CITY OF CLARE

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CITY HALL
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Manager x102
Assessor x103
Clerk x106
Treasurer x107

DEPARTMENT OF PUBLIC WORKS
Ph 989.386.2182 or
989.386.7541 x202
Fx 989.386.4508

UTILITY BILLING
Ph 989.386.7541 x201

W/WWT PLANT
Ph 989.386.2321
Fx 989.386.2387

POLICE DEPT. NON-EMERGENCY
Ph 989.386.2121
Fx 989.386.0440

FIRE DEPT. NON-EMERGENCY
Ph 989.386.2151
Fx 989.386.3020

PARKS & RECREATION
Ph 989.386.7541 x213
Fx 989.386.4508

AIRPORT
Ph 989.386.0445
Fx 989.386.4508

CLARE CITY PLANNING COMMISSION
Wednesday, June 13, 2018
6:30 p.m.

AGENDA

1. **CALL TO ORDER**
   - A. **Pledge of Allegiance**
   - B. **Roll Call**
2. **APPROVAL OF AGENDA**
3. **OLD/UNFINISHED BUSINESS - None**
4. **NEW BUSINESS**
   - A. **Façade Improvement, McDonald's Restaurant Consideration of Façade Change**
     - (1) **Public Hearing**
     - (2) **Consideration of Façade Improvement Proposal**
   - B. **Sign Ordinance Revision**
5. **PUBLIC COMMENT**
6. **INTRACOMMISSION COMMUNICATIONS**
7. **ADJOURNMENT**

The regular meeting of the Clare City Planning Commission was called to order in the city commission chamber of Clare City Hall, 202 W. Fifth St., Clare, MI, at 5:30 p.m. by Commission Chair Josh Clark, who led the Pledge of Allegiance. Present were: Commissioners Darren Acton, Angie Cozat, Josh Clark, Glenda Carmoney and Nick Wyman. Absent: Brett Moser, Elaine Demasi, Jason Lowe & Kristin Heintz. Jason Lowe subsequently arrived at 5:35 and Elaine Demasi at 6:25. Also present were Ken Hibl, City Manager; Steve Kingsbury, Treasurer; Sarah Schumacher, Deputy Clerk; Al Jessup, DPW Director; Luke Potter, Assistant DPW Director; Jim Chapman, Fire Chief; Gary Todd, Airport Manager and Joy Simmer, Recreation Director. Dale Clark, WWTP Superintendent, arrived at 6pm.

APPROVAL OF AGENDA:
Moved by Commissioner Acton second by Commissioner Cozat to approve the agenda. Ayes: All. Nays: None. Absent: Brett Moser, Kristin Heintz, Elaine Demasi. *Motion approved.*

APPROVAL OF MINUTES:
Moved by Commissioner Wyman second by Commissioner Carmoney to approve the meeting minutes. Ayes: All. Nays: None. Absent: Brett Moser, Kristin Heintz, Elaine Demasi. *Motion approved.*

UNFINISHED BUSINESS: None.

NEW BUSINESS:

SITE PLAN PROPOSAL – GATEWAY LANES
The City of Clare has received a site plan application from Mr. Matt Burton, the new proprietor of Gateway Lanes to construct a 2,750sf addition to the south side of the existing building and a 490sf patio seating area and a 750sf rooftop seating area at 1410 N. McEwan in Clare.

The City Staff conducted a review of all the aforementioned plans with Matt on April 6, 2018. The proposed plans and development meet or exceed the City's current zoning and building requirements with the exception of finalizing additional parking arrangements. The City Staff offers its full endorsement of the project and unanimously recommends the Planning Commission approve the site plan as proposed with the caveat that the approval is contingent upon demonstration of providing adequate parking to accommodate the proposal in accordance with the City's zoning codes (one parking space per each 2.5 restaurant seats).

The City Planning Commission is the City's approval authority of the proposed project. To facilitate consideration of the site plan by the Planning Commission, public notice of the proposal has been published and notice to all residents and businesses within a 300' radius has been mailed.

The Planning Commission is required to hold a public hearing related to the proposed site plan. As reflected above, proper notice regarding the site plan application has been made by the City.

Matt Burton, along with his contractor Mark Cole and his Architect Jim Dufty presented an overview of the construction project.

Motion by Commissioner Lowe second by Commissioner Wyman to open the public hearing. Ayes: All. Nays: None. Absent: Brett Moser, Kristin Heintz, Elaine Demasi *Motion approved.*

Public Comment: Jack Gross, previous owner of Gateway Lanes expressed his support of the project.

Motion by Commissioner Wyman second by Commissioner Acton to close the public hearing. Ayes: All. Nays: None. Absent: Brett Moser, Kristin Heintz, Elaine Demasi *Motion approved.*

Motion by Commissioner Lowe second by Commissioner Carmoney to approve the Site Plan by adoption of 2018-011PC with the stipulation that no occupancy permit will be issued by the City until parking requirements are met. Roll call vote: Ayes: Darren Acton, Glenda Carmoney, Josh Clark, Angie Cozat, Jason Lowe and Nick Wyman. Nays: None. Absent: Brett Moser, Elaine Demasi, Kristin Heintz,. *Motion approved.*

2018/2019 CAPITAL IMPROVEMENT PROGRAM

The 2008 Michigan Planning Enabling Act stipulates that the Planning Commission shall review and provide recommendations related to all proposed major capital improvement projects of a municipality to ensure that the proposed projects support the goals and objectives stipulated in the Comprehensive Master Plan of the City. The City Staff has commenced its preparation of the 2018/2019 Fiscal Budget for the budget year of July 1, 2018 through June 30, 2019 and the proposed budget includes significant proposed capital projects in several of the City's operating funds.

The proposed budget will be presented to the Clare City Commission at their regularly scheduled meetings in May by means of budget workshops. In accordance with the City's Charter the 2018/2019 budget is scheduled to be adopted by the Commission at its first scheduled meeting in June. The Planning Commission is required by the 2008 Michigan Planning Act to provide its recommendations related to the proposed capital improvement schedule prior to adoption of the budget by the City Commission.

The Public Notice of the scheduled capital project presentation to the Planning Commission has been published in a local newspaper. Each of the City’s department heads (or their designees) presented their respective FY2018/19 recommended capital improvement projects to the Planning Commission. Additionally, Treasurer and Finance Director Steven Kingsbury along with City Manager Ken Hibl provided additional general budgetary information and planned capital projects for other key elements of the City's budget to include the Downtown Development Authority, Data Processing, etc.

Fiscal impact of the proposed capital improvements is solely dependent upon the recommendations and decisions of the Planning Commission and then approval by the Clare City Commission.

The 2018-19 Street Millage Funded Projects will be approximately $45,000 less than expected due to contractor bids being lower than anticipated. The planning commission is asked to consider how those funds should be used – additional road work, sidewalks, etc. (must be street related)

In response to a question regarding winter weather impacts on the LED strobe lights, Gary Todd, Airport Manager, responded that the lights are designed the shed snow and should not be adversely affected by the winter weather.

Fire Chief, Jim Chapman confirmed that the new portable radios are compatible will the older models the department is currently utilizing.

City Manager, Ken Hibl, noted that ISO ratings are dependent on having the right equipment and proper training.

Enough funds have now been raised to have a skateboard park at the new recreation complex and bids will be solicited for a 100’ x 80’ pad. A golf outing in July is expected to raise additional funds.

Motion by Commissioner Lowe second by Commissioner Demasi to open the public hearing. Ayes: All. Nays: None. Absent: Brett Moser and Kristin Heintz *Motion approved.*

Public Comment: Alan Jessup voiced his support of the proposed budget.

Motion by Commissioner Lowe second by Commissioner Wyman to close the public hearing. Ayes: All. Nays: None. Absent: Brett Moser and Kristin Heintz. *Motion approved.*

.Motion by Commissioner Acton second by Commissioner Demasi to approve the Capital Improvement Program by adoption of 2018-012PC. Roll call vote: Ayes: Darren Acton, Glenda Carmoney, Josh Clark, Angie Cozat, Jason Lowe, Elaine Demasi and Nick Wyman. Nays: None. Absent: Brett Moser and Kristin Heintz. *Motion approved.*

ORDINANCE 2018-004 –TAXICABS, DONATION BOXES AND APPEALS TO ZONING

Clare's City Attorney has drafted the attached ordinance 2018-004 for consideration and adoption. The proposed ordinance incorporates changes made to state law regarding taxicabs (the State has withdrawn authority from local governments to govern/regulate taxicabs and charge fees associated with licensing of cabs and has centralized oversight and revenue collection for cabs at the state level); regulate the proliferation of charitable donation and collection boxes within the City; and designates a time period (21 days) for appeals of decisions and actions within the City in respect to zoning matters. The Planning Commission is asked to consider the proposed amendment and make a formal recommendation as to its adoption to the Clare City Commission.

All ordinance code changes or amendments require the approval of the Clare City Commission. Chapter 52 (Zoning) amendments first require the review and recommendation(s) of the Planning Commission prior to submittal of the proposed ordinance amendment to the City Commission. Two elements of the proposed ordinance codes (donation boxes and appeals to zoning decision) will modify portions of Chapter 52 of the City's Ordinance Codes. A public hearing is required prior to the review and consideration of the proposed ordinance amendment of both the Planning Commission and the City Commission

The Clare City Clerk has issued public notice of a public hearing to receive comment related to the proposed amendment. The Planning Commission is asked to conduct the required public hearing and subsequently review, consider, and make a formal recommendation(s) pertaining to the applicable portions of Ordinance 2018-004 that pertain to zoning.

Motion by Commissioner Lowe second by Commissioner Carmoney to open the public hearing. Ayes: All. Nays: None. Absent: Brett Moser and Kristin Heintz *Motion approved.*

Public Comment: Alan Jessup voiced his support for the proposed amendment.

Motion by Commissioner Carmoney second by Commissioner Demasi to close the public hearing. Ayes: All. Nays: None. Absent: Brett Moser and Kristin Heintz. *Motion approved.*

.Motion by Commissioner Carmoney second by Commissioner Wyman to approve Oridinance 2018-004 by adoption of 2018-012PC. Roll call vote: Ayes: Darren Acton, Glenda Carmoney, Josh Clark, Angie Cozat, Jason Lowe, Elaine Demasi and Nick Wyman. Nays: None. Absent: Brett Moser and Kristin Heintz. *Motion approved.*

EXCUSAL OF COMMISSIONERS HEINTZ, MOSER AND WYMAN

The Planning Commission bylaws stipulate "if a Planning Commissioner shall miss three consecutive meetings or 30% or more of scheduled meetings in any calendar year, his/her office shall be considered vacant unless the Planning Commission shall formally excuse such absence in advance and a record of said excusal is annotated in the official proceedings of the Planning Commission."

Commissioners Moser, Heintz and Wyman provided advance notification to city staff and has requested excusal from tonight's meeting. Commissioner Wyman was able to attend the meeting due to the original conflicting event being cancelled.

Motion by Commissioner Lowe second by Commissioner Carmoney to excuse Commissioners Moser and Heintz from tonight's meeting by adoption of 2018-014PC as amended. Roll call vote: Ayes: Darren Acton, Glenda Carmoney, Josh Clark, Elaine

Demasi, Angie Cozat, Jason Lowe and Nick Wyman. Absent: Kristin Heintz and Brett Moser*. Motion approved.*

INFORMATIONAL ITEMS

Ken Hibl, City Manager, gave a brief overview of the Clare Gateway project design for the property located at 3rd and McEwan Sreet. The City contacted Michigan State University (MSU) School of Planning, Design, & Construction to determine whether they'd have interest in developing a design for the site as a student project. MSU agreed to complete the design work for a cost of $3K and assigned three students (one doctorate student and two master's degree students) under the tutelage of Dr. Patricia Crawford to complete the design work.

Steve Kingsbury, Treasurer, gave a construction update on the Methodist Church Day Care Center.

An update was also provided on a couple second story apartment projects in the downtown area.

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PUBLIC COMMENT: Al Jessup commented that the City was doing a great job!

INTRACOMMISSION COMMUNICATIONS:

ADJOURNMENT

Moved by Commissioner Wyman second by Commissioner Demasi to adjourn. Ayes: All. Nays: None. Absent: Kristin Heintz and Brett Moser. *Motion approved.*

Meeting adjourned at 7:50 p.m.

_____

Sarah Schumacher, Deputy Clerk

The special meeting of the Clare City Planning Commission was called to order in the city commission chamber of Clare City Hall, 202 W. Fifth St., Clare, MI, at 7:32 p.m. by Commission Chair Josh Clark, who led the Pledge of Allegiance. Present were: Commissioners Darren Acton, Josh Clark, Jason Lowe, Brett Moser, Glenda Carmoney and Nick Wyman. Absent: Elaine Demasi (who subsequently arrived at 7:33 pm), Brett Moser, Kristin Heintz and Angie Cozat. Also present were Ken Hibl, City Manager; and Diane Lyon, City Clerk.

APPROVAL OF AGENDA:
Moved by Commissioner Carmoney second by Commissioner Acton to approve the agenda. Ayes: All. Nays: None. Absent: Brett Moser, Kristin Heintz and Angie Cozat. *Motion approved.*

UNFINISHED BUSINESS: None.

NEW BUSINESS:

SITE PLAN PROPOSAL – GUS MURPHY, 601 NORTH MCEWAN STREET
The City of Clare has received a façade improvement application from Ms. Gus Murphy, the owner of the commercial building located at 610 N. McEwan Street – currently the site of The Blind Tiger and soon to be the home of a new bar & grill, The Time Out Tavern.

The City Staff conducted a review of all the aforementioned plans with Gus on April 4, 2018. The Staff unanimously recommended approval of the project. The DDA considered the proposed façade improvement at its scheduled meeting of April 6th and unanimously recommended that the Planning Commission formally approve the façade improvement project.

The City Planning Commission is the City's approval authority of the proposed façade improvement project. To facilitate consideration of the site plan by the Planning Commission, public notice of the proposal has been published and notice to all residents and businesses within a 300' radius has been mailed.

The Planning Commission is required to hold a public hearing related to the proposed site plan. As reflected above, proper notice regarding the site plan application has been made by the City.

Subsequent to the hearing, the Planning Commission will be asked to formally consider the façade improvement plan and render a decision in respect to approval or disapproval.

Motion by Commissioner Lowe second by Commissioner Wyman to open the public hearing. Ayes: All. Nays: None. Absent: Brett Moser, Angie Cozat and Kristin Heintz. *Motion approved.*

Public Comment: None.

Motion by Commissioner Demasi second by Commissioner Wyman to close the public hearing. Ayes: All. Nays: None. Absent: Brett Moser, Angie Cozat and Kristin Heintz. *Motion approved.*

Gus Murphy presented her plans for the proposed façade improvements. She intends to bring out the natural brick beneath the current façade; new doors and windows will be installed; dental work on the peak will remain; one half of the south side will be restored (due to the associated cost to complete the work) and new signage will be installed on the building.

Motion by Commissioner Acton second by Commissioner Demasi to approve the Site Plan by adoption of 2018-015PC. Roll call vote: Ayes: Darren Acton, Josh Clark, Elaine Demasi, Jason Lowe, Glenda Carmoney and Nick Wyman. Nays: None. Absent: Brett Moser, Angie Cozat and Kristin Heintz. *Motion approved.*

PUBLIC COMMENT: None.

INTRACOMMISSION COMMUNICATIONS: The Planning Commission has been invited to attend a “Planning and Zoning Essentials” class being hosted by the Gladwin City Planning Commission on Thursday, August 16, 2018 at 1:00 pm. The Commission is asked to contact the City Clerk by July 10 regarding attendance.

Kristin has a new addition to the family.

Darren expressed appreciation for the DPW crew’s hard work in clearing the streets during this past weekend’s unusual and intense snow/ice storm.

ADJOURNMENT
Moved by Commissioner Acton second by Commissioner Lowe to adjourn. Ayes: All. Nays: None. Absent: Brett Moser, Angie Cozat and Kristin Heintz. *Motion approved.*

Meeting adjourned at 7:50 p.m.

_____
Diane Lyon, City Clerk

AGENDA REPORT

TO: Planning Commission
FROM: Ken Hibl, City Manager
DATE: June 8, 2018
RE: Façade Improvement – McDonald's Restaurant

For the Agenda of June 13, 2018

Background. The City of Clare has received an application (*copy att'd*) from Mr. Greg Lautzenheiser, the President of L+A Architects of Troy, Michigan on behalf of McDonald's Restaurant Corporation for proposed façade improvements to the McDonald's Restaurant commercial building located at 10295 S. Clare Avenue in Clare, Michigan.

The City Staff conducted a review of all the aforementioned plans (*see cop of att'd sketch*) with Mr. Lautzenheiser on May 31, 2018. The Staff unanimously recommended approval of the project.

The City Planning Commission is the City's approval authority of the proposed façade improvement project. To facilitate consideration of the site plan by the Planning Commission, public notice (*copy att'd*) of the proposal has been published and notice to all residents and businesses within a 300' radius has been mailed (*see copy of att'd mailing list*).

The Planning Commission is required to hold a public hearing related to the proposed site plan. As reflected above, proper notice regarding the site plan application has been made by the City.

Subsequent to the hearing, the Planning Commission will be asked to formally consider the façade improvement plan and render a decision in respect to approval or disapproval.

Issues & Questions Specified. Should the Planning Commission hold a public hearing, formally consider the façade improvement application, and subsequently make a decision regarding approval of the proposed project?

Alternatives.

1. Hold the hearing and approve the façade improvement application.
2. Hold the hearing and approve the application with modifications, conditions, or stipulations.
3. Hold the hearing and disapprove the façade improvement application.
4. Set aside the matter for further consideration and/or deliberation.

Financial Impact. Construction of the proposed project will positively impact the City's tax base and promote continued economic development within the community.

Recommendations. I recommend that the Planning Commission hold the public hearing and subsequently approve the façade improvement application by adoption of proposed Resolution 2018-016PC *(copy att'd).*

Attachments.

1. Site Plan Application with supporting drawings and plans.
2. Building & Sign Drawings.
3. Public Notice.
4. Notice Mailing List.
5. Resolution 2018-016PC.

CITY OF CLARE

SITE PLAN APPLICATION

Project Name: McDONALD'S		
Owner's Name: McDONALD'S USA LLC		
Address: 1021 KARL GREIMEL DRIVE		
City: BRIGHTON	**State:** MI.	**Zip:** 48116
Phone: (734) 335-9000	**Mobile:** (989) 323-0919	
Developer's Name: FIELD CONSTRUCTION INC.		
Address: 24442 WARREN		
City: DEARBORN HEIGHTS	**State:** MI.	**Zip:** 48127
Phone: (313) 565-0060	**Mobile:** (248) 672-9491	
Engineer/Architect/Surveyor: GREG LAUTZENHEISER (L+A ARCHITECTS)		
Address: 2430 ROCHESTER COURT		
City: TROY	**State:** MI.	**Zip:** 48083
Phone: (248) 524-4700	**Mobile:** (248) 321-5805	

PLEASE PROVIDE 1 ORIGINAL BLUE-PRINT SIZE SITE PLAN THAT MEETS OR EXCEEDS THE REQUIREMENTS OUTLINED IN OF CHAPTER 52, SECTION 415(g) OF THE CITY ORDINANCES AS WELL AS 15 COPIES NO LARGER THAN LEDGER SIZE (11" X 17")

Site Plan Fee: $ 125	**Received on:** 5/24/18	**By:**

Subject Parcel

ARE THERE ANY OPTIONS ON THIS PROPERTY OR ANY LIENS AGAINST IT?

YES (**NO**)

IF YES, PLEASE EXPLAIN:

Property Address: 10295 S. CLARE AVE.

Tax ID # 051-026-100-15

Project Type: Multi-Family (Commercial) Industrial

BRIEF PROJECT DESCRIPTION:

AN INTERIOR & EXTERIOR REMODEL OF THE EXISTING McDONALD'S RESTAURANT

# of Structures: ONE	**Total Units:** N/A	**Total Offices:** N/A

Total Square Feet: 5,610	**Total Parking Spaces:** 106
Total Employees: 15 PER SHIFT	**Recreation Facilities:** N/A
Total Floor Area: 5,530	**Acreage of Parcel:** 2.55 ACRES
OTHER RELATED PERTINENT INFORMATION:	
Land Use: COMMERCIAL	**Zoning Classification:** C-1
Existing Structures: McDONALD'S RESTAURANT	
IF YOU NEED ASSISTANCE, THE FOLLOWING INFORMATION MAY BE OBTAINED FROM THE CITY CLERK'S OFFICE.	
Adjoining Parcel (North) Tax ID Number: 051-026-100-16	
Land Use: COMMERCIAL	**Zoning Classification:** C-1
Existing Structures: ARBY'S RESTAURANT	
Adjoining Parcel (South) Tax ID Number: 015-026-100-23	
Land Use:	**Zoning Classification:** C-1
Existing Structures: CHURCH	
Adjoining Parcel (East) Tax ID Number: SAME AS ABOVE	
Land Use:	**Zoning Classification:**
Existing Structures: CHURCH	
Adjoining Parcel (West) Tax ID Number: 051-027-200-13	
Land Use: COMMERCIAL	**Zoning Classification:** C-1
Existing Structures: PONDEROSA RESTAURANT	
Project Completion Schedule: NOVEMBER 2018	
Development Phases: N/A	

I AM THE OWNER OF THE PROPERTY OR OFFICIALLY ACTING ON THE OWNER'S BEHALF.

GREG LAUTZENHEISER — 5/23/2018

Signature — **Date**

I HEREBY CERTIFY THAT THE SITE PLAN REQUEST WAS ACTED ON BY THE CLARE CITY PLANNING COMMISSION ON ___/___/_____ . THE SITE PLAN WAS APPROVED_____ NOT APPROVED_____

WITH THE FOLLOWING CONDITIONS (IF ANY) ATTACHED:

_____ — _____

Certified By: — **Date**

LEGAL DESCRIPTION

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 26, T17N, R4W, GRANT TOWNSHIP, CLARE COUNTY, MICHIGAN. THENCE O DEGREES 25' WEST 1149.67 FEET ALONG THE WEST SECTION LINE TO THE POINT OF BEGINNING, THENCE NORTH O DEGREES 25' WEST 170.0 FEET ALONG THE WEST SECTION LINE TO THE NORTH 1/8 LINE, THENCE 88 DEGREES 33' EAST 653.7 FEET ALONG THE NORTH 1/8 LINE, THENCE SOUTH O DEGREES O6' EAST 170.0 FEET, PARALLEL TO THE CENTERLINE OF HIGHWAY OLD U.S. 27, THENCE SOUTH 88 DEGREES 33' WEST 652.6 FEET PARALLEL TO THE NORTH 1/8 LINE, TO THE POINT OF BEGINNING SUBJECT TO THE RIGHT-OFWAY FOR HIGHWAY OLD U.S 27 ALONG THE WEST SIDE THEREOF. ALSO SUBJECT TO EASEMENT, ACRES OF LAND MORE OR LESS

GENERAL NOTES

1. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCH-MARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
3. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
4. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
5. DRIVE-THRU EQUIPMENT CONCRETE FOOTINGS SHALL BE SUBMITTED BY SIGN SUPPLIER AS PART OF THE SIGN PERMIT REQUIREMENTS.
6. DIRECTIONAL MARKINGS, MARKINGS, AND STRIPING SHALL CONFORM WITH MCDONALDS BRANDING SPECIFICATIONS

LAND/BUILDING

LAND AREA:	
GROSS AREA:	111,005 SF. ± OR 2.55 ± ACRES
ZONING CLASSIFICATION:	C-1 COMMERCIAL
ADJACENT ZONING:	C-1 COMMERCIAL
LAND USE:	COMMERCIAL- MCDONALD'S RESTAURANT
EXISTING GROSS BUILDING AREA:	5,810 +/- S.F.
PROPOSED FLOOR AREA	5,530 +/- SF

BUILDING SETBACKS REQUIRED	
FRONT YARD SETBACK:	15 FT.
SIDE YARD SETBACK:	N/A
SIDE YARD SETBACK:	N/A
REAR YARD SETBACK:	15 FT.

BUILDING SETBACKS PROVIDED	
FRONT YARD SETBACK:	102 FT.
SIDE YARD SETBACK:	52 FT.
SIDE YARD SETBACK:	69 FT.
REAR YARD SETBACK:	406 FT.

PARKING INFORMATION

TOTAL SPACES 106						
83	SPACES	9'-0"	X	18'-0"	@	60 DEG
4	SPACES	9'-0"	X	18'-0"	@	90 DEG
3 HORSE	SPACES	12'-0"	X	18'-0"	@	180 DEG
4 B.F.	SPACES	9'-0"	X	18'-0"	@	60 DEG
12 R.V./TRAIL.	SPACES	12'-0"	X	72'-0"	@	- DEG

PARKING REQUIRED:
ONE (1) SPACES FOR EVERY3 OCCUPANTS
136 OCCUPANTS / 3 = 46 SPACES REQUIRED

TOTAL PARKING REQUIRED =	46 SPACES PLUS 20 DRIVE-THRU STACKING SPACES
TOTAL PARKING PROVIDED =	94 SPACES PLUS 12 R.V./TRAILER 17 DRIVE-THRU STACKING SPACES
ACCESSIBLE PARKING REQUIRED =	4 SPACES (1 PER EACH 25 SPACES)
ACCESSIBLE PARKING PROVIDED =	4 SPACES

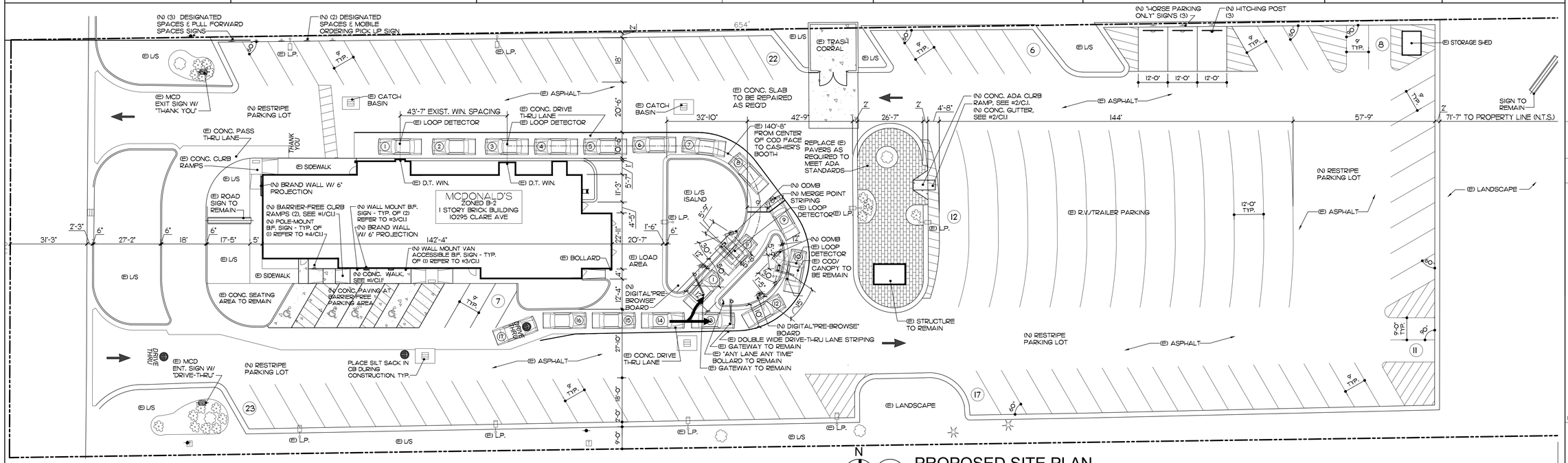
LOADING / UNLOADING AREA REQUIRED:
TOTAL LOADING / UNLOADING AREA REQUIRED -

LOADING / UNLOADING AREA PROVIDED:
TOTAL LOADING / UNLOADING AREA PROVIDED: 2000 S.F.

