Scale: 1 inch = 131 feet

Map Date: 6/09/2023

Data Date: October 30, 2020

Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.

Disclaimer:
Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are advised to seek professional verification of the information. Once again, USE AT YOUR OWN RISK !!!





City of Farmington CivicSight Map

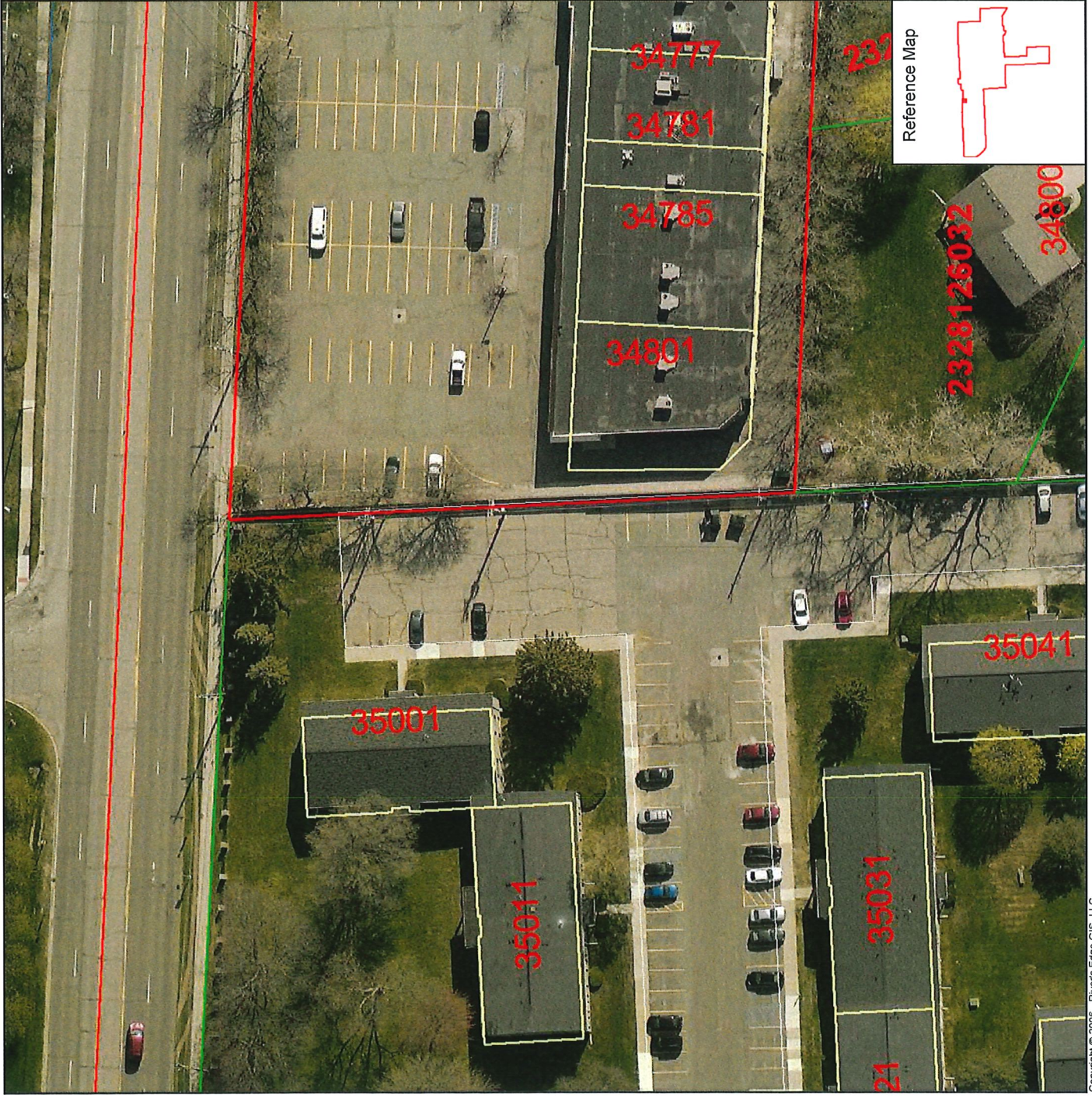
MAP LEGEND:

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 - LOT HISTORY
- OPEN WATER (FEATURETYPE)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 66 feet
 Map Date: 6/09/2023
 Data Date: October 30, 2020
 Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.

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CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Site Plan Application

1. Project Name WORLD WIDE CENTER LLC

2. Location of Property

Address 39701 - 34805 GRAND RIVER AVE

Cross Streets GRAND RIVER AND WHITTAKER

Tax ID Number 27-0294453

3. Identification

Applicant WORLD WIDE CENTER LLC

Address 7499 MIDDLEBELT ROAD

City/State/Zip WEST BLOOMFIELD, MI 48322

Phone 248-426-2107 Fax _____

Interest in the Property (e.g. fee simple, land option, etc.)

Property Owner Other (Specify) PROPERTY OWNER

Property Owner SAME AS APPLICANT

Address _____

City/State/Zip _____

Phone _____ Fax _____

Preparer of Site Plan Architectural Planners Inc.

Address 5101 Williams Lake Road

City/State/Zip Waterford, MI 48329

Phone 248-674-1340 Fax 248-461-6461

4. Property Information

Total Acres 3.18
Lot Width 560' Lot Depth 250
Zoning District C2
Zoning District of Adjacent Properties to the
North F. Hills South R1A East C2 West R3

5. Use

Current Use of Property RETAIL STRIP MALL

Proposed Use

G Residential	Number of Units	<u> </u>
G Office	Gross Floor Area	<u> </u>
G Commercial	Gross Floor Area	<u>41,780 SF</u>
G Industrial	Gross Floor Area	<u> </u>
G Institutional	Gross Floor Area	<u> </u>
G Other <u> </u>	Gross Floor Area	<u> </u>

Proposed Number of Employees

A copy of the complete legal description of the property and proof of property ownership should accompany this application.

I, WORLD WIDE CENTER LLC (applicant), do hereby swear that the above statements are true.

[Signature] 5-19-23
Signature of Applicant Date

[Signature] 5-19-23
Signature of Property Owner Date

I, WORLD WIDE CENTER LLC (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

<p><u>City Action</u></p> <p>Approved/Denied: <u> </u></p> <p>Date: <u> </u></p> <p>By: <u> </u></p> <p>Conditions of Approval: <u> </u></p> <p><u> </u></p> <p><u> </u></p>
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CITY OF FARMINGTON

Site Plan Review Checklist

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
Site plans shall consist of an overall plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than three acres, or one inch = 100 feet for property 3 acres or more in size	_____	_____
Sheet size shall be at least 24 x 36 inches	_____	_____
If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included	_____	_____
Title block with sheet number/title; name, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)	_____	_____
Scale and north-point	_____	_____
Location map drawn to a separate scale with north-point, showing surrounding land uses, water features and streets within a quarter mile	_____	_____
"Not to be Used as Construction Drawings" must be noted on the site plan	_____	_____
Legal and common description of property	_____	_____
Identification and seal of registered or licensed architect, civil engineer, land surveyor, landscape architect or community planner who prepared drawings	_____	_____
Zoning classification of petitioner's parcel and all abutting parcels	_____	_____
Proximity to section corner and major thoroughfares	_____	_____
Net acreage (minus rights-of-way) and total acreage	_____	_____
b. Site Data	Provided	Not Provided
Existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site	_____	_____

Where grading is proposed, topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark

_____	_____
_____	_____

Proposed lot lines, lot dimensions, property lines, setback dimensions, structures and other improvements on the site and within 100 feet of the site

_____	_____
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Location of existing drainage courses, floodplains, rivers and MDEQ regulated wetlands with elevations

_____	_____
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All existing and proposed easements

_____	_____
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Details of exterior lighting including locations, height, fixtures, method of shielding and a photometric grid overlaid on the proposed site plan indicating the overall lighting intensity of the site (in footcandles)

_____	_____
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Location of waste receptacle(s) and mechanical equipment and method of screening

_____	_____
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Location, size, height and lighting of all proposed freestanding and wall signs

_____	_____
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Location, size, height and material of construction for all walls or fences with cross-sections

_____	_____
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Extent of any outdoor sales or display area

_____	_____
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Location, height and outside dimensions of all storage areas and facilities

_____	_____
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c. Access and Circulation	Provided	Not Provided
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Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements

_____	_____
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Driveways and intersections within 250 feet of site

_____	_____
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Cross section details of existing and proposed roads, driveways, parking lots, sidewalks and pathways illustrating materials, width and thickness

_____	_____
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Dimensions of acceleration, deceleration and passing lanes

_____	_____
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Dimensions of parking spaces, islands, circulation aisles and loading zones

_____	_____
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Radii for driveways and parking lot islands

_____	_____
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Calculations for required number of parking and loading spaces	_____	_____
Designation of fire lanes	_____	_____
Traffic regulatory signs and pavement markings	_____	_____
Shared parking or access easements, where applicable	_____	_____

d. Landscape Plans (city reserves the right to require plans be prepared and sealed by a registered landscape architect)	Provided	Not Provided
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The general location, type and size of all existing plant material, with an identification of materials to be removed and materials to be preserved	_____	_____
Limits of grading and description of methods to preserve existing landscaping	_____	_____
The location of proposed lawns and landscaped areas	_____	_____
Landscape plan, including location, of all proposed shrubs, trees and other plant material	_____	_____
Planting list for proposed landscape materials with calliper size or height of material, spacing of species, botanical and common names, and quantity	_____	_____
Calculations for required greenbelts, buffer zones, parking lot trees, detention ponds and interior landscaping	_____	_____
Method of installation and proposed dates of plant installation	_____	_____
Landscape maintenance program	_____	_____

e. Building and Structure Details	Provided	Not Provided
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Location, height, and outside dimensions of all proposed buildings or structures	_____	_____
Building floor plans and total floor area	_____	_____
Details on accessory structures and any screening	_____	_____
Building facade elevations for all sides, drawn at an appropriate scale	_____	_____
Method of screening for all ground-, building- and roof-mounted equipment	_____	_____

Description of exterior building materials including colors (samples or photographs may be required)

f. Information Concerning Utilities, Drainage and Related Issues	Provided	Not Provided
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Location of sanitary sewers and septic systems, existing and proposed

Location and size of existing and proposed water mains, water service, storm sewers and drains, and fire hydrants

Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls

Location of above and below ground gas, electric and telephone lines, existing and proposed

Location of utility boxes

g. Additional Information Required for Multiple-family Residential Development	Provided	Not Provided
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The number and location of each type of residential unit (one bedroom units, two bedroom units, etc.)

Density calculations by type of residential unit (dwelling units per acre)

Garage and/or carport locations and details, if proposed

Mailbox clusters

Location, dimensions, floor plans and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable

Swimming pool fencing detail, including height and type of fence, if applicable

Location and size of recreation and open space areas

Indication of type of recreation facilities proposed for recreation area

h. Miscellaneous	Provided	Not Provided
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A general operations plan including description of the nature of the proposed use or activity, noise impacts, hours of operation, the number of employees, etc

Assessment of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable

For additions and expansions, a clear distinction between existing buildings, structures and impervious surface areas and any proposed development must be made

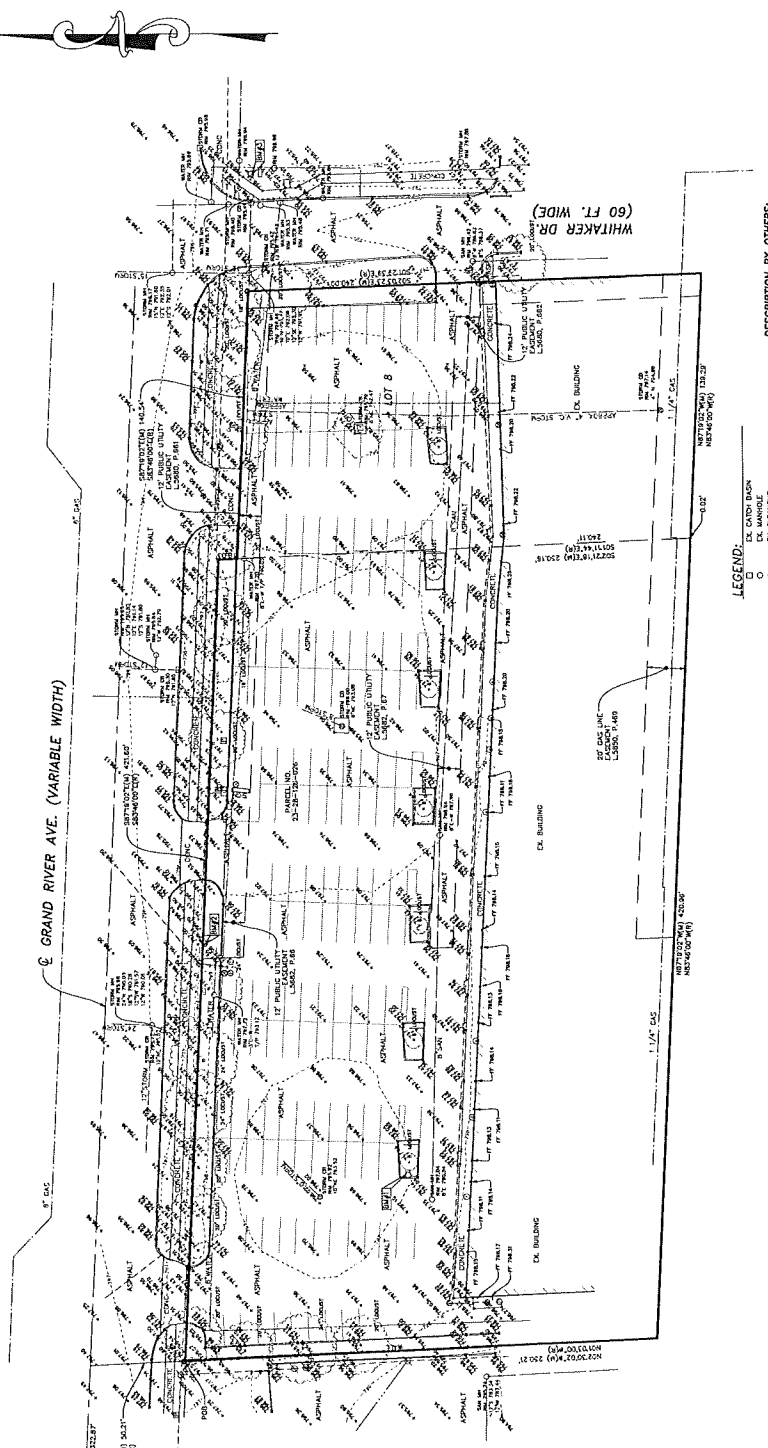
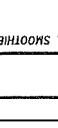
Any additional graphics or written materials requested by the planning commission to assist in determining the compliance with site plan or special land use standards, such as but not limited to: aerial photography; cross-sections which illustrate impacts on views and relationship to adjacent land uses; photographs; traffic impact studies and parking demand studies; and environmental impact studies; such information shall be prepared by a qualified individual or firm with experience in the specific discipline

_____	_____
_____	_____

DATE: 2016-08-23
 DRAWN BY: JY
 CHECKED BY: JY
 SCALE: AS SHOWN
 SHEET NO. 2 OF 2

CLIENT: APT PLAN DESIGN BUILD
 PROJECT: TOPOGRAPHIC SURVEY
 LOCATION: 34701-34801 GRAND RIVER AVE, WORLD WIDE PLAZA / TROPICAL SMOOTHIE
 CITY OF FARMINGTON
 OKLAHOMA COUNTY
 FARMINGTON, OKLAHOMA

ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 4532 WEST ROAD
 SUITE 103
 NORMAN, OKLAHOMA 73069
 (405) 928-1938 (FAX)
 (405) 928-3701 (BUS)
 ENGINEERING@ALPINE.COM



LEGEND:

- D. MANHOLE
- D. CLEARDIRT
- D. COMMUNICATIONS MANHOLE
- D. WATER MANHOLE
- D. WATER SHUTOFF
- D. GAS VALVE
- D. GAS SINK
- D. ELECTRIC MANHOLE
- D. REFRIG.
- D. LIGHTPOLE
- D. UTILITY POLE
- D. SIGN
- D. POST/STANCHION
- D. FENCE
- D. APPOINTER WELL
- D. AIR CONDITIONER
- D. TREE
- D. SHANTY SINK
- D. STORM SINK
- D. ELECTRICAL
- D. ELECTRIC CABLE
- D. COMMUNICATION
- D. FENCE

DESCRIPTION BY OTHERS:
 15 BUNDLE UTILITY LINED WITH PVC 4\"/>

BENCHMARKS:
 21124 - APPROXIMATE CENTER OF THE CONDUIT CENTER OF GRAND RIVER AVENUE AND WHITAKER DRIVE.

NOTE:
 - SURVEY BASED ON MICHIGAN MODEL MICHIGAN SURVEY ZONE.

NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IN THE EVENT OF ANY DISCREPANCY OR CONFLICT IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE: LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IN THE EVENT OF ANY DISCREPANCY OR CONFLICT IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ISSUED FOR	DATE
REVIEW	2023.03.03

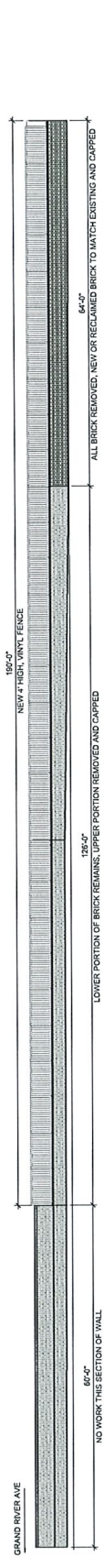
A PROFESSIONAL ENGINEER HAS REVIEWED THIS PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN ENGINEERING ACT. THE ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR THIS PLAN TO BE VALID. THE ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR THIS PLAN TO BE VALID. THE ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR THIS PLAN TO BE VALID.



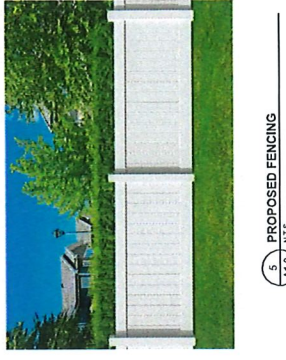
JOB NAME:
 SITE IMPROVEMENTS FOR:
BRICK WALL REPAIR:
LOCATION:
 3471-3481 GRAND RIVER AVENUE,
 FARMINGTON, MI 48335

DRAWN BY: KAL
CHECKED BY: KAL
SCALE: AS NOTED
JOB NO.:

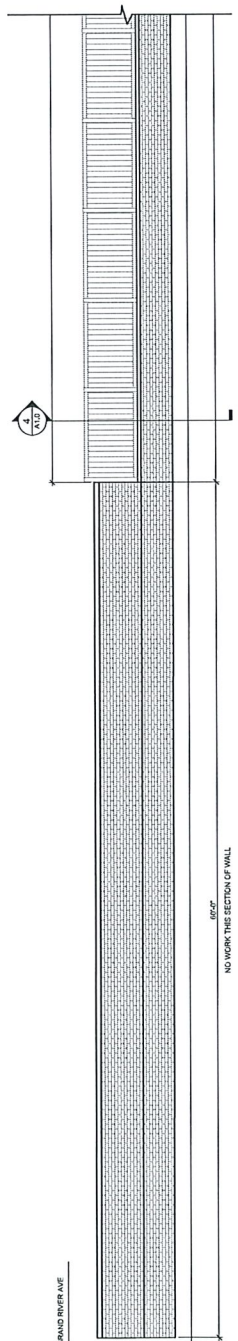
PROCESSED DETAILS
A1.0



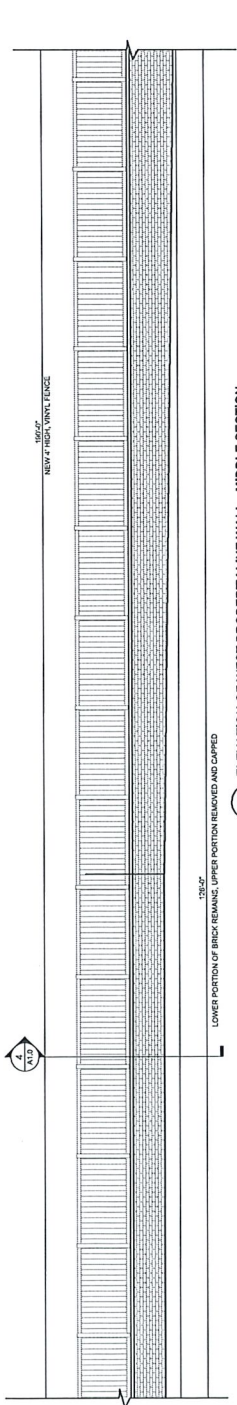
1. OVERALL ELEVATION OF WEST PROPERTY LINE WALL - (LOOKING EAST)
 A1.0 / NTS



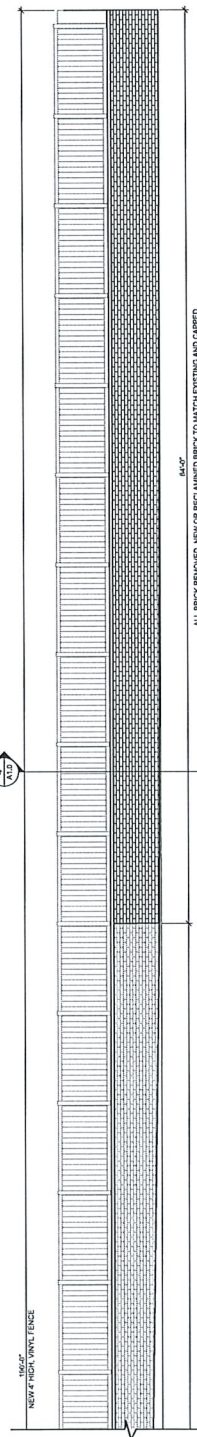
2. PROPOSED FENCING
 A1.0 / N.T.S.