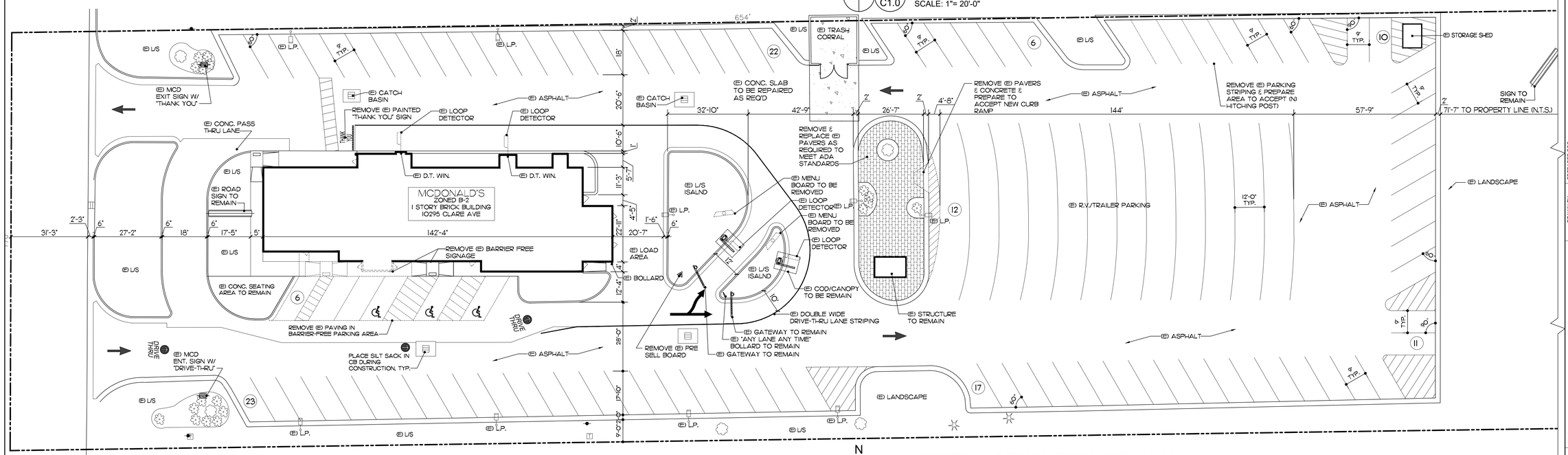
STREET ADDRESS
10295 S. CLARE AVE

CITY: CLARE
STATE: MICHIGAN
COUNTY: CLARE

REGIONAL DWG. NO
SITE LOCATION CODE NO. 021 - 0398



N
2 C1.0
PROPOSED SITE PLAN
SCALE: 1"= 20'-0"



N
1 C1.0
EXISTING/DEMOLITION SITE PLAN
SCALE: 1"= 20'-0"

BY	DESCRIPTION	DATE	REV
L+A	-	-	

L+A ARCHITECTS INC. A.I.A
2430 ROCHESTER COURT
SUITE 200
TROY, MICHIGAN 48083
PHONE (248) 524-4700 FAX (248) 524-9746

PROJECT # 18001

PREPARED BY:

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McDonald's Corporation
These drawings and specifications are the confidential and proprietary property of authorized or at a later time. Use of these drawings for reference or example on another in conjunction with the site for which they were prepared, and the rights of the owner in the event of publication documents were prepared for use on this specific site. Reproduction of the contract documents for reuse on another project is not project requires the services of properly licensed architects and engineers. McDonald's Corporation and shall not be copied or reproduced without written

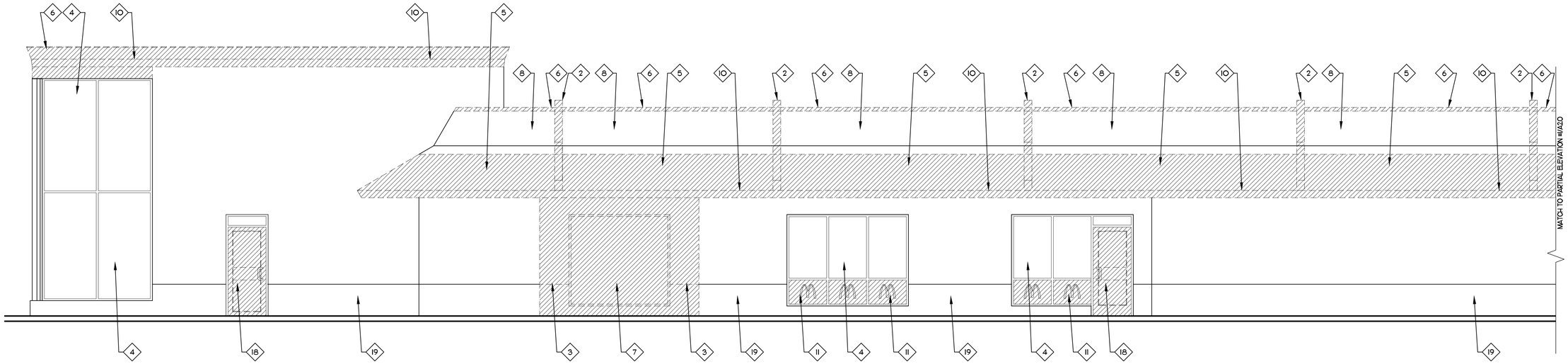
PREPARED FOR: McDonald's Corporation

DRAWN BY: L+A
STD ISSUE DATE:
REVIEWED BY: GSL
DATE ISSUED: MAY 23, 2018

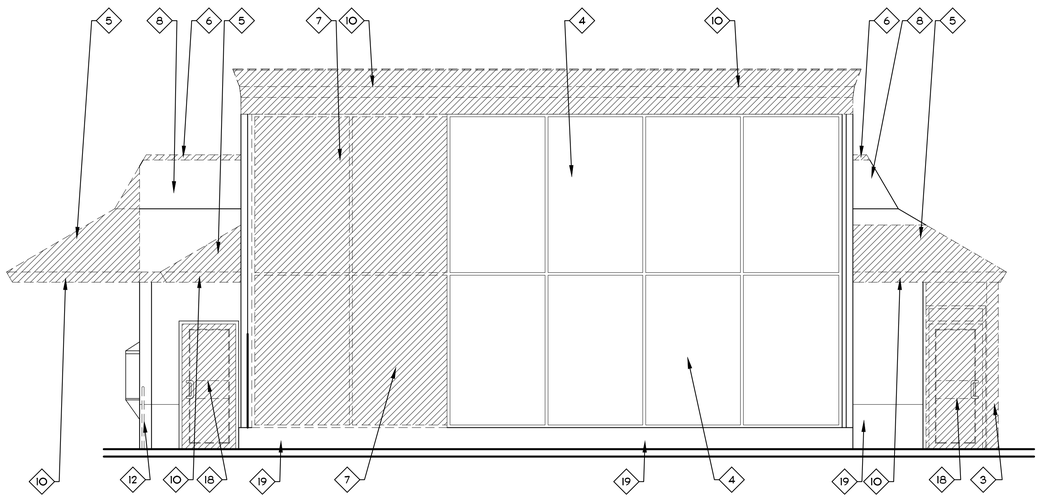
TITLE: McDONALD'S BUILDING MODIFICATIONS
DESCRIPTION: EXTERIOR CORE '16 MAJOR REMODEL AND ADA TOILET ROOM REMODEL
SITE ID: 021-0398
SITE ADDRESS: 10295 S. CLARE AVE., CLARE, MI

SHEET NO. C1.0
SITE PLANS

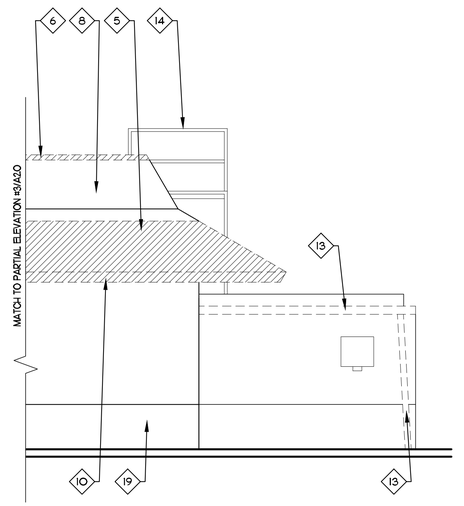
L+A #18001 PLOTTED: 5-23-2018



3 D2.0 **DEMOLITION PARTIAL SOUTH ELEVATION**
SCALE: 1/4"= 1'-0"



2 D2.0 **DEMOLITION WEST ELEVATION**
SCALE: 1/4"= 1'-0"



1 D2.0 **DEMOLITION PARTIAL SOUTH ELEVATION**
SCALE: 1/4"= 1'-0"

GENERAL DEMOLITION NOTES:

1. THESE DRAWINGS WERE PREPARED BASED ON INFORMATION ATTAINED FROM VARIOUS SOURCES. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY THIS OFFICE IN CASE OF DISCREPANCIES ASAP. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL & ROOFING SYSTEMS, AND OTHER AREAS THAT ARE INTENDED TO REMAIN INTACT. VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.
2. ALL DIMENSIONS SHOWN AS EXISTING SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION. VERIFY ALL DEMOLITION WORK WITH NEW CONSTRUCTION & INSTALLATION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
3. DEMOLITION CONTRACTOR TO COORDINATE & REVIEW ALL CONSTRUCTION DOCUMENTS & DETERMINE THE EXTENT OF DEMOLITION WORK & BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK. BY THE ACT OF STARTING DEMOLITION, THE CONTRACTOR SHALL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE THE NECESSARY ALLOWANCES IN PREPARING HIS BID.
4. ELECTRICAL DEMOLITION NOTE: REFER TO THE ELECTRICAL DRAWINGS FOR DETAILED ELECTRICAL DEMOLITION NOTES.
5. VERIFY DISPOSITION OF ALL FURNISHINGS, MILLWORK, LIGHTING FIXTURES, ETC. TO BE REMOVED WITH OWNER. ALL ITEMS TO BE DISPOSED SHALL BE DISPOSED OF OFF-SITE AND IN AN EXPEDITIOUS MANNER.
6. ROOFING CONTRACTOR TO FIELD INSPECT EXISTING ROOF FOR WEATHER TIGHTNESS & PROPER DRAINAGE PRIOR TO BID. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING ROOF CONDITION AND FOR INCLUDING ANY NECESSARY REPAIR COSTS IN BID.
7. SAWCUT & REMOVE EXISTING SLABS AS REQUIRED FOR UNDERGROUND ELECTRICAL & PLUMBING LINES. REFER TO DRAWINGS FOR ALL SAWCUTS & TRENCHING WORK REQUIRED. ALL CONCRETE FLOOR WORK TO BE FINISHED FLUSH WITH EXISTING FLOOR, DOWEL NEW SLABS TO EXISTING WITH #4 REBAR AT 24" O.C. EACH SIDE (STAGGERED). REBAR TO EXTEND 6" INTO EXISTING SLAB & ACROSS CUT OPENING. SECURE REBAR INTO EXISTING SLAB WITH EPOXY GROUT. REPLACE ANY VAPOR BARRIERS DISTURBED DURING EXCAVATIONS.
8. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
9. PROTECT FROM DAMAGE DURING CONSTRUCTION ALL EXISTING WALLS, FLOORS, CEILINGS, ETC. THAT ARE TO REMAIN. CONTRACTOR TO PATCH & REPAIR ANY DAMAGED PORTIONS OF THE EXISTING BUILDING AS REQUIRED TO MATCH ADJACENT CONSTRUCTION & FINISHES.
10. THIS PLAN INDICATES A GENERAL SCOPE OF WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR OF OBLIGATIONS TO COMPLETE THE BUILDING MODIFICATIONS AS SHOWN AND REQUIRED BY THE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL AND HVAC WORK.
11. IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION, HE SHALL IMMEDIATELY SUSPEND WORK & NOTIFY THE MCDONALD'S AREA CONSTRUCTION MANAGER BEFORE PROCEEDING.
12. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER & IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
13. THE SUB-CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION. THE WORK INCLUDES, BUT NOT LIMITED TO, THE DEMOLITION & REMOVAL OF ANY WALLS, COUNTERS, FURNITURE, BULK-HEADS, DOORS, WINDOWS, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS INCLUDING CONDUITS AND DUCTWORK AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO COMPLETE THE INSTALLATION OF THE NEW WORK FOR A COMPLETE JOB.
14. REMOVE ANY SINKS, WATER CLOSETS, URINALS, LAVATORIES & FLOOR DRAINS NOTED ON DRAWINGS AS WELL AS ALL ASSOCIATED PLUMBING ACCESSORIES. CAP & PLUG ALL ABANDONED SUPPLY & WASTE LINES. PATCH & SEAL ALL FLOOR PENETRATIONS.
15. WHEN UTILITIES ARE REMOVED, CAP & SEAL A MINIMUM OF 8' BELOW FINISH FLOOR OR A MINIMUM OF 6' ABOVE FINISH CEILING.

DEMOLITION ELEVATION KEY NOTES:

1. REMOVE EXISTING BUILDING SIGNAGE, EXTEND AND REUSE EXISTING SUPPORTS
2. REMOVE ALL EXISTING MANSARD LIGHT BEAMS
3. REMOVE PORTION OF EXISTING EXTERIOR WALL AS NECESSARY
4. REMOVE ALL LOGO STICKERS AND DECALS FROM ALL WINDOWS AND DOORS
5. REMOVE EXISTING STRUCTURE AT PORTION OF DOUBLE MANSARD ROOF AND CANOPY AS SHOWN
6. REMOVE EXISTING METAL COPING AND PORTION OF ROOF FRAMING AS SHOWN - REFER TO SECTIONS
7. REMOVE GLAZING AND MULLIONS AS SHOWN
8. REMOVE EXISTING ROOFING SYSTEM ON MANSARD PREPARE SHEATHING FOR NEW CONSTRUCTION
9. REPAIR/REPLACE EXISTING HOLLOW METAL DOORS AND FRAMES AS NEEDED
10. REMOVE EXISTING EXTERIOR DECORATIVE TRIM
11. REMOVE EXISTING "MCD" INFILL PANEL
12. REMOVE EXISTING METAL GUARD RAIL
13. REPAIR/REPLACE EXISTING GUTTERS AND DOWNSPOUTS AS REQUIRED
14. REPAIR/REPLACE EXISTING ROOF LADDER AS NEEDED
15. REMOVE EXISTING LIGHT FIXTURE
16. REMOVE EXISTING WOOD SIDING. INSPECT EXISTING STRUCTURE REPLACE AS REQUIRED
17. REMOVE EXISTING DRIVE-THRU WINDOW PREPARE OPENING FOR NEW DRIVE-THRU WINDOW WITH OPPOSITE OPERABLE SASH - MATCH EXISTING
18. REMOVE EXISTING DOOR AND FRAME AS REQUIRED
19. PATCH, REPAIR, OR REPLACE EXISTING BRICK AS REQUIRED

REV	DATE	DESCRIPTION	BY
	-	-	L+A

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PROJECT # 18001

PREPARED BY:

PREPARED FOR: McDonald's Corporation

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DRAWN BY	STD ISSUE DATE
L+A	
REVIEWED BY	DATE ISSUED
GSL	MAY 23, 2018

TITLE: McDONALD'S BUILDING MODIFICATIONS

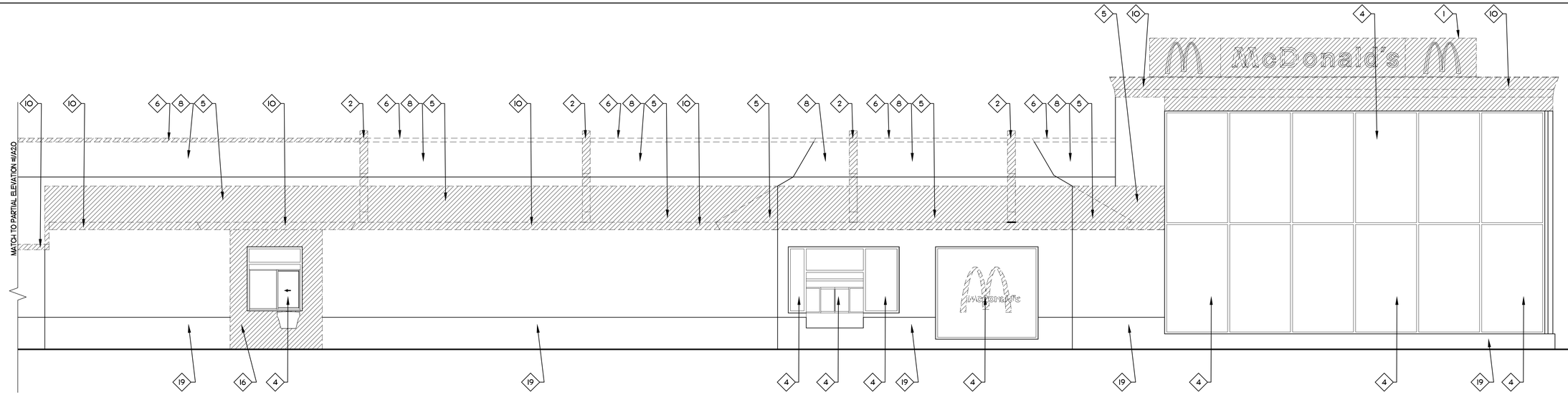
DESCRIPTION: EXTERIOR CORE 16 MAJOR REMODEL AND ADA TOILET ROOM REMODEL

SITE ID: 021-03398

SITE ADDRESS: 10295 S. CLARE AVE., CLARE, MI

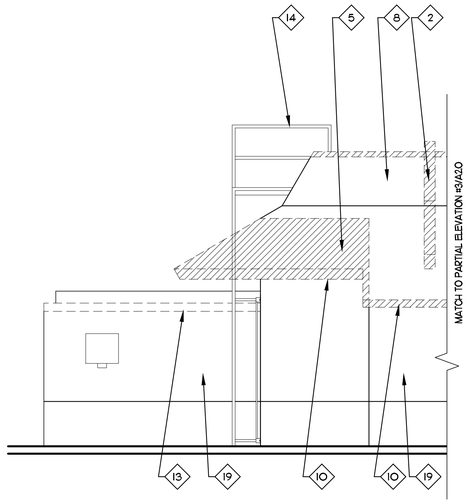
SHEET NO. **D2.0**
DEMO ELEVATIONS

L+A #18001 PLOTTED: 5-23-2018



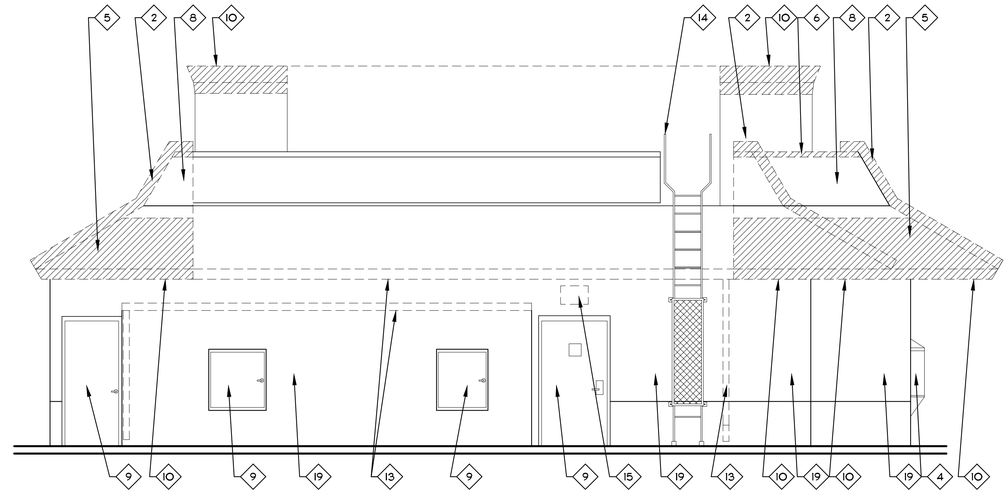
3 D2.1 **DEMOLITION PARTIAL NORTH ELEVATION**

SCALE: 1/4"= 1'-0"



2 D2.1 **DEMOLITION PARTIAL NORTH ELEVATION**

SCALE: 1/4"= 1'-0"



1 D2.1 **DEMOLITION EAST ELEVATION**

SCALE: 1/4"= 1'-0"

GENERAL DEMOLITION NOTES:

1. THESE DRAWINGS WERE PREPARED BASED ON INFORMATION ATTAINED FROM VARIOUS SOURCES. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY THIS OFFICE IN CASE OF DISCREPANCIES ASAP. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL & ROOFING SYSTEMS, AND OTHER AREAS THAT ARE INTENDED TO REMAIN INTACT. VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.
2. ALL DIMENSIONS SHOWN AS EXISTING SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION. VERIFY ALL DEMOLITION WORK WITH NEW CONSTRUCTION & INSTALLATION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
3. DEMOLITION CONTRACTOR TO COORDINATE & REVIEW ALL CONSTRUCTION DOCUMENTS & DETERMINE THE EXTENT OF DEMOLITION WORK & BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK. BY THE ACT OF STARTING DEMOLITION, THE CONTRACTOR SHALL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE THE NECESSARY ALLOWANCES IN PREPARING HIS BID.
4. ELECTRICAL DEMOLITION NOTE: REFER TO THE ELECTRICAL DRAWINGS FOR DETAILED ELECTRICAL DEMOLITION NOTES.
5. VERIFY DISPOSITION OF ALL FURNISHINGS, MILLWORK, LIGHTING FIXTURES, ETC. TO BE REMOVED WITH OWNER. ALL ITEMS TO BE DISPOSED SHALL BE DISPOSED OF OFF-SITE AND IN AN EXPEDITIOUS MANNER.
6. ROOFING CONTRACTOR TO FIELD INSPECT EXISTING ROOF FOR WEATHER TIGHTNESS & PROPER DRAINAGE PRIOR TO BID. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING ROOF CONDITION AND FOR INCLUDING ANY NECESSARY REPAIR COSTS IN BID.
7. SAWCUT & REMOVE EXISTING SLABS AS REQUIRED FOR UNDERGROUND ELECTRICAL & PLUMBING LINES. REFER TO DRAWINGS FOR ALL SAWCUTS & TRENCHING WORK REQUIRED. ALL CONCRETE FLOOR WORK TO BE FINISHED FLUSH WITH EXISTING FLOOR. DOWEL NEW SLABS TO EXISTING WITH #4 REBAR AT 24" O.C. EACH SIDE (STAGGERED). REBAR TO EXTEND 6" INTO EXISTING SLAB & ACROSS CUT OPENING. SECURE REBAR INTO EXISTING SLAB WITH EPOXY GROUT. REPLACE ANY VAPOR BARRIERS DISTURBED DURING EXCAVATIONS.
8. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
9. PROTECT FROM DAMAGE DURING CONSTRUCTION ALL EXISTING WALLS, FLOORS, CEILINGS, ETC. THAT ARE TO REMAIN. CONTRACTOR TO PATCH & REPAIR ANY DAMAGED PORTIONS OF THE EXISTING BUILDING AS REQUIRED TO MATCH ADJACENT CONSTRUCTION & FINISHES.
10. THIS PLAN INDICATES A GENERAL SCOPE OF WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR OF OBLIGATIONS TO COMPLETE THE BUILDING MODIFICATIONS AS SHOWN AND REQUIRED BY THE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL AND HVAC WORK.
11. IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION, HE SHALL IMMEDIATELY SUSPEND WORK & NOTIFY THE MCDONALD'S AREA CONSTRUCTION MANAGER BEFORE PROCEEDING.
12. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER & IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
13. THE SUB-CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION. THE WORK INCLUDES, BUT NOT LIMITED TO, THE DEMOLITION & REMOVAL OF ANY WALLS, COUNTERS, FURNITURE, BUILT-EADS, DOORS, WINDOWS, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS INCLUDING CONDUITS AND DUCTWORK AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO COMPLETE THE INSTALLATION OF THE NEW WORK FOR A COMPLETE JOB.
14. REMOVE ANY SINKS, WATER CLOSETS, URINALS, LAVATORIES & FLOOR DRAINS NOTED ON DRAWINGS AS WELL AS ALL ASSOCIATED PLUMBING ACCESSORIES. CAP & PLUG ALL ABANDONED SUPPLY & WASTE LINES. PATCH & SEAL ALL FLOOR PENETRATIONS.
15. WHEN UTILITIES ARE REMOVED, CAP & SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING.

DEMOLITION ELEVATION KEY NOTES:

1. REMOVE EXISTING BUILDING SIGNAGE, EXTEND AND REUSE EXISTING SUPPORTS
2. REMOVE ALL EXISTING MANSARD LIGHT BEAMS
3. REMOVE PORTION OF EXISTING EXTERIOR WALL AS NECESSARY
4. REMOVE ALL LOGO STICKERS AND DECALS FROM ALL WINDOWS AND DOORS
5. REMOVE EXISTING STRUCTURE AT PORTION OF DOUBLE MANSARD ROOF AND CANOPY AS SHOWN
6. REMOVE EXISTING METAL COPING AND PORTION OF ROOF FRAMING AS SHOWN - REFER TO SECTIONS
7. REMOVE GLAZING AND MULLIONS AS SHOWN
8. REMOVE EXISTING ROOFING SYSTEM ON MANSARD PREPARE SHEATHING FOR NEW CONSTRUCTION
9. REPAIR/REPLACE EXISTING HOLLOW METAL DOORS AND FRAMES AS NEEDED
10. REMOVE EXISTING EXTERIOR DECORATIVE TRIM
11. REMOVE EXISTING "MCD" INFILL PANEL
12. REMOVE EXISTING METAL GUARD RAIL
13. REPAIR/REPLACE EXISTING GUTTERS AND DOWNSPOUTS AS REQUIRED
14. REPAIR/REPLACE EXISTING ROOF LADDER AS NEEDED
15. REMOVE EXISTING LIGHT FIXTURE
16. REMOVE EXISTING WOOD SIDING. INSPECT EXISTING STRUCTURE. REPLACE AS REQUIRED
17. REMOVE EXISTING DRIVE-THRU WINDOW PREPARE OPENING FOR NEW DRIVE-THRU WINDOW WITH OPPOSITE OPERABLE SASH - MATCH EXISTING
18. REMOVE EXISTING DOOR AND FRAME

REV	DATE	DESCRIPTION	BY
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PROJECT # 18001

PREPARED BY:

PREPARED FOR: McDonald's Corporation

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DRAWN BY	STD ISSUE DATE
L+A	
REVIEWED BY	DATE ISSUED
GSL	MAY 23, 2018

TITLE: McDONALD'S BUILDING MODIFICATIONS

DESCRIPTION: EXTERIOR CORE '16 MAJOR REMODEL AND ADA TOILET ROOM REMODEL

SITE ID: 021-0398

SITE ADDRESS: 10295 S. CLARE AVE., CLARE, MI

SHEET NO. **D2.1**

DEMO ELEVATIONS

L+A #18001 PLOTTED: 5-23-2018

PLAN KEY NOTES

- BB — BUILDING MATERIAL - SEE ELEVATIONS FOR ADDITIONAL INFORMATION
- BW — BRAND WALL: STUCCO CEMENT WALL PANELS
- C — METAL CANOPY ABOVE - BY OTHERS
- D — MAN DOOR - PATCH, REPAIR AND REPAINT, OR REPLACE AS NECESSARY
- GP — GUARD POST
- GR — GUARDRAIL - DETAIL ON CLO - SEE SITE PLAN FOR LOCATION(S) AND LENGTH(S)
- IF — PROVIDE INTERIOR FINISH PER DECOR DRAWINGS
- RL — ROOF LADDER - REPAINT
- S — SIGNAGE - BY OTHERS - SEE ELEVATIONS FOR ADDITIONAL INFO.
- SF — STOREFRONT SYSTEM - SEE I/A3.0 FOR NOTES - SEE ELEVATIONS
- ST — SOFFIT - STUCCO CEMENT WALL PANELS - COLOR TO MATCH BASE BUILDING FINISH
- T1 — ALUMINUM TRELLIS
- T2 — ALUMINUM TRELLIS TIE-BACK
- T3 — ALUMINUM TRELLIS 2X8 WALL FASCIA

FLOOR PLAN LEGEND

- EXISTING WALL AND FINISHES TO REMAIN
- PROPOSED NEW WALL CONSTRUCTION AND FINISHES
- PROPOSED NEW CANOPY/TRELLIS ABOVE

SYMBOL LEGEND

- 7 — DOOR TAG - REFER TO DOOR SCHEDULE SHEET A1.3
- X — KEY NOTE

MATCH TO PARTIAL FLOOR PLAN #1/A1.1

4 A3.1 +/- 142'-4½" EXISTING BUILDING OVERALL V.I.F. 11 A3.3 4 A3.1 SIM. 7 A3.2 6 A3.2

41'-9½" 11'-1" 24'-2¾" 12'-0" BRANDWALL 10'-9¾" 20'-10¾" 9'-8"

2'-0" 8'-0" 2'-0"

NEW T3 EXIST BB NEW T3 T2 T1 T2 T1 T2 EXIST SF 4'-0" NEW T3 EXIST SF NEW T3 NEW BW 3'-6" NEW T2 NEW C NEW T2 NEW SF B NEW BW NEW T3 EXIST BB EXIST BB NEW T3 EXIST BB NEW C EXIST BB NEW C EXIST SF NEW C EXIST SF

EXIST. CLO. L K J M PROPOSED WOMENS NEW IF H 2E3 A1.1 EX P PROPOSED MENS NEW IF N EXIST. JAN.

EXIST. CREW TOILET EX EXISTING SCULLERY EXIST IF EXISTING MANAGERS OFFICE EXIST IF (E) HAND SINK

(N) DINING ROOM SIDE: INSTALL ADA TACTILE SIGN TO DESIGNATE "WHEELCHAIR ACCESSIBLE EXIT"

(N) INSTALL ADA SIGN TO DESIGNATE ACCESSIBLE ENTRANCE

EXISTING DINING NEW IF

(N) ½" GYP. BOARD ON 2X WOOD STUD FRAMING @ 16" O.C. TO MATCH EXISTING

WALL SYSTEM ON EXT. SHEATHING ON 2X WOOD STUD FRAMING - REFER TO ELEVATIONS AND SECTIONS

NEW VESTIBULE NEW IF C 5'-9¾" (60" MIN. PIN.)

(N) DINING ROOM SIDE: INSTALL ADA TACTILE SIGN TO DESIGNATE "WHEELCHAIR ACCESSIBLE EXIT"

(N) INSTALL ADA SIGN TO DESIGNATE ACCESSIBLE ENTRANCE

WALL SYSTEM ON EXT. SHEATHING ON 2X WOOD STUD FRAMING - REFER TO ELEVATIONS AND SECTIONS

3'-1¾" 3'-2" 5'-10"

(N) PROVIDE BRAILLE / PICTURE MENU SIGNS (2) APPROVED BY MCDONALDS AT ORDER COUNTER - ONE (1) FOR EACH ORDER POINT

2¾" 10¼" 2¾" 8'-11" (ORDER AREA) 2¾" 22½" 16'-7¼" V.I.F.

PROPOSED "19-3-4.5" MODULAR COUNTER NEW IF 3'-4¼" 13"-0" MIN.) 4'-6" (PICK-UP)

EXISTING KITCHEN EXIST IF

EXISTING CBB EXIST IF

(N) DINING ROOM SIDE: INSTALL ADA TACTILE SIGN TO DESIGNATE "NOT A WHEELCHAIR ACCESSIBLE EXIT"

(N) COUNTER TOP AND RECLAD BASE PER DECOR DRAWINGS. LOWER COUNTER TOP TO 34" MAXIMUM HEIGHT

EXIST. SSBB NEW IF

(N) INSTALL ADA STAFF ASSISTANCE SIGN APPROVED BY MCDONALDS AT SSBB

(N) INSTALL ADA DIRECTIONAL SIGN TO NEAREST ACCESSIBLE ENTRANCE

PROPOSED UNISEX TOILET NEW IF G 6E7 A1.3

ACCESSIBLE 'EXIT ONLY'

INSTALL ADA DIRECTIONAL SIGN TO NEAREST ACCESSIBLE ENTRANCE

EXISTING DINING NEW IF

PROPOSED ORDER KIOSKS REFER TO DECOR PLANS FOR QUANTITY AND LOCATIONS

EXISTING DINING NEW IF

NEW PLATYPLACE (SEE DRAWINGS BY SOFTPLAY)

10 A3.3

EXIST SF NEW C

+/- 34'-6" EXISTING BUILDING OVERALL V.I.F. 22'-10¼"

NEW SF NEW C 2'-11" 9 A3.3

(N) EIFS SYSTEM ON EXT. SHEATHING ON 2X WOOD STUD FRAMING - REFER TO ELEVATIONS AND SECTIONS

(N) ½" GYP. BOARD ON 2X WOOD STUD FRAMING - REFER TO ELEVATIONS AND SECTIONS

NEW BW 8'-0" 8¾" NEW C 4'-10½" 8" 4'-0"

EXIST. CREW ROOM NEW IF EX

(N) INSTALL "HEARING/SPEECH IMPAIRED" SIGN APPROVED BY MCDONALDS AT PRESENT WINDOW

EXISTING CASHIER EXIST IF NEW BB NEW T3 EXIST. SF 5'-1¾" NEW T3 4'-0" NEW T3 NEW T2 NEW T3 EXIST. SF NEW C

43'-5½" EXISTING CENTER OF OPEN CASHIER TO CENTER OF OPEN PRESENT

(N) INSTALL "HEARING/SPEECH IMPAIRED" SIGN APPROVED BY MCDONALDS AT PRESENT WINDOW

EXISTING PRESENT EXIST IF NEW BB NEW T3 EXIST. SF 5'-7½" NEW T3 NEW T2 NEW T3 EXIST SF NEW T2

EXISTING VESTIBULE NEW IF F E 4'-0" NEW T1 NEW T2

NEW C NEW SF NEW C NEW SF

14'-5⅜" ⅜" 6'-8" TRELLIS ⅜" 35'-6" 10" 8'-7¾" TRELLIS 13'-6" 3'-3¾" 3'-10½" 30'-5¼"

+/- 142'-8½" EXISTING BUILDING OVERALL V.I.F.

5 A3.1 2 A3.0 3 A3.0 8 A3.3 SIM. NO SUNSCREEN

N 1 A1.0

PROPOSED PARTIAL FLOOR PLAN

SCALE: 1/4"= 1'-0"

REV	DATE	DESCRIPTION	BY
		-	L+A

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PROJECT # 18001

PREPARED BY:

PREPARED FOR: McDonald's Corporation

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DRAWN BY	REVIEWED BY	DATE ISSUED
L+A	GSL	MAY 23, 2018
STD ISSUE DATE		

TITLE: McDONALD'S BUILDING MODIFICATIONS

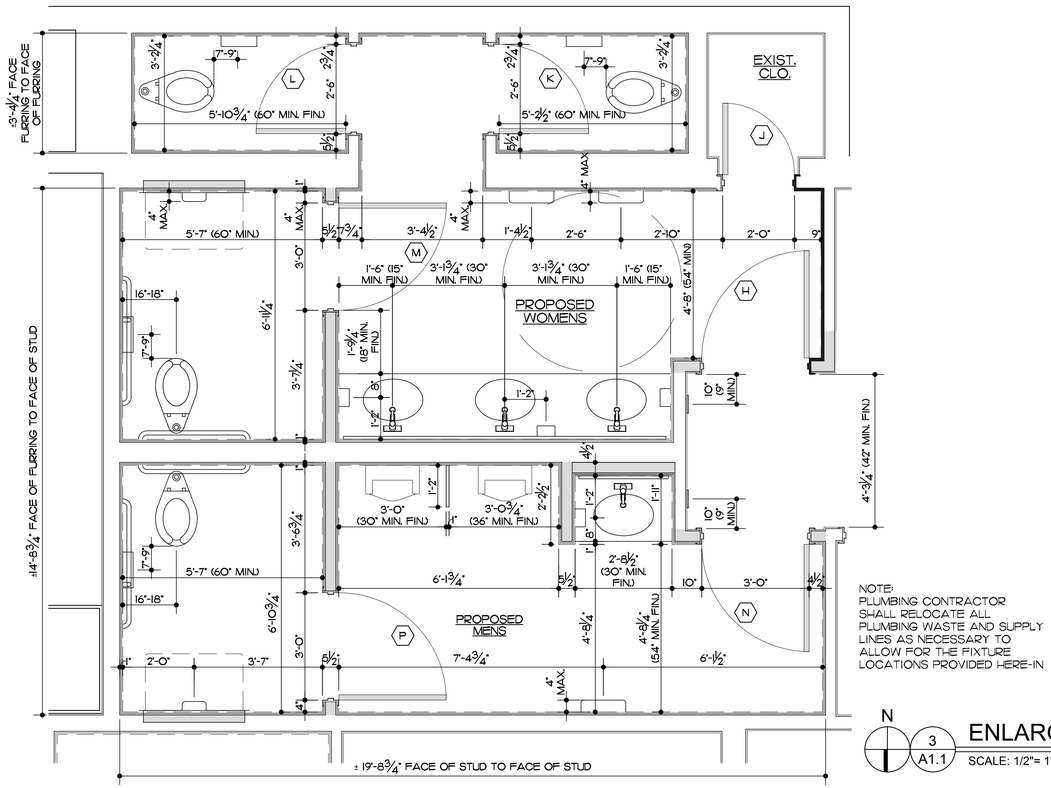
DESCRIPTION: EXTERIOR CORE '16 MAJOR REMODEL AND ADA TOILET ROOM REMODEL

SITE ID: 021-0388

SITE ADDRESS: 10295 S. CLARE AVE., CLARE, MI

SHEET NO. A1.0 PROP. FLOOR PLAN

L+A #18001 PLOTTED: 5-23-2018



N 3 A1.1 **ENLARGED TOILET ROOM FLOOR PLAN**

SCALE: 1/2"= 1'-0"

ENLARGED TOILET ROOM FLOOR PLAN LEGEND

- EXISTING WALL FRAMING TO REMAIN
- PROPOSED NEW WALL CONSTRUCTION AND FINISHES
- PROPOSED ADA TOE SPACE IN NEW WALL CONSTRUCTION AND FINISHES (REFER DETAIL #3/A1.3)

PLEASE NOTE THAT THE DIMENSIONS PROVIDED ON THE ATTACHED PLANS PROVIDE 1" ALLOWANCE FOR WALL SHEATHING AND FINISHES.

ENLARGED TOILET ROOM PLAN SYMBOL LEGEND

- (A) DOOR TAG - REFER TO DOOR SCHEDULE
- (2) ACCESSORY - REFER TO TOILET ROOM ACCESSORY SCHEDULE

PLAN KEY NOTES

- BB BUILDING MATERIAL - SEE ELEVATIONS FOR ADDITIONAL INFORMATION
- BW BRAND WALL: STUCCO CEMENT WALL PANELS
- C METAL CANOPY ABOVE - BY OTHERS
- D MAN DOOR - PATCH, REPAIR AND REPAINT, OR REPLACE AS NECESSARY
- GP GUARD POST
- GR GUARDRAIL - DETAIL ON CLO - SEE SITE PLAN FOR LOCATION(S) AND LENGTH(S)
- IF PROVIDE INTERIOR FINISH PER DECOR DRAWINGS
- RL ROOF LADDER - REPAINT
- S SIGNAGE - BY OTHERS - SEE ELEVATIONS FOR ADDITIONAL INFO.
- SF STOREFRONT SYSTEM - SEE I/A3.0 FOR NOTES - SEE ELEVATIONS
- ST SOFFIT - STUCCO CEMENT WALL PANELS - COLOR TO MATCH BASE BUILDING FINISH
- T1 ALUMINUM TRELLIS
- T2 ALUMINUM TRELLIS TIE-BACK
- T3 ALUMINUM TRELLIS 2X6 WALL FASCIA

FLOOR PLAN LEGEND

- EXISTING WALL AND FINISHES TO REMAIN
- PROPOSED NEW WALL CONSTRUCTION AND FINISHES
- PROPOSED NEW CANOPY/TRELLIS ABOVE

SYMBOL LEGEND

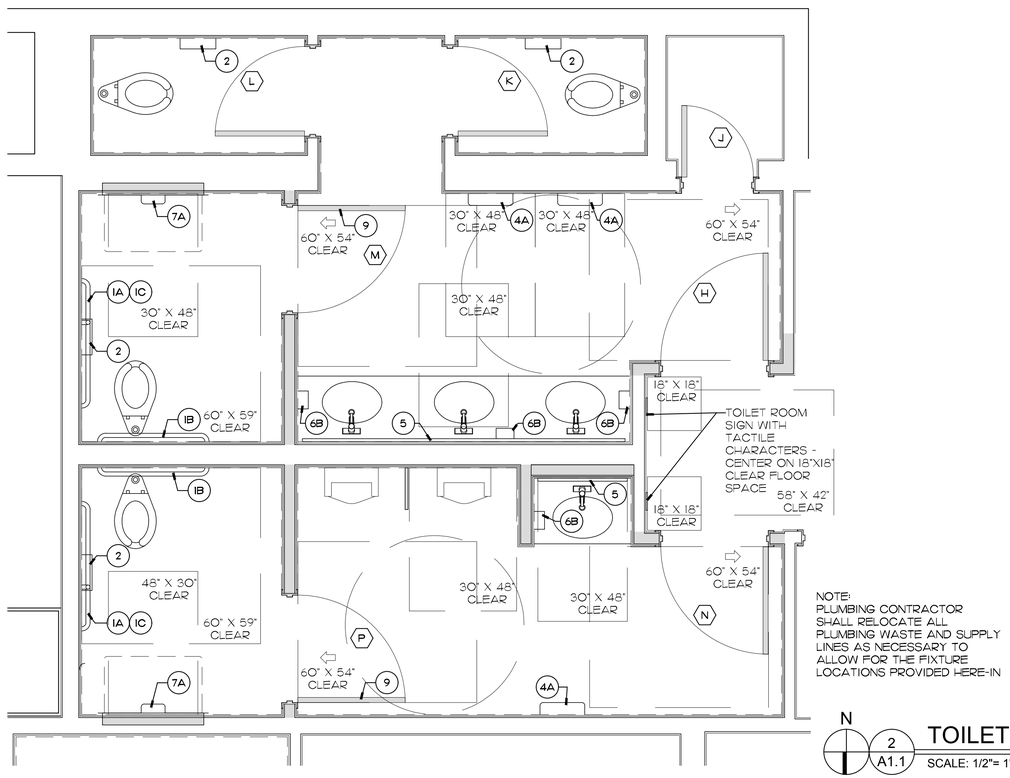
- (7) DOOR TAG - REFER TO DOOR SCHEDULE SHEET A1.3
- (X) KEY NOTE

UTILITY NOTE FOR TOILET ROOMS:

GENERAL CONTRACTOR TO COORDINATE PROPOSED LOCATIONS OF ELECTRICAL, MECHANICAL AND PLUMBING SERVICES WITH THE EXISTING BUILDING CONDITIONS. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND INCLUDE THE NECESSARY WORK IN HIS FINAL BID TO MCDONALD'S PROJECT MANAGER.

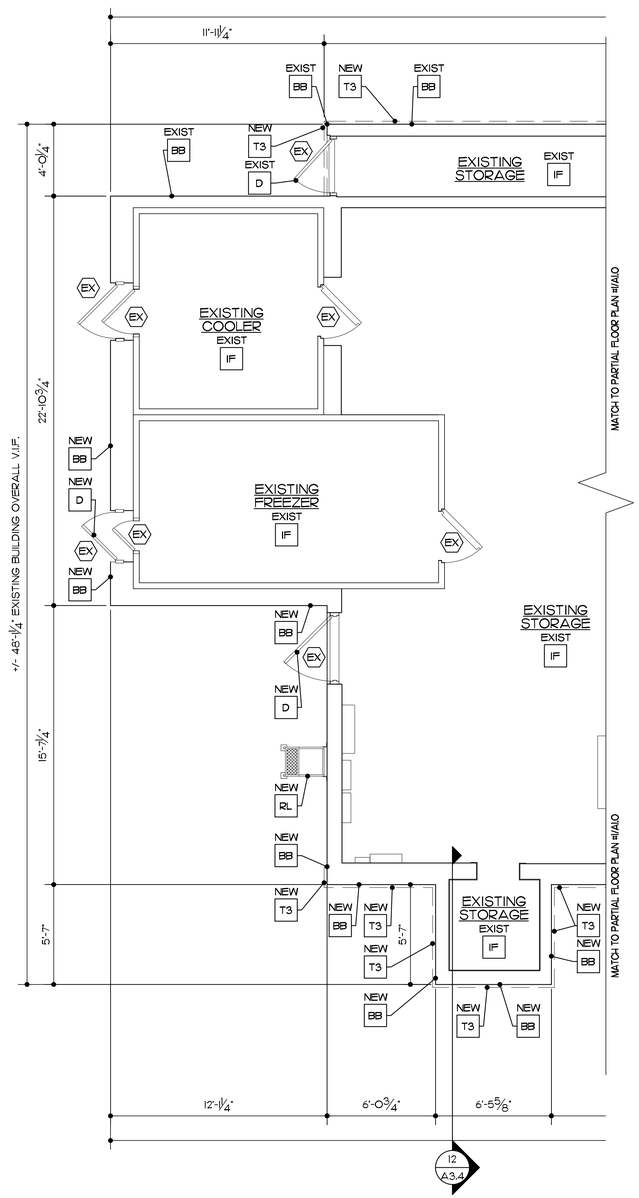
NOTE:
ALL DIMENSIONS ARE CLEAR FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL. ALL DIMENSIONS LISTED AS "MINIMUM FINISHED" OR "MIN. FIN." SHALL MAINTAINED AS MINIMUM CLEAR IN COMPLETED CONSTRUCTION.

NOTE REGARDING CLEAR FLOOR SPACES:
FIRST DISTANCE IS LEFT TO RIGHT AND THE SECOND DISTANCE IS "TOP TO BOTTOM" AS THIS SHEET IS ORIENTATED.



N 2 A1.1 **TOILET ROOM ADA CLEARANCES**

SCALE: 1/2"= 1'-0"



N 1 A1.0 **PROPOSED PARTIAL FLOOR PLAN**

SCALE: 1/4"= 1'-0"

BY	DESCRIPTION	DATE	REV
L+A	-	-	

L+A ARCHITECTS INC. A.I.A
2430 ROCHESTER COURT
SUITE 200
TROY, MICHIGAN 48083
PHONE (248) 524-4700 FAX (248) 524-9746

PROJECT # 18001

PREPARED BY:

PREPARED FOR: McDonald's Corporation

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DRAWN BY	REVIEWED BY	DATE ISSUED
HB	GSL	MAY 23, 2018
STD ISSUE DATE		

TITLE: McDONALD'S BUILDING MODIFICATIONS

DESCRIPTION: EXTERIOR CORE '16 MAJOR REMODEL AND ADA TOILET ROOM REMODEL

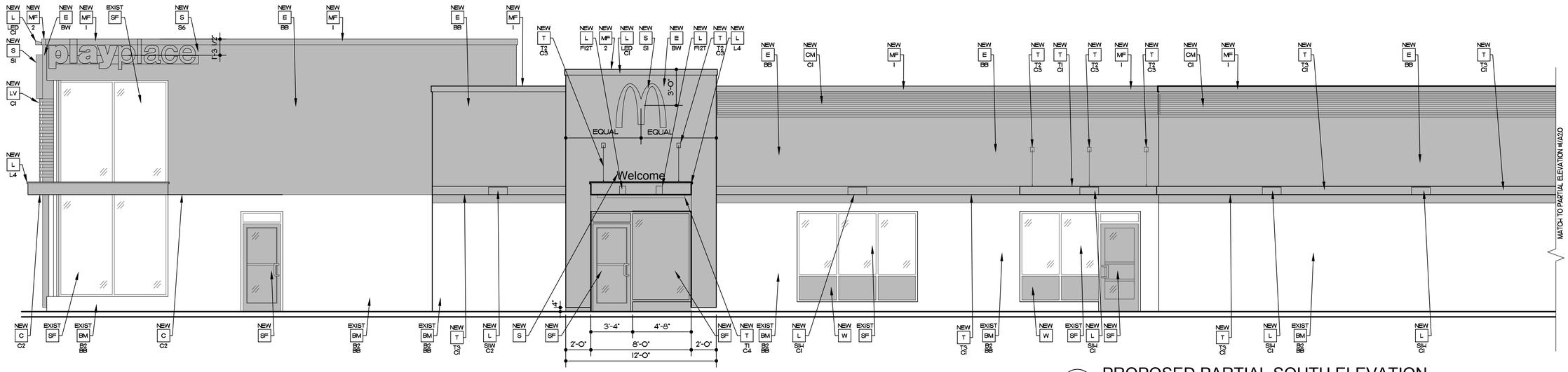
SITE ID: 021-0398

SITE ADDRESS: 10295 S. CLARE AVE., CLARE, MI

SHEET NO. **A1.1**

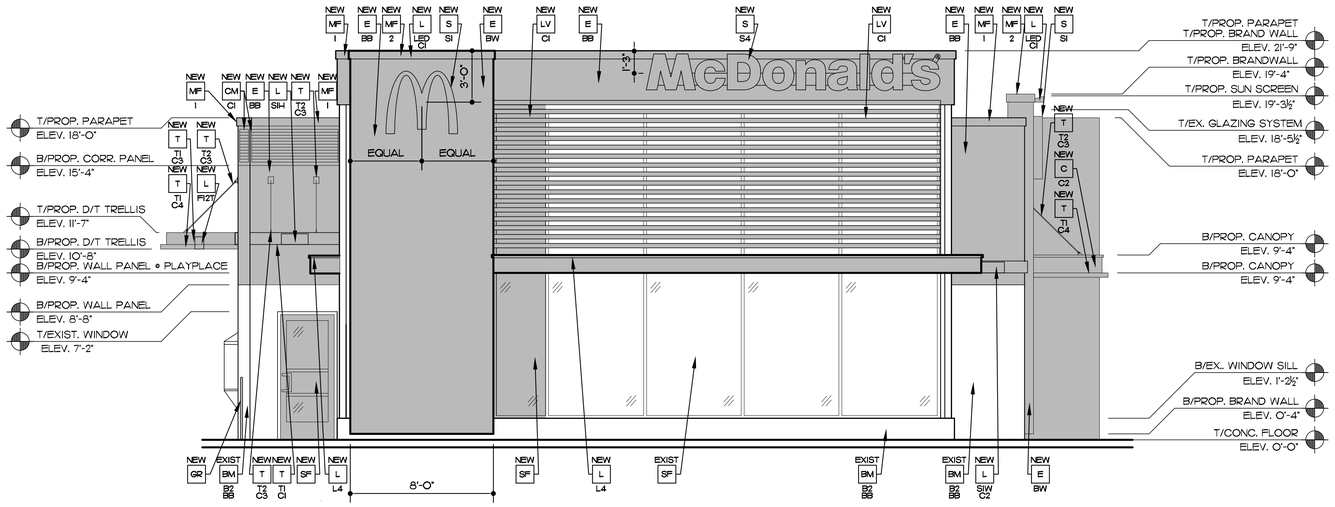
PARTIAL FLOOR PLAN

L+A #18001 PLOTTED: 5-23-2018



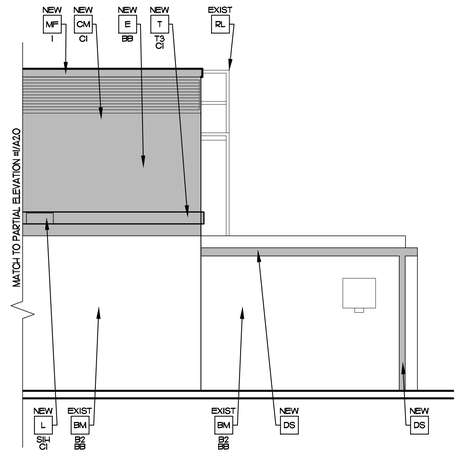
3 A2.0 **PROPOSED PARTIAL SOUTH ELEVATION**

SCALE: 1/4"= 1'-0"



2 A2.0 **PROPOSED WEST ELEVATION**

SCALE: 1/4"= 1'-0"



1 A2.0 **PROPOSED PARTIAL SOUTH ELEVATION**

SCALE: 1/4"= 1'-0"

EXTERIOR GENERAL NOTES

1. NEW WALL FINISH ALL PANELS SHALL HAVE APPEARANCE OF ADJACENT EXISTING WALL MATERIALS - VERIFY IN FIELD.
2. COORDINATE LOCATIONS WITH ARCHITECT OF RECORD.
3. BUILDING SIGNAGE: UNIBODY FASCIA SIGN WALL SUPPORTS TO BE VERIFIED WITH MCDONALD'S AREA CONSTR. MANAGER AND COORDINATED WITH SIGN MANUFACTURER. ALL SIGNAGE SUBJECT TO CITY REQUIREMENTS AND APPROVALS VIA SEPERATE SUBMITTAL AND PERMIT.
4. WALL PANELS CONTROL JOINTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
5. 42" HIGH MCDONALD'S ARCH SIGN GC SHALL PROVIDE 4'-0" HIGH BY 5'-0" WIDE MINIMUM PLYWOOD BACKER BOARD CENTERED ON PROPOSED SIGN LOCATION.
6. 36" HIGH MCDONALD'S ARCH SIGN GC SHALL PROVIDE 3'-4" HIGH BY 4'-0" WIDE MINIMUM PLYWOOD BACKER BOARD CENTERED ON PROPOSED SIGN LOCATION.
7. 24" HIGH MCDONALD'S ARCH SIGN GC SHALL PROVIDE 2'-4" HIGH BY 2'-8" WIDE MINIMUM PLYWOOD BACKER BOARD CENTERED ON PROPOSED SIGN LOCATION.
8. 24" HIGH MCDONALD'S WORDMARK SIGN GC SHALL PROVIDE 2'-4" HIGH BY 16'-0" WIDE MINIMUM PLYWOOD BACKER BOARD CENTERED ON PROPOSED SIGN LOCATION.
9. 18" HIGH MCDONALD'S WORDMARK SIGN GC SHALL PROVIDE 2'-0" HIGH BY 14'-0" WIDE MINIMUM PLYWOOD BACKER BOARD CENTERED ON PROPOSED SIGN LOCATION.
10. 22" HIGH MCDONALD'S PLAYPLACE SIGN GC SHALL PROVIDE 2'-8" HIGH BY 14'-0" WIDE MINIMUM PLYWOOD BACKER BOARD CENTERED ON PROPOSED SIGN LOCATION.