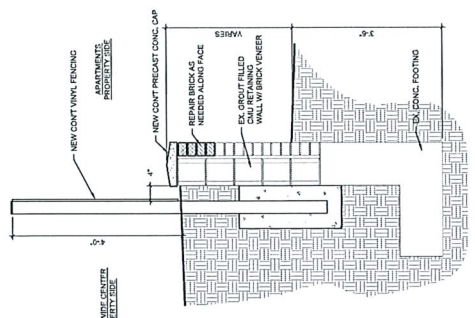
2. ELEVATION OF WEST PROPERTY LINE WALL - NORTHERLY SECTION
 A1.0 / NTS



3. ELEVATION OF WEST PROPERTY LINE WALL - MIDDLE SECTION
 A1.0 / NTS



4. ELEVATION OF WEST PROPERTY LINE WALL - SOUTHERLY SECTION
 A1.0 / NTS



5. PROPOSED WALL SECTION
 A1.0 / 3/4\"/>

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48329

vinyl fencing



Cart | 0 items

Home / Lumber & Composites / Fencing / Vinyl Fencing / Vinyl Fence Panels

Internet #205870174 Model #73014719 Store SKU #1001260504

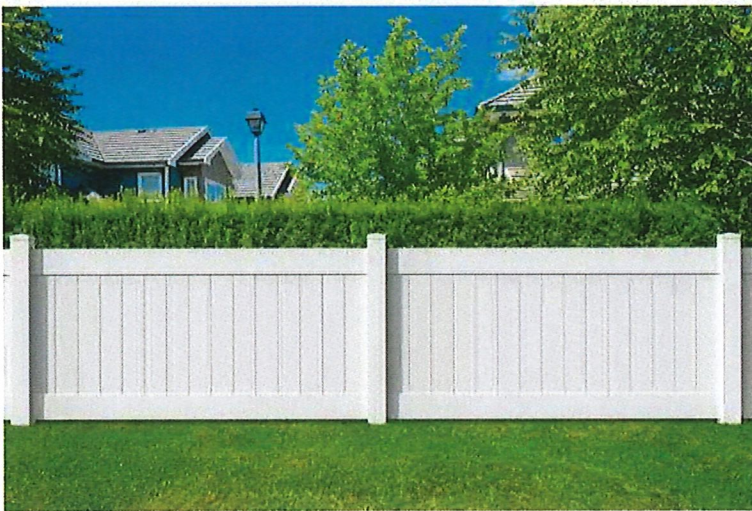
Veranda

181

Linden 4 ft. H x 8 ft. W White Vinyl Privacy Fence Panel Kit

★★★★☆ (49) Questions & Answers (66)

Live Chat
Feedback



Hover Image to Zoom

Share Print

\$143⁰⁰

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May 31 - Jun 1

179 available

FREE

Delivery

Tuesday, May 30

179 available

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- 1 +

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Product Details

Specifications

Dimensions

Actual panel height (in.)	46 in
Actual panel thickness (in.)	0.88 in
Actual panel width (in.)	91 in
Nominal panel height (ft.)	4 ft
Nominal panel width (ft.)	8 ft

Details

Color Family	White
Color/Finish	White
Contact Type Allowed	Ground Contact
Features	UV Protected
Fencing Installation Type	No Dig
Fencing Product Type	Vinyl Fence Panels
Includes	No Additional Items Included
Material	Vinyl
Nominal panel thickness (in.)	0.07 in
Number of pickets for panels	15
Number of rails for panels	2
Panel Assembly	Unassembled Panel

Panel Design	Privacy
Panel Top Shape	Flat
Picket Top Style	Framed
Picket Top Style	Framed
Product Weight (lb.)	44.27 lb
Remote Access	No Remote Access
Requires Hub?	No Hub Required
Returnable	90-Day

Warranty / Certifications

Manufacturer Warranty	Transferable Limited Lifetime Warranty
-----------------------	--

How can we improve our product information? Provide feedback.


Questions & Answers

66 Questions

Customer Reviews

4.4 out of 5 ★★★★★ (49)


Frequently Bought Together

Select


Veranda
Linden 4 ft. H x 8 ft. W
White Vinyl Privacy Fence...

★★★★★ (48)


\$143⁰⁰

Select


Veranda
Linden 5 in. x 5 in. x 7 ft.
White Vinyl Routed Fence...

★★★★★ (10)


\$44⁹³

Select


Veranda
White Vinyl Fence Bracket
Kit (2-Pack)

★★★★★ (524)

\$7²⁷

Select


Ver
5 in
Pyr

★

\$4

Subtotal: **\$333⁷⁹**

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Shop This Collection from Veranda (13)

- All Items (13)
- Vinyl Fencing (13)



Veranda Linden 5 in. x 5 in. x 7 ft. White Vinyl Routed Fence Line Post

★★★★☆ (10)

\$44⁹³

Add to Cart



Veranda Linden 5 in. x 5 in. x 7 ft. White Vinyl Routed Fence End/Gate...

★★★★☆ (10)

\$47⁹⁹

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Veranda Linden 5 in. x 5 in. x 7 ft. White Vinyl Routed Fence Corner Post

★★★★★ (1)

\$64⁹⁹

Add to Cart



You Might Also Need (16)

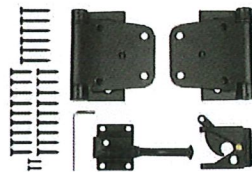


Magna-Latch D&D Series 3 Child Safety Gate Pool Latch

★★★★★ (57)

\$94⁹³

Add to Cart

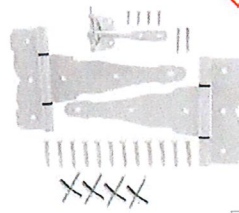


Everbilt Black Self-Closing Gate Kit

★★★★☆ (24)

\$24⁴¹

Add to Cart



Everbilt White Decorative Gate Hinge and Latch Set

★★★★☆ (380)

\$22⁹²

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Sponsored Products



Mighty Mule Automatic Gate Lock for Single and Dual Swing Gate Openers



Mighty Mule Wireless Driveway Vehicle Sensor for Automatic Gate Operators



Mighty Mule Medium Duty Dual Swing Gate Opener Smart and Solar Capable



Mighty Mule Heavy Duty Single Swing Gate Opener Smart and Solar Capable

★★★★★ (172)

★★★★☆ (48)

★★★★☆ (24)

★★★★☆ (81)

\$149⁰⁰

\$164⁰⁰

\$492⁰⁰

\$553⁵⁰

Add to Cart

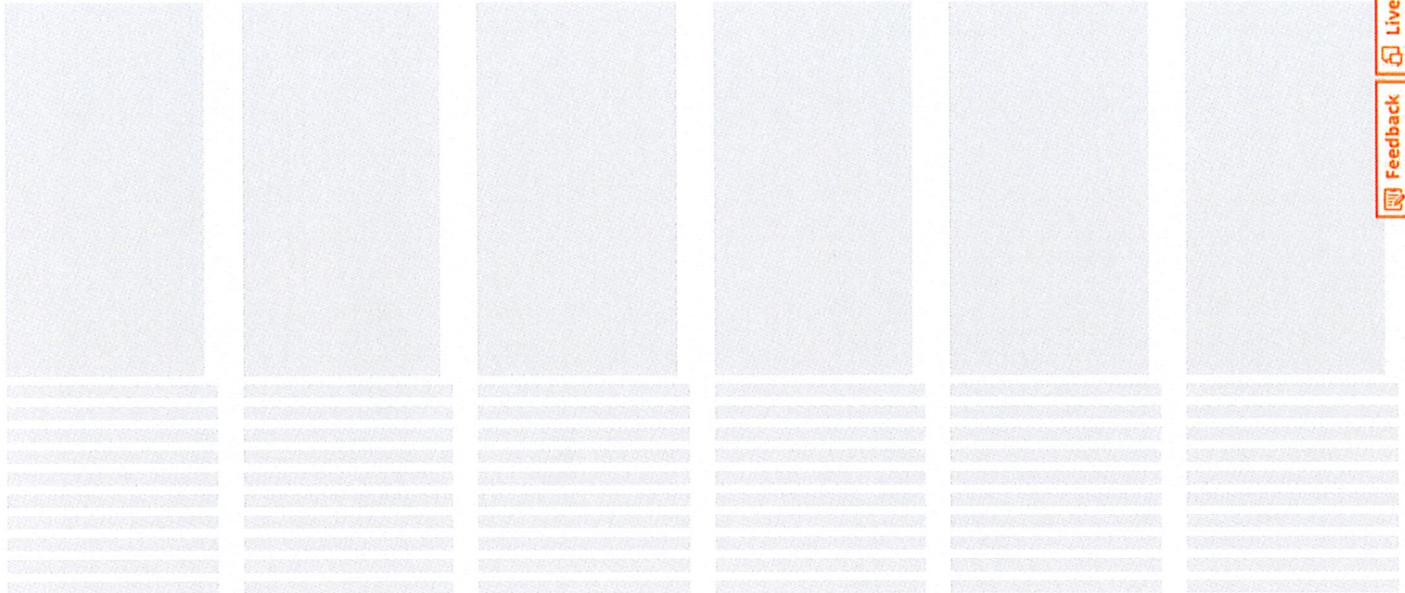
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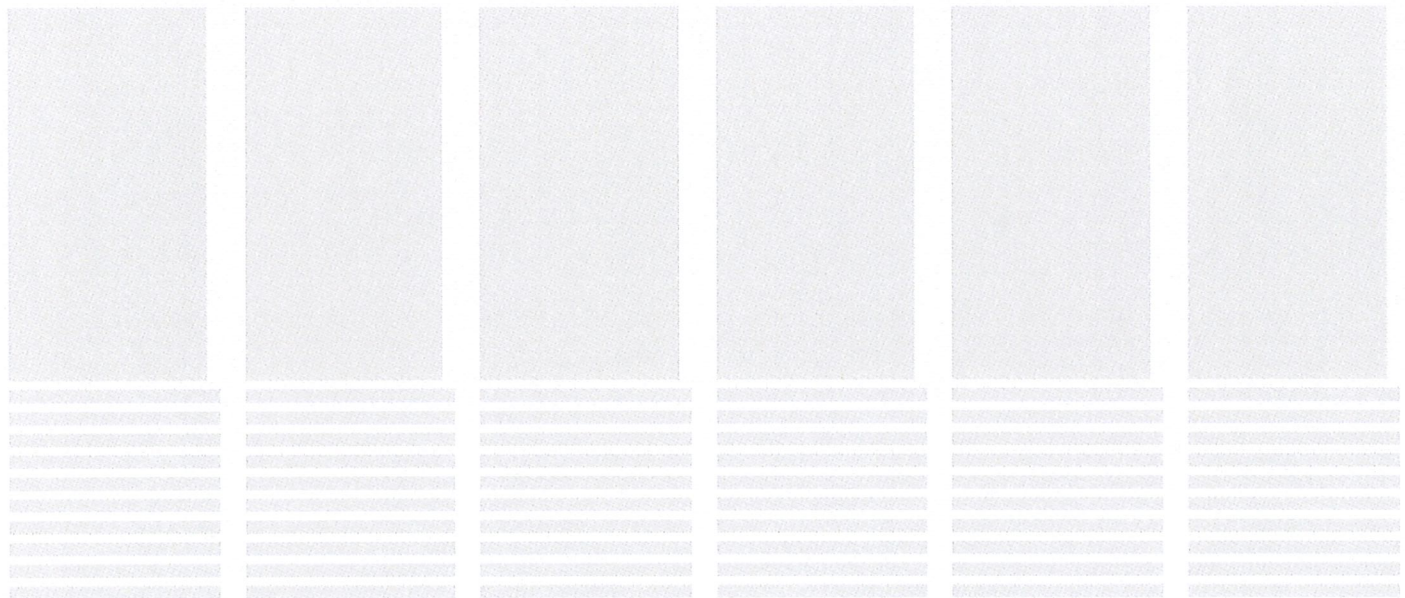
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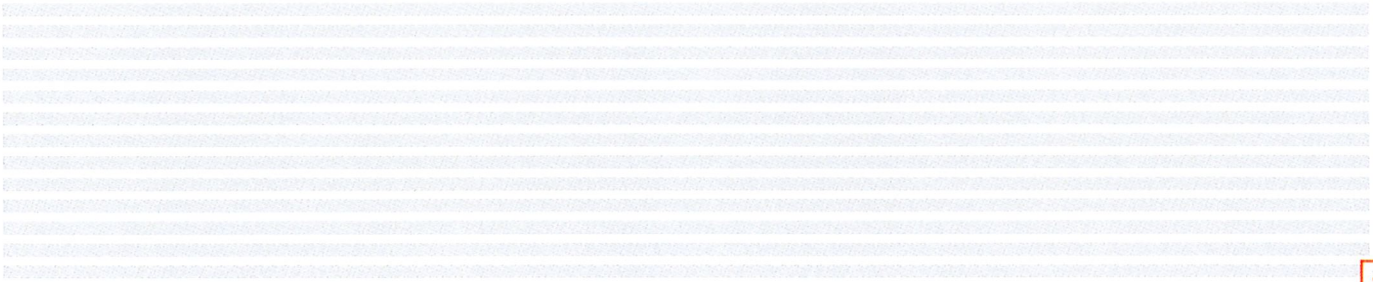
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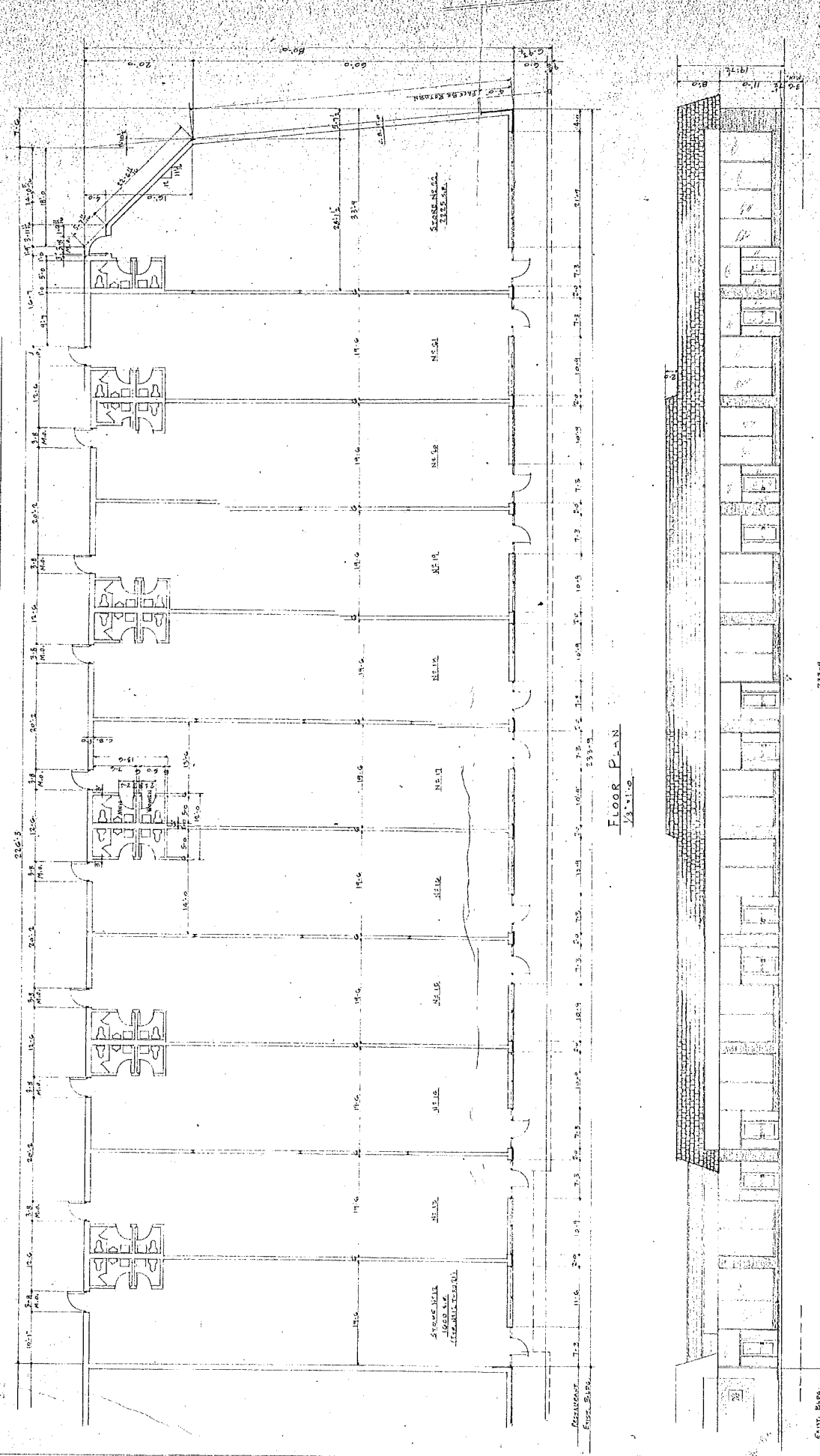


Live Chat
Feedback

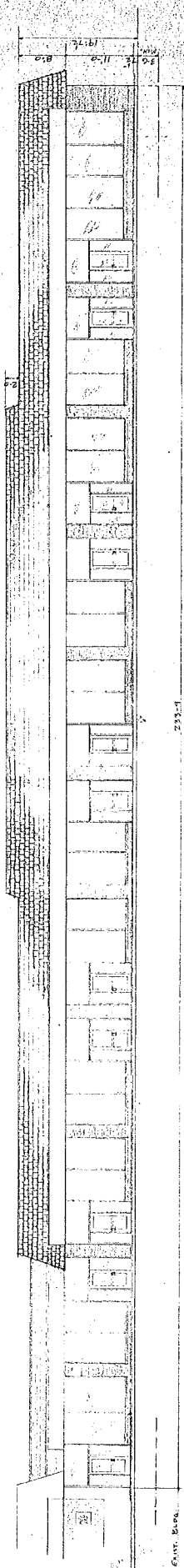
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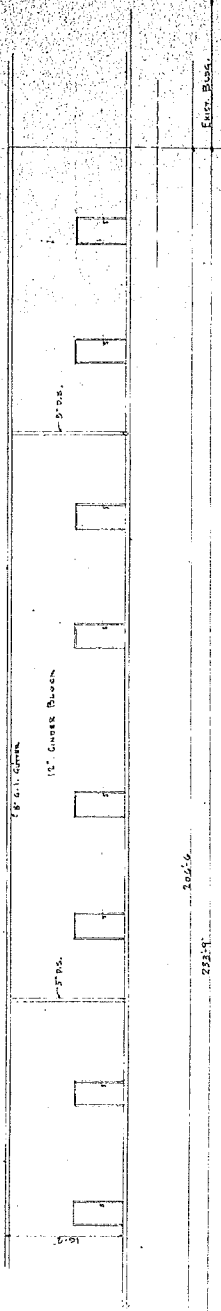
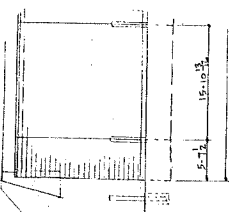


FLOOR PLAN
1/8"=1'-0"

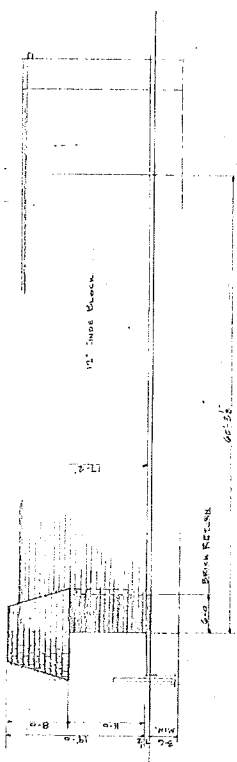


FRONT (North) ELEVATION
1/8"=1'-0"

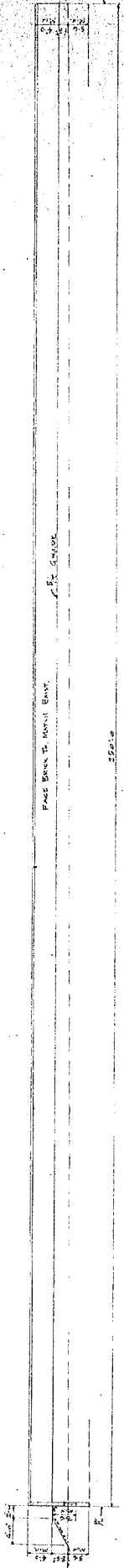
JOHN MCGATTY, INC. - GEN'L CONTRACTOR - BERKLEY, MICHIGAN		ADDITION TO STORES	
FLOOR PLAN AND FRONT ELEVATION		WORLD WIDE CENTER	
DATE	BY	DATE	BY
2013		2013	
S. FRANKLIN L. ALPERT, P.E. J. J. JONES		S. FRANKLIN L. ALPERT, P.E. J. J. JONES	
S. FRANKLIN L. ALPERT, P.E. J. J. JONES		S. FRANKLIN L. ALPERT, P.E. J. J. JONES	



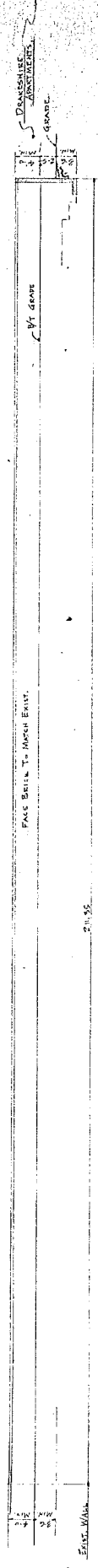
SOUTH (REAR) ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



ELEV. OF WEST PROP. LINE WALL (LOOKING WEST)
1/8" = 1'-0"



ELEV. OF SOUTH PROP. LINE WALL (LOOKING SOUTH)
1/8" = 1'-0"

JOHN MCCATTY, INC. - GEN'L. CONTRACTOR - BERKELEY, MICHIGAN 72

ELEVATIONS

NO.	DATE	REVISION	BY	DATE	IN CHARGE

ADDITIONAL NOTES:
 WORLD WIDE CENTER
 3000 GRAND WALKWAY
 ANN ARBOR, MICHIGAN
 D. PHILLIPS LINDBERG, P.E. ARCHITECT
 2500 W. STATE ST. ANN ARBOR, MICHIGAN 48106