ELEVATION KEY NOTES

- **BM** BUILDING MATERIAL
  - XX - TYPE:
    - B1 = UNPAINTED BRICK MASONRY - TO REMAIN
    - B2 = PAINTED MASONRY - COLOR SPECIFIED
    - B3 = PRE-FINISHED WALL PANEL - COLOR SPECIFIED
    - B4 = ANODIZED ALUMINUM BREAK METAL
  - COLOR:
    - AC = ACCENT COLOR - REFER TO COLOR LEGEND
    - AL = TO MATCH STOREFRONT
    - BB = BASE BUILDING - REFER TO COLOR LEGEND
    - EX = EXISTING MASONRY TO REMAIN UNPAINTED
- **C** ALUMINUM CANOPY FASCIA SYSTEM
  - XX - COLOR:
    - C2 = WHITE
- **CJ** CONTROL JOINT
- **CM** CORRUGATED METAL PANEL (REFER TO #/A3.0)
  - XX - COLOR:
    - CI = "CITYSCAPE" BY METAL-ERA
    - C3 = "CHARCOAL" BY METAL-ERA
- **D** HOLLOW METAL DOOR AND FRAME - PAINT COLOR TO MATCH ADJACENT MATERIAL - REPAIR AS NEEDED
- **DS** ROOF GUTTER AND DOWNSPOUT - PAINT COLOR TO MATCH ADJACENT FINISHES
- **E** EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) (REFER TO #/A3.0) - "OUTSULATION PLUS MD" BY DRYVIT OR EQUAL - HIGH IMPACT ZONES "PANZER 20 ULTRA HIGH IMPACT MESH ASSEMBLY FOR EIFS AREAS WITHIN 8'-0" OF GRADE
  - XX - COLOR STATOTONE HIGH PERFORMANCE COLORANT TO MATCH:
    - AC = ACCENT COLOR - REFER TO COLOR LEGEND
    - BB = BASE BUILDING - REFER TO COLOR LEGEND
    - BW = BRAND WALL - REFER TO COLOR LEGEND
- **GR** GUARDRAIL - CLEAR ANODIZED ALUMINUM
- **L** LIGHT FIXTURE
  - XX - LED LIGHT:
    - SIW = DOWN ONLY FIXTURE
    - SIH = DOWN ONLY FIXTURE
    - FI2T = RECESSED DOWN FIXTURE
    - L4 = INTEGRAL ACCENT CANOPY FIXTURE
    - LED = DOWN ONLY ACCENT FIXTURE - BRAND WALL
    - L6 = RECESSED SOFFIT FIXTURE
    - L7 = UP ONLY FLOOD ACCENT FIXTURE (ABOVE CANOPY AND ALIGNED WITH "SIW" FIXTURES)
  - COLOR:
    - CI = SILVER
    - C2 = WHITE
- **LV** METAL LOUVER PANEL BY TRELLIS/CANOPY VENDOR
  - COLOR:
    - CI = "CITYSCAPE" BY METAL-ERA
- **MC** METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL
- **MF** METAL FASCIA - COLOR TO MATCH "CITYSCAPE" BY METAL-ERA
  - XX - TYPE:
    - 1 = PRE-FAB ANCHOR-TITE FASCIA
    - 2 = PRE-FAB CUSTOM BRAND WALL FASCIA
    - 3 = PRE-FAB MASONRY CAP FASCIA
- **ML** METAL LETTERING - BY OTHERS
- **MP** METAL COOLER/FREEZER WALL PANEL - PAINT COLOR TO MATCH NEW BASE BUILDING COLOR - REPAIR AS REQUIRED
- **PB** PIPE BOLLARD - PAINTED YELLOW
- **RL** PAINT EXISTING ROOF LADDER - REFER TO COLOR LEGEND REPAIR AS REQUIRED
- **RS** PAINT EXISTING ROOF SCREEN - REFER TO COLOR LEGEND REPAIR AS REQUIRED
- **S** MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT (REFER TO GENERAL NOTE #3 ON THIS SHEET)
  - XX - TYPE:
    - S1 = 42" LOGO ARCH - REFER TO NOTE #5 THIS SHEET
    - S2 = 36" LOGO ARCH - REFER TO NOTE #6 THIS SHEET
    - S3 = 24" LOGO ARCH - REFER TO NOTE #7 THIS SHEET
    - S4 = 24" WORDMARK - REFER TO NOTE #8 THIS SHEET
    - S5 = 18" WORDMARK - REFER TO NOTE #9 THIS SHEET
    - S6 = 22" PLAYPLACE - REFER TO NOTE #10 THIS SHEET
- **SF** STOREFRONT AND GLAZING - MATCH EXISTING
- **T** ALUMINUM TRELLIS SYSTEM
  - XX - TYPE:
    - TI = 8" TRELLIS W/ 48" PROJECTION
    - T2 = TRELLIS TIE-BACK
    - T3 = 2"X8" WALL FASCIA
  - COLOR:
    - CI = "CITYSCAPE" BY METAL-ERA
    - C2 = WHITE
    - C3 = "CHARCOAL" BY METAL-ERA
    - C4 = GOLD
- **W** NEW PRE-FINISHED ALUMINUM FACED PLYWOOD PANELS - REPLACE EXISTING PANELS WITH NEW - COLOR TO MATCH STOREFRONT FRAMING

EXTERIOR COLOR LEGEND: MODERN COLOR SCHEME

ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.

BRAND WALL/ EIFS OR STUCCO CEMENT WALL PANELS	E.I.F.S. PANELS - DRYVIT "OUTSULATION PLUS MD", COLOR TO MATCH #2134-30 IRON MOUNTAIN, SMOOTH TEXTURE
	FULLERTON WALL PANELS - FULLERTON ENDURAWAL, COLOR TO MATCH #2134-30 IRON MOUNTAIN, SMOOTH TEXTURE
BASE BUILDING - NEW	E.I.F.S. PANELS - DRYVIT "OUTSULATION PLUS MD", COLOR TO MATCH #HC-168 CHELSEA GRAY, SMOOTH TEXTURE
	FULLERTON WALL PANELS - FULLERTON ENDURAWAL, COLOR TO MATCH #HC-168 CHELSEA GRAY, SMOOTH TEXTURE
BASE BUILDING - EXISTING	PAINTED C.M.U. - PAINT TO MATCH #HC-168 CHELSEA GRAY OVER BLOCK FILLER, TUCK POINT AS REQUIRED
DRIVE-THRU SURROUND - ACCENT	PAINTED C.M.U. - COLOR TO MATCH #2134-30 IRON MOUNTAIN OVER BLOCK FILLER, TUCK POINT AS REQUIRED
CORR. METAL	METAL ERA - "CITYSCAPE" COLOR

REV	DATE	DESCRIPTION	BY
	-	-	L+A

L+A ARCHITECTS INC. A.I.A
2430 ROCHESTER COURT
SUITE 200
TROY, MICHIGAN 48083
PHONE (248) 524-4700 FAX (248) 524-9746

PROJECT # 18001

PREPARED BY:

PREPARED FOR: McDonald's Corporation

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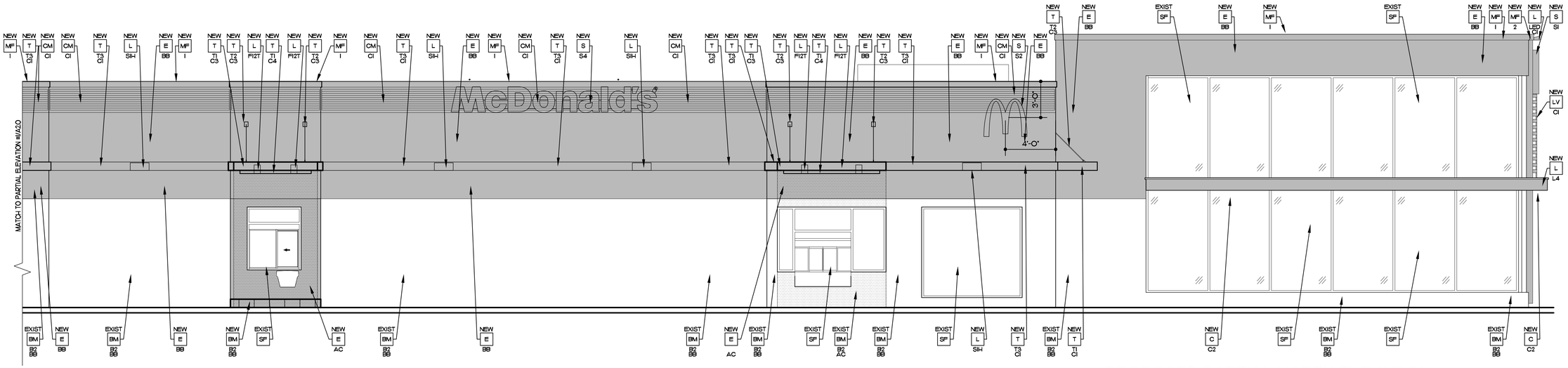
DRAWN BY: L+A
STD ISSUE DATE:
REVIEWED BY: GSL
DATE ISSUED: MAY 23, 2018

TITLE: McDONALD'S BUILDING MODIFICATIONS
DESCRIPTION: EXTERIOR CORE '16 MAJOR REMODEL AND ADA TOILET ROOM REMODEL
SITE ID: 021-0398
SITE ADDRESS: 10295 S. CLARE AVE., CLARE, MI

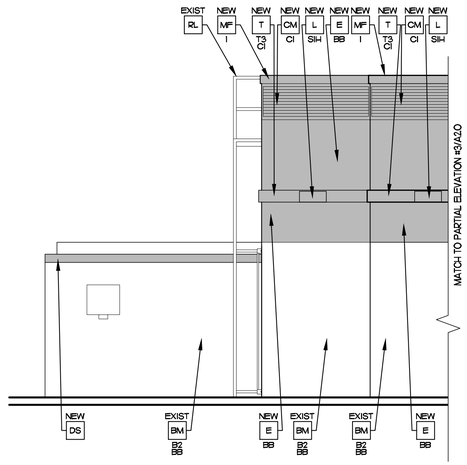
SHEET NO. **A2.0**
PROPOSED ELEVATIONS

L+A #18001 PLOTTED: 5-23-2018



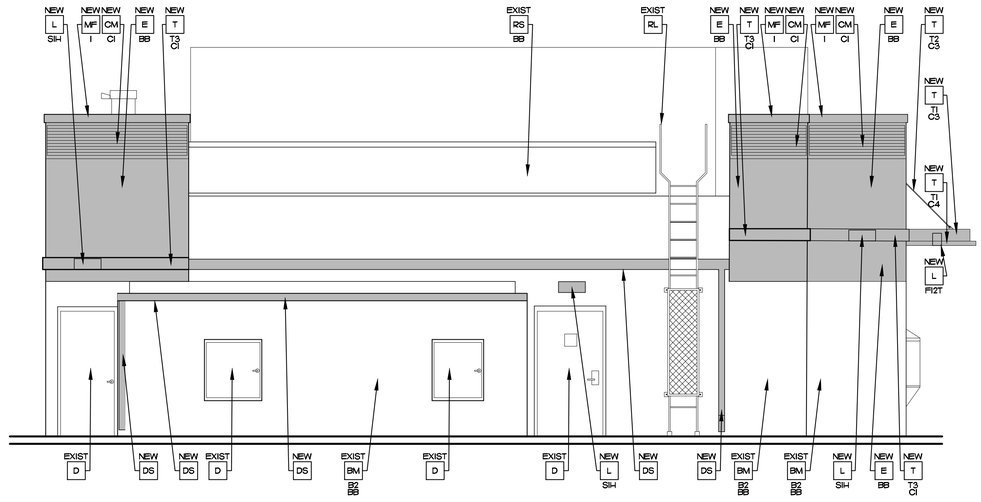
3 A2.1 PROPOSED PARTIAL NORTH ELEVATION

SCALE: 1/4"= 1'-0"



2 A2.1 PROPOSED PARTIAL NORTH ELEVATION

SCALE: 1/4"= 1'-0"



1 A2.1 PROPOSED EAST ELEVATION

SCALE: 1/4"= 1'-0"

EXTERIOR GENERAL NOTES

1. NEW WALL FINISH ALL PANELS SHALL HAVE APPEARANCE OF ADJACENT EXISTING WALL MATERIALS - VERIFY IN FIELD.
2. COORDINATE LOCATIONS WITH ARCHITECT OF RECORD.
3. BUILDING SIGNAGE: UNBODY FASCIA SIGN WALL SUPPORTS TO BE VERIFIED WITH MCDONALD'S AREA CONSTR. MANAGER AND COORDINATED WITH SIGN MANUFACTURER. ALL SIGNAGE SUBJECT TO CITY REQUIREMENTS AND APPROVALS VIA SEPERATE SUBMITTAL AND PERMIT.
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8. 24" HIGH MCDONALD'S WORDMARK SIGN GC SHALL PROVIDE 2'-4" HIGH BY 18'-0" WIDE MINIMUM PLYWOOD BACKER BOARD CENTERED ON PROPOSED SIGN LOCATION.
9. 18" HIGH MCDONALD'S WORDMARK SIGN GC SHALL PROVIDE 2'-0" HIGH BY 14'-0" WIDE MINIMUM PLYWOOD BACKER BOARD CENTERED ON PROPOSED SIGN LOCATION.
10. 22" HIGH MCDONALD'S PLAYPLACE SIGN GC SHALL PROVIDE 2'-6" HIGH BY 14'-0" WIDE MINIMUM PLYWOOD BACKER BOARD CENTERED ON PROPOSED SIGN LOCATION.

ELEVATION KEY NOTES

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    - B2 = PAINTED MASONRY - COLOR SPECIFIED
    - B3 = PRE-FINISHED WALL PANEL - COLOR SPECIFIED
    - B4 = ANODIZED ALUMINUM BREAK METAL
  - COLOR:
    - AC = ACCENT COLOR - REFER TO COLOR LEGEND
    - AL = TO MATCH STOREFRONT
    - BB = BASE BUILDING - REFER TO COLOR LEGEND
    - EX = EXISTING MASONRY TO REMAIN UNPAINTED
- C — ALUMINUM CANOPY FASCIA SYSTEM
  - XX — COLOR:
    - C2 = WHITE
- CJ — CONTROL JOINT
- CM — CORRUGATED METAL PANEL (REFER TO #I/A3.0)
  - XX — COLOR:
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    - C3 = "CHARCOAL" BY METAL-ERA
- D — HOLLOW METAL DOOR AND FRAME - PAINT COLOR TO MATCH ADJACENT MATERIAL - REPAIR AS NEEDED
- DS — ROOF GUTTER AND DOWNSPOUT - PAINT COLOR TO MATCH ADJACENT FINISHES
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  - XX — COLOR: STATOTONE HIGH PERFORMANCE COLORANT TO MATCH
    - AC = ACCENT COLOR - REFER TO COLOR LEGEND
    - BB = BASE BUILDING - REFER TO COLOR LEGEND
    - BW = BRAND WALL - REFER TO COLOR LEGEND
- GR — GUARDRAIL - CLEAR ANODIZED ALUMINUM
- L — LIGHT FIXTURE
  - XX — LED LIGHT:
    - SIW = DOWN ONLY FIXTURE
    - SIH = DOWN ONLY FIXTURE
    - FI2T = RECESSED DOWN FIXTURE
    - L4 = INTEGRAL ACCENT CANOPY FIXTURE
    - LED = DOWN ONLY ACCENT FIXTURE - BRAND WALL
    - L6 = RECESSED SOFFIT FIXTURE
    - L7 = UP ONLY FLOOD ACCENT FIXTURE (ABOVE CANOPY AND ALIGNED WITH 'SIW' FIXTURES)
  - COLOR:
    - CI = SILVER
    - C2 = WHITE
- LV — METAL LOUVER PANEL BY TRELLIS/CANOPY VENDOR
  - XX — COLOR:
    - CI = "CITYSCAPE" BY METAL-ERA
- MC — METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL
- MF — METAL FASCIA - COLOR TO MATCH "CITYSCAPE" BY METAL-ERA
  - XX — TYPE:
    - 1 = PRE-FAB ANCHOR-TITE FASCIA
    - 2 = PRE-FAB CUSTOM BRAND WALL FASCIA
    - 3 = PRE-FAB MASONRY CAP FASCIA
- ML — METAL LETTERING - BY OTHERS
- MP — METAL COOLER/FREEZER WALL PANEL - PAINT COLOR TO MATCH NEW BASE BUILDING COLOR - REPAIR AS REQUIRED
- PB — PIPE BOLLARD - PAINTED YELLOW
- RL — PAINT EXISTING ROOF LADDER - REFER TO COLOR LEGEND REPAIR AS REQUIRED
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- S — MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT (REFER TO GENERAL NOTE #3 ON THIS SHEET)
  - XX — TYPE:
    - SI = 42" LOGO ARCH - REFER TO NOTE #5 THIS SHEET
    - S2 = 36" LOGO ARCH - REFER TO NOTE #6 THIS SHEET
    - S3 = 24" LOGO ARCH - REFER TO NOTE #7 THIS SHEET
    - S4 = 24" WORDMARK - REFER TO NOTE #8 THIS SHEET
    - S5 = 18" WORDMARK - REFER TO NOTE #9 THIS SHEET
    - S6 = 22" PLAYPLACE - REFER TO NOTE #10 THIS SHEET
- SF — STOREFRONT AND GLAZING - MATCH EXISTING
- T — ALUMINUM TRELLIS SYSTEM
  - XX — TYPE:
    - TI = 8" TRELLIS W/ 48" PROJECTION
    - T2 = TRELLIS TIE-BACK
    - T3 = 2"X8" WALL FASCIA
  - COLOR:
    - CI = "CITYSCAPE" BY METAL-ERA
    - C2 = WHITE
    - C3 = "CHARCOAL" BY METAL-ERA
    - C4 = GOLD
- W — NEW PRE-FINISHED ALUMINUM FACED PLYWOOD PANELS - REPLACE EXISTING PANELS WITH NEW - COLOR TO MATCH STOREFRONT FRAMING

EXTERIOR COLOR LEGEND: MODERN COLOR SCHEME

ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.

BRAND WALL/ EIFS OR STUCCO CEMENT WALL PANELS	E.I.F.S. PANELS - DRYVIT 'OUTSULATION PLUS MD', COLOR TO MATCH #2134-30 IRON MOUNTAIN, SMOOTH TEXTURE	
	FULLERTON WALL PANELS - FULLERTON ENDURAWAL, COLOR TO MATCH #2134-30 IRON MOUNTAIN, SMOOTH TEXTURE	
BASE BUILDING - NEW	E.I.F.S. PANELS - DRYVIT 'OUTSULATION PLUS MD', COLOR TO MATCH #HC-168 CHELSEA GRAY, SMOOTH TEXTURE	
	FULLERTON WALL PANELS - FULLERTON ENDURAWAL, COLOR TO MATCH #HC-168 CHELSEA GRAY, SMOOTH TEXTURE	
BASE BUILDING - EXISTING	PAINTED C.M.U. - PAINT TO MATCH #HC-168 CHELSEA GRAY OVER BLOCK FILLER, TUCK POINT AS REQUIRED	
DRIVE-THRU SURROUND - ACCENT	PAINTED C.M.U. - COLOR TO MATCH #2134-30 IRON MOUNTAIN OVER BLOCK FILLER, TUCK POINT AS REQUIRED	
CORR. METAL	METAL ERA - 'CITYSCAPE' COLOR	

REV	DATE	DESCRIPTION
		BY L+A
		-
		-

L+A ARCHITECTS INC. A.I.A
2430 ROCHESTER COURT
SUITE 200
TROY, MICHIGAN 48083
PHONE (248) 524-4700
FAX (248) 524-9746

PROJECT # 18001

PREPARED BY:

PREPARED FOR: McDonald's Corporation

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DRAWN BY L+A | STD ISSUE DATE | REVIEWED BY GSL | DATE ISSUED MAY 23, 2018

TITLE: McDONALD'S BUILDING MODIFICATIONS

DESCRIPTION: EXTERIOR CORE '16 MAJOR REMODEL AND ADA TOILET ROOM REMODEL

SITE ADDRESS: 10295 S. CLARE AVE., CLARE, MI

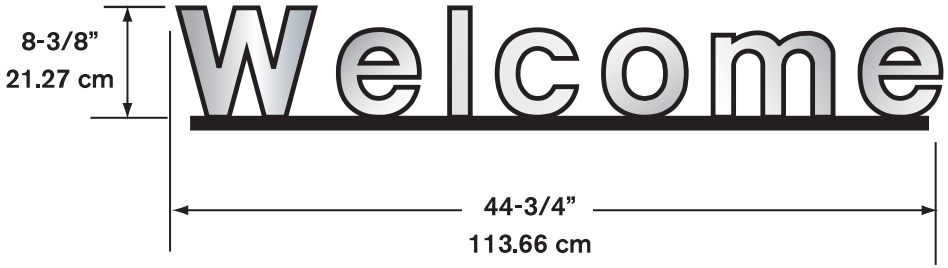
SITE ID: 021-0398

SHEET NO. A2.1

PROPOSED ELEVATIONS

L+A #18001 PLOTTED: 5-23-2018

Welcome Sign



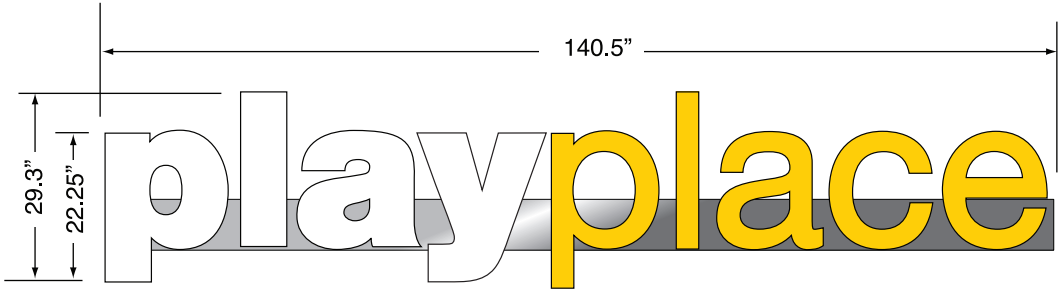
Illumination: N/A

Ship Weight: 16 lbs.

Other: 3/4” thickness cutout aluminum letters.