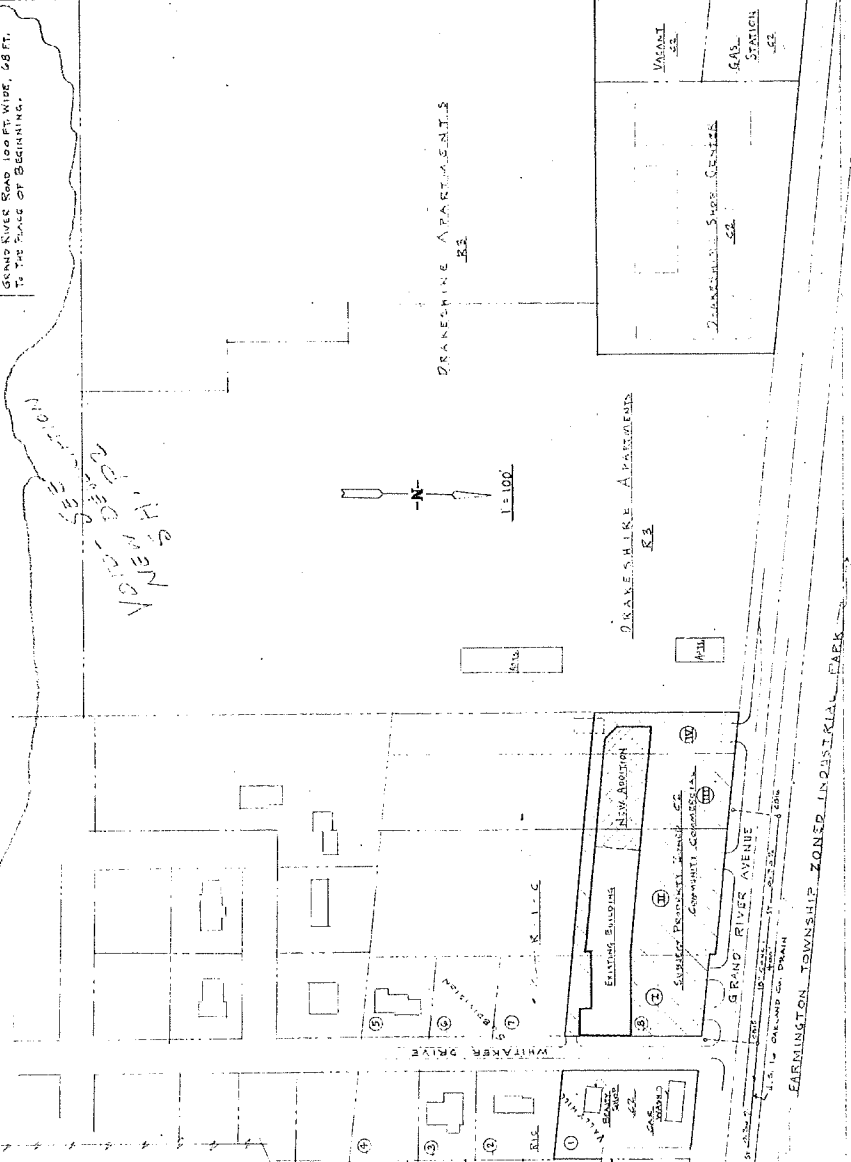
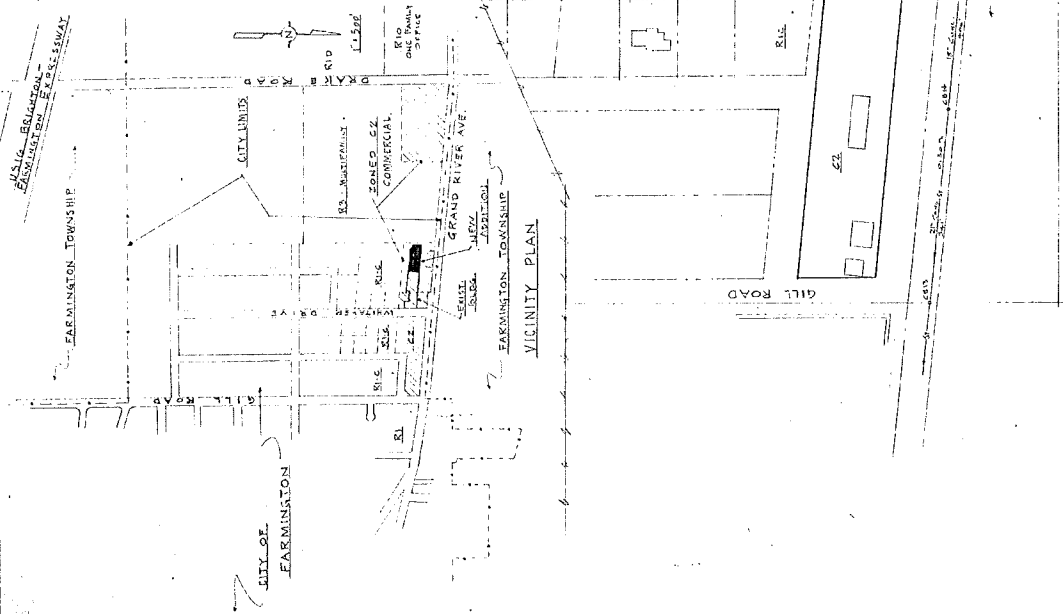
PROPERTY DESCRIPTION

PARCEL I
 LOTS 9 & 10 VALLEY HILL SUBD.
 MAP 98, NW 1/4 SEC 28,
 T45N, R12E, S28E
 CITY OF GRAND RAPIDS, MICH.
 LIBAR 100 PG. GRAND
 COUNTY RECORDS.

PARCEL II
 LAND IN THE CITY OF FARMINGTON GRAND
 MAP 100, NW 1/4 SEC 28,
 T45N, R12E, S28E
 PART OF NE 1/4 OF NW 1/4 BEGINNING AT A
 POINT IN THE CENTER OF U.S. HIGHWAY 204 FT.
 EAST FROM INTERSECTION WITH WEST
 CENTER OF GRAND RIVER AVENUE, 150 FT.
 300 FT. TRVERSE EASTWARD PARALLEL WITH
 CENTER OF SAID HIGHWAY 210 FT. TRVERSE
 NORTH 80 FT. TO CENTER OF HIGHWAY, THENCE
 WEST 100 FT. TO WEST LINE OF GRAND RIVER
 AVENUE, N 85° 10' 0" W 135.0 FT. TRVERSE N. 0° 30' W
 300 FT. TO THE EAST OF BEGINNING EAST
 100 FT. 20 FT. IN HIGHWAY.

PARCEL III
 LAND IN CITY OF FARMINGTON, GRAND CO.,
 MICH. GRAND RAPIDS, GRAND CO., MICH.
 LAND IN THE NE 1/4 OF T45N, R12E, S28E,
 T45N, R12E, CITY OF FARMINGTON, GRAND CO.,
 MICHIGAN, WHICH IS MORE PARTICULARLY
 DESCRIBED AS CONTAINING A 100' X 100' SUBD.
 1300 FT. FROM THE NW CORNER OF SAID SEC.
 28; THENCE CONTINUING ALONG THE CENTER
 OF GRAND RIVER AVENUE, S 85° 10' 0" W
 100 FT. TO THE WEST LINE OF GRAND RIVER
 AVENUE, N 85° 10' 0" W 135.0 FT. TRVERSE N. 0° 30' W
 300 FT. TO THE EAST OF BEGINNING EAST
 100 FT. 20 FT. IN HIGHWAY.

PARCEL IV
 LAND IN CITY OF FARMINGTON, GRAND CO.,
 MICH. GRAND RAPIDS, GRAND CO., MICH.
 OF THE NW 1/4 OF SEC. 28, T45N, R12E,
 FARMINGTON TWP., GRAND CO., MICHIGAN,
 AND BEING MORE PARTICULARLY DESCRIBED AS
 BEING A 100' X 100' SUBD. CONTAINING A
 100' X 100' SUBD. FROM THE INTERSECTION OF THE WEST LINE
 OF THE EAST 1/2 OF THE NW 1/4 WITH THE
 CENTERLINE OF GRAND RIVER AVENUE, 100 FT. WEST
 WESTERN LINE OF THE NW 1/4 OF THE NW
 1/4 OF SEC. 28, 300 FT. TRVERSE NORTH PARALLEL TO THE
 WEST LINE OF E 1/2 OF NW 1/4 300 FT. TO
 GRAND RIVER ROAD 100 FT. WIDE, 68 FT.
 TO THE EAST OF BEGINNING.



SITE PLAN - CONTIGUOUS AREAS		IN CHARGE		DATE		BY	
NO.	DESCRIPTION	DATE	INITIALS	DATE	INITIALS	DATE	INITIALS
1	ADDITION TO STORES						
2	WORLDWIDE STORES						
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PLAN OF CONTIGUOUS AREA

WORLD WIDE CENTER

WORKING METHODS IN COMMERCIAL & INDUSTRIAL BUILDINGS MUST BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE

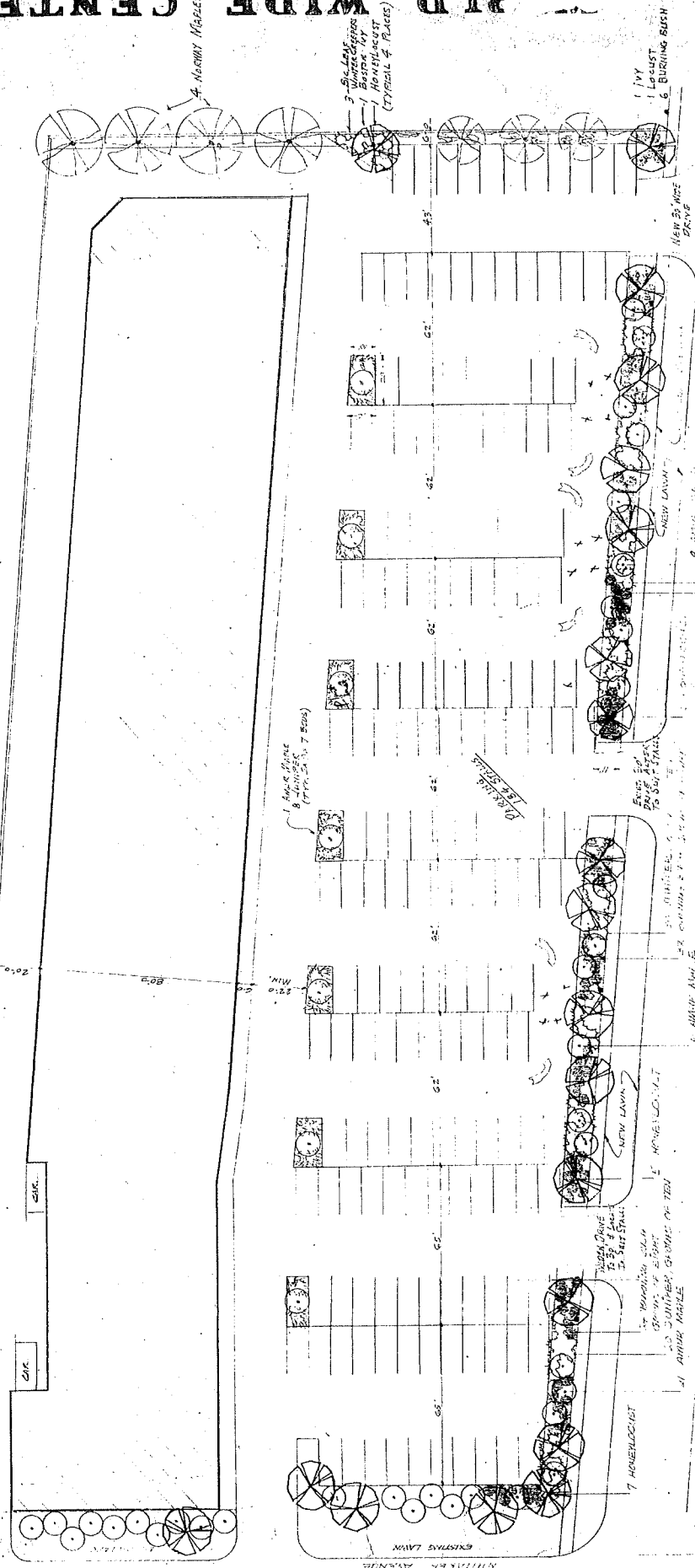
EXIT PANELS MUST BE FUSED FOR 100,000 AMP INTERRUPTING CAPACITY

INSPECTED & APPROVED FOR ELECTRICAL WORK BY [Signature] DATE 1/16/77

PLUMBING APPROVED SUBJECT TO FIELD INSPECTION DET. [Signature] PLUMBING INSPECTOR

HEATING APPROVED SUBJECT TO FIELD INSPECTION DET. [Signature] HEATING INSPECTOR

ELECTRICAL APPROVED SUBJECT TO FIELD INSPECTION DET. [Signature] ELECTRICAL INSPECTOR



- 12. Big Leaf Winter Creepers
- 5 Boston Ivy
- 4 Norway Maples

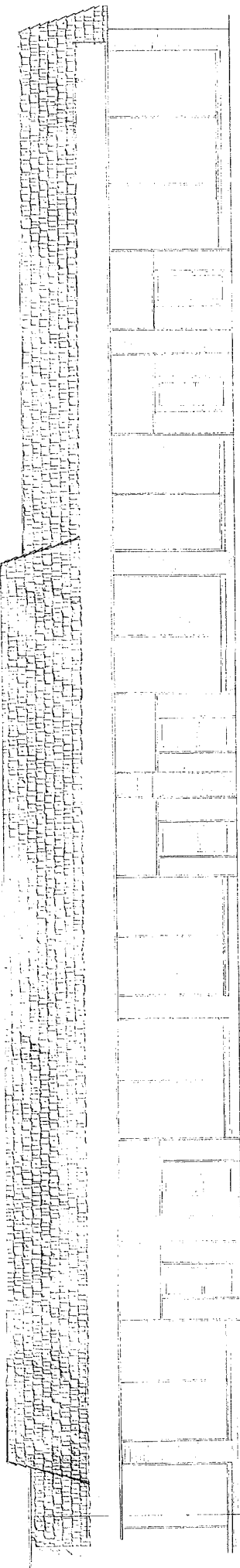
- MATERIAL LIST:**
- 18. 6" x 6" x 12' TRUSS
 - 19. 4" x 4" x 12' TRUSS
 - 20. 2" x 4" x 12' TRUSS
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 - 59. 2" x 4" x 12' TRUSS
 - 60. 2" x 4" x 12' TRUSS

JOHN McGATHEY, INC. - GENERAL CONTRACTOR - BERKELEY, MICH.

LANDSCAPING PLAN

NO.	DATE	BY	IN CHARGE
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ADDITION TO STORES
WORLD WIDE CENTER
2000 W. WASHINGTON AVE.
ANN ARBOR, MICHIGAN 48106
G. FRANKLIN LANDSCAPE ARCHITECTS
2000 W. WASHINGTON AVE.
ANN ARBOR, MICHIGAN 48106



SECTION 'D'

ROUGH CASTLE BRICK STAINED

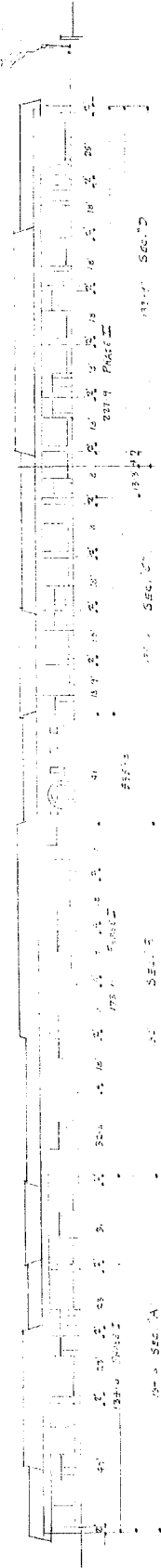
WOOD SHAKES

WOOD SHAKES

SEE PLAN FOR
SOUTH WALL POSITION
AND AROUND CORNER

SEE WALL SECTION
PAGE 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

WEST ELEVATION



SECTION 'A'

SECTION 'C'

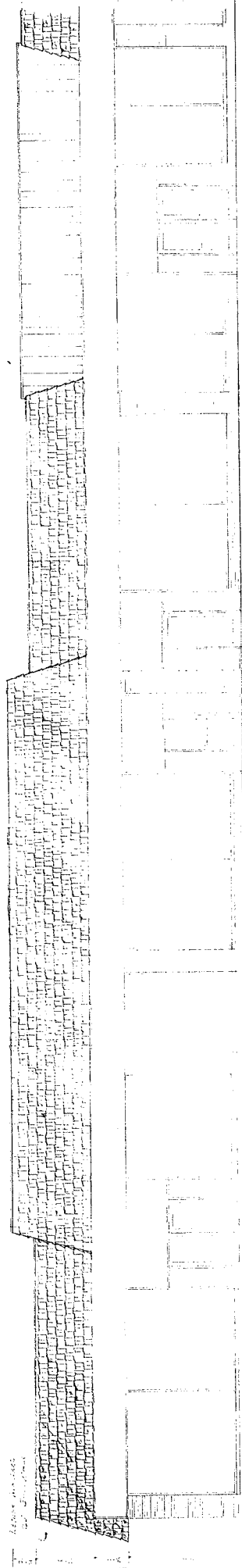
SECTION 'D'

KEY TO FRONT (YIELD) ELEVATION

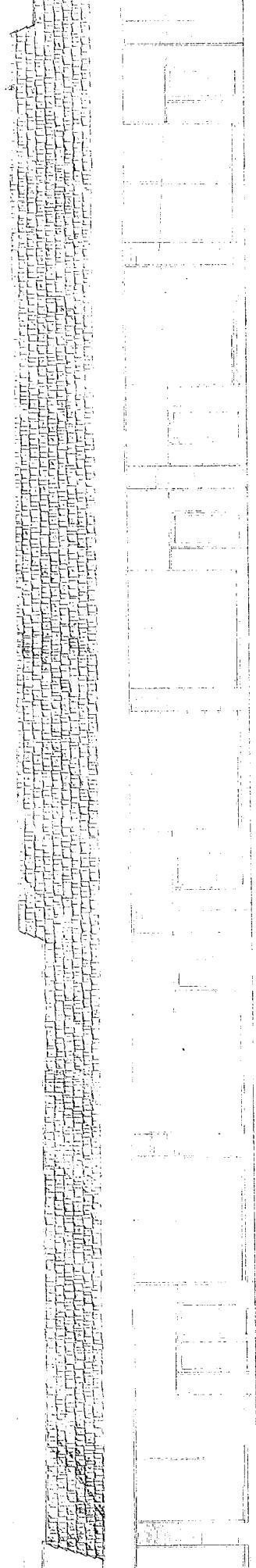
DRAWN FOR	DATE	REVISED		BY	DATE	IN CHARGE	SHEET NO.
		BULLETIN	DATE				
							43
							2475

G. FRANCIS LAMBERT, INC. ARCHITECTS
SEASIDE, MARYLAND, NATIONAL

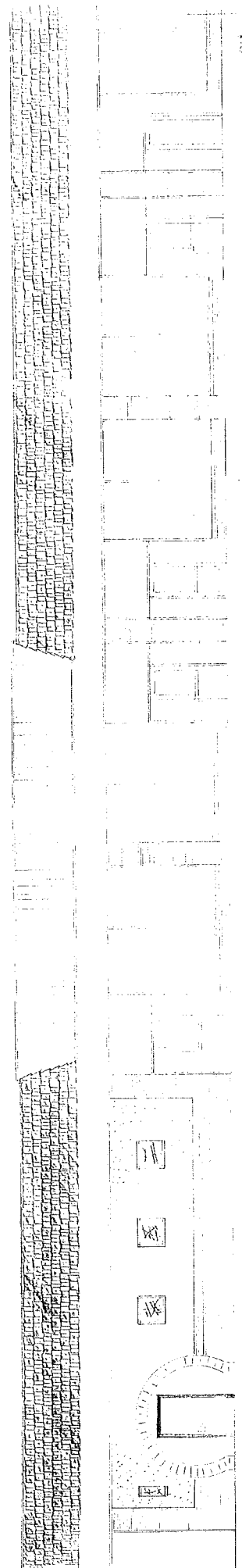
Revised Section 2020
 Section 2020



"A"



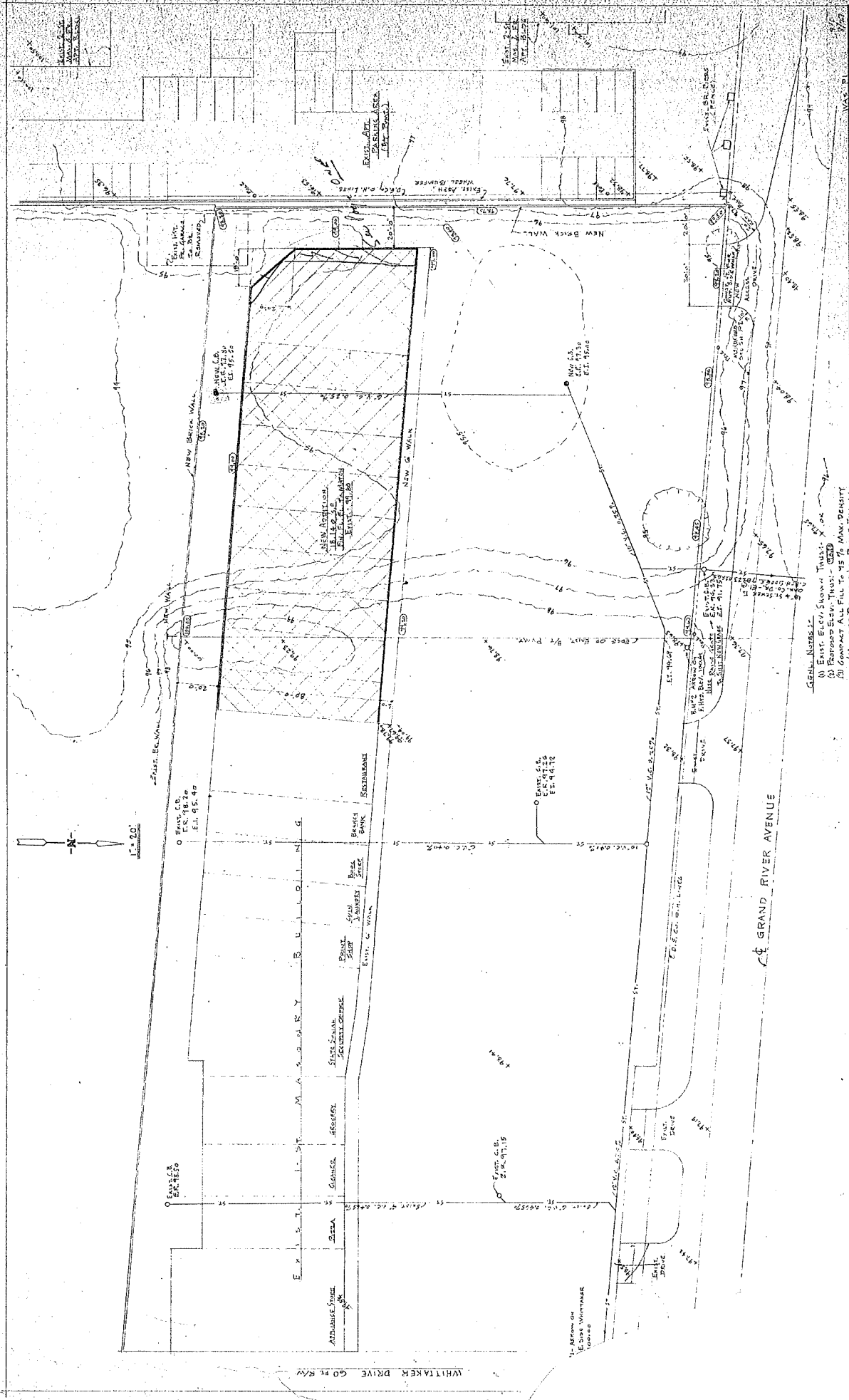
"B"



"C"

REVISION NO.	DATE	REVISIONS	IN CHARGE
1			
2			
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9			
10			

SHEET NO. 14
 JOB NO. 2715
 G. F. HARRIS, ARCHITECT & ENGINEER
 20000 W. HARRIS, MIAMI BEACH, FLORIDA



JOHN MCGATY, INC. - GEN'L. CONTRACTOR - BERRIDGE, MICHIGAN
 SITE PLAN - GRADING & UTILITIES

NO.	DATE	BY	REVISION
1	11/27/73	JM	ISSUE FOR PERMITS
2	12/10/73	JM	REVISED PER PERMITS
3	1/10/74	JM	REVISED PER PERMITS
4	2/10/74	JM	REVISED PER PERMITS
5	3/10/74	JM	REVISED PER PERMITS
6	4/10/74	JM	REVISED PER PERMITS
7	5/10/74	JM	REVISED PER PERMITS
8	6/10/74	JM	REVISED PER PERMITS
9	7/10/74	JM	REVISED PER PERMITS
10	8/10/74	JM	REVISED PER PERMITS
11	9/10/74	JM	REVISED PER PERMITS
12	10/10/74	JM	REVISED PER PERMITS

APPROVED BY: **WORLD WIDE CENTER**
 1970 GRAND AVENUE, S.W.
 FARMINGTON, MICHIGAN 48334
 C. FRANKLIN L. HICKER, P.E.
 REGISTERED PROFESSIONAL ENGINEER

- GEN'L. NOTES:
- (1) EXIST. ELEV. SHOWN TRUSK.
 - (2) PROPOSED ELEV. THUS: (SEE)
 - (3) PROPOSED ELEV. THUS: (SEE)
 - (4) PROPOSED ELEV. THUS: (SEE)
 - (5) PROPOSED ELEV. THUS: (SEE)
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 - (48) PROPOSED ELEV. THUS: (SEE)
 - (49) PROPOSED ELEV. THUS: (SEE)
 - (50) PROPOSED ELEV. THUS: (SEE)

WHITTAKER DRIVE 50 FT R/W

GRAND RIVER AVENUE

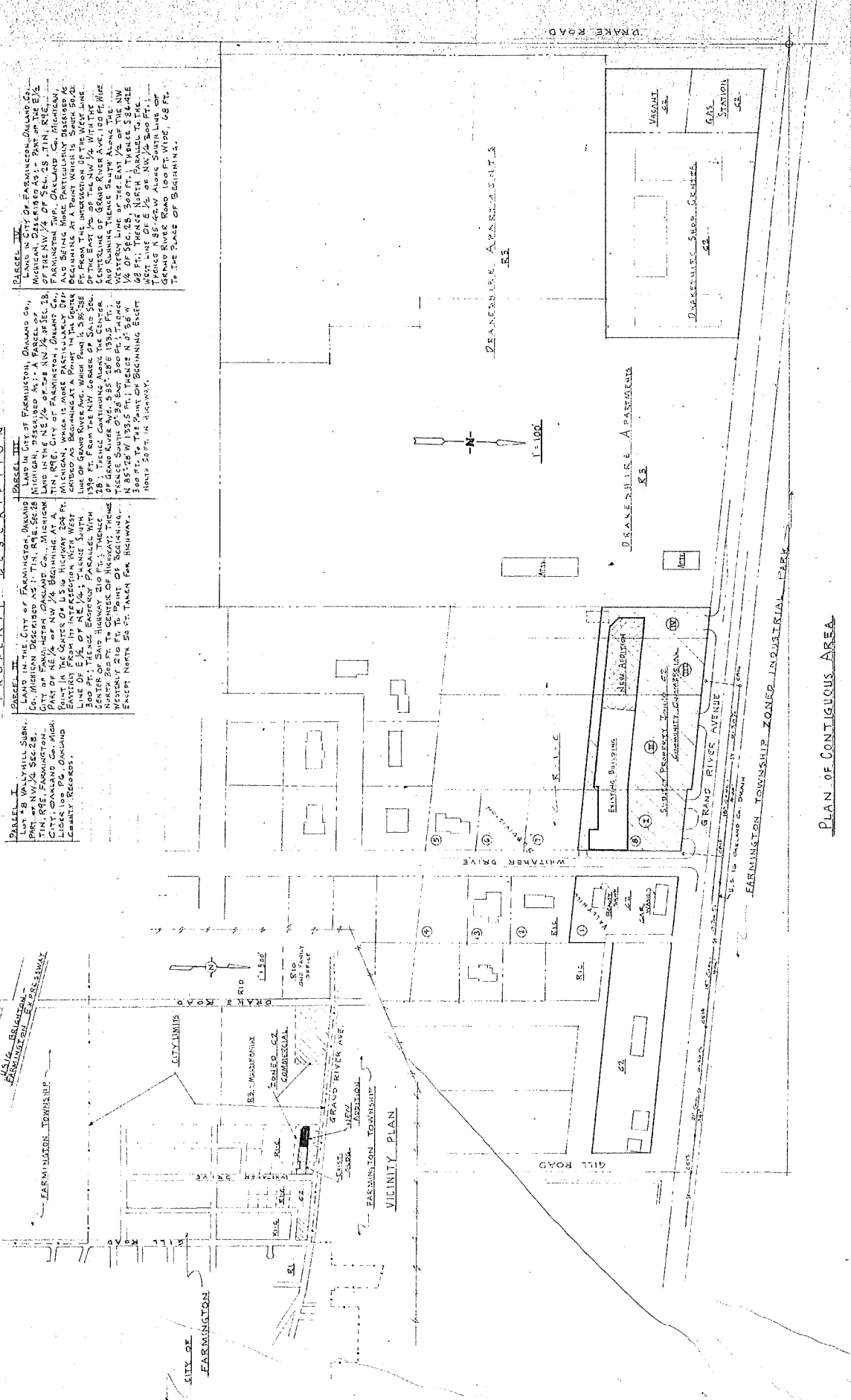
PROPERTY DESCRIPTION

PARCEL I - 25 AC. SMALL SUBD. PART NW 1/4 SEC 22, T1N R9E, C1W, FARMINGTON, OKLAHOMA CO., OKLAHOMA. LINDER 100 PG. OKLAHOMA COUNTY RECORDS.

PARCEL II - CITY OF FARMINGTON, OKLAHOMA. CITY OF FARMINGTON, OKLAHOMA CO., OKLAHOMA. PART OF NE 1/4 OF NW 1/4 BEGINNING AT A POINT IN THE CENTER OF U.S. HIGHWAY 204 FT. LINE OF E 1/2 OF NE 1/4 THENCE S 89° 50' 00" W 300 FT.; THENCE EAST 210 FT. TO CENTER OF HIGHWAY; THENCE NORTH 220 FT. TO CENTER OF HIGHWAY; THENCE EAST 300 FT. TO THE POINT OF BEGINNING EAST 1/2 CORNER OF SAID HIGHWAY.

PARCEL III - LAND IN CITY OF FARMINGTON, OKLAHOMA CO., OKLAHOMA. PART OF NW 1/4 OF SEC 25, T1N R9E, C1W, FARMINGTON TWP., OKLAHOMA CO., OKLAHOMA. AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT WHICH IS SOUTH SOLE CORNER OF NE 1/4 OF NW 1/4 WITH THE CENTRELINE OF GRAND RIVER AVE. 100 FT. WIDE AND RUNNING THENCE SOUTH ALONG THE W. 1/2 LINE OF SAID NE 1/4 OF NW 1/4 48 FT.; THENCE NORTH PARALLEL TO THE WEST LINE OF E 1/2 OF NW 1/4 300 FT.; THENCE N 85° 40' W 123.5 FT. TO THE POINT OF BEGINNING EAST 1/2 CORNER OF SAID HIGHWAY; 100 FT. TO THE POINT OF BEGINNING EAST 1/2 CORNER OF SAID HIGHWAY; 100 FT. TO THE POINT OF BEGINNING EAST 1/2 CORNER OF SAID HIGHWAY; 100 FT. TO THE POINT OF BEGINNING EAST 1/2 CORNER OF SAID HIGHWAY.

PARCEL IV - LAND IN CITY OF FARMINGTON, OKLAHOMA CO., OKLAHOMA. PART OF NW 1/4 OF SEC 25, T1N R9E, C1W, FARMINGTON TWP., OKLAHOMA CO., OKLAHOMA. AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT WHICH IS SOUTH SOLE CORNER OF NE 1/4 OF NW 1/4 WITH THE CENTRELINE OF GRAND RIVER AVE. 100 FT. WIDE AND RUNNING THENCE SOUTH ALONG THE W. 1/2 LINE OF SAID NE 1/4 OF NW 1/4 48 FT.; THENCE NORTH PARALLEL TO THE WEST LINE OF E 1/2 OF NW 1/4 300 FT.; THENCE N 85° 40' W 123.5 FT. TO THE POINT OF BEGINNING EAST 1/2 CORNER OF SAID HIGHWAY; 100 FT. TO THE POINT OF BEGINNING EAST 1/2 CORNER OF SAID HIGHWAY; 100 FT. TO THE POINT OF BEGINNING EAST 1/2 CORNER OF SAID HIGHWAY; 100 FT. TO THE POINT OF BEGINNING EAST 1/2 CORNER OF SAID HIGHWAY.



PLAN OF CONTIGUOUS AREA

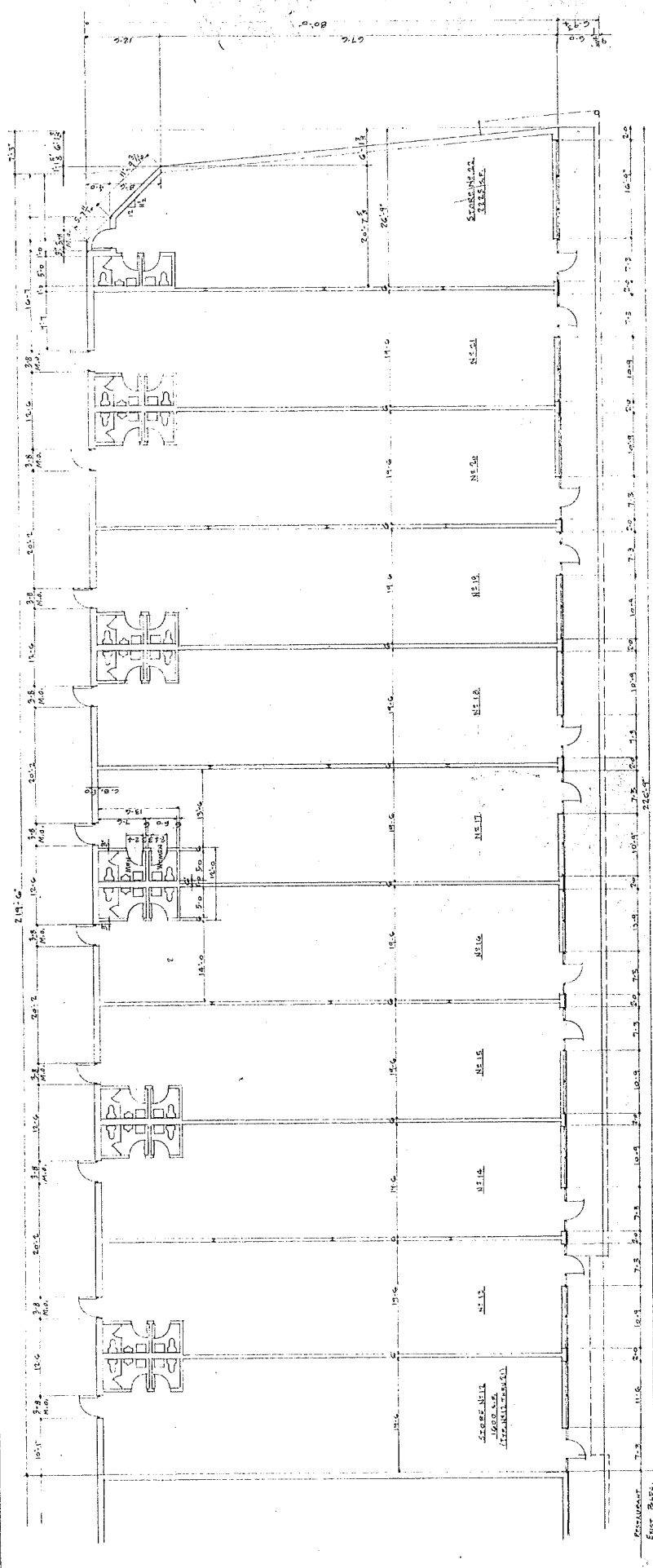
1948 MICHIGAN INC. GEN'L. CONTRACTOR - BERKELEY, MICHIGAN.

RECORD NO.	DATE	REVISIONS	BY	DATE	BY	NO. CHANGES

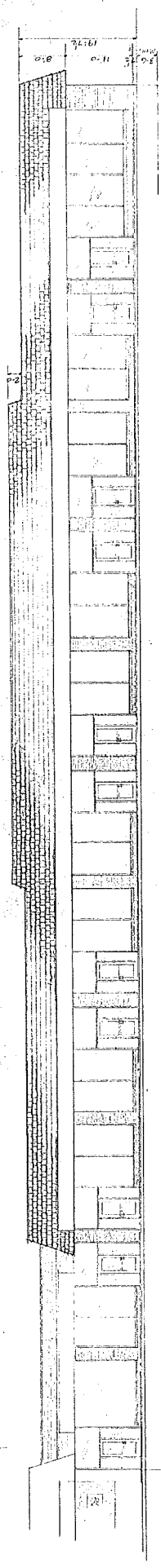
SITE PLAN - CONTIGUOUS AREAS

ADDITIONAL STREETS	WORLD WIDE CENTER

DRAWN BY: MICHIGAN INC. GEN'L. CONTRACTOR
DATE: 11/19/73
SCALE: AS SHOWN
SHEET NO.: 2/73



FLOOR PLAN
1/8" = 1'-0"



FRONT (NORTH) ELEVATION
1/8" = 1'-0"

1972
1972
10-5-72

JOHN McCATTY, INC. - GEN'L CONTRACTOR - BERKLEY, MICHIGAN

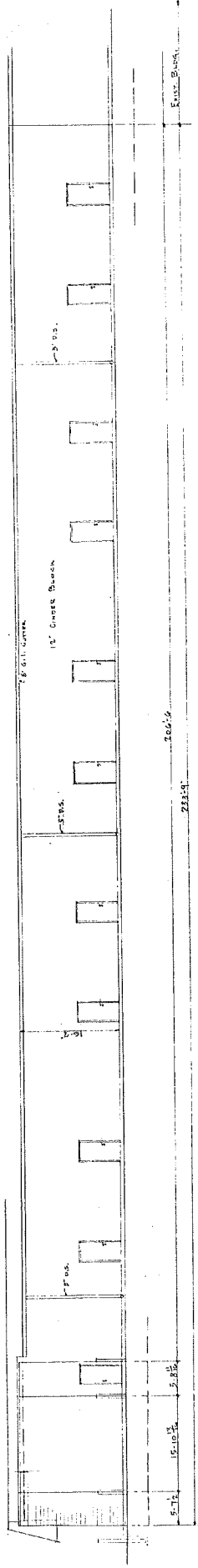
FLOOR PLAN AND FRONT ELEVATION

NO.	DATE	REVISION	BY	DATE	IN CHARGE
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

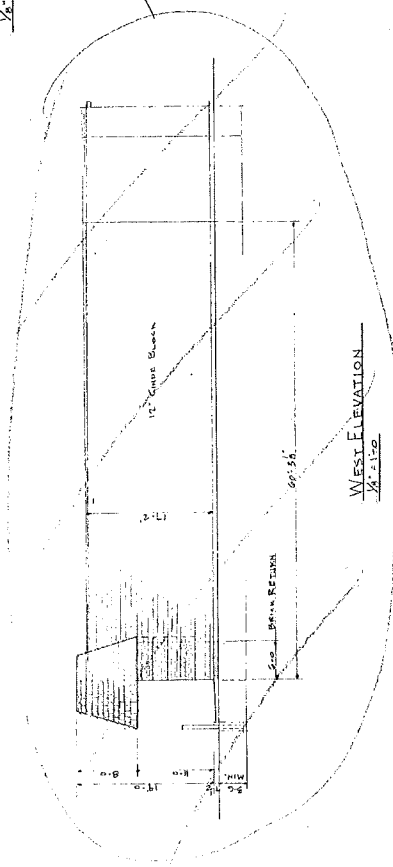
ADDITION TO STORES
WORLD WIDE CENTER
10000 GRAND BURNHAM RD.
TROY, MICHIGAN 48063

DR. FRANCIS LANGRISH, M.D. TRUSTEE
HOSPITALITY INDUSTRIES, INC.

SHEET 23

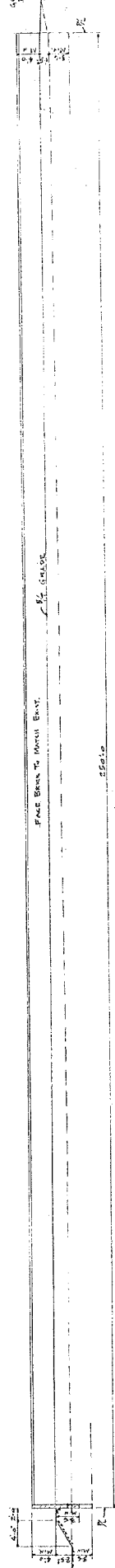


SOUTH (REAR) ELEVATION
1/8" = 1'-0"

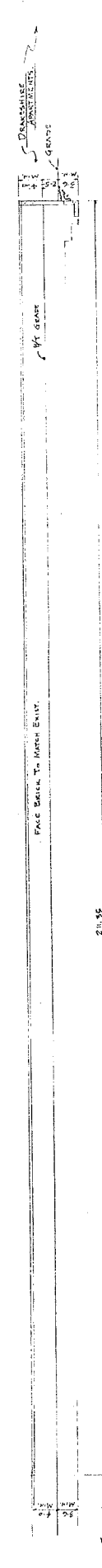


WEST ELEVATION
1/8" = 1'-0"

WORLD'S CENTER
EAST



ELEV. OF WEST PROP. LINE WALL (LOOKING WEST)
1/8" = 1'-0"

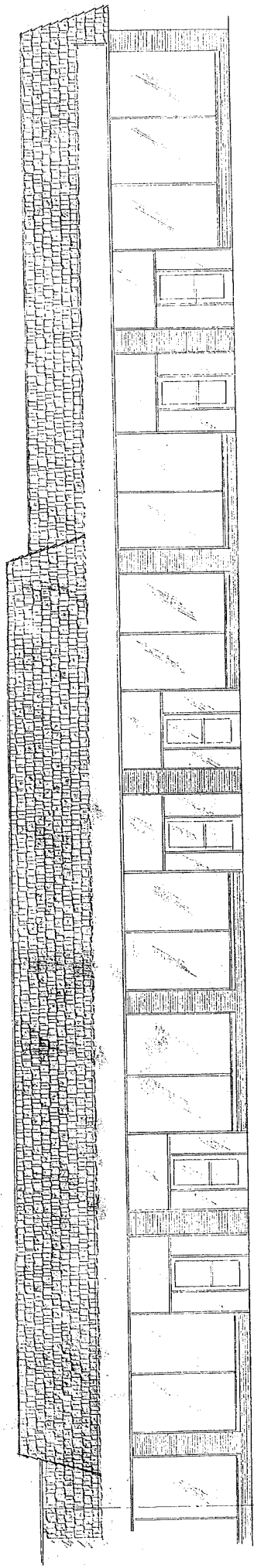


ELEV. OF SOUTH PROP. LINE WALL (LOOKING SOUTH)
1/8" = 1'-0"

JOHN MC GATY, INC. - GENL. CONTRACTOR - BEEKLEY, MICHIGAN

ELEVATIONS		REVISIONS		DATE		BY		CHECK		APPROV.		SCALE	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
1	10-20												
2	10-29												
3	9/7												

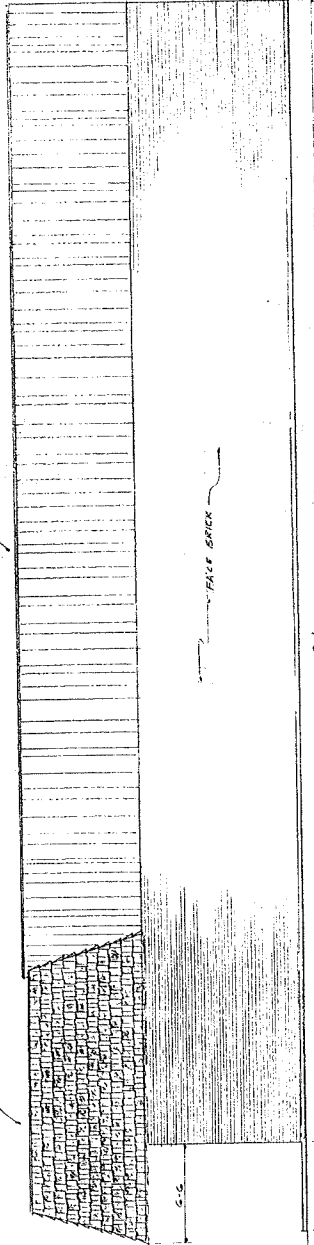
ADDITION TO STORES
WORLD WIDE CENTER
2300 W. WALKER ST.
TROY, MICHIGAN 48063
C. FRANKLIN LAUGHON P.E. PROJECT
CHARLES J. GIBBS ARCHITECTS
BEEBECK HEIGHTS, MICHIGAN



SECTION D

CEMENT STAKES

RANDOM SEED. PLANKS - STAINED

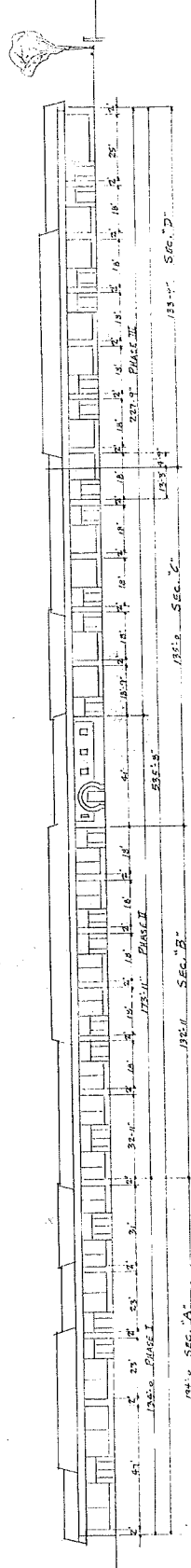


WEST ELEVATION 1/2" = 1'-0"

RETURN FACE PLANKS
5/8" PLANK PARAST
4" - 6" AROUND CORNER

FACE BRICK

8" WALL 8" x 8" BRICK
FACE BR. 2000 SIDES.