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

Playplace Sign - LED 22.25”

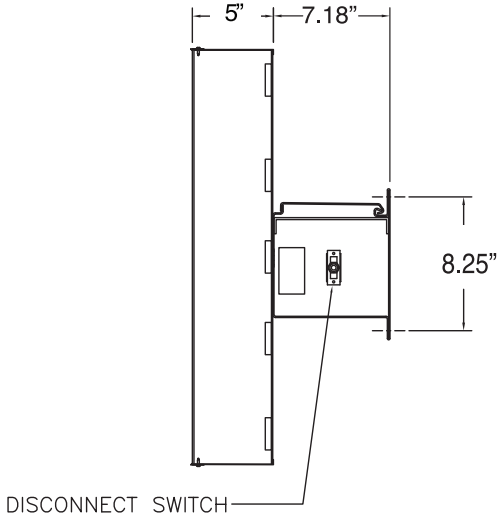


Illumination: LED

Electrical: .5 amps 120V

Power Supply: 1 - 50 watt

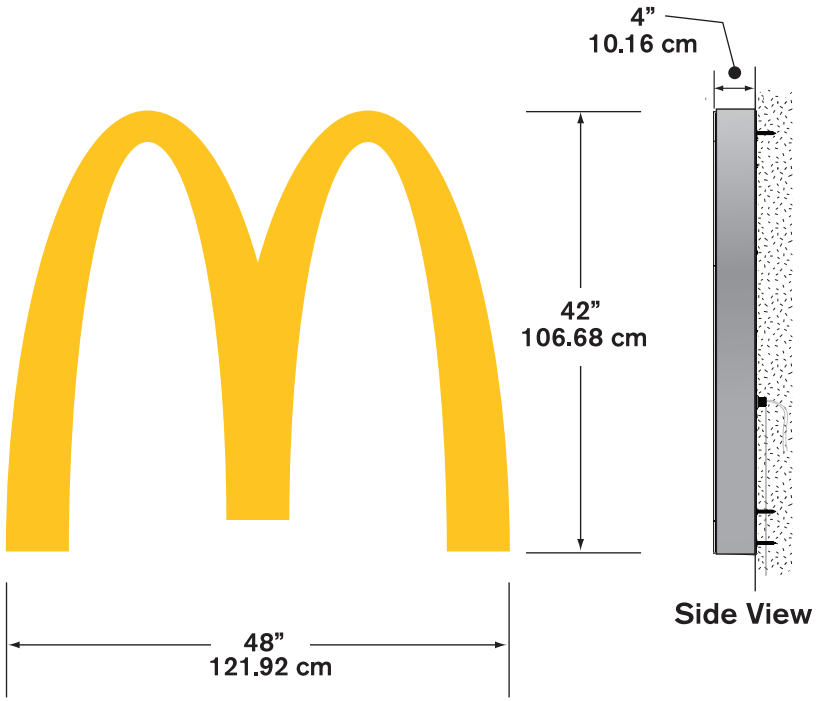
Ship Weight: 350 lbs.



Side View

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

42” NextGen Illuminated Building Arch - LED



Illumination: LED

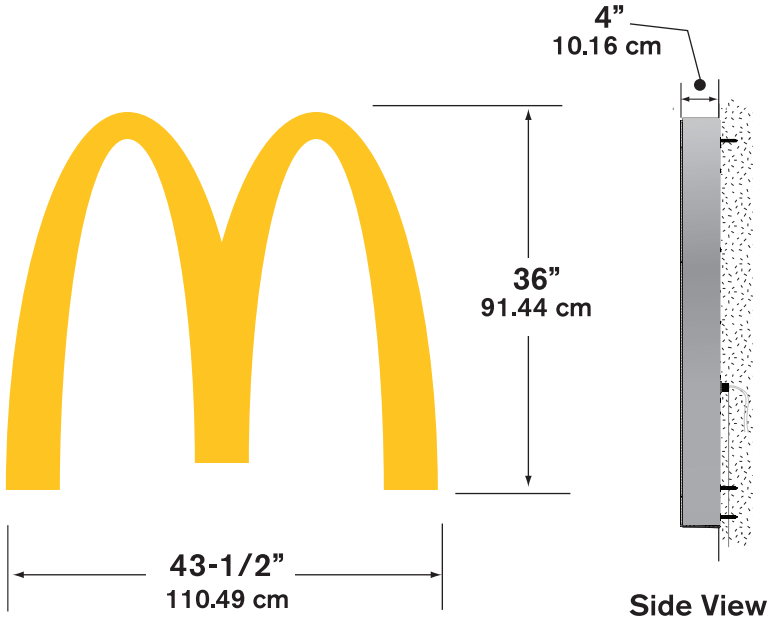
Electrical: .35 AMPS

Ballast: (1) OSRAM OT75-120-277-24

Ship Weight:

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI. 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

36” NextGen Illuminated Building Arch - LED

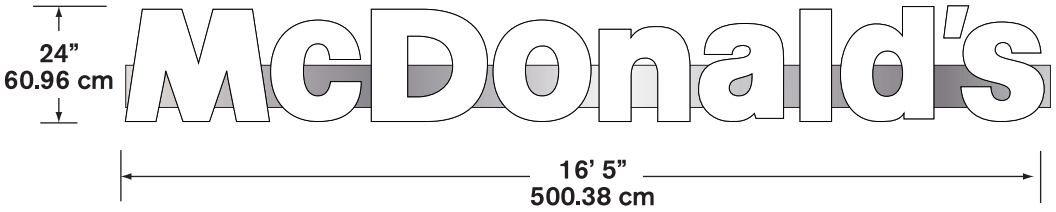


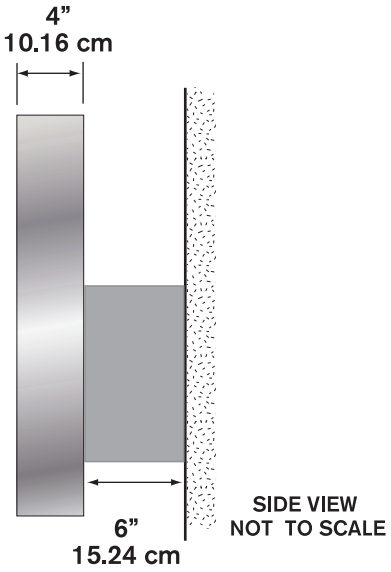
Illumination: LED

Electrical: .35 AMPS

Ballast: Remote

NextGen 24” Wordmark





Illumination: LED

Electrical: 1.6 AMPS

Power Supply: (1) Amperor ANP90-30P1

Ship Weight:

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

CITY OF CLARE
PUBLIC NOTICE

The City of Clare Planning Commission will hold a public hearing on Wednesday, June 13th at 6:30 p.m. at Clare City Hall, 202 West Fifth Street, Clare, Michigan, to receive public comment pertaining to a site plan application to approve a façade change to the McDonald's Restaurant Building 10295 South Clare Avenue in Clare. The Planning Commission will accept comments at the hearing or in writing if the written comments are received by the City Clerk not later than 5:00 p.m. on the date of the hearing. A copy of the site plan application is available for review at Clare City Hall.

The City of Clare is an equal opportunity provider and employer.

Sarah Schumacher
Clare City Deputy Clerk

18-015-026-100-23
ALLEN JOHN D & ANGELA TRUST
10930 S GRANT AVE
CLARE MI 48617

18-015-026-100-24
PRINCE OF PEACE
LUTHERAN CHURCH
10333 S CLARE AVE
CLARE MI 48617

18-051-026-100-16
HOLBROOK GREGG B ETAL
927 E SCOTT ST
GRAND LEDGE MI 48837

18-051-026-100-18
HOLBROOK GREGG B ETAL
927 E SCOTT ST
GRAND LEDGE MI 48837

18-051-026-100-19
HOLBROOK GREGG B ETAL
927 E SCOTT ST
GRAND LEDGE MI 48837

18-051-027-200-13
MAXWELL DAVID P & DONNA J TRST
10306 S CLARE AVE
CLARE MI 48617

18-051-027-200-15
GREEN TREE REAL PROPERTIES LLC
WENDY'S
714 W MICHIGAN
JACKSON MI 49201

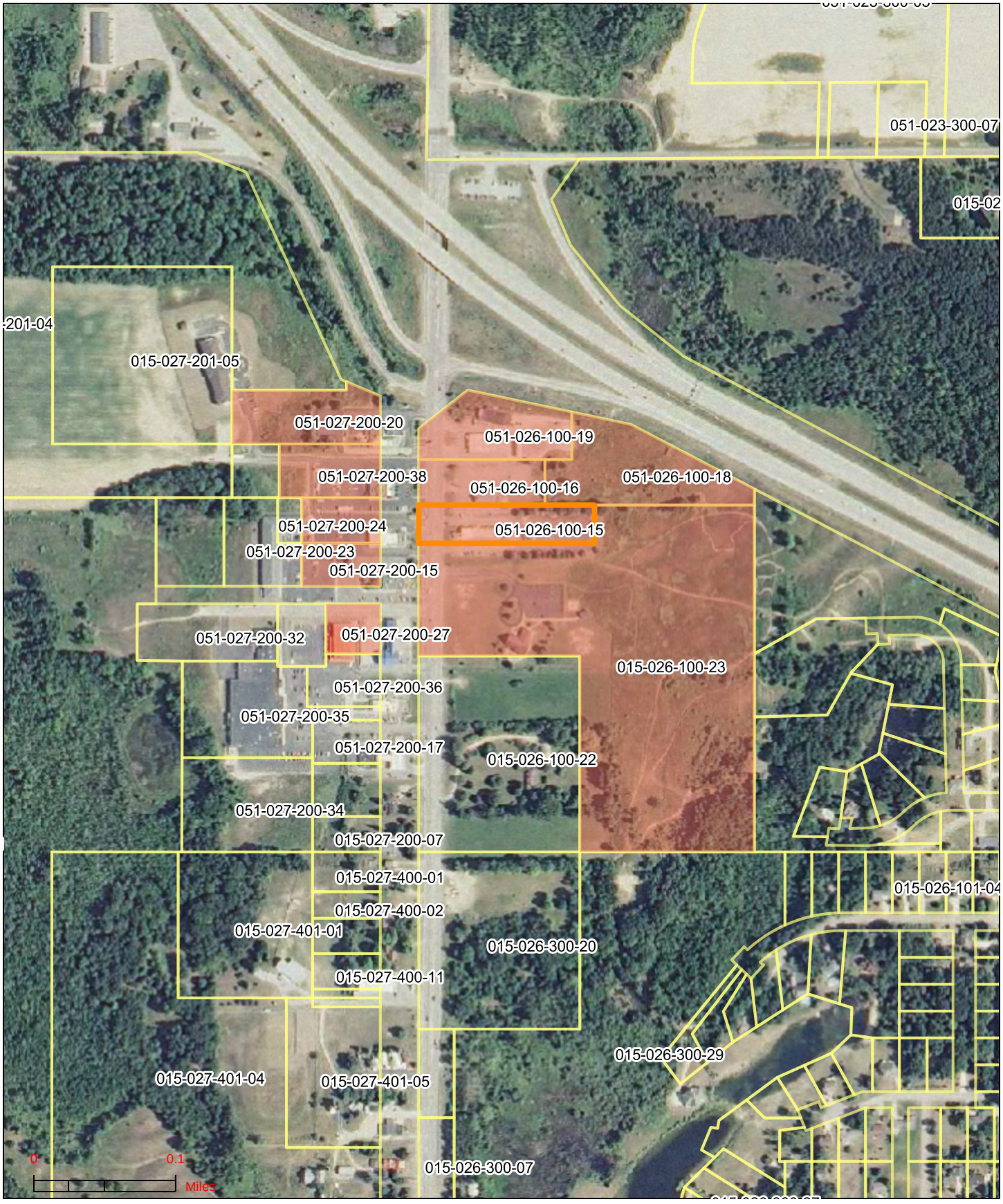
18-051-027-200-20
GPS HOSPITALITY #4892
2100 RIVEREDGE PKWY STE 850
ATLANTA GA 30328

18-051-027-200-23
SHREEJI-CLARE CORPORATION
1508 N MCEWAN ST
CLARE MI 48617

18-051-027-200-27
DROP TINE PROPERTIES LLC
5451 DEER RUN
GLADWIN MI 48624-9348

18-051-027-200-38
GATEWAY RESTAURANTS INC
CLARE BIG BOY
BIG BOY MANAGEMENT LLC
4199 MARCY ST
WARREN MI 48091

CLARE14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015-027-401-04
015-027-401-05
015-026-300-07
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Miles

CITY OF CLARE

202 West Fifth Street | Clare, Michigan 48617-1490
Office 989.386.7541 | Fax 989.386.4508
www.cityofclare.org

CITY HALL
Ph 989.386.7541
Fx 989.386.4508
www.cityofclare.org
Manager x102
Assessor x103
Clerk x106
Treasurer x107

DEPARTMENT OF PUBLIC WORKS
Ph 989.386.2182 or
989.386.7541 x202
Fx 989.386.4508

UTILITY BILLING
Ph 989.386.7541 x201

W/WWT PLANT
Ph 989.386.2321
Fx 989.386.2387

POLICE DEPT.
NON-EMERGENCY
Ph 989.386.2121
Fx 989.386.0440

FIRE DEPT.
NON-EMERGENCY
Ph 989.386.2151
Fx 989.386.3020

PARKS & RECREATION
Ph 989.386.7541 x213
Fx 989.386.4508

AIRPORT
Ph 989.386.0445
Fx 989.386.4508

May 23, 2018

Dear Property Owner:

The attached public notice is being sent to you because you own property within 300' of the location in which the applicant, McDonalds Corp., has submitted a Site Plan Application for proposed façade improvements to commercial building located at 10295 S. Clare Ave. A copy of the Site Plan Application is available for review in the City Clerk's office. The attached public notice appeared in the Clare County Review on Friday, May 25, 2018.

Please contact me if you have any questions or comments.

Sincerely,

Sarah Schumacher
Deputy Clerk
City of Clare

Enclosure

RESOLUTION 2018-016PC

A RESOLUTION OF THE CLARE CITY PLANNING COMMISSION APPROVING A FAÇADE IMPROVEMENT PROPOSAL FOR THE McDONALD'S RESTAURANT BUILDING LOCATED AT 10295 SOUTH CLARE AVENUE IN CLARE, MICHIGAN.

WHEREAS, the City of Clare has received a façade improvement application and all required supporting plans and drawings from L+A Architects of Troy, Michigan on behalf of McDonald's Restaurant Corporation to improve the façade for the McDonald's Restaurant commercial building located at 10295 South Clare Avenue in Clare, Michigan; and

WHEREAS, the City's Site Plan Review Committee has reviewed said proposed façade improvements with Mr. Greg Lautzenheiser, President of L+A Architects; have determined that said improvements meet the City's design and zoning requirements and further determined that the proposed improvements are in the best economic interests of the City of Clare; and

WHEREAS, the City's Site Plan Review Committee has recommend approval of the proposed façade improvements by unanimous vote of its members; and

WHEREAS, the City Planning Commission has, subsequent to a properly noticed public hearing, publicly considered and deliberated said proposed façade improvement and has determined that said proposal is in concert with the City's Comprehensive Master Development Plan; architecturally and aesthetically improves the present façade of said restaurant; and serves the best interests of the community of Clare at large.

NOW THEREFORE BE IT RESOLVED THAT the City Planning Commission of City of Clare hereby approves the proposal of L+A Architects to improve the façade of the commercial McDonald's Restaurant Building located at 10295 South Clare Avenue in Clare Michigan.

ALL RESOLUTIONS AND PARTS OF RESOLUTIONS INSOFAR AS THEY CONFLICT WITH THE PROVISIONS OF THIS RESOLUTION BE AND THE SAME ARE HEREBY RESCINDED.

The Resolution was introduced by Commissioner _____and supported by Commissioner _____. The Resolution declared adopted by the following roll call vote:

YEAS:

NAYS:

ABSENT:

Resolution approved for adoption on this 13th day of June 2018.

_____

Josh Clark, Chairman

AGENDA REPORT

TO: Planning Commission
FROM: Ken Hibl, City Manager
DATE: June 8, 2018
RE: Sign Ordinance Revision

For the Agenda of June 13, 2018

Background. The City's sign ordinance is in dire need of revision for two reasons: it has essentially been rendered invalid by a 2016 U.S. Supreme Court ruling in respect to sign content and due to significant inconsistencies and irregularities in the current ordinance. The Planning Commission is the primary overseer and responsible proponent within the City for the sign ordinance and sign standards within the City. Our City Attorney has provided via memo (*copy att'd*) basic guidance for the required sign revision and has included with that guidance a copy of an existing sign ordinance from the City of Holland.

The Planning Commission is asked to review the City Attorney correspondence prior to the scheduled June 13th meeting and discuss and formulate a proposed plan and timeline for the needed sign ordinance revision.

Issues & Questions Specified. Should the Planning Commission commence the process to revise the City's sign ordinance?

Alternatives.

1. Commence the process to revise the City's sign ordinance.
2. Set aside the matter for further consideration and/or deliberation.

Financial Impact. Presently indeterminable. However, the current sign ordinance is not enforceable; consequently, the longer we delay revising the ordinance, the less control we will have over signs within the City.

Recommendations. I recommend that the Planning Commission commence the process to revise the City's sign ordinance codes.

Attachment. City Attorney Sign Ordinance Guidance.

Memo

To: Planning Commission, City of Clare

From: Jaynie Smith Hoerauf

Date: March 21, 2018

Re: Developing new sign regulations

City Code sections impacted:

- Sign code itself: 52-437 through -438
- Downtown Development District sign standards found in 52-276, 277, 279
- Home occupation signs 52-142
- Signs and sandwich boards in Industrial 52-245
- Sign design standards in non-residential 52-314
- Sign standards in special use requirements 52-348(g)
- Possibly lighting standards in 52-505

<u>Occurrences in the City Code, pertaining to signs, that are not impacted</u>:

52-111 Clear vision requirements

24-164 Providing for street signs

27-93 Warning signs on Medical Marihuana business premises

28-91, 28-123, 28-324 Various crimes

34-74 Peddlers, secondhand goods

Chapter 40 Sign mentions in the street code.

Chapter 44 Traffic signs

City of Holland, MI
Wednesday, March 21, 2018

Chapter 39. Zoning

ARTICLE IX. Signs

Sec. 39-345. Intent and purpose.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1373, 11-5-2003]

(a) This article is intended to protect and further the health, safety, and welfare of the residents of the City of Holland; to further the intent of the City of Holland Zoning Ordinance and its zoning districts; to prevent traffic hazards; to provide safer conditions for pedestrians; to improve community appearance; and to promote economic development by regulating the construction, alteration, repair, maintenance, size, location and number of signs.

(b) When more restrictive with respect to location, use, size, height or other requirements relating to structural safety, the provisions of the building code of the City shall take precedence over this article.

Sec. 39-346. Definitions.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1208, 3-4-1998; Ord. No. 1356, 12-4-2002; Ord. No. 1373, 11-5-2003; Ord. No. 1427, 10-19-2005; Ord. No. 1436, 1-4-2006; amended 9-3-2014 by Ord. No. 1634]
The following words and phrases shall be interpreted and construed in accordance with the definitions delineated herewith.

AWNING OR CANOPY
A retractable or fixed shelter constructed of materials on a supporting framework that projects from the exterior wall of a building.

AWNING OR CANOPY SIGN
A sign fixed to or integral with the surface of an awning or canopy.

BALLOON SIGN
A sign composed of an inflatable, nonporous bag.

BANNER SIGN
A fabric, plastic, or other sign made of nonrigid material without an enclosing structural framework.

BILLBOARD OR OFF-PREMISES ADVERTISING SIGN
A sign which contains a message or advertises an establishment, product, service, space or activity not available on the lot on which the sign is located. For purposes of this article, a movable freestanding sign in the C-3 Zone District is not considered a billboard or off-premises advertising sign.

BUILDING CODE
The current code or codes in effect in the City which governs the erection, alteration, maintenance and removal of structures, including all signs not specifically exempted from the provisions thereof.

CANOPY
Refer to awning or canopy definition.

CONSTRUCTION SIGN

A sign which identifies the owners, financiers, contractors, architects, engineers or tenants of a project under construction.

DIRECTIONAL SIGN

A sign which gives directions or instructions for the use on the lot on which the sign is located, such as parking or exit and entrance signs.

ESSENTIAL SERVICES

Equipment and accessories reasonably necessary for the furnishing of utility service or for the public health, safety, or general welfare by public utilities or municipal departments and commissions.

FREESTANDING SIGN

A permanent sign which is not attached to a building.

GOVERNMENT SIGN

A temporary or permanent sign erected by the City of Holland, Allegan or Ottawa County, or the state or federal government including temporary signs as necessary in conjunction with the improvement of public infrastructure.

MARQUEE

A permanent structure, constructed of rigid materials, that projects from the exterior wall of a building.

MARQUEE SIGN

A sign affixed flat against the surface of the marquee.

MOVEABLE FREESTANDING SIGN

A freestanding sign not anchored or secured to a building or the ground.

MURAL

[Amended 9-3-2014 by Ord. No. 1634]

(a) Type 1: A design or representation which does not contain promotional or commercial advertising painted or drawn on a wall.

(b) Type 2: An original, one-of-a-kind unique design or representation which contains limited references to the establishment, product, or service provided on the site which is painted or drawn on a wall on that site.

NEIGHBORHOOD COMMERCIAL DISTRICT IDENTIFIER SIGN

A sign located at, near, or within the boundary of an established neighborhood commercial area (excluding the C-3 Downtown Commercial District) and solely identifying the traditional or newly designated name and/or logo of the neighborhood commercial area.

OPEN FLAG

A flag which provides notice to the public that a business is open.

PLACARD

A sign which provides notices of a public nature, such as "No Trespassing" or "No Hunting" signs.

PERMANENT SIGN

A sign which has a permanent location on the ground or which is attached to a structure having a permanent location and which meets the structural requirements for signs as established in the building code.

POLITICAL SIGN

A temporary sign used in connection with an official City of Holland, school district, county, state, or federal election or referendum.

PRE-CONSTRUCTION SIGN

A sign which identifies the owners, financiers, contractors, architects, engineers or tenants of a project planned for construction and may include a fund-raising appeal.

PROJECTING SIGN

A double-faced sign attached to a building or wall.

READER BOARD

A portion of a sign on which copy is changed periodically either manually or electronically.

REAL ESTATE SIGN

A sign advertising the real estate upon which the sign is located as being for sale, rent, or lease.

ROOF LINE

The eave line of a roof or building parapet, whichever is higher, but excluding any cupolas, chimneys, or other minor projections.

ROOF SIGN

A sign erected above the roof line of a building.

SIGN

A device, structure, fixture, or placard using graphics, symbols, and/or written copy designed specifically for the purpose of advertising or identifying an establishment, product, or service, or activity provided on the site on which the sign is located. This definition does not include designs or representations which are a Type 1 or Type 2 mural.
[Amended 9-3-2014 by Ord. No. 1634]

SIGN FACE

The section of a billboard or off-premises advertising sign that displays a message or messages facing in one direction. It shall include the entire area of the portion of the billboard or off-premises advertising sign that is above the supporting pole(s) and any other part that displays a message.

TEMPORARY SIGN

A sign intended for a limited period of display.

WALL SIGN

A single-faced sign painted or attached directly to and parallel to the exterior wall of a building.

WINDOW SIGN

A sign placed on the inside of a window and intended to be viewed from the outside.

Sec. 39-347. General sign provisions.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1208, 3-4-1998; Ord. No. 1366, § 9, 8-20-2003; Ord. No. 1373, 11-5-2003]

(a) Any sign and supporting structure (other than a billboard or off-premises advertising sign) which for a period of 60 days no longer advertises or identifies a bona fide business conducted or product sold shall be removed by the owner, agent, or person having the beneficial use of the building, structure, or property upon which such sign is located, within 30 days of receipt of written notice by the Building Official.

(b) No light pole, utility pole, or other supporting member of a building or property shall be used for the placement of any sign unless the owner of the pole or supporting member has given permission for such use and the sign conforms to all requirements of this Article IX.

(c) Except for signs for home occupations, and moveable freestanding signs, all signs may be internally or externally illuminated. If externally illuminated, the source of the light shall be enclosed and directed to prevent the source of light from shining directly onto traffic or residential property.

(d) A sign accessory to a nonconforming use or structure shall conform to the provisions of the zone district in which the nonconforming use or structure is located.

(e) Painted or paper-faced signs shall be maintained free of peeling paint or paper, sun fading, staining, rust, or other conditions which impair the legibility or intelligibility of such sign.

(f) Any signs permitted by the provisions of this article, including all supports, braces, guys and anchors, shall be maintained in conformance with this article and in such a manner so as not to cause a hazard to the public.

(g) Except as provided for moveable freestanding signs in Section **39-361(e)** and open flags in Section **39-354(f)**, signs shall not be placed in, upon, or over any public right-of-way, alley, or other public place, except as may be otherwise permitted by this article and unless a revocable license is approved by the City Council.

(h) Reader boards are permitted on a wall or a freestanding sign but not on both signs at one business, property, address or location.

(i) Except as provided for open flags in Subsection **39-354(f)**, any sign not resting directly on the ground, exceeding six square feet and set back less than 10 feet from the right-of-way, shall maintain a minimum clear space of eight feet from the bottom of the sign to the ground.

(j) Awnings, canopies, marquee signs or projecting signs which extend over the City right-of-way shall maintain a clear space of eight feet from the bottom of the awning, canopy, or marquee to the grade. In the event the awning, canopy, marquee, or projecting sign extends over the City right-of-way, a revocable license from City Council is necessary prior to receiving a permit.

(k) All signs shall comply with the building and electrical codes of the City of Holland. Underground wiring shall be required for all illuminated signs, or signs requiring electrical connections except for permitted temporary signs.

(l) Murals.
[Added 9-3-2014 by Ord. No. 1634]

(1) Type 1 and Type 2 murals are allowed in all districts, subject to the restrictions set forth in this subsection.

(2) Prior to installation of a mural, the property owner or tenant shall apply for a determination of whether the proposed design or representations is a sign, a Type 1 mural or a Type 2 mural and, if the proposed design or representations is a Type 2 mural, whether it complies with the requirements of this subsection.

a. The application shall be to the Design Review Board (DRB) if the proposed location of the design or representations is on property within the C-3 Downtown Commercial Zone District.

b. The application shall be to the Director of Community and Neighborhood Services or his/her designee if the proposed location of the design or representations is in any other district.

(3) After the determination:

a. If the proposed design or representations is determined to be a sign, the applicant shall comply with all further review and requirements of this chapter for signs before creating or installing the sign.

b. If the proposed design or representations is determined to be a Type 1 mural, no further review or action is necessary before creating or installing the mural.

c. If the proposed design or representations is determined to be a Type 2 mural, the applicant shall obtain a determination of whether the Type 2 mural complies with all requirements of Subsection (l)(4) of this section before creating or installing the mural.

(4) A Type 2 mural shall be allowed if:

a. The graphics, words, and/or symbols referencing the establishment, product, or service are limited in scope and dominance, and not readily construed as commercial advertising. References must be subtle and integrated into the overall mural.

b. For purposes of this subsection, "limited in scope and dominance" shall mean not exceeding 20% of the wall area on which it is located, integrated throughout the mural and not be placed in a concentrated area or manner where it becomes, in essence, a prominent advertisement.

c. The references to an establishment, product, or service are not in the form of traditional building signage. Traditional signs on the same wall will be reviewed separately under applicable sign requirements.

(5) Where numbers of signs or maximum square footages apply to a particular location, a mural shall not count as a sign nor figure into the allowable sign area.