KEY TO FRONT (NORTH) ELEVATION
1" = 2'

133'-0" SEC. D

133'-0" SEC. C

133'-0" SEC. B

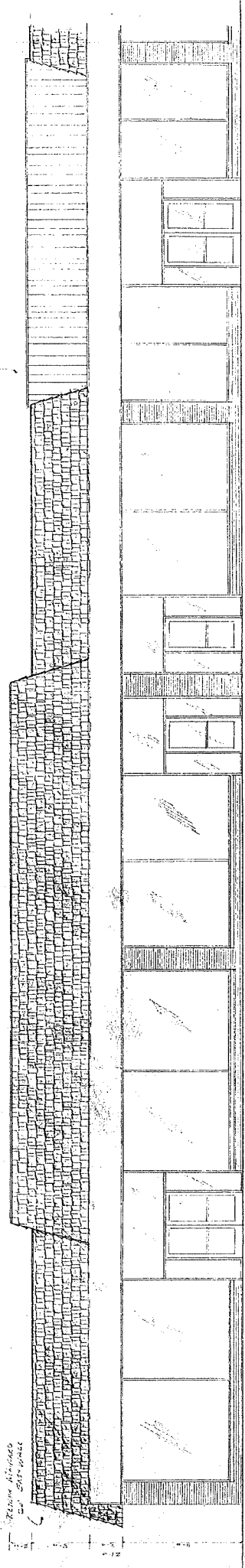
133'-0" SEC. A

DATE
10-22
1920
BY
J.S.

SHEET NO.	DATE	BY	IN CHARGE		DATE	BY
			COLLECTED	BY		
13						
2973						

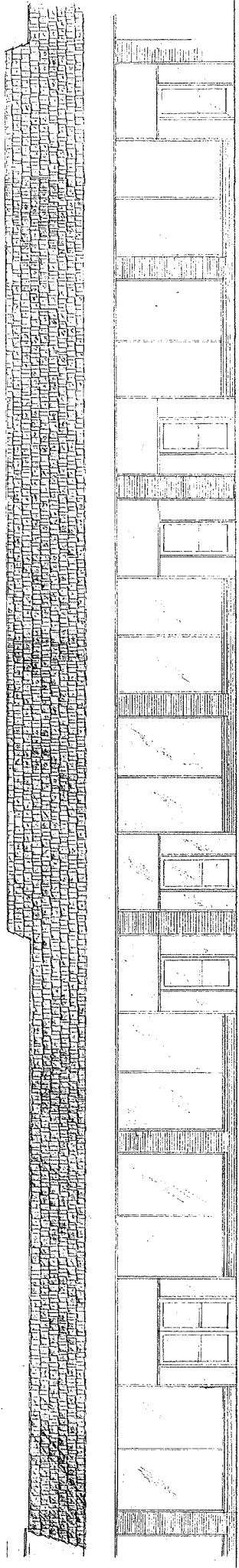
WALTON WIDE CENTER
G. F. WALTON, LANSING, MICH.
HARRISON, MICHIGAN

Western Kentucky CEDAR
 FOUNDATION WITH STEEL
 REINFORCED CONCRETE

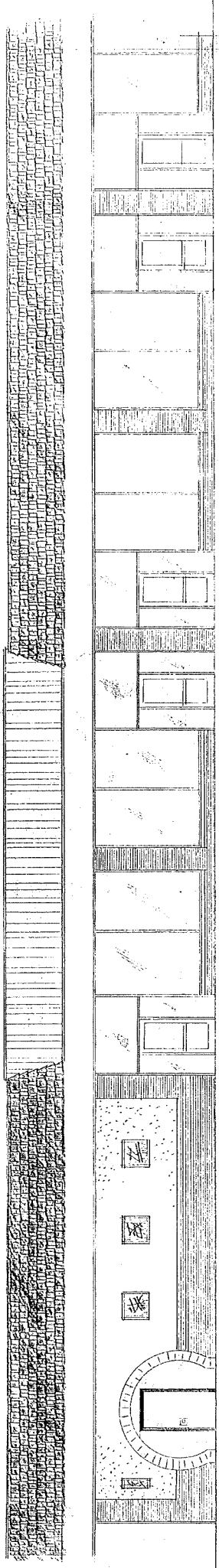


REINFORCED
 CONCRETE

"A"



"B"

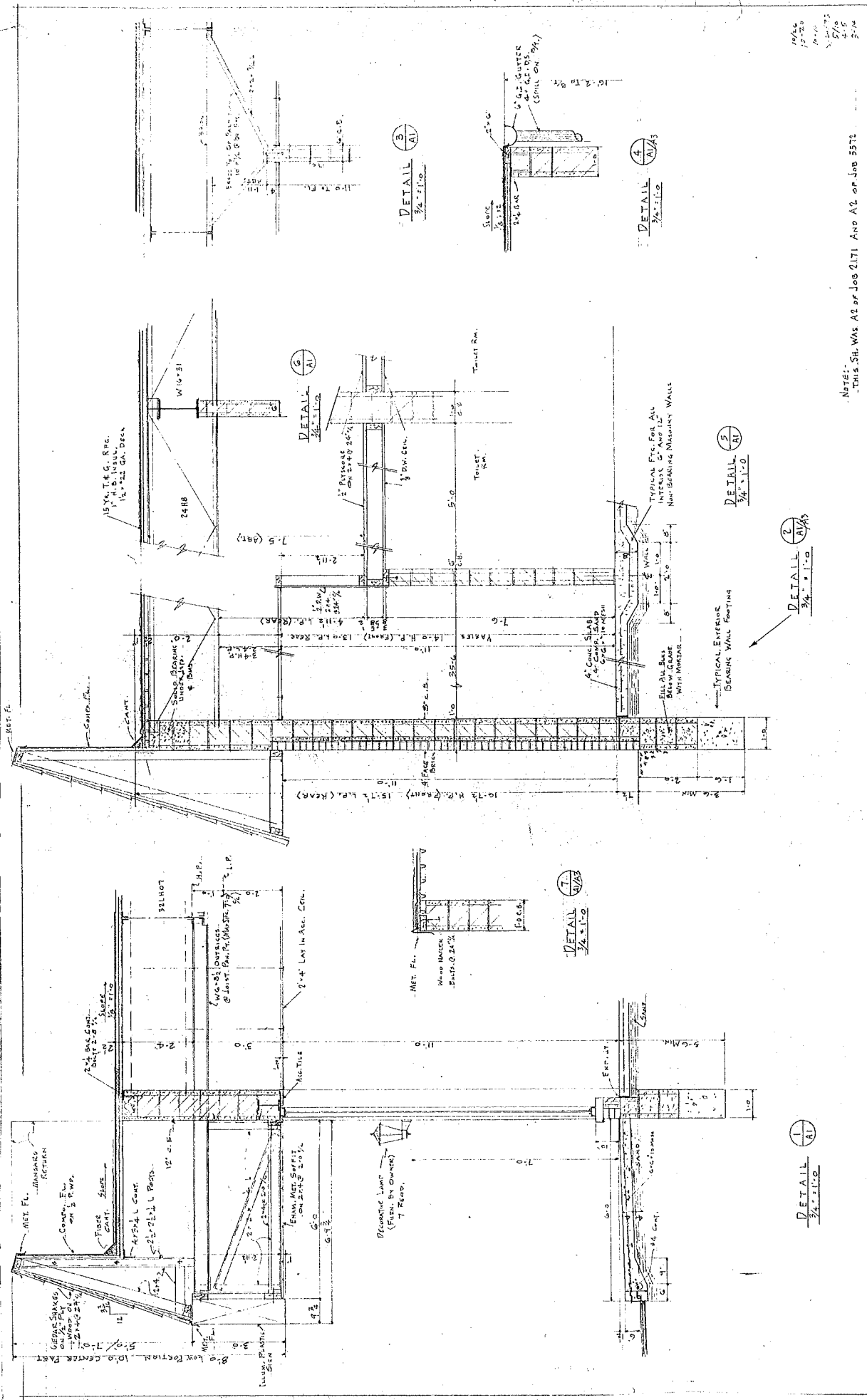


"C"

1925 1928
 1025 1028

NO.	DATE	BY	SCALE	IN CHARGE	DATE	BY	SCALE	NO.
				WALTER W. GEMER	1-1928			2175

G. FRANCIS LANGRISH, P.E., STATISTICAL
 BRANDON HEIGHTS, MICHIGAN



10/26
12-20
11-11
11/15
4/5
2/4

NOTE: THIS SH. WAS A2 OF JOB 2171 AND A2 OF JOB 2575

ARCHITECTURAL DETAILS		NO.	DATE	BY	CHK'D	APP'D
1	DETAIL A1	10/26	12-20	11-11	11/15	4/5
2	DETAIL A2	10/26	12-20	11-11	11/15	4/5
3	DETAIL A3	10/26	12-20	11-11	11/15	4/5
4	DETAIL A4	10/26	12-20	11-11	11/15	4/5
5	DETAIL A5	10/26	12-20	11-11	11/15	4/5
6	DETAIL A6	10/26	12-20	11-11	11/15	4/5
7	DETAIL A7	10/26	12-20	11-11	11/15	4/5

ISSUED BY	DATE	REVISIONS	NO.	DATE
WORLD WIDE	10/26		1	10/26
WORLD WIDE	12/20		2	12/20
WORLD WIDE	11-11		3	11-11
WORLD WIDE	11/15		4	11/15
WORLD WIDE	4/5		5	4/5
WORLD WIDE	2/4		6	2/4

ADDN TO EXIST. BLDG.	NO.	DATE
WORLD WIDE	1	10/26
WORLD WIDE	2	12/20
WORLD WIDE	3	11-11
WORLD WIDE	4	11/15
WORLD WIDE	5	4/5
WORLD WIDE	6	2/4

PROJECT NO.	PROJECT NAME	ARCHITECT	ENGINEER
2171	LABORER DETAIL	AMERICAN	AMERICAN

DETAIL A1
3/4" = 1'-0"

DETAIL A7
3/4" = 1'-0"

DETAIL A5
3/4" = 1'-0"

DETAIL A2
3/4" = 1'-0"

DETAIL A4
3/4" = 1'-0"

DETAIL A3
3/4" = 1'-0"

ARTICLE 15. LANDSCAPE STANDARDS

Sec. 35-181. Intent.

- A. Landscaping is viewed as a critical element contributing to the aesthetics, development quality, stability of property values and the overall character of the city. The standards of this article are intended to help achieve a number of functional and environmental objectives such as: defining and articulating outdoor spaces and architectural elements; obscuring, integrating and complementing various site elements; reducing the physical impact between adjacent land uses; assisting in directing safe and efficient movement of vehicular and pedestrian circulation; providing incentives to preserve quality existing plant material; and providing reasonable standards to bring developed sites, which existed prior to the adoption of these standards, into compliance with the requirements contained herein.
- B. The standards contained in this article are considered the minimum necessary to achieve the objectives identified above. In several instances these standards are intentionally flexible to encourage flexibility and creative design. Additional landscaping beyond the minimum specified is encouraged to further improve the function, appearance and value of the property. It is further the intent of these regulations to ensure landscaping is placed on a site in a manner that provides adequate sight visibility for motorists, adequate clearance for pedestrians and vehicles, clearance from overhead utility lines, adequate separation from underground utilities and accessibility to fire hydrants.

(Ord. No. C-746-2010, § 1, 4-19-10)

Sec. 35-182. Compliance Required.

- A. The requirements set forth in this article shall apply to all uses, lots, sites and parcels that are developed, expanded or otherwise modified. Landscape plans shall be submitted as part of site plan review in accordance with section 35-163, site plan review procedures.
- B. The planning commission or building official may approve variations from the strict compliance with this article when it can be demonstrated that the following apply to a specific development site:
 - 1. Existing natural features or other quality plant material is preserved as described herein.
 - 2. Topography, shape, size or other natural features make full compliance impractical or impossible.
 - 3. Space limitations or prevailing development patterns in the surrounding area justify alternative compliance for infill and redevelopment areas of the city.
 - 4. Safety considerations warrant alternative compliance.
 - 5. The overall design meets the intent of this article.

(Ord. No. C-746-2010, § 1, 4-19-10)

Sec. 35-183. Incentives for Preserving Existing Vegetation.

- A. The intent of this section is to preserve existing vegetation unless there are no other site design alternatives. Where healthy plant material exists on a site prior to its development or redevelopment, as determined by

the building official or the planning commission, variations from the strict requirements of this article may be approved to allow credit for such plant material if such adjustment is keeping with the intent of this article.

- B. All existing vegetation shall be inspected by the city to ensure the vegetation is high quality and will fulfill the requirements of this article.
- C. Credit for tree preservation shall be applied at the following rate:
Greater than 12 inches: Two (2) trees.
Less than 11.9 inches: One (1) tree.
- D. Shrubs may be credited toward shrub requirements on a one-for-one basis.
- E. In the event that healthy plant material used to meet the requirements of this article are removed, damaged or destroyed, as determined by the building official, they shall be replaced with new plant material meeting the standards of this article.

(Ord. No. C-746-2010, § 1, 4-19-10)

Sec. 35-184. Landscape Design Standards.

- A. *Interior Landscaping.*
 - 1. All areas not covered by buildings, parking areas, driveways, pedestrian pathways and other pedestrian impervious surfaces, signs, water surfaces and essential services shall include only living plant material and planting beds.
 - 2. Landscape areas shall be designed to soften the appearance of buildings, screen service areas and provide shade.
- B. *Frontage Landscaping.*
 - 1. A landscaped greenbelt shall be provided to buffer vehicular and pedestrian circulation, screen parking lots and define driveway entrances.
 - 2. Frontage greenbelt requirements shall be as follows:
 - a. The width of the greenbelt between the parking lot and the right-of-way shall be equal to at least ten (10) feet.
 - b. The greenbelt shall contain a minimum of one (1) canopy tree and six (6) shrubs per thirty (30) linear feet, or fraction thereof, of road frontage including any openings for driveways, pathways or easements. A hedgerow with upright shrubs planted four (4) feet to five (5) feet on center along the entire road frontage may also be utilized.
 - c. Ornamental trees may be used to diversify greenbelt planting requirements, provided two (2) ornamental trees shall be provided for each one (1) required canopy tree.
 - 3. In locations where the greenbelt standards can not be accommodated due to existing conditions, an alternative such as a brick street wall, hedgerow or landscaped terrace may be provided in order to meet the intent of the frontage requirements.
 - 4. In locations designated in the city Master Plan for a "gateway" shall include design elements along the frontage that reflect the key location at the entrance to the community or at a distinctive node of development along the corridor. Elements may include landscaping, knee-walls, sculptures or other structural elements that create a visual landmark. The landowner has the option to offer an agreement with the city to provide locations for "Welcome to Farmington" signs along the street frontage.

C. *Buffer Zones.*

1. A buffer shall be provided between the subject site and all adjacent properties as follows:
Multiple-family district or use adjacent to single-family residential district or use
Institutional uses adjacent to any residential district or use
Commercial and office district or use adjacent to any residential district or use
Industrial district or use adjacent to any residential or commercial district or use
2. The planning commission shall determine whether landscaping, a wall or combination of these elements are needed to attain the intended screening.
3. At a minimum, the width of the buffer shall be equal to the required setback. This setback may be reduced or waived by the planning commission where a six-foot screening wall is provided meeting the requirements of subsection 5., below, and parking lot landscape islands with canopy trees are provided along the wall at a rate of one (1) per each fifty (50) feet of the property line.
4. Landscape Buffer. Where landscape material is required, the buffer shall contain at minimum: two (2) canopy trees and four (4) shrubs, or one (1) canopy tree, one (1) evergreen and four (4) shrubs per twenty (20) linear feet along the property line, rounded upward.
5. Walls. Where a wall is required, the following requirements shall be met:
 - a. Walls cannot extend into required front setback.
 - b. Wall height shall not be less than four (4) feet nor more than six (6) feet, except the height may not be more than eight (8) feet in commercial and industrial districts.
 - c. Where there are topographical changes along the length of a wall or between properties on either side of the wall, the height of the wall may vary between four (4) feet and eight (8) feet; provided the height of the wall shall be no less than four (4) feet on the nonresidential side and no greater than eight (8) feet on the residential side. Where grade changes between properties require a retaining wall in conjunction with a screening wall having a total height greater than eight (8) feet, this may be approved by the planning commission; provided the retaining wall is stepped back with landscaping on each step and plans for the wall are approved by the city engineer.
 - d. Walls must be constructed on lot line however this location may be modified by the planning commission upon recommendation of the city engineer due to special circumstances, such as conflicts with underground utilities and better screening provided at alternative locations.
 - e. Walls shall be continuous except for openings for pedestrian connections as approved by the planning commission.
 - f. Walls shall be constructed of brick or other masonry material compatible with the principal structure as determined by the planning commission. They shall be made of unpierced and reinforced poured concrete with false brick design or a capped brick wall, masonry brick or poured masonry decorative wall. Cement or slag blocks shall not be permitted. Building materials must be reviewed and approved by the planning commission during site plan review. The planning commission may approve the use of a privacy fence where it is determined to be more compatible with adjacent residential uses.
 - g. Supplemental plantings may be required by the planning commission to break up the mass of the wall.

- D. *Parking Lot Landscaping.* Parking lot landscaping shall be arranged in a manner that improves the safety of pedestrian and vehicular traffic, guides traffic movement, improves the environment and improves the appearance of the parking area and site. Parking lot landscaping shall be provided in accordance with the following standards:
1. Landscaping shall be dispersed throughout the parking lot in order to break up large expanses of pavement, direct traffic and assist with vehicular and pedestrian flow.
 2. At least one (1) canopy tree and one hundred (100) square feet of landscape area shall be provided per eight (8) parking spaces.
 3. All of the required parking lot trees and landscape areas shall be placed within landscape islands inside of the parking lot or the area within ten (10) feet surrounding the parking lot.
 4. Only shrubs, grass or other living ground cover shall be used to supplement trees within parking lot islands and surrounding landscape areas.
 5. The design and layout of the parking islands shall not block view of motorist entering and exiting the site.
 6. Where parking is visible from the public street, a greenbelt shall be located between the parking lot and the right-of-way line in conformance with the standards in subsection 35-184.B.
- E. *Condominium and Multiple-Family Residential Developments.* Landscaping for single-family condominium and multiple-family developments shall be provided in accordance with the following requirements:
1. Street trees shall be provided at a rate of one (1) tree per forty (40) linear feet of frontage, or portion thereof, along all interior roads. The planning commission may determine that existing trees preserved within ten (10) feet of the road edge fulfill the street tree requirement for that portion of the road. Trees should generally be planted between the sidewalk and road curb, in consideration of intersection sight distance.
 2. The landscape plan shall also include details of the cul-de-sac islands, project entrances, accessory buildings and common open space areas.
- F. *Waste Receptacle, Mechanical Equipment and Utility Screening.* Necessary site elements such as waste receptacles and ground-mounted and building-mounted mechanical equipment such as air conditioner units, utility boxes and other similar components shall be appropriately screened with plant material where appropriate as determined by the planning commission or building official. Screens shall include a wall, wood fencing or combination of plantings of sufficient height, length, and opacity to form a visual barrier. If the screen is composed of nonliving material, such material shall be compatible with materials used in construction of the main building, but in no case shall include wire fencing.

(Ord. No. C-746-2010, § 1, 4-19-10)

Sec. 35-185. Specifications for Landscape Improvements and Plant Materials.

- A. *Plant Material.* All plant material shall be hardy to the City of Farmington, be free of disease and insects and conform to the American Association of Nurserymen landscape standards.
- B. *Minimum Sizes and Spacing.* Wherever screening is required, screening shall consist of closely spaced evergreen plantings that can be reasonably expected to form a complete visual barrier. Deciduous plant material may be used for variety to supplement evergreen plantings. The minimum plant sizes and spacing shall be provided in accordance with the following:

Plant Material	Minimum Plant Sizes	Spacing Requirements
----------------	---------------------	----------------------

Deciduous canopy trees	2½" caliper	25' on-center
Ornamental trees	2" caliper 6' height (clump form)	15' on-center
Evergreen trees	6' height	15' on-center
Narrow evergreen trees	4' height	12' on-center
Deciduous shrubs	2' height	4'—6' on-center
Upright evergreen shrubs	2' height	3'—4' on-center
Spreading evergreen shrubs	18"—24" spread	6' on-center

- C. *Mixing of Species.* The overall landscape plan shall not contain more than thirty-three (33) percent of any one (1) plant species. The use of native species and mixture of trees from the same species association is strongly encouraged.
- D. *Trees Not Permitted.* The following trees are not permitted as they split easily, their wood is brittle, their roots clog drains and sewers, and they are unusually susceptible to disease or insects: Box Elder, Elms, Tree of Heaven, Willows, Soft Maples (Silver), Poplars, Horse Chestnut (nut bearing), Ginkgo (female), Cottonwood, Mulberry, Black Locust and Honey Locust (with thorns). The planning commission may however allow trees from this list when associated with an appropriate ecosystem.
- E. *Planting Beds.* Bark used as mulch shall be maintained at a minimum of two (2) inches deep. Planting beds shall be edged with either plastic or metal edging in residential districts and metal edging in all other zoning districts.
- F. *Topsoil.* Topsoil shall consist of a four-inch base for lawn areas and an eight-inch to twelve-inch base within planting beds.
- G. *Proximity to Utilities.* Plant material shall not be located in a manner that will interfere with or cause damage to underground utility lines, public roads or other public facilities.

(Ord. No. C-746-2010, § 1, 4-19-10)

Sec. 35-186. Minimum Standards for Installation, Irrigation and Maintenance.

- A. *Timing of Planting.* All required plant material shall be planted prior to issuing a final certificate of occupancy. In the event that the project is completed during a time of year when planting is impractical, a financial guarantee in the amount of the remaining improvements shall be provided in a form of payment acceptable to the city.
- B. *Completion of Improvements.* Tree stakes, guy wires and tree wraps shall be removed after completion of the initial growing season.
- C. *Irrigation.* All landscaped areas shall be provided with an underground irrigation system. Alternate means of irrigation that reduce potable water consumption for irrigation shall be permitted such as captured rainwater or recycled wastewater.
- D. *Maintenance.* Landscaped areas and plant materials required by this chapter shall be kept free from refuse and debris. Plant materials, including lawn, shall be maintained in a healthy growing condition, and be neat and orderly in appearance in accordance with the approved site plan. If any plant material dies or becomes diseased, it shall be replaced within thirty (30) days' written notice from the city or within an extended time period as specified in said notice.

(Ord. No. C-746-2010, § 1, 4-19-10)

Secs. 35-187—35-190. Reserved.

Farmington Planning Commission Staff Report	Planning Commission Date: June 12, 2023	Reference Number 5
Submitted by: Kevin Christiansen, Planning and Building Department Director		
Description Public Hearing – Proposed City of Farmington Code of Ordinances Text Amendment: Chapter 25, Signs		
<p>Background</p> <p>This item is a public hearing for a proposed City of Farmington Code of Ordinances Text Amendment regarding Signs. The proposed amendment would amend the existing provisions of Chapter 25 of the Code of Ordinances, Signs. A copy of the proposed draft ordinance is attached.</p> <p>The following additional information is attached:</p> <ul style="list-style-type: none"> • Notice of Public Hearing <p>Attachments</p>		

NOTICE OF PUBLIC HEARING
ORDINANCE AMENDMENT

NOTICE IS HEREBY GIVEN THAT THE FARMINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE FARMINGTON CITY HALL, 23600 LIBERTY STREET, FARMINGTON, MICHIGAN 48335 ON MONDAY, JUNE 12, 2023 AT 7:00 P.M REGARDING A PROPOSED ORDINANCE CODE AMENDMENT TO CHAPTER 25 OF THE CITY OF FARMINGTON CODE OF ORDINANCES TO CONSIDER ADOPTING AN AMENDED SIGN ORDINANCE TO ENSURE SIGNS ARE REGULATED ON A CONTENT NEUTRAL BASIS. TO ADD WRITTEN COMMENTS CONCERNING THIS REQUEST MAY BE DIRECTED TO THE PLANNING AND BUILDING DEPARTMENT DIRECTOR PRIOR TO 2:00 P.M. ON JUNE 8, 2023.

A complete copy of the amendment may be examined at the City of Farmington City Hall, 23600 Liberty Street, Farmington, MI, 48335, prior to the public hearing, during the City's regular business hours, Monday through Friday. Written comments may be sent to the Planning Commission at the above address prior to the public hearing. Oral comments will be taken during the public hearing.

This notice is published pursuant to the requirements of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

Kevin P. Christiansen, AICP, PCP, Planning and Building Department Director

Publish: May 26, 2023 in the Oakland Press

CITY OF FARMINGTON

Article 25. - SIGNS

Sec. 25-1. - Purpose and Intent

Signs may be erected or maintained in the City of Farmington only as permitted by this article and subject to other restrictions contained in this Code. The sign regulations in this article are intended to balance the public and private interests and to promote a safe, well-maintained, vibrant, and attractive community while accommodating the need for signs to inform, direct, identify, advertise, advocate, promote, endorse, and otherwise communicate information. The sign regulations of this article are intended to ensure that signs are located, designed, sized, constructed, installed, and maintained in a way that protects and promotes safety, health, aesthetics, and the public welfare while allowing adequate communication.

The following municipal interests are considered by the city to be compelling government interests. Each interest is intended to be achieved in a manner that represents the least restrictive means of accomplishing the stated interest, and in all events intended to promote an important government interest that would not be effectively achieved absent the regulation. Regulating the size and location of signage in the most narrowly tailored manner represents the least restrictive means of addressing the targeted government interests of avoiding nuisance-like conditions while maintaining and improving pedestrian and vehicular safety and efficiency; character and quality of life; economic development and property values; and property identification for emergency response and wayfinding purposes.

- A. **Pedestrian and Vehicular Safety.** Maintaining pedestrian and vehicular safety are predominant and compelling government interests throughout the city, with particular emphasis on the safety of pedestrians. The sidewalk network provides facilities for pedestrians in the city, even in automobile-oriented commercial areas. The city recognizes that pedestrian traffic in the commercial areas leads to retail sales and it serves a variety of business, entertainment, government, and residential uses in the districts. In addition, the City also accommodates automobile-oriented businesses and other land uses that generate motor vehicle trips.

Since most signage is intended and designed to attract the attention of operators of motor vehicles, thereby creating distractions from vigilance for traffic and pedestrian safety, this article is intended to regulate signs such as to reduce such distractions and, in turn, reduce the risk for crashes, property damage, injuries, and fatalities, particularly considering the rate of speed at which the vehicles are traveling in these districts.

1. The city encourages signage that will inform pedestrians regarding their desired locations without conflicting with other structures and improvements in these districts, while concurrently allowing effective signage for motorists. These interests are legitimately supported by limiting the maximum size of signage, providing setbacks where relevant, and specifying minimum-sized characters for efficient perception by motorists and pedestrians, while minimizing distractions that could put pedestrians at risk.
2. In some circumstances, adjusting the size, setback, and other regulations applicable to signage may be important to avoid confusion and promote clarity where vehicular speeds vary on busy thoroughfares.

3. In multi-tenant buildings and centers, it is compelling and important to provide distinct treatment with a gradation of regulation for individual identification depending on base sign size, amount of road frontage, and the like, all intending to provide clarity to alleviate confusion and thus additional traffic maneuvers, provide a minimum size of characters to allow identification, and maintain maximum-sized overall signage to prevent line-of-sight issues.
4. Maximum size and minimum setback of signage is compelling and important to maintain clear views for both traffic and pedestrian purposes.

B. **Character and Quality of Life.** Achieving and maintaining attractive, orderly, and desirable places to conduct business, celebrate civic events, entertain people, and provide for housing opportunities is directly related to the stability of property values needed to provide and finance quality public services and facilities within the city. This article intends to allow signs that are of sufficient, but not excessive, size to perform their intended function as necessary to provide and maintain the city's character and support neighborhood stability. Signs that promote potential vehicular and pedestrian conflict, hinder sight distance, and distract from the pedestrian experience will be prohibited in efforts to preserve the character and unique experience within the city. Also, the intent of this article is that signs will reflect the character of unique districts as may be established by the city's Master Plan, other adopted plans or the zoning article.

C. **Economic Development and Property Values.** It is found and determined that there is a clear relationship between the promotion of a set of specifications and restrictions for signage and the promotion of economic development, recognizing that unregulated and haphazard determinations concerning the size, location, and other characteristics of signs has a realistic tendency to result in an appearance that reduces economic development, and, in the long-term, property values. In addition, the establishment of the restrictions in this article has a direct relationship to creating stability and predictability, allowing each private interest to secure reasonable exposure of signage, and thus promote business success. The application of the restrictions in this article allows businesses to reasonably command attention to the content and substance of their messages while concurrently allowing the promotion of other visuals, including types of business, landscaping, and architecture, all promoting economic development and property value enhancement.

D. **Avoidance of Nuisance-Like Conditions.** Due to the concentration of people and activities, there is a potential for, and it is a compelling interest to avoid, blight, physical clutter, and visual clutter in the city, recognizing that such conditions tend to create nuisance-like conditions contrary to the public welfare. The result of these conditions leads to diminished property values, reduced attractiveness of the community, and reduced quality of life within the districts. Minimum regulations that substantially relate to signage are compelling and important and are necessary for the maintenance and well-being of positive conditions, good character and quality of life in the city. Ultimately, these regulations are compelling and important for the protection of all police power values.

1. An excessive number of signs in one location creates visual blight and clutter, as well as confusion of the public. Thus, limiting the number of signs on properties, and establishing setbacks from property lines is a compelling interest that can be directed with minimum regulation.

2. Signs that are too large and not properly spaced can lead to confusion, undermine the purposes of the signs, and ultimately lead to physical and visual clutter. Establishing maximum sizes and locations can be the subject of clear and effective regulations that address this compelling and important interest.
 3. Requiring minimum construction and maintenance specifications for signs can minimize the creation of blight and clutter due to the deterioration of signs that are not durable or otherwise well-constructed, and such regulations would be consistent with construction codes for other structures. These requirements can be enforced with efficient and low discretion application and review.
 4. The sign article is designed to prevent blight and protect aesthetic qualities by preventing visual clutter and protecting views. There is a compelling governmental interest that signs avoid glare, light trespass, safety, and skyglow. A framework that enables the selection of proper fixture types and location, use of supportive lighting technology, and control of light levels in a reasonable fashion is consistent with regulations that are narrowly tailored to achieve the City's interests.
- E. **Property Identification for Emergency Response and Wayfinding Purposes.** Locating a business or residence by emergency police, fire, and other emergency responders can be a matter of life and death, and thus it is a compelling interest to ensure that proper, understandable, unambiguous, and coordinated signage be permitted and required, and specifications for such purposes can be accomplished in a simple and narrow manner. Wayfinding for vehicular and pedestrian purposes is also a compelling interest to avoid confusion in public rights-of-way, and unnecessary intrusions on private property, and sign specifications for such wayfinding can be coordinated with property identification for emergency purposes.
- F. **Protection of the Right to Receive and Convey Messages.** The important governmental interests contained herein are not intended to target the content of messages to be displayed on signs, but instead seek to achieve *non-speech* objectives. In no respect do the regulations of signage prohibit a property owner or occupant from an effective means of conveying the desired message. Nothing in this article is intended to prohibit the right to convey and receive messages, particularly noncommercial messages such as religious, political, economic, social, philosophical or other types of speech protected by the First Amendment of the United States Constitution.
- G. **Ease of Administration.** To have standards and administrative review procedures that are simple for property owners, tenants, and sign installers to understand and follow.
- H. **Consideration of Grand River Avenue Corridor.** Based on the Grand River Corridor Vision Plan, the city has adopted an overlay district intended to accomplish the goals of the Corridor Plan. The goals include: (1) to promote high quality development and redevelopment through the use of high-quality architecture and urban design elements/treatments that create a signature environment along the corridor; (2) creating a safe and enjoyable environment for walking and biking, public transit, and automobiles with minimal conflicts among users; (3) to enhance and support a balance of land uses in a vibrant and integrated development plan; (4) the creation of new public spaces that encourage community gathering and outdoor activity; (5) to create connections with surrounding areas that provide travel choices for people to move through the corridor, adjoining neighborhoods, centers of commerce and public spaces; and (6) to apply best management practices in environmentally responsible planning and construction. These goals are significant and must be taken into consideration in determining the appropriate

placements, type and size of signs. Signs have been limited in this area to ensure that any sign does not hinder visibility to driveways, intersection and streets, and to limit any potential negative impact on aesthetics and property values.

Sec. 25-2. - Definitions

The following words and phrases shall have the meanings set forth in this article when they are used in this article:

- A. **Sign Definitions, Sign Types.** The following definitions apply to types of signs based on the characteristics of the sign without respect to the content of the message:
1. **Air-Activated Signs.** A sign that is inflated by air or uses air flow to induce movement. Inflatable objects used for signs are often made of flexible fabric and are equipped with a motor to blow air into the object. Air-activated signs are typically temporary and are restrained, attached, or held in place by a cord, rope, cable, or similar method, but can be permanent.
 2. **Animated Sign.** A sign that has any visible moving part either constantly or at intervals; flashing, scintillating, intermittent, or oscillating lights; visible mechanical movement of any description; or other apparent visible movement achieved by any means that move, change, flash, oscillate or visibly alters in appearance to depict action, create an image of a living creature or person, or create a special effect or scene. This definition does not include Changeable Copy Signs and Electronic Message Center (EMC) Signs that comply with this article.
 3. **Awning Sign.** A permanent sign painted or screen printed on the exterior surface of an awning. An awning is a retractable or fixed shelter constructed of nonrigid materials on a supporting framework that projects from the exterior wall of a building.



Figure 1: Awning Sign

4. **Back lit signs.** Signs that are illuminated by an internal light source. An example of a back lit sign is a monument sign that is illuminated by several fluorescent bulbs that are located within the sign cabinet. The background of back lit signs may be any color, provided the background is blacked out at night so that only the lettering and message is illuminated.



5. **Banner Sign.** A temporary sign on paper, cloth, fabric or other flexible or combustible material of any kind that is attached flat against a permanent sign face or strung between two poles or structures.



Figure 3: Banner Sign

6. **Bench Sign.** A sign applied to or affixed to the seat or back of a bench.
7. **Billboard Sign.** A large sign erected, maintained, and used for the purpose of displaying messages that can be seen from a long distance or read from a vehicle traveling at high speeds. A Billboard Sign differs from a Freestanding Sign based on its size. A Billboard Sign is typically 200 square feet or greater in size.
8. **Canopy Sign.** A permanent Projecting Sign affixed to the side or bottom surface(s) of an attached canopy. A canopy is a fixed shelter constructed of rigid materials on a supporting framework that projects from the exterior wall or a building, or may be self-supporting to provide protective covering.

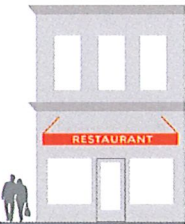


Figure 4: Canopy Sign

9. **Changeable Copy Sign.** A permanent sign or portion thereof on which the copy or symbols change either automatically through electrical or electronic means or manually through placement of copy and symbols on a panel mounted in or on a track system.
10. **Corner parcel.** A lot at the intersection of two (2) streets or access drives.

11. **Day.** For the purpose of these regulations, a calendar day rather than a business day.
12. **Display Board.** An accessory sign displayed near a public building entrance either on the building or on a freestanding podium. Display Boards are intended to be viewed at close proximity. Examples include displaying menus, special sales, and descriptions of goods or services provided within the building.

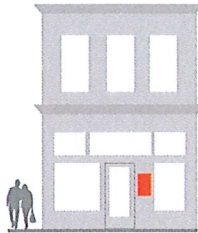


Figure 5: Display Board

13. **Electronic Message Center (EMC) Sign.** An electrically activated changeable-copy sign whose variable message and/or graphic presentation capability can be electronically programmed. EMCs typically use light emitting diodes (LEDs) as lighting sources.
14. **Entranceway Signs.** A sign placed at a major entrance to a development consisting of multiple users, parcels, lots, or a combination of each. Entranceway signs are often integrated into freestanding walls, columns, boulders, or other distinguishing features unique to the development.

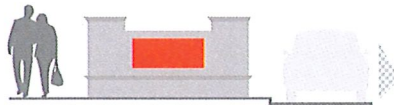


Figure 6: Entranceway Sign

15. **Festoons.** A string of ribbons, pennants, spinners, streamers, tinsel, small flags, pinwheels, or lights, typically strung overhead and/or in loops.

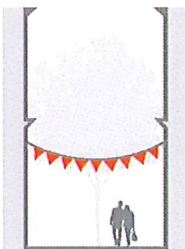


Figure 7: Festoons

16. **Flag.** A sign on paper, cloth, fabric or other flexible or combustible material of any kind that is attached to a permanent conforming pole. Flags are typically supported on one side of the sign. Flags are not considered air-activated signs for the purposes of this article.

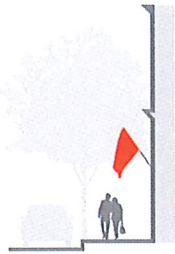


Figure 8: Flag

17. **Freestanding Sign.** A sign supported by one or more uprights, poles, pylons, monuments, or braces placed in the ground and not attached to any building or other structure. Freestanding signs include Monument Signs, but do not include Billboards.

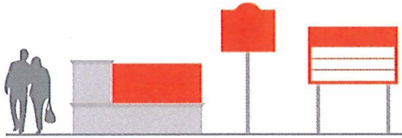
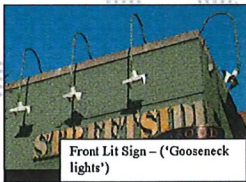


Figure 9: Freestanding Sign

18. **Front lit signs.** Signs that are illuminated by an external light source. An example of a front lit sign is a monument sign that is illuminated by a spotlight that is located several feet in front of the sign. The background of front lit signs may be any color, provided they are not reflective at night. However, such signs may use light-reflecting lettering and messaging.



19. **Incidental Sign.** A small sign, usually two (2) square feet or less, designed and located to be viewed by persons on a property and are generally not visible or legible from the right-of-way or adjacent properties. Examples of incidental signs include, but are not limited to, credit card signs, signs indicating hours of business, no smoking signs, signs used to designate bathrooms, handicapped signs, traffic control signs that conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices, and other signs providing information to be read at close proximity.

- 20. **Interior Sign.** A sign placed within a building that is not visible from any public street, sidewalk, alley, park or public property. A Window Sign is not considered an interior sign.
- 21. **LED Sign.** A sign consisting of light-emitting diodes that are arranged in a pattern that creates the sign's message.



- 22. **Marquee Sign.** A type of projecting sign typically mounted parallel to the building façade in a vertical manner. Marquee signs often include a changeable copy component in addition to the display of a permanent message but are not required to have changeable copy.



Figure 12: Marquee Sign

- 23. **Monument Sign.** A base-mounted, freestanding sign placed on the ground and not attached to any building or other structure. A Monument Sign includes a solid supporting base of at least twenty-four (24) inches in height and a width equal to or greater than the width of the sign face. Monument signs are constructed of a decorative and durable material (e.g., masonry), and shall have no separations between the sign face and the base.



Figure 13: Monument Sign

- 24. **Nit.** A measure of luminance equal to one candela per square meter.
- 25. **Nonconforming Sign.** A sign that was lawfully permitted at the time it was erected but is not permitted under current law.
- 26. **Permanent Sign.** A sign constructed of durable materials intended to withstand

prolonged exposure to exterior elements. Permanent signs are affixed to the ground or a structure by means of footings beneath the ground surface, bolts or screws into a structure, or other method intended to ensure the sign is displayed for an extended period of time with minimal maintenance or replacement of parts.

27. **Portable Sign.** A temporary sign designed to be easily movable. Portable signs are typically held in place during the period of display by sandbags, blocks, or other easily movable anchor.
28. **Poster Panel Sign.** A temporary sign that is not permanently anchored or secured to either a building, structure, or the ground. Often referred to as "sidewalk signs" or "sandwich signs," poster panel signs include, but are not limited to, "A" frame, "T" shaped, or inverted "T" shaped stands.
29. **Projecting Sign.** A sign attached to a building or other structure and extending beyond the attachment surface by more than eighteen (18) inches. A "Projecting Sign" is differentiated from a "Wall Sign" based on the distance the sign projects from the surface of the building. "Awning Signs," "Canopy Signs," "Blade Signs" and "Marquee Signs" are types of Projecting Signs.

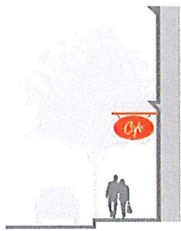


Figure 14: Projecting Sign

30. **Roof line.** The top edge of a roof or parapet wall, whichever is higher, but excluding cupolas, chimneys, or other minor projections. The roofline is the highest point of the roof surface if a flat roof; to the deck of mansard roofs; and to the mean height level between eaves and ridge of gable, hip and gambrel roofs.
31. **Roof Sign.** A sign that is erected, constructed, and maintained upon, against, or above the roof or parapet of a building or any portion thereof. A sign mounted upon a mansard fascia that does not project above the highest point of the roof or parapet is considered a "Wall Sign."
32. **Support Pole Sign.** A temporary sign attached to a light pole, utility pole, street signpost, fire hydrant or tree. Prohibited support pole signs shall not include support pole signs lawfully installed by an authorized public entity.
33. **Temporary Sign.** A display sign, banner or other device constructed of cloth, canvas, fabric, plastic or other light temporary materials, with or without a structural frame, or any other sign intended for a limited period of display that is not permanently anchored to the ground or a building. Holiday displays are not considered temporary signs.

34. **Transported Sign.** A sign attached to or pulled by a vehicle that may be displayed or affixed to a movable object such as but not limited to a car, truck, trailer, or similar transportation device. A "Portable Sign" does not constitute a "Vehicle Sign."

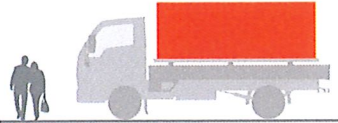


Figure 25: Transported Sign

35. **Umbrella Sign.** A sign printed or otherwise attached to an umbrella, including umbrellas used in outdoor seating areas.
36. **Unsafe Sign.** Any sign that is structurally unsafe; or constitutes a hazard to safety and health by reason of inadequate maintenance, dilapidation or abandonment; or is capable of causing electric shock to a person who comes in contact with it; or was unlawfully installed, erected or maintained; or is located in a public right-of-way except where expressly permitted; or is not kept in good repair, such that it has broken parts, missing letters or nonoperational lights; or does not meet applicable requirements of the city building code.
37. **Vehicle Sign.** A sign, painted or otherwise, attached to an operable vehicle that is regularly used and moved, including signs on a truck trailer. A "Vehicle Sign" does not constitute a "Transported Sign."



Figure 16: Vehicle Sign

38. **Wall Sign.** A sign attached to, painted on, inscribed, or otherwise set upon the exterior wall or surface of any building, no portion of which projects more than eighteen (18) inches from the wall and which does not project above the roof or parapet line. A "Wall Sign" shall also include a sign mounted upon a mansard fascia that does not project above the highest point of the roof or parapet. Any other sign upon, against, or above the roof line building or any portion thereof is defined as a "Roof Sign."

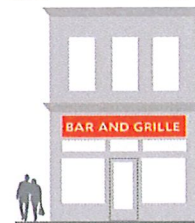


Figure 17: Wall Sign

39. **Window Sign.** A sign that is painted on or attached to a window or glass door that is intended to be viewed from the exterior, including signs located inside a building but



Figure 13: Window Sign

visible primarily from the outside of the building.

40. **Yard Sign.** A small temporary sign typically used for non-commercial purposes. Yard signs are characterized by a wire frame, non-durable message surface such as cardboard or paper, and are often inserted into a lawn with wire posts. Although variations exist to the materials of the frame and message board, a consistent physical characteristic is its temporary and disposable nature.