(6) An aggrieved applicant may file an appeal to the Board of Appeals for review of a decision relating to a mural. The Board of Appeals shall review the decision based on the criteria in this Subsection (l).

Sec. 39-348. Sign prohibitions.

[Ord. No. 1188, 2-19-1997; Ord. No. 1274, 3-1-2000; Ord. No. 1373, 11-5-2003; Ord. No. 1443, 2-15-2006; Ord. No. 1459, § 2, 8-2-2006; Ord. No. 1478, § 2, 6-6-2007]

(a) Strings of light bulbs, pennants, streamers, banners, or flags (other than those of governmental nature not used for the purpose of commercial advertisement and open flags) are prohibited, except as permitted in Sections **39-353(n)**, **39-354**, **39-356**, **39-357**, **39-361**, and 39-364 as temporary signs for promotions.

(b) Signs, including reader boards, shall not employ any flashing, moving, oscillating, blinking, or variable intensity light, however, variable time-temperature signs may be permitted, and electronic message reader boards shall not change more than once every seven seconds and shall not provide for other than instantaneous changes. Rolling or fade-in/fade-out signs are prohibited. Electronically controlled message reader boards are not permitted within the C-3 Central Business District.

(c) Signs shall not contain any moving or animated parts or be designed so as to give the appearance of movement.

(d) A sign shall not be erected in any place where it may, by reason of its position, shape, color, or other characteristic, interfere with, obstruct the view of, or be confused with any authorized traffic signs, signal, or device, or constitute a nuisance per se.

(e) A wall sign shall not extend beyond the edge of the wall to which it is affixed nor extend above the roof line of a building.

(f) Roof signs are not permitted.

(g) Billboards and advertising signs are not permitted.

(h) Balloon signs are prohibited except as permitted in Sections **39-357** and **39-364** as a temporary sign for promotions.

(i) Any vehicle (including trailers) which has the primary function of acting as a sign shall not be permitted.

(j) Any sign which is not specifically permitted by, or does not conform, to the provisions of this article is prohibited.

Sec. 39-349. Units of measurement.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1373, 11-5-2003]

(a) The area of a sign shall be measured as the area within a single, continuous perimeter composed of either the smallest square, rectangle, or circle which encloses the extreme limits of writing, representation, emblem, logo, or any other figure of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding only the structure necessary to support the sign. Reader boards shall be included in the sign measurements.

(b) The area of a freestanding or projecting sign that has two or more faces shall be measured by including the area of all sign faces, except if two such faces are placed back-to-back and are of equal size, the area of the two back-to-back faces shall be counted as one face. If the two back-to-back faces are of unequal size, the larger of the two sign faces shall be counted as the one face.

(c) The height of a sign shall be measured as the vertical distance from the highest point of the sign to the grade of the ground immediately beneath the sign.

Sec. 39-350. Nonconforming signs.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1208, 3-4-1998; Ord. No. 1373, 11-5-2003]

(a) Except as provided for moveable freestanding signs in Section **39-361(e)** and open flags in Section **39-354(f)**, every permanent legally existing sign which does not conform to the height, size, area, or location requirements of this article as of the date of the adoption of this ordinance, is hereby deemed to be nonconforming.

(b) Nonconforming signs may not be expanded, enlarged, or extended; however, said signs may be maintained and repaired so as to continue the useful life of the sign.

(c) For purposes of this section, a nonconforming sign may be diminished in size or dimension or the copy of the sign amended or changed without jeopardizing the privilege of nonconforming use.

(d) Any nonconforming sign, sign structure, or frame substantially destroyed by fire or other casualty loss shall not be restored or rebuilt.

(e) When a nonconforming sign, or portion thereof, is removed, it shall be replaced only with a sign that conforms with all requirements of the zoning district within which the property is located. A sign which may be removed for maintenance or repair purposes in accordance with Section **39-350(b)** following a permit from the building and zoning inspector or authorized representative that the sign would be reinstalled within 90 days of removal or the right of nonconforming use shall be deemed abandoned.

Sec. 39-351. Removal of unsafe or unlawful signs.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1373, 11-5-2003; Ord. No. 1525, 1-7-2009]

(a) If the Building Official, zoning inspector or their authorized representative determines that any sign regulated by this article is unsafe or constitutes a hazard to the public, such as obstructing vision of vehicle drivers or pedestrians, or has been constructed, erected or maintained in violation of the provisions of this article, the official or inspector may remove the sign or require its immediate removal.

(b) Any sign placed or erected in a public street, alley or right-of-way, or other public place, which is not specifically permitted in such place, shall be deemed an unlawful sign and the department of the City having jurisdiction over the maintenance of such public place shall remove such sign or require its immediate removal. Such removal may be without written or other notice to the owner, lessee or person of the property adjacent to the public street, alley or right-of-way, or other public place upon which such sign is located.

(c) A person who violates or fails to comply with a notice to remove the sign under this section is responsible for a class II civil infraction and is subject to the civil fines set forth in the schedule of fees and charges

adopted in Section 2-118 of this Code or any other relief that may be imposed by the court. Each act of violation and each day upon which such violation occurs shall constitute a separate violation.

Sec. 39-352. Sign permits.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1309, 8-1-2001; Ord. No. 1373, 11-5-2003]

(a) No person shall erect, alter, place or permit to be placed, or replace any sign structure, except as provided herein, without first obtaining a permit as required by this chapter or as otherwise required by the Holland City Code.

(b) Sign erector's licensing. No person shall erect or place on any property any sign (other than open flags, temporary signs, or movable freestanding signs) which has a maximum vertical height greater than the horizontal distance from any portion of the sign to any property line of the property, unless such person has obtained a sign erector's license as provided herein. Any person desiring a sign erector's license shall make written application to the City Clerk, on forms prescribed by the Clerk, and shall pay the fee as established by City Council.

(c) Before a sign erector's license shall be issued, the applicant shall file with the City Clerk evidence satisfactory to the City that public liability and property damage insurance has been obtained under which the applicant and the City are coinsured with respect to any personal injury or property damage arising out of any act done or negligence committed while acting under any license permit, whether such act or negligence be of the licensee and subcontractor of the licensee, or any other person who may be performing any act under or in accordance with the authority granted by such license or permit. Such policies of insurance shall insure both the applicant and the City against loss or damage to any person or property as a result of the acts or omissions of the licensee. Such insurance shall be in the amount specified in Chapter 10 from an insurer approved by the Commissioner of Insurance of the state. Every policy of insurance required by this section shall bear an endorsement to the effect that the insurer shall notify the licensee and the City Clerk in writing at least 10 days prior to the expiration of such policy.

(d) If the licensee shall at any time fail to comply with the provisions of this article or shall fail to comply with any written directions of the Building Official and zoning inspector, based upon the provisions of this article, the Building Official and zoning inspector or authorized representative may proceed with legal action to suspend or revoke the license.

Sec. 39-353. Exempt signs.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1206, 12-17-1997; Ord. No. 1373, 11-5-2003; Ord. No. 1508, 7-16-2008]

The following signs are exempt from the regulations of this chapter regarding height, area, and permits:

(a) Government signs.

(b) Highway and street signs erected by a state, county or municipal road agency identifying streets or highways, giving direction to streets or places of interest or establishing restrictions or conditions of use for street or highways. This exemption shall further include all such signs authorized by a road agency in conjunction with street or utility construction projects denoting detours, or identifying access to business or industrial areas or sites when normal access is disrupted by such construction.

(c) Historic markers placed under the authority of the local, state or federal government.

(d) Window signs.

(e) Murals in zone districts other than C-3 when approval of the Design Review Board is required.

(f) Essential service signs.

(g) Placards not exceeding two square feet.

(h) Flags of any nation, state, City, corporation, educational institution, college university, or nonprofit organization.

(i) Notwithstanding other provisions of this article, the City Council may authorize signs otherwise prohibited for a maximum of 14 days in conjunction with the Tulip Time Festival.

(j) Light strings shall be permitted during November and December for activities associated with holiday sales or events and permitted all year in conjunction with activities of the Downtown Development Authority.

(k) Signage with the international symbol of accessibility or van accessible recognized logo for such designation.

(l) Temporary signs used for holidays, public demonstrations, or promotion of civic welfare or charitable purposes, when authorized by City Council.

(m) An on-site temporary garage, yard, basement, auction or estate sale sign for residential properties in any zone district, provided that the sign be displayed on the subject property no more than two days prior to the sale, that it be removed within 24 hours of the conclusion of the sale, and that it be a maximum of six square feet in size.

(n) One temporary sign for the promotion of special events or activities by churches, nonprofit or educational institutions; provided that the sign be displayed no more than two weeks prior to the event or activity and that it be removed within 48 hours of the conclusion of the event or activity; provided further that no sign be within 12 feet of the right-of-way unless it is flat against a building.

(o) Signage or advertising that is an integral part of a fabric umbrella, used primarily to provide shade or cover to customers at a dining table within an approved outdoor dining area in conjunction with a licensed food service establishment.

Sec. 39-354. Signs exempt from building permits.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1356, 12-4-2002; Ord. No. 1373, 11-5-2003; Ord. No. 1451, 4-26-2006; Ord. No. 1509, 7-16-2008]

The following signs shall not require a building permit but shall comply in all other respects with the regulations set forth herein:

(a) Political signs are subject to the following provisions:

(1) Political signs shall be no larger than six square feet in residential zone districts and no larger than 32 square feet in nonresidential zone districts.

(2) Political signs shall be placed only on private property with the permission of the property owner, not in the right-of-way.

(3) Political signs shall be no higher than six feet from the grade.

(4) Political signs shall not obstruct visibility at road intersections.

(b) Real estate signs are subject to the following provisions:

(1) Real estate signs shall be no larger than six square feet in residential zone districts and no larger than 32 feet in nonresidential zone districts.

(2) Real estate signs shall be placed only on private property with the permission of the property owner, not in the right-of-way.

(3) Real estate signs shall be removed within 30 days after closing of the sale or lease of the property.

(4) Real estate signs shall be no higher than six feet from the grade.

(5) One real estate sign per street frontage except during the period an open house is conducted, wherein signs directing traffic to the open house are permitted.

(6) Real estate signs announcing the sale of properties within a subdivision provided that such signs do not exceed 32 square feet in area; and that the signs be removed at such time as 75% or more of the lots in such subdivisions are sold.

(c) Construction signs are permitted within any zone district subject to the following provisions:

(1) Construction signs shall not be erected until a building permit has been issued for the project which is the subject of the proposed sign, and construction activity has begun.

(2) Construction signs shall be removed immediately upon the issuance of any occupancy permit or completion of the structure(s) or facility which is the subject of the sign.

(3) Construction signs shall not exceed the maximum size for the type of sign in the zone district in which they are located.

(d) Preconstruction signs are permitted in any zone district except the AG Agriculture District, R-1 Residential District and R-2 Residential Districts, subject to the following provisions:

(1) Preconstruction signs shall be allowed during 18 months after issuance of a demolition permit for the property on which the sign is located.

(2) Preconstruction signs shall also be allowed during the 18 months after approval of a site plan or development plan for the property on which the sign is located and during any extension of a site plan or development plan.

(3) Preconstruction signs shall be removed immediately upon the earlier of:

a. The issuance of any occupancy permit or completion of the structure(s) or facility which is the subject of the sign;

b. Erection of a construction sign; or

c. Expiration of the time periods described in Subparagraphs (1) and (2).

(4) Preconstruction signs shall not exceed the maximum size for the type of sign in the zone district in which they are located.

(e) Directional signs are permitted subject to the following provisions:

(1) Directional signs shall not exceed six square feet in area and six feet in height.

(2) Directional signs shall be limited to the identification of functions such as traffic control, loading areas, employment office.

(f) Open flags in the C-1 Neighborhood Commercial District, the C-2 Highway Commercial District and the C-3 Central Business District are permitted subject to the following conditions:
[Amended 2-6-2013 by Ord. No. 1601]

(1) One open flag per business establishment.

(2) The open flag shall be displayed only during the hours a business is open to the public and the entire open flag (including the structure) shall be removed during the hours the business is closed.

(3) The open flag shall be attached to the wall of the building at least six feet above the adjacent grade. Any portion of the flagpole over a public right-of-way shall maintain a minimum clear space of eight feet from the bottom of the flagpole to the ground.

(4) The top of the flag structure is not more than 15 feet above the adjacent grade.

(5) The flagpole does not project more than three feet from the face of the wall to which it is attached.

(6) The flag and its support do not impede pedestrian movement, or present a hazard to people or property.

(7) Open flags shall not exceed a maximum size of 10 square feet.

(8) Open flags that extend into a public right-of-way shall be deemed temporary signs and will not create nonconforming or other property rights in the event this article is revised.

Sec. 39-355. Regulations of residential and agricultural zone districts.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1233, 12-16-1998; Ord. No. 1366, § 10, 8-20-2003; Ord. No. 1373, 11-5-2003; Ord. No. 1415, § 3, 6-1-2005]
The following provisions shall apply to signs located in the R-1, R-2, R-3, R-4, R-5, R-6, R-TRN, PRD, and AG Districts:

(a) Freestanding signs for residential subdivisions, mobile home parks, multiple-family complexes having six or more units, schools, churches, or other nonresidential uses permitted in the district:

(1) Number: Two signs per subdivision, park, multiple-family complex, school, church or other use.

(2) Size: Each sign shall be no greater than 32 square feet.

(3) Location: Signs in excess of 16 square feet in size shall be set back at the minimum building setback for the zone district in which the sign is located. Signs measuring 16 square feet or less in size shall be located at least 12 feet from any property line.

(4) Height: No higher than six feet from grade.

(b) Wall signs for multiple-family complexes having six or more units, and nonresidential uses:

(1) Number: One per street frontage.

(2) Size: No greater than 12 square feet.

(c) Signs for bed-and-breakfast establishments:

(1) One freestanding identification sign not exceeding four square feet in area nor three feet in height to be located not less than 15 feet from the public right-of-way; or

(2) One identification sign not exceeding six square feet in area which shall be affixed flat against the residence.

Sec. 39-356. Education District.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1373, 11-5-2003]
The following provisions shall apply to signs located in the Education District:

(a) Because such signs are intended primarily to be of such size, scale and location as to serve a pedestrian-oriented community, they shall be exempt from the requirements of this chapter with respect to height, area, and location.

(b) Signs permitted in this district:

(1) Signs exempt under Section 39-353;

(2) Building identification signs;

(3) Traffic, parking, and pedestrian directional and information signs; and

(4) Bulletin boards, kiosks, flags, banners, pennants, or other temporary signs or displays related to school activities or events.

Sec. 39-357. Commercial districts.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1373, 11-5-2003; Ord. No. 1427, 10-19-2005; Ord. No. 1459, § 1, 8-2-2006; Ord. No. 1478, § 2, 6-6-2007]

The following conditions shall be required in all commercial districts:

(a) Temporary signs or banners for business promotions are permitted subject to a sign permit provided:

(1) Signs shall be displayed no longer than 14 consecutive days.

(2) Signs shall occur not more than twice in any calendar year for any single commercial property.

(3) Signs shall comply with yard and height requirements for other signs in the zoning district.

(b) Wall signs shall not extend more than 12 inches from the wall of the building.

(c) Menu signs at drive-through restaurant facilities are permitted provided that the total area of such signs does not exceed 32 square feet and that the signs are not designed or so located as to be read from the public right-of-way. Speakers on such signs shall be directed away from residential uses.

(d) Neighborhood Commercial District identifier sign.

(1) Findings of approval. The Director of the Community and Neighborhood Services Department or a duly appointed designee shall approve an application for a neighborhood district identifier sign if the following findings are made:

a. The sign identifies and is located in the established neighborhood commercial area;

b. The neighborhood commercial area shall be comprised of two or more storefront businesses on two or more separate properties;

c. The size, type and location of the sign is compatible with the neighborhood commercial district in which the sign will be located;

d. The sign will enhance the identification of the neighborhood commercial area;

e. The proposed identifier name for the sign is the established name of the neighborhood commercial area as generally recognized by the businesses of said area;

f. The sign will benefit all businesses within the neighborhood commercial area and shall not include specific advertising for any particular business;

g. Two signs shall be allowed per neighborhood commercial area.

h. All such signs within a single district shall be of the same design.

(2) Construction standards.

a. Signs shall be located on private property and shall not reduce otherwise allowable signage for the property where the sign is located.

b. Freestanding signs shall have a maximum height of six feet, a maximum size of 25 square feet, and shall not be allowed to create a vision problem for passing motorists and pedestrians.

c. Wall mounted signs may be placed on the front facade or side of a building and shall have a maximum size of 25 square feet.

(3) Notice requirements. Notice of the application shall be published and given to all owners as required by MCLA § 125.584a(3) and (4). The procedure for reviewing the application shall be as set forth in MCLA § 125.584a(3) and (4).

(4) Appeals. Appeals for decisions made under this section shall go to the Zoning Board of Appeals.

(e) Temporary signs in PUD Districts. Commercial businesses are permitted to have temporary signs or banners subject to a sign permit and the following requirements:

(1) Signs shall be displayed no longer than 14 consecutive days.

(2) Signs shall occur not more than twice in any calendar year for any single commercial PUD property.

(3) Signs shall comply with C-2 District yard and height requirements.

Sec. 39-358. C-1 Neighborhood Commercial District.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1373, 11-5-2003; Ord. No. 1451, 4-26-2006; Ord. No. 1487, 1-9-2008; Ord. No. 1501, § 1, 4-23-2008]
The following provisions shall apply to signs located in the C-1 Neighborhood Commercial District:

(a) Illuminated signs: Illuminated signs shall be lit only during the actual hours of business operation.

(b) Wall signs:

(1) Number: Maximum number of signs shall not exceed one per tenant per street frontage or parking area frontage.

(2) Size: The maximum area for all wall signs per building may not exceed one square foot of sign area for each one foot of building length of the wall upon which the sign is to be displayed.

(c) Awning, canopy, and marquee signs: The total sign area shall not exceed one square foot for each linear foot of street frontage of the wall upon which the awning, canopy, or marquee is located. Signs shall be affixed flat to the awning, canopy, or marquee.

(d) Projecting signs:

(1) Number: One per building wall which faces a street or parking lot. A building having multiple commercial tenants is permitted more than one projecting sign on street or parking lot frontage provided that the number of projecting signs does not exceed one for each 25 feet of frontage and one per tenant.

(2) Size: Signs shall not exceed six square feet in area per sign.

(3) Location:

a. Signs shall not project more than 36 inches from the face of the building or wall, nor extend beyond the roof or eave line for a one story building.

b. Signs shall maintain a clearance of eight feet from the sidewalk.

c. Signs shall be located below the window sill of the second floor window.

(e) Moveable freestanding signs:

(1) Permits:

a. No moveable freestanding signs shall be placed on public or private property unless the property owner or occupant first obtains an annual permit. Moveable freestanding signs shall not be placed on public or private property after an annual permit expires.

b. No moveable freestanding sign shall be placed in a public right-of-way, except as allowed by an annual permit.

c. An applicant shall apply for an annual permit. The permit shall be issued for a one-year term on the following conditions:

1. The applicant submits a completed application, including any addenda, on forms as required by the City and pays the fee and submits proof of general liability insurance as required by resolution of the City Council;

2. The applicant has not repeatedly violated the annual permit or ordinances pertaining thereto; and

3. The applicant presents an application found to be in full compliance with current zoning requirements.

d. The permit for a moveable freestanding sign is not a permanent right and is subject to revocation by the City.

e. A legible copy of the approved permit shall be affixed to the inside surface of the sign to assist in the enforcement of the annual permit requirements.

(2) Design: A moveable freestanding sign shall be designed to be placed and removed during certain hours. A moveable freestanding sign shall be of a scale and design intended for viewing from the public right-of-way.

(3) Number: One moveable freestanding sign per ground floor business.

(4) Attachment: The sign shall not be attached to a building, or secured to or placed in the ground, nor attached or secured to any element including, but not limited to, trees, signs, light poles, planters, or other similar objects.

(5) Size: No moveable freestanding sign shall exceed 30 inches wide by 48 inches high by 30 inches deep, with height of the sign measured from the sidewalk or immediately adjacent grade.

(6) Location: At least one point of the sign shall be placed within one foot of the building. A movable freestanding sign shall be placed within the public right-of-way on the same side of the street or alley and within lot line extensions of the business it promotes, or on the parcel of the business it promotes.

(7) Obstruction: There shall be provided, at all times, an unobstructed, straight sidewalk aisle of not less than four feet in width. No moveable freestanding sign shall be placed in a manner that obstructs or impedes sidewalk snow plowing or cleaning. The owner of the sign shall be responsible for any displacement or damage to the sign that may occur as the result of sidewalk or street snow plowing or sweeping. No moveable freestanding sign shall be placed in such a way as to create a visibility hazard for vehicular, bicycle and/or pedestrian traffic.

(8) Construction: All moveable freestanding signs shall be constructed of wood, metal, or other similarly durable material. Such signs shall have adequate support to prevent tipping or movement of the sign, and shall not present a tripping hazard to pedestrians.

(9) Illumination: Moveable freestanding signs shall not be illuminated.

(10) Limitations on display:

a. Moveable freestanding signs shall be displayed only during the hours the business it promotes is open.

b. The entire sign structure, including sign panel and supporting structure, shall be removed and placed indoors during those hours not on display.

c. If the property on which the moveable freestanding sign is to be located is situated on a Tulip Time parade route, said signs shall not be displayed one hour before a Tulip Time Festival parade, during such parade, and one hour after such parade.

(f) Open flags: Open flags subject to the requirements of Subsection **39-354(f)**.

(g) Freestanding signs:

(1) Number: One sign per property.

(2) Size: Properties with frontage on a street that has a posted speed limit of 35 miles per hour or less shall have a maximum freestanding sign area of 25 square feet. Properties with frontage on a street that has

a posted speed limit of greater than 35 miles per hour shall have a maximum freestanding sign area of 50 square feet.

(3) Location: Signs shall be located a minimum of five feet from any property line.

(4) Height: Signs shall be no higher than five feet from the grade.

Sec. 39-359. C-2 Highway Commercial District.

[Ord. No. 1100, 12-15-1993; Ord. No. 1145, 5-24-1995; Ord. No. 1188, 2-19-1997; Ord. No. 1373, 11-5-2003; amended 2-6-2013 by Ord. No. 1601]

(a) Wall signs: The maximum total area for wall signs on each wall shall not exceed 10% of wall area of the wall upon which the sign or signs are placed.

(b) Freestanding signs.

(1) Number: one per lot or parcel except where street frontage exceeding 300 continuous linear feet, then two signs shall be permitted on that lot or parcel.

(2) Size: The total sign area shall not exceed one square foot for each linear foot of street frontage, and in no case shall the maximum sign area for a freestanding sign exceed 75 square feet. Properties located with street frontage on principal route U.S. 31 (excluding business routes) or Chicago Drive east of Waverly Road may have a freestanding sign which measures a maximum of 100 square feet.

(3) Location: Signs shall be located at least 12 feet from any property line.

(4) Height: Signs shall be no higher than 25 feet from the grade.

(c) Awning, canopy, and marquee signs. The total sign area shall not exceed one square foot for each linear foot of street frontage of the wall upon which the awning, canopy, or marquee is located. Signs shall be affixed flat to the awning, canopy, or marquee.

(d) Projecting signs:

(1) Number: one per building wall that faces a street or parking lot. A building having multiple commercial tenants is permitted more than one projecting sign on a street or parking lot frontage, provided that the number of projecting signs does not exceed one for each 25 feet of frontage and one per tenant.

(2) Size: Signs shall not exceed six square feet in area per sign.

(3) Location:

a. Signs shall not project more than 36 inches from the face of the building or wall, nor extend beyond the roof or eave line for a one-story building.

b. Signs shall maintain a clearance of eight feet from the sidewalk.

c. Signs shall be located below the window sill of the second floor window.

(e) Moveable freestanding signs:

(1) Permits:

a. No moveable freestanding signs shall be placed on private property unless the property owner or occupant first obtains an annual permit. Moveable freestanding signs shall not be placed on private property after an annual permit expires.

b. No moveable freestanding sign shall be placed in a public right-of-way.

c. An applicant shall apply for an annual permit. The permit shall be issued for a one-year term on the following conditions:

1. The applicant submits a completed application, including any addenda, on forms as required by the City and pays the fee and submits proof of general liability insurance as required by resolution of the City Council;

2. The applicant has not repeatedly violated the annual permit or ordinances pertaining thereto; and

3. The applicant presents an application found to be in full compliance with current zoning requirements.

d. The permit for a moveable freestanding sign is not a permanent right and is subject to revocation by the City.

(2) Number: one moveable freestanding sign per ground floor business.

(3) Attachment: The sign shall not be attached to a building, or secured to or placed in the ground, nor attached or secured to any element, including, but not limited to, trees, signs, light poles, planters, or other similar objects.

(4) Size. No moveable freestanding sign shall exceed 30 inches wide by 48 inches high by 30 inches deep, with height of the sign measured from the sidewalk or immediately adjacent grade.

(5) Location: At least one point of the sign shall be placed within one foot of the building.

(6) Obstruction: There shall be provided, at all times, an unobstructed, straight sidewalk aisle of not less than four feet in width. No moveable freestanding sign shall be placed in a manner that obstructs or impedes sidewalk snowplowing or cleaning. No moveable freestanding sign shall be placed in such a way as to create a visibility hazard for vehicular, bicycle and/or pedestrian traffic.

(7) Construction: All moveable freestanding signs shall be constructed of wood, metal, or other similarly durable material. Such signs shall have adequate support to prevent tipping or movement of the sign, and shall not present a tripping hazard to pedestrians. A moveable freestanding sign shall be designed to be placed and removed during certain hours.

(8) Illumination: Moveable freestanding signs shall not be illuminated.

(9) Limitations on display: Moveable freestanding signs shall be displayed only during the hours the business it promotes is open. The entire sign structure, including sign panel and supporting structure, shall be removed and placed indoors during those hours not on display.

(f) Open flags: open flags subject to the requirements of Section **39-354(f)**.

Sec. 39-360. C-3 Central Business District.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1200, 10-22-1997; Ord. No. 1251, 7-7-1999; Ord. No. 1373, 11-5-2003]

(a) Design Review Board. Except for moveable freestanding signs, all signs, awnings, canopies, and marquees in the C-3 Central Business District must first receive a certificate of appropriateness from the Design Review Board ("DRB") prior to receiving a permit for construction or installation.

(b) Membership. The DRB shall consist of seven members to be appointed by the Downtown Development Authority (DDA). The DDA may act in this capacity if it so chooses.
[Amended 5-3-2017 by Ord. No. 1689[

(1) Of the seven members, at least three shall be members of the DDA.