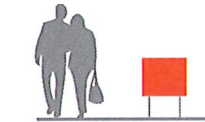


Figure 49: Yard Sign

B. Definitions, General.

1. **Alteration.** Any change in size, shape, height, or type which changes the appearance of a sign or its structure, or a change in position, location, construction, or supporting structure of a sign.
2. **Building Frontage.** The length of the front (entry) portion of a building occupied by a single tenant, often facing a street fronting to the premises on which the tenants are located.
3. **Glare.** Light emitting from a luminaire with intensity enough to reduce a viewer's ability to see, and in extreme cases, causing momentary blindness.
4. **Grade.** The average elevation of an area within a radius (of the sign base) equal to two (2) times the height of the sign, based on the highest and lowest measurements.
5. **Height, Maximum.** Shall be measured from grade to the highest edge of the sign surface or its projecting structure. The permitted height of signs shall not be measured from grade that has been built up or constructed in a manner that would have the effect of allowing a higher sign height than permitted by these regulations (e.g., the height of signs erected on a berm shall be measured from the finished grade adjacent to the berm).

External light sources used to illuminate a sign are not included in the sign's height measurement.

6. **Height, Minimum.** Shall be measured from grade to the lowest edge of the sign surface or its projecting structure.
7. **Lot, zoning.** A single tract of land, located within a single block, which at the time of filing for a sign permit is designated by its owner or developer as a tract to be used, developed or built upon as a unit, under single ownership or control.
8. **Luminaire.** A luminaire is a complete lighting system, which includes a lamp or lamps and a fixture.
9. **Owner.** A person, firm, partnership, association, company, or corporation, or any other legal entity, and/or its legal successors, heirs, and assigns.
10. **Premises.** The contiguous land in the same ownership or control which is not divided by a public street.
11. **Sign.** Any display or object which is primarily used to identify or display information or direct or attract attention by any means which is visible from any public street, sidewalk, alley, park, or public property and is otherwise located or set upon or in a building, structure or piece of land. The definition does not include goods displayed in a window.
12. **Sign Erector.** Any person engaged in the business of erecting, constructing, altering or removing signs on a contractual or hourly basis.

Sec. 25-3. - Sign Design and Construction Standards in All Zoning Districts

A. Construction Standards.

1. General requirements. All signs shall be designed and constructed in a safe and stable manner in accordance with the city's adopted building code and electrical code. All electrical wiring associated with a freestanding sign shall be installed underground. Signs shall be compatible with or upgrade the building and landscaping to promote an overall unified and aesthetic effect in accordance with the standards of this article. Signs shall not be constructed from materials that are remnants or manufactured for a different purpose.
2. Framework. All signs shall be designed so that the supporting framework, other than the supporting poles on a freestanding sign, is contained within or behind the face of the sign or within the building to which it is attached to be totally screened from view.

Commented [CR1]: This is from the current article. What about using recycled materials? That is the current trend.

B. Illumination.

1. **General requirements.** Signs shall be illuminated only by steady, stationary, shielded light sources directed solely at the sign, or internal to it. Temporary signs shall not be illuminated. Permanent signs may be internally or externally illuminated, except where prohibited in this article.

2. **Illumination:** Glare shall be reduced/minimized in such a manner as to maintain an appropriate level of contrast during the day. An automatic dimmer shall be required to control brightness at night, and to reduce drive distraction and light trespass into residential areas. A photometric plan which identifies the proposed illumination levels (in foot candles) shall be provided. Lighting intensities for illuminated signs shall not exceed ten (10) footcandles measured at four (4) feet perpendicular to the sign surface. Illumination levels shall not exceed 0.5-foot candles at the property line, measured five (5) feet from the ground.
3. **Non-glare, shielded lighting.** Use of glaring undiffused lights or bulbs is expressly prohibited. The source of illumination shall not be visible, shall be fully shielded, and shall cause no glare hazardous to pedestrians, motorists or adjacent residential uses or districts. Use of exposed neon lighting, including neon banding, is prohibited.
4. **Bare bulb illumination.** Illumination by bare bulbs or flames is prohibited, except that bare bulbs are permitted on electronic changeable copy signs and theatre marquees.

C. **Changeable Copy Signs and Electronic Message Center Signs.** Changeable copy and EMC signs may be permitted on monument signs in nonresidential and appropriately zoned districts subject to the standards of this section and the following regulations:

1. **Frequency of Change.** Signs with the ability to change displays shall not change more frequently than one (1) time per ten (10) seconds. Animated signs are expressly prohibited.
2. **Manner of Change.** Signs with the ability to change displays must be designed to change the display instantaneously. Flashing, scrolling, fading, dissolving, osculating, spinning, twirling, video display, or other type of motion are expressly prohibited.
3. **Internal Illumination.** Changeable copy signs and EMC signs shall not emit more than 5,000 nits in full daylight and 100 nits during night hours, which commence no later than one hour after sunset and extend through no earlier than sunrise. The displays shall transition smoothly at a consistent rate from the permitted daytime brightness to the permitted nighttime brightness levels. All changeable copy and EMC signs shall have functioning ambient light monitors and automatic dimming equipment which shall always be set to automatically reduce the brightness level of the sign proportionally to any reduction in the ambient light. In order to verify compliance with City Code of Articles or other applicable law, the interface that programs an EMC sign shall be made available to city staff for inspection upon request. If the interface is not or cannot be made available upon the city's request, the sign shall cease operation until the city has been provided proof of compliance with City Code.
4. **Rendering:** A color rendering of the display shall be provided for consideration of the planning commission during site plan review, and the planner and building official during an administrative review.
5. **Area:** An electronic changeable copy or electronic graphic display area shall not exceed more than two-thirds (2/3) of the actual sign area of any monument sign.
6. **Integration into sign:** The electronic changeable copy or electronic graphic display

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areas on monument signs shall be part of the same sign face as a monument sign without electronic display technology and shall be integrated into the face of such sign by use of a border or similar design treatment that provides a visual linkage to the remainder of the sign.

7. **Default.** All changeable copy and EMC signs shall default to an unlit black screen if fifty (50%) percent or more of the light source fails or if the light source otherwise is not displaying properly.
8. **Prohibition.** Changeable copy signs and EMC signs are prohibited in any residential district and on any property located in the Central Business District or the Grand River Corridor Overlay District.

D. **Sign Measurement.** The total sign area is to be expressed in square feet and shall be computed as herein set forth.

1. Single face sign total area shall be computed as the number of square feet within lines drawn at the outer perimeter forming any single and/or combination of geometric shapes, such as a square, rectangle, triangle, oval, or circle encompassing the extreme limits of an individual letter(s), word(s) message(s), representations, emblem or any similar figure, including open space(s), together with any frame or other material forming an integral part of display used to differentiate such sign from the background against which it is placed.
2. Double-face signs having two (2) faces of equal size arranged and/or positioned back to back and parallel, or with the faces at an included angle of not more than thirty (30) degrees in the plain or vertical views the area of the sign, shall be computed as one half (1/2) of the total area of the two (2) faces. When the faces of such a sign are not of equal area, then the area of the sign shall be computed as the total area of the largest face. When signs have three (3) to four (4) faces of equal size arranged and/or positioned with the faces at an angle of more than thirty (30) degrees in the plain or vertical view, the area of the sign shall be computed as the total area of the largest two (2) faces. The area of three-dimensional signs shall be measured by computing the total area of the largest two (2) faces measured at a two-dimensional view.
3. When two (2) single-face wall signs are arranged and/or positioned within thirty-six (36) inches of each other, the area of the two (2) signs shall be computed as one (1) single face sign and total area shall include the open space between the two (2) separate faces.
4. The height of the sign shall be measured from grade. The maximum sign height shall be measured from grade to the top of the sign. The minimum height, if applicable, shall be measured from grade to the bottom of the sign.
5. The maximum distance between parallel sign faces on a double-faced sign shall be twenty (20) inches.
6. External light sources used to illuminate a sign are not included in the sign's height or area measurement.

E. **Sign Location.**

1. **Right-of-Way Prohibited.** No sign, except those established and maintained by the city, county, state or federal governments shall be located in, project into, or overhang a public right-of-way or dedicated public easement, unless otherwise authorized in this article. The city council may permit such projection or overhang, after considering the need for the specific location of the proposed sign and public safety factors; provided, however, that no such sign shall project over the actual roadway or exceed 100 square feet.
 2. **Distance from Utilities.** No sign shall be erected so that any part, including cables, guys, etc., will be within ten (10) feet of any electrical conductor, electric light pole, streetlamp, traffic light or other public utility pole.
 3. **Fire Escape.** No signs of any kind shall be attached to or placed upon a structure in a manner as to obstruct any fire escape.
 4. **Clear Vision Triangle Area.** No sign above a height of thirty (30) inches shall be located within, project into or overhang the triangular area formed at the intersection of any two street right-of-way lines (existing or proposed) by a straight line drawn between such right-of-way lines at a distance along each line of 25 feet from their point of intersection, unless visual under clearance can be assured (the "clear vision area requirement"). No sign shall be in the clear vision area.
 5. **Projections.** Unless otherwise stated, no sign shall project beyond or overhang the wall or any permanent architectural feature (e.g., awning, canopy, or marquee) by more than one (1) foot and shall not project above or beyond the highest point in the roof or parapet.
 6. **Safety.** No sign shall be permitted at any location that, in the discretion of the building official, creates any type of safety hazard or visual impediment to pedestrian or vehicular traffic. In making this determination, the building official shall cite any relevant building or electrical codes, provisions of this article or other city articles, and/or findings or studies of the public safety department and/or a traffic engineer.
 7. **Liability Insurance.** If any wall, projecting, pole or roof sign is suspended over a public street or property or if the vertical distance of such sign above the street is greater than the horizontal distance from the sign to the street property line or parapet wall and so located as to be able to fall or be pushed onto public property, then the owner of such sign shall keep in force a Commercial General Liability Insurance policy in the amount of \$1,000,000.00. The Commercial General Liability Insurance policy shall include an endorsement, or policy language, naming the city as an additional insured.
- F. **Landscaping.** The area surrounding signs shall be landscaped to match the design characteristics of the site. The landscaping shall include a combination of low shrubbery and perennial/annual plantings. The landscaping shall be maintained such that the sign remains visible to passing motorists.

Sec. 25-4. - Signs Exempt from Permits

The following signs shall be permitted in all zoning districts according to the regulations of this article

and subject to the following provisions. No permit shall be required for signs enumerated below unless otherwise stated. Such exemptions, however, shall not be construed to relieve the owner of the sign from responsibility for its proper location, erection, maintenance, and removal.

- A. Address numbers, being essential for public safety and emergency response, with a numeral height no greater than six (6) inches for each dwelling unit and eighteen (18) inches for any other use, including multiple-family buildings.
- B. Nameplates, not to exceed two (2) square feet.
- C. Historical markers and plaques up to 6 square feet.
- D. Temporary signage provided they are set back a minimum of ten (10) feet from the public right-of-way or any lot line, unless otherwise stated in this article.
- E. Any sign required by the city to notice a required public hearing, to be erected, displayed, and removed according to the requirements of the City.
- F. Signs erected on a city, county, state, or federal building or land by the authorized public agency.
- G. Incidental signs, not to exceed two (2) square feet in total.
- H. Interior signs.
- I. Any lawful sign in a public or private right-of-way installed by an authorized public agency, including but not limited to, street signs and address signs.
- J. Private traffic control signs that conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices.
- K. Flags, provided that there shall be no more than three (3) flags per lot, the maximum size of each sign shall not exceed fifty (50) square feet, and the flag poles shall comply with the height limitations in the district.
- L. Window signs, not to exceed twenty-five (25) percent of the total window area of the façade facing a road. Window signs must be placed in a manner to ensure visibility into the building for public safety.
- M. Vehicle signs, where the vehicle on which the sign is displayed does not regularly go unoperated for a period exceeding seven (7) consecutive days.
- N. Signs displaying noncommercial messages such as religious, political, economic, social, philosophical or other types of speech protected by the First Amendment of the United States Constitution; provided, however, said signs shall comply with the number and size regulations in the applicable zoning district.

Sec. 25-6. - Prohibited Signs in All Zoning Districts

The following signs are prohibited in all zoning districts, notwithstanding anything to the contrary in this article.

- A. Any sign not expressly permitted.
- B. Billboards.
- C. Animated signs (including revolving signs and rotating signs) and signs that incorporate moving features, except for changeable-copy signs explicitly permitted in this article.
- D. Changeable Message, Moving or Animated Signs, except as otherwise permitted. No sign shall contain any flashing, moving, oscillating, blinking or variable intensity light or intermittent lights so bright as to be blinding or distracting to a vehicle driver.
- E. Festoons, air-activated signs and balloon signs, except those approved in conjunction with a temporary use approved by the zoning board of appeals.
- F. Any sign that is deemed structurally or electrically unsafe by the building official.
- G. Support pole signs.
- H. Transported signs unless the vehicle with the transported sign is operating lawfully in a public or private road.
- I. Portable Signs, except where expressly permitted in this article.
- J. Roof signs.
- K. Bench signs, not including permanently mounted plaques intended to be read at close proximity.
- L. Projector-image signs.
- M. Costume signs. The basis of prohibiting costume signs is that the movement and proliferation of costume signs would degrade traffic safety through the creation of visual distractions.
- N. Any sign located in a public or private right-of-way.
- O. LED Signs, except where specifically permitted in this article.
- P. Neon, LED, or other light types permanently outlining windows or doors.
- Q. Signs intended to mimic traffic control or emergency services signage. These signs are considered hazards detrimental to pedestrian and vehicular travel and to the public safety and welfare.
- R. Any sign structure or frame no longer supporting or containing a sign, subject to Sec. 25-11 C 5.
- S. Signs that obstruct free access or egress from a required door, window, or other required exit.
- T. Signs that obstruct view of traffic control signs.
- U. Unsafe Signs.

Sec. 25-7. - Zoning District Regulations

A. Permanent Sign Regulations Applicable to the R-1, R1A, R1B, R1C, R1D, R2, R3, R5 and R6 Districts.

Sign Type	Sign Regulations: Single-family and duplex	Sign Regulations: Residential Developments [e.g., subdivisions, site condominiums, multi-family] and Permitted Non-Residential Uses only
Monument Signs	Not Permitted	<p>Permitted Use: Monument signs shall only be allowed for permitted non-residential uses.</p> <p>Maximum Number: 1 per parcel; 1 per each side of parcel facing a street or parking area; 1 per 300 lineal feet of frontage along a major public thoroughfare.</p> <p>Minimum distance between signs if more than one sign on a parcel: 150 feet.</p> <p>Maximum Height: 8 feet.</p> <p>Maximum Area: In Downtown Farmington: 20 square feet per side; 40 square foot total. Outside Downtown Farmington: 30 square feet per side; 60 square feet total.</p> <p>Minimum Setback: 15 feet from right-of-way. Thirty (30) feet from any property line of an adjacent single-family district.</p>
Entranceway Signs	Not Permitted	<p>Permitted Use: Entranceway signs shall only be permitted for residential developments.</p> <p>Maximum Number: 1 per side of an entrance or exit drive.</p> <p>Maximum Height: Sign structure shall not exceed 6 feet.</p> <p>Maximum Area: Message area shall not exceed 25 square feet. Sign structure may exceed this area; entranceway signs are commonly incorporated into</p>

		<p>walls, gateways, columns, or other design element consistent with the character of the development.</p> <p>Location: No part of an entranceway sign shall be installed in a road right-of-way unless consent is given in writing by the entity with jurisdiction over the right-of-way. If a sign is located within the right-of-way, the property owner shall execute a recordable document ensuring the sign will be removed at the owner's expense if the road is widened to encompass the land on which the sign is located.</p> <p>Residential setback: No sign shall be located closer than 30 feet to any property line of an adjacent single-family district.</p> <p>Boulevard Island Option: An entranceway sign may be located on a landscaped boulevard island, provided that:</p> <p>The nearest edge of the sign must be set back a minimum of 10 feet from the right-of-way of the intersecting street.</p> <p>Such signs shall comply with the requirements related to clear vision area requirements to maintain visibility for drivers.</p>
Wall Signs		<p>Permitted Use: Wall signs may only be used in conjunction with permitted non-residential uses (including approved home occupations).</p> <p>Maximum Number: 1 per lot</p> <p>Maximum Area: 2 square feet</p> <p>Internal Illumination: Internal illumination is prohibited.</p>

B. Temporary Sign Regulations Applicable to the R-1, R1A, R1B, R1C, R1D, R2, R3, R5 and R6 Districts.

Sign Type	Sign Regulations: Single-family and duplex	Sign Regulations: Residential Developments [e.g., subdivisions, site condominiums, multi-family] and Permitted Non-Residential Uses only
Banner Signs	Not Permitted	<p>Maximum Number: 1 banner is permitted per model home in a residential development.</p> <p>Maximum Area: 30 square feet</p>

		Maximum Duration: 30 days per 6-month period.
Portable Signs	Not Permitted	<p>Maximum Number: For residential developments, up to one (1) portable sign may be placed for each common amenity property maintained by the association.</p> <p>Maximum Height: 3 ft.</p> <p>Maximum Area: 6 square feet</p> <p>Location: For residential developments, signs shall be placed on common amenity property with approval of the recognized association in charge of maintaining the property.</p> <p>Duration of Display: Seven (7) days per month; may be displayed on consecutive days.</p>
Yard Signs		<p>Maximum Number: Unlimited so long as total square footage does not exceed 24 square feet.</p> <p>Maximum Height: 6 feet.</p> <p>Maximum Area: 24 square feet total; 6 square feet per sign.</p> <p>Minimum Setback: 5 ft. from any lot line.</p>

C. Permanent Sign Regulations Applicable to the RIP District and other parking areas.

Sign Type	Sign Regulations: Parking areas	Sign Regulations: RIP District and other parking areas
Wall Signs and Monument Signs	Permitted	<p>Permitted Use: Only in the R1P District or other parking areas.</p> <p>Maximum Number: 1 per entrance to designate each entrance to or exit from a parking area.</p> <p>Maximum Area: 2 square feet.</p> <p>Minimum Setback: Shall be screened from adjoining property.</p> <p>Internal Illumination: Internal illumination is prohibited.</p>

D. Temporary Sign Regulations Applicable to the R1P District and other parking areas.

Sign Type	Sign Regulations: R1P and other parking areas	Sign Regulations: R1P District and other parking areas
Yard Signs		<p>Maximum Number: Unlimited so long as total square footage does not exceed 24 square feet.</p> <p>Maximum Height: 6 feet.</p> <p>Maximum Area: 24 square feet total; 6 square feet per sign.</p> <p>Minimum Setback: 5 ft. from any lot line.</p>

E. Permanent Sign Regulations Applicable to the O, OS, CBS, C2, C3, P, and IND Districts, and Redevelopment Overlay District.

Regulations differ for signs depending on whether the sign is located within the DDA boundaries of Downtown Farmington or are located elsewhere in the city.

Sign Type	Sign Regulations	
Monument Signs	Permitted	<p>Maximum Number: 1 per parcel; 1 per each side of parcel facing a street or parking area; 1 per 300 lineal feet of frontage along a major public thoroughfare.</p> <p>Minimum distance between signs if more than one sign on a parcel: 150 feet.</p> <p>Maximum Height: 8 feet.</p> <p>Maximum Area: In Downtown Farmington: 20 square feet per side; 40 square foot total. Outside Downtown Farmington: 30 square feet per side; 60 square feet total.</p> <p>Minimum Setback: 15 feet from right-of-way. Thirty (30) feet from any property line of an adjacent single-family district.</p> <p>Illumination: Permitted.</p>
Entranceway Signs	Permitted	<p>Permitted Use: Entranceway signs shall only be permitted in instances where multiple businesses utilize a common entranceway, such as an industrial park, shopping center, or similar multi-user development.</p> <p>Maximum Number: 1 per building; individual</p>

		<p>business owners are not permitted to have individual signs</p> <p>Maximum Height: In Downtown Farmington: maximum 10 feet; Outside Downtown Farmington: 16 feet.</p> <p>Maximum Area: 40 square feet per side; maximum of 80 square feet.</p> <p>Location: No part of an entranceway sign shall be installed in a road right-of-way unless consent is given in writing by the entity with jurisdiction over the right of way. If a sign is located within the right-of-way, the property owner shall execute a recordable document ensuring the sign will be removed at the owner's expense if the road is widened to encompass the land on which the sign is located.</p> <p>Illumination: Permitted.</p>
Incidental Signs	Permitted	<p>Maximum Number: 1 per vehicular entrance or exit, plus 1 per 100 linear feet of driveway, measured from the right-of-way.</p> <p>Maximum Height: 4 feet.</p> <p>Maximum Area: 6 square feet</p> <p>Location: Must be placed within six (6) feet of a driveway or sidewalk; may not be closer than 15 feet from planned right-of-way.</p>
Window Signs	Permitted	<p>Maximum Area: Not more than 25% of the surface of the window</p> <p>Illumination: Not permitted except for LED sign. An LED sign may be permitted subject to the following: the sign shall be a maximum of 2 square feet in area; not more than 1 LED sign will be permitted per business or storefront; not more than 2 colors shall be used. The sign messaging must be a static display that may be changed up to four (4) times per hour. The LED sign must not include any blinking, flashing, scrolling, animation or any other actual or simulated movement. An LED sign is not permitted if the property is located in a residential district.</p>
Wall Signs	Permitted	<p>Maximum Number: 1 per parcel; 1 per business for each individual tenant having an individual means of access in a multi-tenant building; 1 per each side of a building facing a street or parking area</p> <p>Maximum Sign Height: Must not exceed building</p>