(2) If available, the DDA shall appoint up to three members of the DRB who are members of the design profession, such as an architect or designer.

(3) If the DDA appoints a DRB, membership on the DRB shall be limited to two consecutive terms of four years each in duration. Initial staggering of terms shall be arranged.

(c) Standards for certificate of appropriateness. Prior to the issuance of a certificate of appropriateness, the DRB shall find that all of the following standards are met. These findings shall be documented by the DRB. Findings of the DRB are advisory and may be appealed to the Zoning Board.

(1) For purposes of interpretation, the DRB shall use the Secretary of the Interior standards and local design guidelines, as may from time to time be amended, and the context of surrounding buildings and signage in determining whether a proposed sign meets the following standards.

a. A sign shall be consistent with the architectural characteristics of the building upon which it is placed.

b. A sign shall not in any way obstruct or destroy unique architectural features of the building upon which it is placed nor of surrounding buildings.

(2) In the event of a denial of a certificate of appropriateness, the applicant may file an appeal with the Zoning Board for a public hearing. The Zoning Board will make a decision, based upon the standards herewith, regarding the appropriateness of the sign.

(d) [Size.] The total sign area permitted for all signs on a building in this zoning district shall not exceed two square feet for each linear foot of street or parking lot frontage of that building. For purposes of calculating total signage area, include: existing signage on or about the building on which the proposed sign(s) is (are) to be placed; those signs accessory to uses within that building which may be located on adjacent buildings, structures, or site; and proposed signage, excluding moveable freestanding signs, temporary signs, and open flags.

Sec. 39-361. Signs permitted in the C-3 District.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1253, 8-4-1999; Ord. No. 1373, 11-5-2003; Ord. No. 1440, 2-1-2006; Ord. No. 1485, 11-20-2007; Ord. No. 1497, 3-19-2008; amended 9-4-2013 by Ord. No. 1616]
The following signs are permitted in the C-3 District:

(a) Wall signs.

(1) Size. The maximum area of wall signs may not exceed one square foot of sign area for each one foot of building length of the wall upon which the signs are to be located, not to exceed 32 square feet. The DRB may approve additional signs or sign area where the building has multiple ground floor tenants; where the character, placement and size satisfy otherwise applicable compatibility standards; and the total maximum area of wall signs on that wall does not exceed 64 square feet.

(2) Location. Wall signs must be placed below the sill of a building's second floor windows. The DRB may waive this limitation if it finds that the proposed sign placed at a higher location on a building will be compatible with the character and design of the building on which it is placed and compatible with other legal and conforming signage, both on the building and on adjoining properties. Wall signs shall be contained within the boundaries of a wall.

(b) Projecting signs.

(1) Number: one per building wall which faces a street or parking lot. A building having multiple commercial tenants is permitted more than one projecting sign on a street or parking lot frontage, provided that the number of projecting signs does not exceed one for each 25 feet of frontage.

(2) Size. Signs shall not exceed six square feet in area per sign.

(3) Location.

a. Signs shall not project more than 36 inches from the face of the building or wall.

b. Signs shall maintain a clearance of eight feet from the sidewalk.

c. Signs shall be located below the window sill of the second floor window. The DRB may waive this limitation if it finds that the proposed sign placed at a higher location on a building will be compatible with the character and design of the building on which it placed and compatible with other legal and conforming signage, both on the building and on adjoining properties.

(c) Awnings, canopies and marquees and any signage integral with these features.

(1) Projection. An awning or canopy shall not project more than four feet beyond the face of a building, except that in the case of unique character of the building, the Design Review Board may recommend as appropriate the projection of an awning or canopy beyond four feet from the building face, installed in accordance with state construction codes.

(2) Location. The awning or canopy shall not extend over the vertical columns on either side of the first floor level.

(3) Signage. One sign is permitted on a face of an awning, canopy, or marquee. The total sign area shall not exceed two square feet for each linear foot of street or parking lot frontage of the wall upon which the awning, canopy, or marquee is located. Signs shall be affixed flat to the awning, canopy, or marquee.

(d) Freestanding signs.

(1) Number: one sign per parcel.

(2) Size. Each sign shall be no greater than 32 square feet, except that signs up to 36 square feet in area are allowed in the C-3 District outside the area defined and enclosed by the center lines of 7th Street, Lincoln Avenue, 9th Street and Pine Avenue.

(3) Location. Signs shall be set back at the minimum building setback for the zone district, but in no case shall the sign obstruct pedestrian movement in the C-3 Central Business District.

(4) Height: no higher than six feet from the grade, except that signs up to nine feet in height are allowed in the C-3 District outside the area defined and enclosed by the center lines of 7th Street, Lincoln Avenue, 9th Street and Pine Avenue.

(e) Moveable freestanding signs.

(1) Permits.

a. No moveable freestanding signs shall be placed on public or private property unless the property owner or occupant first obtains an annual permit. Moveable freestanding signs shall not be placed on public or private property after an annual permit expires.

b. No moveable freestanding sign shall be placed in a public right-of-way, except as allowed by an annual permit.

c. An application for a moveable freestanding sign will be filed with the Department of Community and Neighborhood Services. The permit shall be issued for a one-year term if the following are satisfied:

1. The applicant submits a completed application, including any addenda, on forms as required by the City and pays the fee and submits proof of general liability insurance as required by resolution of the City Council;

2. The applicant has not repeatedly violated the annual permit or violated any ordinance of the City; and

3. The applicant presents an application found to be in full compliance with the City's Zoning Ordinance.

The Department of Community and Neighborhood Services shall approve or deny an

application within 15 days of when it receives a completed application satisfying these provisions.

d. The permit for a moveable freestanding sign is not a permanent right and is subject to revocation by the City.

(2) Design. A moveable freestanding sign shall be designed to be placed and removed during certain hours. A moveable freestanding sign shall be of a scale and design intended for viewing from the public right-of-way.

(3) Number: one moveable freestanding sign per ground floor business. Businesses above the ground floor are permitted to have a moveable freestanding sign as long the number of signs does not exceed one sign per ground floor business in each building. For example, if a building has three ground floor businesses, there may be three moveable freestanding signs permits issued regardless of whether they are for ground floor businesses or ones above the ground floor.

(4) Attachment. The sign shall not be attached to a building, or secured to or placed in the ground, nor attached or secured to any element, including but not limited to trees, signs, light poles, planters, or other similar objects.

(5) Size. No moveable freestanding sign shall exceed 30 inches wide by 48 inches high by 30 inches deep, with height of the sign measured from the sidewalk or immediately adjacent grade.

(6) Location. At least one point of the moveable sign shall be placed within one foot of the building. A moveable freestanding sign shall be placed within the public right-of-way on the same side of the street or alley and within lot line extensions of the business it promotes or the building the business is located in, or on the parcel of the business it promotes.

(7) Obstruction. There shall be provided, at all times, an unobstructed, straight sidewalk aisle of not less than six feet in width. No moveable freestanding sign shall be placed in a manner that obstructs or impedes sidewalk plowing or cleaning. No moveable freestanding sign shall be placed in such a way as to create a visibility hazard for vehicular, bicycle and/or pedestrian traffic.

(8) Construction. All moveable freestanding signs shall be constructed of wood, metal, or other similarly durable material. Moveable freestanding signs shall have adequate support to prevent tipping or movement of the sign, and shall not present a tripping hazard to pedestrians.

(9) Illumination. Moveable freestanding signs shall not be illuminated.

(10) Limitations on display.

a. Moveable freestanding signs shall be displayed only during the hours the business it promotes is open.

b. The entire sign structure, including sign panel and supporting structure, shall be removed and placed indoors during those hours not on display.

c. Moveable freestanding signs shall not be displayed one hour before a Tulip Time Festival parade, during such parade, and one hour after such parade.

(f) Open flags. Open flags subject to the requirements of Section **39-354(f)**.

(g) Other signs. Other similar types of signs not specifically listed as permitted in the C-3 Central Business District and not specifically addressed in other provisions of this article may be permitted upon review and approval by the Design Review Board (DRB) for compliance with the following:

(1) Determination of most similar specified sign type. The DRB shall review the proposed other sign to determine whether the proposed other sign is similar to an allowed sign, and determine the most similar specified sign type allowed in the zone district.

(2) Size. The maximum area of such other sign(s) shall not exceed the maximum size permitted for the most similar specified sign type, as determined under Subsection (g)(1).

(3) Number of signs. The maximum number of such other signs shall not exceed the maximum number permitted for the most similar specified sign type, as determined under Subsection (g)(1) less the number of the most similar specified sign type on the property.

(4) Other requirements. Other signs shall satisfy the requirements of Section 39-360(c). Appeals from determinations under this Section 39-361(g) shall be made in accordance with the provisions of Section 39-360(c).

(h) Directional signs.

(1) Directional signs describing the location of specific businesses in the C-3 Central Business District may be erected by the DDA upon approval by the DRB.

(2) Such signs shall not contain advertisements for business.

(3) Ground-mounted signs are permitted in the C-3 District only as directional signs and shall not exceed six feet in height, 24 square feet in total area.

Sec. 39-362. C-4 Regional Shopping Center District.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1373, 11-5-2003]

(a) Wall signs: The maximum sign area for wall signs may not exceed 10% of the wall area upon which the sign is placed.

(b) Freestanding signs:

(1) Number: One sign per lot or parcel, except for a street frontage exceeding 300 continuous linear feet in which case two such signs shall be permitted on that lot or parcel.

(2) Size: One square foot per each one foot of the street frontage along which the sign(s) is to be located and in no case shall the maximum sign area for a freestanding sign exceed 75 square feet. Properties located with street frontage on principal route U.S. 31 (excluding business routes); or Chicago Drive east of Waverly Road, may have a freestanding sign which measures a maximum of 100 square feet.

(3) Location: A minimum of 25 feet from any property line or a distance equal to the height of the sign, whichever is greater.

(4) Height: The sign shall be no higher than 25 feet from the grade.

(c) Awning, canopy, and marquee signs: The total sign area shall not exceed two square feet for each linear foot of street or parking lot frontage of the wall upon which the awning, canopy, or marquee is located. Signs shall be affixed flat to the awning, canopy, or marquee.

(d) Projecting signs:

(1) Number: One per building wall which faces a street or parking lot. A building having multiple commercial tenants is permitted more than one projecting sign on a street or parking lot frontage provided that the number of projecting signs does not exceed one for each 25 feet of frontage and one per tenant.

(2) Size: Signs shall not exceed six square feet in area per sign.

(3) Location:

a. Signs shall not project more than 36 inches from the face of the building or wall, nor extend beyond the roof or eave line for a one story building.

b. Signs shall maintain a clearance of eight feet from the sidewalk.

c. Signs shall be located below the window sill of the second floor window.

Sec. 39-363. C-5 Professional Office Service District.

[Ord. No. 1271, § 5, 2-2-2000; Ord. No. 1373, 11-5-2003; Ord. No. 1501, § 2, 4-23-2008]
The following provisions shall apply to signs in the C-5 Professional Office Service District:

(a) Wall signs:

(1) Number: The maximum number of signs shall not exceed one per tenant street frontage or parking lot frontage.

(2) Size: The maximum area for all wall signs per building may not exceed one square foot of sign area for each one foot of building length of the wall upon which the sign is to be displayed.

(b) Awning, canopy, and marquee signs:

(1) Size: The total sign area shall not exceed one square foot for each linear foot of street frontage of the wall upon which the awning, canopy, or marquee is located.

(2) Location: Signs shall be affixed flat to the awning, canopy, or marquee.

(c) Projecting signs:

(1) Number: One per building wall that faces a street or parking lot. A building having multiple commercial tenants is permitted more than one projecting sign on a street or parking lot frontage provided that the number of projecting signs does not exceed one for each 25 feet of frontage and one per tenant.

(2) Size: Signs shall not exceed six square feet in area per sign.

(3) Location:

a. Signs shall not project more than 36 inches from the face of the building or wall, nor extend beyond the roof or eave line for a one-story building.

b. Signs shall maintain a clearance of eight feet from the sidewalk.

c. Signs shall be located below the windowsill of the second floor window.

(d) Freestanding signs:

(1) Number: One sign per property.

(2) Size: Properties with frontage on a street that has a posted speed limit of 35 miles per hour or less shall have a maximum freestanding sign area of 25 square feet. Properties with frontage on a street that has a posted speed limit of greater than 35 miles per hour shall have a maximum freestanding sign area of 50 square feet.

(3) Location: Signs shall be located a minimum of five feet from any property line.

(4) Height: Signs shall be no higher than five feet from the grade.

Sec. 39-364. I-1 and I-2 Industrial Districts.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1271, § 4, 2-2-2000; Ord. No. 1373, 11-5-2003]
The following provisions shall apply to signs located in the I-1 and I-2 Industrial District:

(a) Maximum area: The maximum area for all signs shall not exceed two square feet per each linear foot of street frontage.

(b) Temporary signs or banners: Temporary signs or banners for business promotions are permitted subject to a sign permit provided:

(1) Signs be displayed no longer than 14 consecutive days;

(2) Signs occur not more than twice in any calendar year;

(3) Signs comply with yard and height requirements for other signs in the zoning district;

(4) The total sign area for such signs shall not exceed an amount equal to the maximum sign area permitted in the applicable zoning district.

(c) Wall signs: The maximum area for wall signs may not exceed 10% of wall area upon which the sign is placed.

(d) Freestanding signs:

(1) Number: One sign per lot or parcel, except for a street frontage exceeding 300 continuous linear feet in which case two signs shall be permitted along that frontage.

(2) Size: The sign shall not exceed one square foot for each one foot of street frontage along which the sign(s) is to be located and in no case exceed 75 square feet.

(3) Location: A minimum of 25 feet from any property line.

(4) Height: The sign shall not exceed 10 feet in height.

(e) Awning, canopy, and marquee signs: The total sign area shall not exceed two square feet for each linear foot of street or parking lot frontage of the wall upon which the awning, canopy, or marquee is located. Signs shall be affixed flat to the awning, canopy, or marquee.

Sec. 39-365. Adverse impact of article.

[Ord. No. 1100, 12-15-1993; Ord. No. 1188, 2-19-1997; Ord. No. 1271, § 4, 2-2-2000; Ord. No. 1373, 11-5-2003]
Any person adversely affected by the provisions of this article, with the exception of those provisions contained in this article relating to licensing and permits, may apply for a variance from the provisions herein according to the procedures set forth in Article XII of this chapter, the terms of which are incorporated herein by reference.

Sec. 39-366. Noncommercial messages on signs.

[Ord. No. 1309, 8-1-2001;[1] Ord. No. 1373, 11-5-2003]
The provisions of this Article IX on signs shall not be construed to prohibit the owner of a sign otherwise lawfully constructed or existing under this Article IX to display noncommercial messages on a sign in any zone district.

[1] *Editor's Note: This ordinance also repealed former Section 39-366, which pertained to billboards and off-premises advertising signs, adopted 12-15-1999 by Ord. No. 1100, as amended 2-19-1997 by Ord. No. 1188, 3-4-1998 by Ord. No. 1208, and 2-2-2000 by Ord. No. 1271.*

Sec. 39-367. through Sec. 39-369. (Reserved)

Kalamazoo

Chapter 7. Signs

§ 7.1. Purpose.

The purpose of this chapter is to regulate signs and outdoor advertising in a manner that will minimize their harmful effects while permitting latitude for creative and effective advertising and identification. To achieve this purpose, this chapter has the following objectives:

A. To prevent the number of signs and sign messages from exceeding a level reasonably necessary to identify businesses and their products;

B. To prevent the placement of signs in a manner that will conceal or obscure signs or adjacent buildings;

C. To keep signs within a reasonable scale with respect to their surroundings;

D. To prevent off-premises signs from conflicting with business, residential and other uses;

E. To keep the areas adjacent to streets clear of signs that might obstruct the view and/or distract the attention of motorists;

F. To ensure that the number, size and location of signs do not create a negative impact on the image or aesthetic environment of the City;

G. To control the use of signs and their motion, colors, and illumination that may negatively affect property values and may be injurious to the mental or physical well being of the public.

§ 7.2. Applicability.

A. General. This chapter applies to the erection, alteration, and maintenance of all signs in the City, unless specifically exempted pursuant to § 7.2B: Exemptions.

B. Signs Not Requiring a Permit. The erection, alteration, and maintenance of those signs listed in Subsection 2 of § 7.3A: Residential Zone Districts and Subsection 5 of § 7.3B: Nonresidential Zone Districts shall not require the issuance of a sign permit.

C. Permits Required. Prior to the erection or alteration of any sign subject to the requirements of this chapter and not listed in Subsection 2 of § 7.3A: Residential Zone Districts or Subsection 5 of § 7.3B: Nonresidential Zone Districts, a sign permit shall be approved or disapproved pursuant to § 8.3I: Sign Permit. Replacing the sign face on any nonchangeable copy sign, or any other alteration of an existing sign structure requires a sign permit.

D. Changeable Copy Signs. Up to 25% of the sign face area of any permitted permanent freestanding sign or wall sign, and up to 75% of the sign face area of a marquee sign, may be made up of changeable copy area. Revising the message on a changeable copy sign shall not require a sign permit.

E. Temporary/Portable Signs. Temporary/portable signs may be erected on private property in Commercial, Manufacturing, or Special Purpose Zone Districts, and on any site in a residential zone district that contains a multi-family or nonresidential use, for a maximum of four weeks during any calendar year. Unless more specific standards are stated in Subsection 2 of § 7.3A: Residential Zone Districts or Subsection 5 of § 7.3B: Nonresidential Zone Districts, temporary/portable signs shall be subject to the same restrictions on size, height, and distance from the right-of-way applicable to permanent signs on the site. Trailers with message boards and trailers used as signs shall be treated as temporary/portable signs, and may not be installed as permanent signage.

F. Signs on Public Property. No permanent or temporary/portable sign of any type may be erected or moved onto public property without written approval from the City, except that sandwich board signs with a sign face area of no more than eight square feet per side may be used on public property in the CCBD zone district. Prior to the use of a sandwich board sign on public property in the CCBD zone district, an encroachment permit must be obtained from the City of Kalamazoo and must be consistent with the Kalamazoo Downtown Design Guidelines.

G. Prohibited Signs. Roof signs are prohibited in all zone districts. Projecting signs are prohibited in all districts except the CCBD, CBTR, M-1, and M-2 zone districts.

H. Compliance With Applicable Codes Required. In addition to complying with the provisions of this Chapter 7, all signs requiring the issuance of a sign permit shall be required to comply with all applicable codes. Violations of those provisions of state law shall be a violation of this Ordinance, and shall be subject to enforcement pursuant to Chapter 10: Violations, Penalties and Enforcement.

§ 7.3. On-Premises Signs.

All on-premises signs shall comply with the following standards.

A. Residential Zoning Districts. Within Residential zone districts, all on-premises signs for both residential and nonresidential uses shall be erected, altered and maintained in compliance with the standards and requirements in Table 7.3-1: On-Premises Signs in Residential Districts.

1. General.

Table 7.3-1: On-Premises Signs In Residential Districts

Use Type	Signs Allowed	Maximum Area (square feet)	Maximum Height (feet)	Maximum Height Above Main Entrance Elevation	Minimum Distance from Property Line (feet)
One- and two-family dwellings	One nameplate that indicates the name and address of occupants	2	N/A	N/A	N/A
Multifamily dwellings, roominghouses, sorority and fraternity houses	One identification sign per street frontage	32	Freestanding: 6	N/A	Freestanding: 10
	One sign per building	4	N/A	Wall: 8	N/A
Subdivision, mobile home park, or special use	One subdivision sign may be located at each entrance road to a subdivision One park identification sign may be located at each entrance to a mobile home park One identification sign may be located on each street frontage of an approved special use Sign may be indirectly or internally illuminated	32	6	N/A	5 from right-of-way, and 10 from other property lines

2. No Sign Permit Required. The following types of signs are permitted without a sign permit, subject to the following requirements. Applicants for signs included in the following list that cannot meet the stated requirements (for example, where a larger size sign is needed) shall be required to obtain a sign permit pursuant to § 8.31: Sign Permit.

   a) Construction Signs. One nonilluminated construction sign on each street frontage of a site being developed or improved. Construction signs shall not exceed six square feet in area if related to the construction of single-family or two-family dwellings and shall not exceed 32 square feet in area if associated with other permitted uses, shall not exceed 12 feet in height, and shall be located at least five feet from the right-of-way and 10 feet from any other property line.

   b) Real Estate Signs. One nonilluminated real estate sign on each street frontage of the site, not exceeding six square feet in area or six feet in height. The nonilluminated real estate sign may be located in the setback area but shall not be placed or project into the public right-of-way. The nonilluminated real estate sign shall be removed within 30 days after the sale or lease of the property on which it is located.

   c) "Open House" Directional Signs. One nonilluminated "open-house" directional sign on each street frontage of a site, not exceeding six square feet in area and four feet in height. The nonilluminated "open-house" directional sign shall only be permitted on the day of the open house and shall not be placed in and shall not project into the public right-of-way.

   d) Election Campaign Signs. Election campaign signs not exceeding 4 1/2 square feet in area that are not placed in and do not project into the public right-of-way. Election campaign signs shall be removed within 30 days following the election for which they are used.

   e) Temporary Event. One nonilluminated sign in connection with a permitted temporary event conducted by any nonresidential use permitted in the district, not exceeding 30 square feet in area, that is not placed in and does not project into the public right-of-way. Temporary event signs shall be for a period not exceeding 14 calendar days, two times a year, and shall be removed within two days following the event for which they are used.

   f) Holiday Displays. Holiday displays of any size that are not placed in and do not project into the public right-of-way, provided that such displays do not contain advertising. **[Amended 3-19-2007 by Ord. No. 1822]**

   g) Yard Sale Signs. One nonilluminated yard sale sign not exceeding 4 1/2 square feet in area, that is not placed in and does not project into the public right-of-way, may be erected up to two times each calendar year.

B. Nonresidential Districts.

   1. Nonresidential Uses. All on-premises signs erected, altered, and maintained at a business development (one or more uses within a building or buildings using common

parking facilities) in the nonresidential districts shall comply with the standards in Table 7.3-2: On-Premises Signs in Nonresidential Districts. Additional provisions related to Grand Opening/Change of Business Signs and Temporary Event Signs are set forth in § 7.3B.3: General Provisions and § 7.3B.5: No Sign Permit Required.

2. Residential Uses in Nonresidential Districts. All on-premises signs erected, altered, and maintained on residential uses in all nonresidential districts shall comply with the standards and requirements in Table 7.3-1: On-Premises Signs in Residential Zoning Districts.

3. General Provisions.

Table 7.3-2: On-Premises Signs in Nonresidential Districts
[Amended 3-19-2007 by Ord. No. 1822]

Freestanding Signs	Wall Signs, Marquees[1], Canopies, and Awnings	Other Signs
CNO, RMU, P, IC Districts		
Number: 1 freestanding sign on each street frontage Maximum Area: 24 square feet Maximum Height: 12 feet Minimum Distance From Property Line: 10 feet	Maximum Area: 10 square feet per establishment	Freeway Signs: not allowed Special Use Signs: Subject to Planning Commission review (§ 8.3D)
CO, CN-2, CN-1, CMU and PUD-O Districts		
Number: 1 freestanding sign on each street frontage Maximum Area: 1/2 square foot of sign area for each foot of street frontage, up to maximum of 100 square feet. In addition, each individual establishment may have one additional freestanding sign for every additional 150 feet of street frontage, not exceeding 100 square feet in area. Maximum Height: 20 feet Minimum Distance From Property Line: 2 feet	Maximum Area: For each individual establishment, 1 square foot of sign area for each foot of wall length	Freeway Signs: not allowed

Freestanding Signs	Wall Signs, Marquees[1], Canopies, and Awnings	Other Signs
CC and CCBD Districts		
Number: 1 freestanding sign allowed on each street frontage Maximum Area: 1 square foot of sign area for each foot of street frontage, up to maximum of 150 square feet. In addition, each individual establishment may have one additional freestanding sign for every additional 150 feet of street frontage not exceeding 150 square feet in area Maximum Height: 25 feet Minimum Distance From Property Line: 2 feet Rotation: Freestanding signs may rotate up to 15 revolutions per minute	Maximum Area: For each individual establishment, 2 square feet of sign area is allowed for each 1 foot of wall length; no single wall sign shall exceed 200 square feet on a site In the CCBD district, buildings over four stories in height are allowed to have an additional amount of wall signage equal to no more than 5% of the total area of each building facade that faces a public street. The additional wall signage must be located on the street facing facade. No single wall sign shall exceed 200 square feet	Freeway Signs: not allowed Special Use Signs: Subject to Planning Commission review (§ 8.3D)
CBTR, M-1, and M-2 Districts		
Same as CC and CCBD districts For the CBTR district, freestanding signs shall not exceed eight feet in height and may not rotate	Same as CC and CCBD district	Freeway Signs: Number: For a lot with a property line within 200 feet of freeway or freeway interchange, 1 additional on-premises freestanding sign Maximum Area: 150 square feet per side. Maximum Height: 80 feet Minimum Distance from Property Line: 10 feet Orientation: Sign faces shall be oriented to primarily attract vehicular traffic from freeway

NOTE:

1. An encroachment permit is required for all marquee, canopy, or awnings extending over a public right-of-way. Marquee, canopy or awning signs may be located on a building marquee, canopy or awning that is located over a sidewalk located in the public ROW, provided the marquee, canopy or awning does not extend more than eight feet over the ROW, is closer than three feet to the curbline,

and is not less than eight feet, at its lowest point, above sidewalk level. In no event shall a marquee sign extend above the peak of the roof of the building to which it is affixed.

4. Variations. In the case of proposed development in the P, IC, or PUD-O zone districts, the decisionmaking body responsible for approval of the site plan, Institutional Master Plan, or PUD Plan, as applicable, may approve modifications to the standards in Table 7.3-2, provided that (a) no such modification has the effect of increasing the number of signs, the total sign area, or the height of any sign by more than 25%, and (b) any such modification shall meet the same standards for approval applicable to the proposed development as a whole. **[Amended 3-19-2007 by Ord. No. 1822]**

5. No Sign Permit Required. The following types of on-premises signs are allowed in the nonresidential districts without a sign permit, subject to the following requirements.

   a) Construction Signs. One nonilluminated construction sign is permitted on each street frontage of a site being developed or improved. Such sign (i) shall not exceed 32 square feet; (ii) shall not exceed 12 feet in height, and (iii) shall be located at least two feet from any right-of-way.

   b) Real Estate Signs. One nonilluminated real estate sign is permitted on each street frontage of a site. Such sign (i) shall not exceed 24 square feet in area if located in a Commercial or Special Purpose District or 32 square feet if located in a Manufacturing District; (ii) shall not project into the public right-of-way, and (iii) shall be removed within 30 days after the sale or lease of the property on which it is located.

   c) "Open House" Directional Signs. One nonilluminated "open-house" directional sign is permitted on each street frontage of a site, not exceeding six square feet in area and four feet in height. Such sign shall only be permitted on the day of the open house and shall not be placed or not project into the public right-of-way.

   d) Election Campaign Signs. Election campaign signs are permitted. Such signs (i) shall not exceed six square feet in area when located in the nonresidential districts; (ii) shall not be placed in and shall not project into the public right-of-way; and (iii) shall be removed within 30 days following the election for which they are used. **[Amended 3-19-2007 by Ord. No. 1822]**

   e) Holiday Displays. Holiday displays of any size that are not placed in and do not project into the public right-of-way, provided that such displays to not contain advertising.

   f) Directional Signs. Signs providing directions and other related information for a site shall be allowed. One such sign shall be allowed for each parking lot or parking structure entrance, and each building entrance. Such signs shall not be greater than four square feet in area and four feet in height, and they may be internally illuminated. They must be placed a minimum of two feet from all right-of-way lines, and cannot obstruct traffic or otherwise create a hazard. The name and/or logo of the business or entity may be identified on the sign, but such name/logo

shall not occupy more than 1/3 of the copy area. **[Added 3-19-2007 by Ord. No. 1822]**

6. Special Signs. **[Amended 3-19-2007 by Ord. No. 1822]**

a) Special Event Signs.

1) Business special event signs shall be permitted for each business for a period not exceeding a maximum of 28 calendar days per year.

2) Each business is allowed a maximum of 100 square feet of temporary/portable sign area. each sign shall not exceed 30 square feet in area, including portable signs.

3) One cold air or helium-inflatable balloon may be used for not more than 14 calendar days, two times a year, subject to the following conditions: (i) said balloon shall not exceed 40 feet in height and shall be set back from any property line one foot for every one foot of height; (ii) said balloon shall be ground-installed; (iii) said balloon may be illuminated from inside or by exterior lights placed to direct the light source away from adjacent roadways or properties; (iv) flashing, colored, or glaring lights shall not be permitted; and (v) the balloon shall be installed so as not to interfere with utility lines, traffic circulation, visibility of drivers or fire lanes.

b) Grand Opening/Change of Business Signs. Signs are permitted for a grand opening of a new business or for a change in tenancy or ownership of an existing business for a period not to exceed 14 calendar days. Each business shall be allowed a maximum of 100 square feet of sign area; however, each sign shall not exceed 30 square feet in area; and, if freestanding, said sign shall not exceed 12 feet in height. Portable signs for a grand opening or change-of-business signs shall not exceed 30 square feet in area. All such signs shall be set back at least two feet from all property lines. Additionally, one cold air or helium-inflatable balloon may be used, subject to the preceding standards.

§ 7.4. Off-Premises Signs. [Amended 8-19-2013 by Ord. No. 1912]

limit'n on prolifer'n based on # of sites

A. Limitation on Number of Off-Premises Sign Structures in the City. No new off-premises sign structure shall be erected when there are 99 or more off-premises sign structures in the City. This limitation is based on the number of potential sign locations and the existing number of conforming sign structures as of the date of the original enactment of this section, September 21, 1987. As of October 18, 2005, there are more than 99 off-premises sign structures in the City, and no new off-premises signs may be erected. All replacements of existing off-premises signs shall comply with all applicable provisions of this Chapter 7.

B. General. Off-premises signs shall be permitted only in the CC, M-1, and M-2 Districts and shall comply with all the standards in § 7.4, Off-Premises Signs, including, without

limitation, those standards in Table 7.4-1: Off-Premises Signs. Off-premises signs that comply with the standards in § 7.4A shall be permitted in the CCBD District.

Table 7.4-1: Off-Premises Signs

Zone District	Maximum Area (square feet)	Minimum Distance Between Off-Premises Signs	Double-Faced Signs Permitted	Side-by-Side Signs Permitted	Maximum Height (feet)
CC District	300	On same side of street: 1,000 feet On opposite sides of the street: 500 feet	Yes	No	30
M-1 District	380 (672 if located along I-94)	On same side of street: 1,000 feet On opposite sides of the street: 500 feet	Yes	Yes, only along I-94 (not BL-94) Maximum square footage per sign face: 300	35
M-2 District	672	On same side of the street: 1,000 feet On opposite sides of the street: 500 feet (Distance shall be measured from the closest edge of each off-premises sign)	Yes	Yes, but only when located on the opposite side and parallel to a single 672-square-foot sign face Maximum square footage per sign face: 300	40

C. Intersections. Off-premises signs shall not be permitted within a one-hundred-foot radius of public street intersections as measured from the center point of the intersection of each street to the closest edge of the sign. A distance of 500 feet shall be maintained between all signs at an intersection.

D. Setback Requirements. Off-premises signs shall comply with the setback standards in the zoning districts in which they are allowed. (See Chapter 5.)

E. Placement Requirements.

1. Buildings. Off-premises signs shall not be located on the roofs of buildings or be attached to or painted on the walls of buildings.

2. No Stacking. Off-premises signs shall not be stacked on top of each other.

F. Radius Requirements. Off-premises signs shall not be permitted within a three-hundred foot radius of residential districts, cemeteries, and dedicated parks.

G. No Off-Premises Signs in Local Historic Districts. Off-premises signs shall not be permitted in established and designated local historic districts.

H. Sign Protrusions. No part of the advertising copy for a sign shall protrude beyond the sign frame.

§ 7.4A. Off-Premises Internally Illuminated Automatic Changeable Copy Signs. [Added 8-19-2013 by Ord. No. 1912]

A. The following regulations governing internally illuminated automatic changeable copy off-premises signs within the City are enacted in order to create clear guidelines for businesses, balance the commercial interests in such signs with neighborhood quality of life where such signs are, or may be located, maintain residential neighborhoods, generally reduce the overall number and impact of billboard advertising in the City and positively affect traffic safety, community aesthetics, and environmental conditions.

B. To achieve and further these purposes, any internally illuminated, automatic changeable copy signs, such as, but not limited to, signs using LED technology, are permitted as a lawful conforming off-premises sign in compliance with the following requirements:

1. Location. Such signs shall only be located in CCBD, CC, M-1, and M-2 zoning districts when:

   (a) Located on sites where an off-premises sign that is 200 square feet or more existed as of July 1, 2013, that is adjacent to state or federally controlled roads; and

   (b) More than 300 feet away from a residential zoning district, except on West Main Street from Northampton Road west to the City limits if more than 100 feet away from a preexisting residential use; and

   (c) Whose sign face area does not exceed that of the static sign face or faces being replaced; and is not less than 2,500 feet from another off-premises internally illuminated automatic changeable copy sign.

2. Sign Support Structure Elimination Credits.

   (a) Notwithstanding the total number of off-premises signs located in the City, so as to reduce the overall number of nonconforming off-premises signs, the erection of, installation of, or upgrade of a static display or manual changeable copy sign to an off-premises internally illuminated automatic changeable copy sign shall require the elimination of existing nonconforming off-premises signs within the City. The installation, erection or upgrade of any existing sign to an internally illuminated automatic changeable copy sign shall require the sign owner to secure six sign support structure elimination credits.

   (b) The elimination of an off-premises sign support structure in an R, CO, CN-1, or CCBD zoning district shall count for two credits; elimination of an off-premises

sign support structure in all other zoning districts shall count as one credit. Only whole numbers shall be applied to credits used to erect, install or upgrade an off-premises automatic changeable copy sign, and any credits more than the amount required to qualify for the erection of, installation of, or upgrade of a static display or manual changeable copy sign to an off-premises internally illuminated automatic changeable copy sign shall not be available for future use.

(c) In order to qualify for an elimination credit, the off-premises sign support structure shall be completely removed and the property site returned to as good or better condition as existed before the sign support structure was installed.

C. General Requirements. Except as otherwise provided in this section, the requirements set forth in § 7.4 are applicable to internally illuminated off-premises signs.

1. Sign face images shall not change more often than once every 10 seconds. As used in this section, change shall preclude any method of message transition, involving the use of animation, dissolving, or fading, flashing techniques. In the event of a mechanical failure, the sign image shall default to a static display.

2. Sign faces permitted by this subsection may be placed back to back, but shall not be placed side by side or stacked.

How? Do we have this expertise?

3. The luminance of an internally illuminated off-premises automatic changeable copy sign shall utilize dimming capabilities so that the maximum luminescence of the sign shall not exceed 0.2 footcandles over ambient light conditions when measured at a height of five feet facing the sign face at a distance of 200 feet.

4. Signs permitted by this subsection shall not be equipped to transmit sound or other forms of broadcast signals.

numerical limit'n

D. After July 1, 2013, no more than eight additional internally illuminated off-premises automatic changeable copy sign structures shall be permitted in the City.

§ 7.5. Illumination of On-Premises and Off-Premises Signs. [Amended 8-19-2013 by Ord. No. 1912]

A. External Lighting Directed Inward and Shielded from Adjacent Residential Districts and Rights-of-Way. Any external lighting intended for the illumination of the face of a sign shall be directed inward and shielded from any adjacent residential districts and public right-of-way, and shall not adversely affect driver visibility or adjacent public thoroughfares. No external light source intended to illuminate the face of a sign shall be directly visible from any adjacent property located within a residential zone district and public right-of way.

B. Blinking or Flashing Lights. On-premises signs displaying blinking or flashing lights are only permitted within the CCBD and CC zoning districts, and shall be limited as follows:

1. No light shall blink, flash, or change its intensity or color more often than one time every 10 seconds.

2. If a sign displays images or messages that change automatically, each image on such sign that is visible from a public street shall remain unchanged and unmoving for a minimum of eight seconds before changing. A sign that displays text messages in a continuous scrolling movement (e.g., ticker-type signs) is exempt from this provision.

C. No Beacon or Strobe Lights. Beacon lights and strobe lights are not permitted.

D. Colored Lights. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic-control devices.

E. No Traffic Hazard. Neither the direct nor reflected light from light sources shall create a traffic hazard to operators of motor vehicles on public rights-of-way.

F. Automatic changeable copy signs utilizing external lighting directed toward the sign face shall not change images more often that once every 10 seconds.

§ 7.6. Murals. [Added 6-29-2009 by Ord. No. 1854]

All murals shall comply with the following standards:

Art Alley? is in DD Dist.

A. Zoning Districts. A mural of 1,000 square feet or less is permitted in all zoning districts. Any mural more than 1,000 square feet is only permitted in the CCBD Commercial Central Business District, or in the M-1 or M-2 Manufacturing Districts.

B. Permission of Owner. If the owner of the building or structure on which the mural is placed is not the occupant of such building or structure, the person who leases or otherwise has the right to occupy such building or structure shall obtain the prior written permission of the owner to place the mural on the building or structure. Such lessee or other person with the right of occupancy shall provide a copy of the letter to the City Planner if requested.

C. Permit Required. A mural that is produced off-site and affixed in a structurally sound and workmanlike manner on the exterior wall and that is larger than 200 square feet shall require a permit under the provisions of § 8.3I, Sign Permit.

D. Windows, Doors and Other Architectural Features. No mural shall obstruct any window, door or architectural feature of the exterior wall on which the mural is placed.

E. Additional Standards. Murals more than 1,000 square feet shall also comply with these additional standards:

(1) The person who commissioned or who has a proprietary interest in a mural that is produced off-site and affixed in a structurally sound and workmanlike manner and the owner, lessee or person having the right to occupy the building or structure on which such mural is placed shall maintain public liability insurance of not less than

$1,000,000 and list the City, its employees, Commissioners and officials as additional insureds. A certificate of such insurance shall be provided with the application for a permit and annually thereafter. Failure to maintain such insurance shall result in a revocation of the permit to allow such mural and shall further require the prompt removal of the mural. If not removed within 30 days, the City shall have the right to remove the mural and place a lien against the real property (enforced in the same manner as delinquent property taxes) for the cost incurred in removing the mural if such costs are not paid prior to when delinquent taxes are turned into the County of Kalamazoo.

3. Landscaping materials and arrangement shall ensure adequate sight visibility for motorists, adequate clearance for pedestrians and vehicles, and accessibility to fire hydrants.

4. Plantings within 15 feet of a fire hydrant shall be no taller than six inches at maturity.

5. Culs-de-sac, site entrances and boulevard medians shall be landscaped with species tolerant of roadside conditions in southwest Michigan.

6. Landscaping within the site shall be approved in consideration of sight distance, size of planting area, location of sidewalks, maintenance of adequate overhead clearance, accessibility to fire hydrants, visibility to approved signs of adjacent uses, compatibility with the visual character of the surrounding area, and curbing around landscape areas.

J. Incentives to Preserve Existing Trees. The City encourages the preservation of quality and mature trees by providing credits toward the required landscaping. Trees intended to be preserved shall be indicated with a special symbol on the site plan and shall be protected during construction through use of a fence around the drip line (an illustration of which is provided in the Recommended Landscaping Standards in the City of Kalamazoo). To obtain credit, the preserved trees shall be of a high quality and at least 2 1/2 inches DBH. Trees to be preserved shall be counted for credit only if they are located on the developed portion of the site as determined by Site Plan Review Committee or Planning Commission. The credit for preserved trees shall be as shown in Table 6.2-1. Any preserved trees for which credit is given, and that are lost to damage or disease within two years such credit is awarded shall be replaced by the land owner with trees otherwise required.

Table 6.2-1: Tree Preservation Credits

Caliper of Preserved Tree (inches)	Numbers of Trees Credited
Over 12 inches	3
8 inches to 11.9 inches	2
2.5 inches to 7.9 inches	1

K. Special Provisions for Existing Sites.

1. Intent. Special provision is made for applying these standards to improved sites that were developed prior to October 18, 2005. When an existing site is undergoing any external alteration or expansion, the objective of these standards is to gradually bring the existing site into compliance with the minimum standards of § 6.2, with the degree of compliance being appropriate in light of the extent of expansion or change on a site. When reviewing plans for a change in use or expansion that requires site plan or sketch plan review, the Site Plan Review Committee or Planning Commission, as appropriate, shall require an upgrade in landscaping, using the following as guidelines:

a) Each building expansion of 1% of gross floor area shall include at least 4% of the landscaping required for the entire site. The calculations shall be based upon the

QUALIFYING PATIENT — A person who has been diagnosed by a physician as having a debilitating medical condition and includes a person who has obtained a physician's professional opinion, made in the course of a bona fide physician-patient relationship, that the person is likely to receive therapeutic or palliative benefit from the medical use of marihuana to treat or alleviate the patient's serious or debilitating medical condition or symptoms of the person's serious or debilitating medical condition.

H. Accessory Dwelling Units. [Reserved]

I. Accessory Residential Swimming Pools. Accessory residential swimming pools are accessory structures that must meet the following additional standards. In the event of a conflict between any of the provisions below and any other provision of this Ordinance, the provisions below shall govern:

1. No accessory residential swimming pool shall cover more than 50% of any required side or rear yard area. No accessory swimming pool shall be located in any portion of a required front yard area.

2. Required swimming pool fences shall meet all applicable requirements of the building code, and may be combined with any other fence permitted in a side or rear yard area (e.g. a perimeter fence) meeting all applicable requirements of this Ordinance.

J. Temporary Sales and Service (Outdoor).

1. Outdoor temporary sales or service uses are permitted only in the C districts, the M districts, the P district, the IC districts, or on a property containing a permitted primary nonresidential use in an R zone district.

2. No outdoor temporary sales or service use may operate on a commercial parking lot (i.e., a parking lot on a property on which there is no other permitted primary use).

3. Except in the CC and CCBD districts, each temporary outdoor sales or service use shall be accessory to a permitted primary use on the property. Sales of merchandise or provision of services unrelated to such permitted primary use is not permitted, except as follows.

food trucks

a) Any permitted primary use may permit a grill or outdoor food stand to operate on the property.

b) Any permitted primary use may permit an outdoor temporary sales or service use operated by, or in support of, or as a fundraiser for, a nonprofit institution.

4. No outdoor temporary sales or service use shall be located in the public right-of-way or on public property unless an encroachment permit has been obtained from the City.

5. Outdoor temporary sales or service uses may only operate after obtaining a temporary use permit pursuant to § 8.3J: Temporary Use Permit.

6. Each operator of a temporary sales or service use shall obtain a license or permit from the City Clerk, as applicable.

7. No property shall have outdoor temporary sales or services uses operating on the property for more than 30 days in any calendar year.

8. The property on which an outdoor temporary sales or service use operates shall be kept clean and sanitary condition at all times, and all litter and trash shall be removed at the end of each day.

9. If the outdoor temporary sales or service use involves a vending cart or a motorized vehicle, such cart or vehicle shall be stored in a permanent structure whenever the use is not in operation.

10. The location of the outdoor temporary sales or service activity shall allow customers to drive into an existing off-street parking area. No temporary outdoor sales may interrupt the flow of traffic on public streets or access ways into a shopping area.

11. No outdoor sales or service use may operate from a tent without prior approval from the Kalamazoo Public Safety Department.

12. The area occupied by the outdoor temporary sales and service activity, plus any required area for emergency vehicle access, shall occupy no more than 20% of any required off-street parking spaces or area. In no event shall any such area occupied by the outdoor temporary sales or service use be greater than 7,500 square feet. In all cases, the applicant shall demonstrate that there will be adequate parking for the existing structures as well as the temporary outdoor sales.

13. All trucks, carts, motorized vehicles, or tents and associated parking shall be located on asphaltic, concrete, or equivalent surface unless the applicant demonstrates no adverse effect on drainage, access, or the intent of this Ordinance, as determined by the City Planner.

14. In the R districts, outdoor temporary sales and service uses shall not operate after 8:00 p.m. or before 8:00 a.m.

15. Any applicant who possesses a valid permit in accordance with the requirements of this § 4.3J, and while currently engaged in temporary sales operations, may display one portable sign not to exceed eight square feet in area on one surface and not to exceed six feet in height at the location. Such sign shall be placed behind the applicable building setbacks or a minimum of four feet from the property line, which ever is greater. An approved temporary use permit for temporary outdoor sales activity shall also serve as a sign permit for the sign permitted by this subsection.

d) Restaurants. All types of restaurants are prohibited as home occupations.

e) Firearms. All uses involving the distribution of firearms or the storage of firearms intended for sale or distribution are prohibited as home occupations.

f) Barber and Beauty Shops. All types of barber and beauty shops are prohibited as home occupations.

6. Resident-Operator. The operator of a home occupation must be a full-time resident of the subject dwelling unit and be on the premises during the hours of operation of the home occupation.

7. Employees. A maximum of one nonresident employee may be on the premises at any one time. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner, or other person affiliated with the home occupation, who does not live at the site, but who visits the site as part of the home occupation.

8. Signs. No more than one nameplate sign with a maximum size of one square foot is allowed. Such sign must be attached to the building and may not be illuminated.

9. Location. All work areas and activities associated with home occupations must be conducted and located inside the principal dwelling unit, and not on the ground floor in accessory buildings or garages, whether attached or detached.

10. Exterior Appearance. There may be no visible evidence of the conduct of a home occupation (other than an allowed sign) when viewed from the street right-of-way or from an adjacent lot. There may be no change in the exterior appearance of the dwelling unit that houses a home occupation or the site upon which it is conducted that will make the dwelling appear less residential in nature or function. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks, or adding commercial-like exterior lighting.

11. Operational Impacts. No home occupation or equipment used in conjunction with a home occupation may cause odor, vibration, noise, electrical interference or fluctuation in voltage that is perceptible beyond the lot line of the lot upon which the home occupation is conducted. No hazardous substances may be used or stored in conjunction with a home occupation.

12. Retail Sales and Display. No stock in-trade may be stored or sold upon the premises, other than those produced on the premises.

13. Customers. Customers or clients may visit the site only during the hours of 8:00 a.m. to 8:00 p.m. No more than eight customers or clients may visit the site in any single day, and no more than two customers or clients shall be on the premises at any one time. **[Amended 9-20-2010 by Ord. No. 1873]**

Towers

b) Such collocation on a building, light pole, utility pole, or water tower, will be considered a permitted use provided that the antennas and ancillary facilities comply with all applicable building codes, the color of the antennas blends in with the existing structure and surroundings, the antennas do not exceed the height limitation of the zoning district, and the property is located in any M-1, M-2, CCBD, CC, CO, CBTR, CN-1, CN-2, CNU, P or IC district.

c) Such collocation on a building, light pole, utility pole, or water tower requires a special use permit in any RS, RD, RM, RMU, RMHP, or CNO district. Said antenna(s) may not exceed the building height allowed in the district, or 18 feet above the structure, whichever is less. Said antenna(s) may project no more than two feet away from the existing structure, and the color of the antenna(s) must blend in with the existing structure and surroundings.

5. Construction of New Transmission Towers. Construction of a transmission tower or a modification of an existing transmission tower to increase its height will be allowed as follows:

   a) Such construction or modification is considered a permitted use in M-1 and M-2.

   b) Such construction requires a special use permit in any CCBD, CC CO, CN-1, CN-2, CMU, P or IC district. Such construction also requires a special use permit in any RS, RD, RM, RMHP, CNO or IC district, but only in the following locations:

      1) Religious assembly, but only when designed as a steeple, bell tower, or similar accessory structure compatible with the principal use on the property.

      2) Parks.

      3) Government, public utility, or public school sites.

   c) Such construction shall be prohibited in the CBTR district.

   d) Any new transmission tower must be built, constructed, or erected with the capability of supporting a minimum of two other telecommunication facilities, comparable in weight, size, and surface area to the applicant's facilities, pursuant to § 4.2W.7.c: Standards for Transmission Towers and Antennas.

6. Application Requirements. Application requirements shall be set forth by the City Planner and may be modified from time to time as necessary. If a special use permit is required, the application requirements shall also include all materials required for a special use permit pursuant to § 8.3D: Special Use Permit.

7. Standards for Transmission Towers and Antennas. Installation, construction or modification of all transmission towers and antennas must comply with the following standards, unless a waiver is obtained pursuant to the provisions of § 4.2W.9: Waiver.

a) No transmission tower may be constructed within one-mile of any existing transmission tower. Tower separation must be measured by following a straight line from the portion of the base of the proposed transmission tower that is closest to the base of any pre-existing transmission tower. For purposes of this paragraph, an existing tower includes any transmission tower for which the City has issued a building permit, or for which an application has been filed and not denied. Transmission towers constructed or approved prior to August 1, 1997, may be modified to accommodate additional providers consistent with provisions for collocation in this section.

b) Transmission tower and antenna heights are governed by this section except as provided for below:

1) If located within any M-1 or M-2 district, the height limitation for that zoning district applies.

2) If located within any CC, CO, CN-1, CN-2, CMU, P or IC district, the maximum height of a transmission tower, including antennas, is 100 feet, unless a waiver is granted pursuant to the provisions of § 4.2W.9: Waiver.

3) If located within any RS, RD, RM, RMHP, RMU, CNO or IC district, the maximum height of a transmission tower, including antennas, is 75 feet, unless a waiver is granted pursuant to the provisions of § 4.2W.9: Waiver.

c) New transmission towers must be designed to accommodate collocation of additional providers:

1) New transmission towers of a height of 100 feet or more must be designed to accommodate collocation of a minimum of two additional providers either outright or through future modification to the transmission tower.

2) New transmission towers of a height of at least 60 feet and no more than 100 feet must be designed to accommodate collocation of a minimum of one additional provider either outright or through future modification to the transmission tower.

d) The following setbacks from adjacent property lines and adjacent streets are required unless a waiver is granted pursuant to the provisions of § 4.2W.9: Waiver:

1) If located within any RS, RD, RM, RMHP, RMU, CNO or IC district, the transmission tower must be set back from adjacent property lines a minimum number of feet that is equal to the height of the transmission tower.

2) If the transmission tower is located on a parcel in any nonresidential zoning district that abuts residentially zoned property, the transmission tower must be set back from the adjacent residentially zoned property line a minimum number of feet that is equal to the height of the transmission tower.

3) In any RS, RD, RM, RMHP, RMU, CNO or IC district, transmission towers must be set back from adjacent public streets a minimum number of feet that is equal to the height of the transmission tower. In all other zoning districts, the setback from adjacent public streets must be a minimum of 25 feet.

e) In all zoning districts, existing vegetation must be preserved to the maximum extent possible. In all zoning districts, landscaping must be placed completely around the transmission tower and ancillary facilities located at ground level except as required to access the facility. Such landscaping must consist of evergreen vegetation with a minimum planted height of six feet placed densely so as to form a screen. Landscaping must be compatible with other nearby landscaping and must be kept healthy and well maintained. Landscaping must be installed on the outside of any fencing.

f) In any CN-1, CN-2, RS, RD, RM, RMHP, RMU, or CNO district and in all other zoning districts when the adjacent property is zoned residentially or occupied by a dwelling, hospital, school, library, or nursing home, noise generating equipment must be sound-buffered by means of baffling, barriers, or other suitable means to reduce sound level measured at the property line to 45 dBa. In all other locations, noise must be regulated by applicable City ordinances.

g) Transmission towers may not be artificially lighted except as required by the Federal Aviation Administration (FAA). In cases where there are residential uses located within a distance that is 300% of the height of the transmission tower from the transmission tower, and when required by federal law, dual mode lighting must be requested from the FAA.

h) The transmission tower and attached antennas must be unpainted galvanized steel or painted neutral colors or such shades as are appropriate and compatible with the surrounding environment, as approved by the City.

i) No signs, striping, graphics or other attention getting devices are permitted on the transmission tower or ancillary facilities except for warning and safety signage with a surface area of no more than three square feet. Such signage must be affixed to a fence or ancillary facility and the number of signs is limited to no more than two.

signs on cell or utility towers

8. Standards for Ancillary Facilities to a Transmission Tower. All ancillary facilities must comply with the standards of Subsections (e) and (f) of § 4.2W.7: Standards for Transmission Towers and Antennas. In addition, all ancillary facilities within any RS, RD, RM, CNO or IC district must be located underground to the maximum extent technology allows, unless a waiver is obtained pursuant to the provisions of § 4.2W.9: Waiver. This underground restriction does not apply within other zoning districts.

9. Waiver.

a) Any waiver to the requirements of this section may be granted only pursuant to the following provisions. The criteria for granting a waiver are as set forth in this section only, and may not include the criteria in § 8.3D: Special Use Permit.