		<p>height in the applicable district; must not be higher than the building; must be at least 7 feet above ground level or sidewalk.</p> <p>Maximum Area: In Downtown Farmington: 10% of the wall, up to a maximum of 100 square feet; Outside Downtown Farmington: 10% of the wall, up to a maximum of 10 square feet</p> <p>Illumination: Permitted.</p> <p>Increase of Area: For businesses in Downtown Farmington that face directly onto adjacent public street right-of-way, the maximum allowable wall sign area may be increased, as indicated below, up to a maximum of 140 square feet. For businesses outside Downtown Farmington that face directly onto adjacent street right-of-way, the maximum allowable wall sign area may be increased, as indicated below, up to a maximum of 210 square feet.</p> <table border="0"> <tr> <td>Distance of sign from ROW line:</td> <td>Allowable Increase in sign area</td> </tr> <tr> <td>200-300 feet</td> <td>25%</td> </tr> <tr> <td>301-400 feet</td> <td>30%</td> </tr> <tr> <td>401-500 feet</td> <td>35%</td> </tr> <tr> <td>501+ feet</td> <td>40%</td> </tr> </table> <p>Setback: All wall signs shall be set back at least 50 feet from any residential district.</p>	Distance of sign from ROW line:	Allowable Increase in sign area	200-300 feet	25%	301-400 feet	30%	401-500 feet	35%	501+ feet	40%
Distance of sign from ROW line:	Allowable Increase in sign area											
200-300 feet	25%											
301-400 feet	30%											
401-500 feet	35%											
501+ feet	40%											
Awnings and canopies	Permitted	<p>Coverage: The total area of the lettering and logo shall not exceed 1/3 of the total area of the awning.</p> <p>Height: Bottom of awning or canopy must be at least 7 feet above ground level or sidewalk.</p> <p>Illumination: Not permitted under awning or canopy except for gas station awnings. Building-mounted lighting may illuminate the area above or below the awning or canopy.</p> <p>Location: Awnings or canopies may project a maximum of 6 feet into the public right-of-way. In no case shall the awning or canopy be less than 3 feet from any street curb line.</p>										
Projecting Signs	Permitted	<p>Maximum Number: 1 per business, provided not within 20 feet of another projecting sign.</p> <p>Height and Placement: Projecting signs must be installed at a 90-degree angle from the building wall, at least 8 feet above ground level of the sidewalk and</p>										

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		<p>below the second story windowsill or roofline of the building, whichever is lower.</p> <p>Maximum Area: 8 square feet per sign face; 16 square feet total. The area of the sign does not include any bracket or frame located above or below the sign face provided there is no messaging on the bracketing or frame. The area of the sign includes the surface of the sign space and any space located between the sign and the building. Any messaging on a bracket or frame above or below the sign face is included in the area of the sign.</p> <p>Illumination: Permitted.</p>
Poster Signs	Panel Permitted in Downtown Farmington only	<p>Maximum area: 7 square feet per side; total of 14 square feet</p> <p>Maximum height: 3.5 feet</p> <p>Maximum Number: 1 per customer entrance</p> <p>Illumination: Not permitted.</p> <p>Location: The sign shall be located a minimum of 2 feet from the edge of the curb and must be located so that at least a 5-foot wide sidewalk is maintained between the sign and the building wall for pedestrian traffic flow and safety.</p> <p>Permitted Hours: The sign is permitted only during operating business hours and must be stored inside when the business is closed.</p> <p>Construction: The sign must be constructed of weatherproof, durable material and kept in good repair.</p>
Marquee Signs	Permitted	<p>Maximum Area: 10% of the wall, up to a maximum of 100 square feet</p> <p>Maximum Height: Must not exceed building height in district; Must not be higher than building; At least 8 feet above ground level or sidewalk</p> <p>Maximum Number: 1 per parcel</p> <p>Illumination: Permitted.</p>

F. Temporary Sign Regulations Applicable to the O-1, C-1, C-2, I-1, and I-2 Districts, and Planned Technology and Research Development Overlay District

Sign Type	Sign Regulations	
Banner Signs		<p>Maximum Number: 1 per business.</p> <p>Maximum Area: 32 square feet or the area of the permanent sign if temporarily covering the permanent sign.</p> <p>Maximum Duration: 2 times per year, for a maximum of 30 days each time.</p> <p>Must be securely anchored to ground, building or structure.</p>
Flag		<p>Maximum Number: 1 per lot.</p> <p>Maximum Area: 45 square feet</p>
Yard Signs		<p>Maximum Number: 24 square feet total; 6 square feet per sign.</p> <p>Maximum Height: 4 feet.</p> <p>Maximum Area (Total): 24 square feet</p> <p>Minimum Setback: 10 feet from any lot line.</p>
Poster Panel Signs		<p>Districts Permitted: O-1, C-1 and C-2</p> <p>Maximum Number: 1 per business with individual access to a sidewalk.</p> <p>Maximum Height: 3 feet</p> <p>Maximum Area: 6 square feet</p> <p>Location: Within 10 feet of the primary building entrance door; location must allow more than five (5) feet of clearance for pedestrian circulation on a sidewalk. Signs shall not be placed in a right-of-way.</p> <p>Duration of Display: Signs may be displayed up to one (1) hour before and after business hours.</p> <p>Manner of Display: A poster panel sign shall be internally weighted to ensure stability and prevent unintentional movement or conflict with pedestrians.</p> <p>Parking District: No temporary signs shall be permitted in the Parking District</p>
Umbrella Signs		<p>Maximum Area: Lettering and/or logo may cover maximum of one-third of umbrella</p>

G. Permanent Sign Regulations applicable to Grand River Corridor Overlay District

Sign Type	Sign Regulations	

H. Temporary Sign Regulations applicable to Grand River Corridor Overlay District

Sign Type	Sign Regulations	

Sec. 25-8. - Construction and Maintenance Requirements

- A. **Material and Design.** All signs shall be designed, constructed, and maintained in conformity with the provisions for materials, loads and stresses of the latest adopted edition of Building Code and requirements of this article.
- B. **Fastenings.** All signs must be erected in such a manner and with such materials to remain safe and secure during the period of use and all bolts, cables, and other parts of such signs shall be kept painted and free from corrosion. Any defect due to the fault of the erector shall be repaired by the erector.
- C. **Fire Escapes.** No signs of any kind shall be attached to or placed upon a building in such a manner as to obstruct any fire escape.
- D. **Support Location.** No pole, cable, or support of any nature shall be placed on any publicly

owned property, street, right-of-way, or proposed street rights-of-way without written authorization from the owner of said right-of-way.

- E. **Proximity to Electrical Conductors.** No sign shall be erected so that any part including cables and guys will be within ten (10) feet of any electrical conductor, streetlamp, traffic light or other public utility pole standard, or ten (10) feet of a high voltage wire.
- F. **Sanitation.** Property surrounding any monument sign shall be kept clean, sanitary, and free from obnoxious and offensive and offensive substances, free from weeds, rubbish and inflammable material.
- G. **Traffic Interference.** No sign shall be erected or maintained which simulates or imitates in size, color, letter, 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 traffic.
- H. **Maintenance.** All signs shall be maintained in a condition of good repair. Peeling or missing paint, holes, broken, cracked, bent, warped, rotted, discolored, sagging, out-of-plumb, rusted, or missing material or parts shall be repaired within thirty (30) days of written notification by the Building Official.
- I. **Compliance with Building Code.** The building code adopted by the city shall regulate the construction and maintenance of signs unless the provisions of this article are more stringent.

Sec. 25-9. - Nonconforming Signs

- A. **Intent.** It is the intent of this article to avoid any unreasonable invasion of established private property. It is further the intent to encourage eventual elimination of signs that:
 - 1. As a result of the adoption of this article, become nonconforming;
 - 2. Are recognized as illegal nonconforming signs.
- B. **Lawful Existing Signs.** Subject the amortization requirements in Sec. 25-11 below, any sign lawfully existing at the time of adoption of this article which does not fully comply with all provisions shall be considered a legal nonconforming sign and may be permitted to remain as long as the sign is properly maintained, there is no increase in nonconformity, and the sign is not detrimental to the health, safety, and welfare of the community except as hereafter provided. Signs on which an enforcement action have been initiated by the City are not considered lawful signs for the purposes of this section.
- C. **Alteration.** No nonconforming sign shall be altered or reconstructed, unless the alteration or reconstruction complies with the provisions of this article. For the purpose of this article only, the term "altered" or "reconstructed" shall not include normal maintenance or replacement of sign copy when no changes are made to the frame or structure of the sign. Nonconforming signs and sign structures shall be removed or made to conform within sixty (60) days of the termination of the use to which they are accessory.
- D. **Continuance.** A nonconforming sign shall not be:
 - 1. Relocated, expanded, or structurally altered to prolong the life of the sign or to change the shape, size, type, placement or design of the sign.

2. Repaired or re-erected after being damaged if the repair or re-erection of the sign would cost more than fifty (50) percent of the cost of a similar new sign.

E. **Removal of Nonconforming Signs.** If the owner of a sign or the premises on which a sign is located changes the location of a building, property line or sign, or changes the use of the land or building so that any sign on the premises is rendered nonconforming, such sign shall be removed or made to conform to this article.

F. **Portable Signs.** All portable signs existing on the date of adoption of this article, except those specifically permitted herein, shall be removed immediately upon the enactment of this article.

Sec. 25-10. - Amortization of Legal Nonconforming Signs

A. All legal nonconforming signs are to be removed and replaced by signs that conform to these regulations no later than twelve (12) years from the date this amortization provision was originally enacted. The original enactment date for purposes of determining the period of time is _____ (insert date of first ordinance).

B. Upon the determination that a sign remains nonconforming after the twelve-year amortization period in A above, the city shall notify the sign owner and/or the owner of the property on which the nonconforming sign is located and such owners shall have ninety (90) days after written notice from the city to remove the sign.

C. In the event the owner fails to remove the sign, and after written notice from the city to the owner of its failure to remove, the city may enter upon the property and remove the sign, and assess the cost of removal, including an administrative expense of twenty-five percent (25%) and any attorney fees incurred (collectively "the costs of removal"), to the owner of the property on which the sign is located. The city may require the payment of such monies prior to performing the work. In any event, the cost of removal shall be due and payable upon receipt by the owner of a written invoice for the same from the city with appropriate supporting documentation. Any assessment not paid within thirty (30) days following the delivery of the invoice shall bear interest at the rate of one and one-half (1 1/2%) percent per month until paid. If such costs and expenses have not been paid within thirty (30) days of a billing to the owner all unpaid amounts may be placed on the delinquent tax roll of the city and shall accrue interest at the rate of one and one-half (1 1/2 %) percent per month and penalties, and shall be collected as, and shall be deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. At the discretion of the city, such costs and expenses may also be collected by suit initiated against the owner, and in the event the city prevails in such suit, the owner shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit. The city shall also have the enforcement rights otherwise provided in applicable city articles.

Sec. 25-11. - Administration, Permits, Inspections and Enforcement

A. Permits and Applications

1. **Permit Required.** It shall be unlawful for any person to erect, re-erect, alter or relocate any sign without first obtaining a permit in accordance with the provisions set forth in this article. However, a permit will not be required to change a message on a previously approved sign, on a marquee, or any other sign approved for use of replaceable copy,

or to perform routine maintenance where not structural changes are being made. A permit shall require the payment of a fee in accordance with the schedule adopted by resolution of the city council. Any sign that makes use of electricity shall, in addition to a sign permit, require an electrical permit, regardless of size.

2. **Applications.** Applications for sign permits shall be made upon forms provided by the building department for this purpose and shall contain the following information:
 - a. Name, address, and phone number of applicants.
 - b. Location of the building, structure, or lot on which the sign is to be attached or erected.
 - c. Position of the sign on the building, structure, or lot on which the sign is to be attached or erected.
 - d. Position of the sign in relation to nearby buildings, structures, property lines, and right-of- ways, existing or proposed.
 - e. Two (2) copies of the plans and specifications and method of construction and attachment to the building or the ground.
 - f. Copies of sheets and calculations, if deemed necessary, which show the structure is designed for dead load and wind pressure in accordance with the regulations adopted by the city.
 - g. Name and address of the sign erector.
 - h. Insurance policy and/or performance guarantee as required in the Code.
 - i. Such other information as the building official may be required to show full compliance with this and all other applicable laws of the city and the state of Michigan.
 - j. When public safety so requires, the application containing the aforesaid material shall, in addition, bear the certificate or seal of a registered structural or civil engineer as a condition to the issuance of a permit.
 - k. Indicate the zoning district in which the sign is to be located.
 - l. A landscaping plan for the area surrounding the sign base, if applicable.
 - m. The location of the sign shall be staked by the property owner. The building department will use the stake to determine compliance with required setbacks.
3. **Review of application; issuance of permit.**
 - a. Planning commission review. Sign permit applications submitted in conjunction with the proposed construction of a new development, building or addition to an existing building shall be reviewed by the planning commission as a part of the required site plan review. Proposed signs must be shown on the site plan.

- b. Building official review. The building official shall review the sign permit application for any sign proposed on a site or existing building where no other new construction is proposed.
- c. Issuance of a permit. Following review and approval of a sign application by the planning commission or building official, as appropriate, and payment of all applicable fees, the building official shall issue a sign permit for signs that meet all the requirements of this article.

- 4. **Permit Expiration.** A sign permit shall become null and void if the work for which the permit was issued is not completed within six (6) months of the date of issue.
- 5. **Sign Maintenance and Message Change.** No permit shall be required for ordinary servicing, repainting of existing sign message, or cleaning of a sign. No permit is required for change of message of a sign designed to allow for message change without a change of structure, such as a bulletin board or billboard. Structural changes to a sign frame or support shall require a permit.

B. Inspection and Maintenance

- 1. **Inspection of new signs.** All signs for which a permit has been issued shall be inspected by the building official when erected. Approval shall be granted only if the sign has been constructed in compliance with the approved plans and applicable Zoning Article and building code standards and has obtained approval of the planning commission where required.
- 2. **Inspection of existing signs.** The building official shall have the authority to routinely enter onto property to inspect existing signs. In conducting such inspections, the building official shall determine whether the sign is located in the permitted area, adequately supported, painted to prevent corrosion, and so secured to the building or other support as to safely bear the weight of the sign and pressure created by the wind.
- 3. **Correction of defects.** If the building official finds that any sign is unsafe, insecure, improperly constructed, or poorly maintained, the sign erector, owner of the sign, or owner of the land shall make the sign safe and secure by completing any necessary reconstruction or repairs, or entirely remove the sign in accordance with the timetable established by the building official.

C. Certificate of Compliance Required

- 1. **Certification of Compliance.** All signs shall be inspected at original installation and if found to be in full compliance with the provisions of this article, shall be issued a Certificate of Compliance.
- 2. **Inspections.** The building official may cause existing signs to be inspected on a periodic basis, at least once every two (2) years to determine continuation of compliance with the provisions of this article.
- 3. **Inspection Fee.** An inspection fee may be established by the city council. Such fee

shall be charged to the owner of each sign inspected, at the time of inspection, provided that such fee shall not be imposed more than once in any year.

4. **Concealed Work.** In cases where fastenings are to be installed and enclosed in such a manner that the building official cannot easily remove material to see the fastenings and material used, the building department may advise the sign erector so that the inspection may be made before concealment, if such inspection is deemed necessary by the building official.

5. **Removal of Signs.** Should any sign be found unsafe, insecure, improperly maintained, or constructed or not in accordance with the requirements of this section, the erector and/or owner shall be required to make any such sign safe, secure, and otherwise in compliance with the requirements of this article within thirty (30) days of written notice.
 - a. A temporary sign shall be removed within three (3) days' notice. Failure to comply shall result in an order to immediately removal by the city at the cost of the owner of the premises.
 - b. Upon failure to comply with a notice provided for removal, the city may enter upon the property and remove the sign and its supporting structure. A sign and its supporting structure may also be removed immediately and without notice if, in the opinion of the city, the sign or structure presents an immediate threat to the safety of the public. The city shall be assess the cost of removal, including an administrative expense of twenty-five percent (25%) and any attorney fees incurred (collectively "the costs of removal"), to the owner of the property on which the sign is located. The city may require the payment of such monies prior to performing the work. In any event, the cost of removal shall be due and payable upon receipt by the owner of a written invoice for the same from the city with appropriate supporting documentation. Any assessment not paid within thirty (30) days following the delivery of the invoice shall bear interest at the rate of one and one-half (1 1/2%) percent per month until paid. If such costs and expenses have not been paid within thirty (30) days of a billing to the owner all unpaid amounts may be placed on the delinquent tax roll of the city and shall accrue interest at the rate of one and one-half (1 1/2 %) percent per month and penalties, and shall be collected as, and shall be deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. At the discretion of the city, such costs and expenses may also be collected by suit initiated against the owner, and in the event the city prevails in such suit, the owner shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit. The city shall also have the enforcement rights otherwise provided in this article.
 - c. Signs within a public right-of-way or on city property may be removed by the city without notice and may be disposed of.
 - d. An obsolete sign and supporting structure shall be removed by the owner of the sign or the owner or lessee of the building, structure or premises within ten (10) days written notice from the building department.

- e. A sign which is in conformity with the other provisions of this article may remain in place for a period of one hundred twenty (120) days if such sign is obscured by the use of a blank panel attached within the frame of the sign.
- f. Where a successor to an inactive business agrees to maintain the sign in accordance with this article within thirty (30) days of the written notice from the building department to remove, the sign need not be removed provided that the existing sign and structure conform to all requirements of this article.

- 6. **Exception.** Existing signs determined to be unsafe and an immediate hazard to health or safety shall be removed, repaired, or secured within twenty-four (24) hours of notification.
- 7. **Exemptions.** Signs exempt from obtaining permits as provided in Sec. 25-4 shall not be required to obtain a Certificate of Compliance.
- 8. **Responsibility of Compliance.** The owner of any property on which a sign is placed, and the owner of the sign are declared to be equally responsible for the erection, safety, and condition of the sign and the area in the vicinity thereof subject to provisions of this article.

D. **Sign Erector Requirements.** Permits may be issued only to licensed persons in compliance with the following provisions.

- 1. **License application.** Any person before engaging or continuing in the business of erecting or repairing signs in the city shall apply for a sign erector's license.
- 2. **Insurance Certificates.** To obtain said license he shall first furnish the city a Commercial General Liability insurance policy in the amount of \$1,000,000.00. The Commercial General Liability Insurance policy shall include an endorsement, or policy language, naming the city as an additional insured. Said license shall automatically terminate upon the expiration of the insurance policy unless evidence of renewal is filed with the city clerk. All persons erecting, installing, repairing, replacing or otherwise engaging in such activities with respect to an electric sign or outline lighting must also be appropriately licensed as required by the Michigan Electrical Administrative Act 217 of 1956, as amended.
- 3. **Lapsing of Insurance.** If at any time, the insurance of any sign erector is permitted to lapse, his/her/its license and right to obtain permits shall automatically be revoked until a current certificate of insurance is filed with the building department.
- 4. **Notification of Change.** A sign erector shall notify the building department of any change in address and if a firm or corporation, any change in ownership or management if other than that indicated on the insurance.
- 5. **Rehanging.** In case of rehanging or re-erection of any sign, the new sign erector shall place its identification, address and the date on the sign.
- 6. **Revocation.** The license of a sign erector may be suspended or revoked as otherwise

provided in this Code.

Sec. 25-12. - Appeals

Any party who has been refused a sign permit for a proposed sign may file an appeal with the zoning board of appeals, in accordance with Article 18 of the zoning ordinance. In addition to applying the standards for a variance in Sec. 35-215, the zoning board of appeals shall study the sign proposal, considering any extraordinary circumstances, such as those listed below, that would cause practical difficulty in complying with the sign standards. The presence of any of the circumstances listed may be enough to justify granting a variance. However, the zoning board of appeals may decline to grant a variance even if some circumstances are present.

- A. Permitted signage could not be easily seen by passing motorists due to the configuration of existing buildings, trees, or other obstructions, which cannot be legally and/or practically removed.
- B. Permitted signage could not be seen by passing motorists in enough time to permit safe deceleration and exit. In determining whether such circumstances exist, the zoning board of appeals shall consider the width of the road, the number of moving lanes, the volume of traffic and speed limits.
- C. Existing signs on nearby parcels would substantially reduce the visibility or advertising impact of a conforming sign on the subject parcel.
- D. Construction of a conforming sign would require removal or severe alteration to natural features on the parcel, such as but not limited to removal of trees, alteration of the natural topography, filling of wetlands, or obstruction of a natural drainage course.
- E. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger the health or safety of passers-by.
- F. Variance from certain sign regulations would be offset by increased building setback, increased landscaping, or other such enhancements, so that the net effect is an improvement in appearance of the parcel, compared to the result that would be otherwise achieved with construction of a conforming sign.
- G. A sign which exceeds the permitted height or area standards of the article would be more appropriate in scale because of the large size or frontage of the parcel or building or within a building setback significantly greater than required by article.
- H. The variance would permit a sign with historic significance to be retained.
- I. A variance would significantly improve the conformity of an existing sign.

Sec. 25-13. - Violations; removal of signs

- A. A violation of any provision or requirement of this article is a municipal civil infraction, subject to enforcement and the fines and penalties for civil infraction violations as set forth in the City of Farmington Code of Articles, in addition to the penalties set forth herein.

- B. In addition to the remedies set forth in paragraph A, above, the enforcement officer or his/her designee shall have the right to revoke any permit issued hereunder for a violation of this article. Any of the grounds upon which the initial permit application may be denied shall also constitute grounds for such revocation. In addition, the failure of the sign erector and property owner to comply with the provisions of this article or other provisions of this Code or other law shall also constitute grounds for revocation of the permit. The sign erector and property owner shall be notified in writing by the enforcement officer or his/her/its designee of the specific grounds for a revocation and demand for correction and abatement. Such notice may be served personally or by registered mail, return receipt requested. The notice shall allow a maximum of ten (10) business days after service of the notice to correct or abate the violation. Additional time may be granted by the enforcement officer or his/her designee when bona fide efforts to remove or eliminate the offending condition are in progress. The notice shall provide that the sign erector and property owner may request a hearing on the notice and permit revocation by filing an appeal with the zoning board of appeals.
- C. If a violation is neither remedied nor appealed within the given time period set forth by the written notice, the enforcement officer or his/her designee shall have the right to revoke the sign permit. Upon revocation of a permit issued pursuant to this article, the sign erector or property owner of the parcel on which the sign has been placed shall remove the sign from the property within ten (10) calendar days from the date of the notice and, if not so removed within the time period, the city or city's contractor may initiate removal of the sign. All costs associated with the removal of the sign and correction of the offense incurred by the city, or the city's contractor, shall be the joint and several responsibilities of the permittee and property owner. If such obligation is not paid within thirty (30) days after mailing of a billing of costs to the property owner, the city may place a lien upon such real property enforceable as a tax lien in the manner prescribed by the general laws of this state against the property and collected as in the case of general property tax. If the same is not paid prior to the preparation of the next assessment roll of the city, the amount shall be assessed as a special tax against such premises on the next assessment roll and collected thereunder.

Sec. 25-14. - Severability

If any section, clause or provision of this article shall be declared to be unconstitutional, void, illegal or ineffective by any court of competent jurisdiction, the validity of the article as a whole, or in part, shall not be affected other than the part invalidated, and such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this article, but the remainder of this article shall stand and be in full force and effect.

Sec. 25-15. - Substitution Clause

Noncommercial messages shall be permitted on any sign constructed or erected in compliance with this article.

Secs. 25-15 through 25-18. – Reserved.