

**15.2400 CHAPTER 24
PARKING, LOADING SPACES, AND SIGNS**

15.2401 SECTION 24.01 GENERAL

To promote the comfort, safety, convenience, and general welfare of the persons in the Township, this chapter shall provide standards for the regulation of off-street parking and loading spaces and signs.

15.2402 SECTION 24.02 OFF-STREET PARKING REQUIREMENTS

1. Automobile off-street parking space with adequate access to all spaces shall be provided in all districts at the time of erection or enlargement of any main building or structure or enlargement of existing parking lots. The number of off-street parking spaces, in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy, as hereinafter prescribed.
2. Off-street parking spaces may be located within a rear yard or within a side yard which is in excess of the minimum side yard setback, there being no parking permitted in a minimum required side yard unless otherwise provided in this Ordinance.
3. Off-street parking for other than residential use shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot, except that no off-street parking for use in a non-residential district shall be permitted in a residential district. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant.
4. Off-street parking spaces for one- and two-family dwellings shall consist of a parking strip, parking bay, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve.
 - A. Residential parking spaces shall not be located within the right-of-way of any street or highway.
 - B. Any such parking spaces shall be located on a gravel, asphalt paved, or concrete poured driveway. No parking shall be permitted to take place on any lawn or landscaped area except that the display of a vehicle for sale pursuant to Section 35.209 of the Code of Ordinances shall be permitted.
 - C. The area of such parking spaces shall not be greater than thirty-five percent (35%) of the total area of the front yard.

5. Minimum required off-street parking spaces shall not be replaced by any other use unless and/or until equal parking facilities are provided which comply herewith.
6. Off-street parking existing at the effective date of this Ordinance, in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or new use.
7. Two (2) or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.
 - A. The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited in off-street parking areas; except as permitted in Section 35.209 of the Code of Ordinances.
 - B. In Districts LDR through R-5, on non-farm residential lots of less than five acres in an RR District, or any other lot used for residential purposes, the owner, tenant, or lessee of any lot, parcel, or tract of land shall not permit or allow the storage or parking, at any time thereon, of vehicles exceeding one (1) ton capacity which are used or which could be used for commercial purposes, including trucks, semi-trucks, and tractor trailers, tractors, bulldozers, earth carriers, drag lines, cranes, steam shovels and/or any other heavy equipment or machinery. It is provided, however, that the owner, tenant, or lessee of a farm may openly store the machinery and equipment used on the farm; and it is further provided that equipment necessary to be parked on a lot or parcel during the construction work thereon or while a person moves to or from a lot or parcel shall be excepted from this restriction. Moreover, this restriction shall not apply to a single pickup truck exceeding a one (1) ton capacity or a single panel truck used to transport equipment to job sites. (ord. no. 309 eff. Feb. 22, 1999; amend. by ord. no. 316 eff. June 27, 1999)
8. In all Residential Districts, recreational vehicles may only be parked/stored in accordance with the following requirements.
 - A. Recreational vehicles shall not be parked/stored between a street and dwelling unit, or nearer than four (4) feet to any side or rear lot line.
 - B. Notwithstanding the provisions of subsection A, recreational vehicles may be parked/stored between a street and dwelling unit as noted below, provided, the vehicle is not within either twenty-five (25) feet from the edge of the right-of-way, or thirty-five (35) feet from the edge of the improved portion of the street.

- 1) Recreational vehicles such as campers, trailers, motor homes and other similar equipment may be parked/stored between a street and dwelling unit during the months of April, May, June, July, August, September, October and November.
 - 2) Marine and summer-use recreational vehicles such as boats, personal watercraft, off-road motorcycles, all-terrain vehicles, and other similar equipment may be parked/stored between a street and dwelling unit during the months of April, May, June, July, August, and September.
 - 3) Winter-use recreational vehicles such as snowmobiles and other similar equipment may be parked/stored between a street and dwelling unit during the months of December, January, February, and March.
 - 4) At any time during the year, a recreational vehicle may be parked/stored between a street and dwelling unit for a period of not more than forty-eight (48) hours for the purpose of loading, unloading, or cleaning.
 - 5) For up to fourteen (14) cumulative days at any time during a calendar year, recreational vehicles such as campers, trailers, motor homes and other similar equipment may be parked/stored between a street and dwelling unit and used for living purposes. (ord. no. 458 eff. October 26, 2008)
- C. Where the physical features of a property, such as, but not limited to immovable structures, a tree with a diameter larger than four (4) inches, or severe inclines prohibit a recreational vehicle from being parked in compliance with this subsection, the owner may apply to the Zoning Administrator for permission to park the recreational vehicle on the lot. This permission shall be granted, provided the following conditions are met:
- 1) A twenty-five foot (25) setback from the edge of the road right-of-way, or thirty-five (35) feet from the edge of the improved portion of the road, either paved or gravel, shall be maintained.
 - 2) Parking approval, if granted, shall be limited to five (5) years following the date of issuance. Additional approvals may be granted in accordance with the conditions of this section.

9. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Township Zoning administrator determines to be similar in type.
10. When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half (1/2) shall not require an additional parking space; any fraction greater than one-half (1/2) shall require an additional parking space.
11. For the purpose of computing the number of parking spaces required, the definition of "Floor Area, Usable (UFA)" and "Floor Area, Gross (GFA)" in Chapter 2 (Section 2.07 - Definitions - F), shall govern.

15.2403 SECTION 24.03 SCHEDULE FOR NUMBER OF OFF-STREET PARKING SPACES

1. The number of required off-street parking spaces by type of use shall be determined in accordance with the following schedule. The number of parking spaces shall not exceed the amount permitted under this subsection, unless approved by the Planning Commission based on a parking needs study submitted by the applicant.

USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
RESIDENTIAL	
Housing for Senior Citizens	One (1) for each 3 residents, 25% of which shall be designated for visitor parking
Multiple-Family	Two (2) for each dwelling unit
One-Family and Two Family	Two (2) for each dwelling unit
INSTITUTIONAL	
Churches or Temples	One (1) for each 3 seats, or 6 feet of pews in the main unit of worship
Convalescent or Nursing Homes	One (1) for each 2 beds
Elementary and Junior High Schools	One (1) for each 6 students, but not less than that required for auditoriums or gymnasium, if applicable
Foster Care Facilities	One (1) for each 2 residents, plus one (1) for each employee on the largest shift
Hospitals	Two (2) for each bed
Nursery schools, child care centers or day nurseries	One (1) for each 350 square feet of UFA

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Private golf clubs, tennis clubs, swimming pool clubs, or other similar athletic clubs	One (1) for each member family or individual, plus spaces required for each accessory use such as a restaurant or bar
Private Clubs or Lodge Halls	One (1) for each 3 persons allowed within the maximum occupancy load as established by the applicable local or state codes
Senior High Schools	One-and-one-half (1.5) for each classroom, plus one (1) for each 10 students, plus amount required for auditoriums or gymnasiums, if applicable
COMMERCIAL	
Auditoriums	One (1) each 2.5 seats, or each 6 feet of pew or bench length, or one (1) space for each 3 persons allowed within the maximum occupancy load established by any applicable codes or ordinances, whichever is greater
Autowash (automatic)	One (1) for each 2 washing stalls, plus off-street queuing space for 10 vehicles per wash stall.
Autowash (self-serve or coin operated)	One (1) for each 3 washing stalls, in addition to each wash stall
Beauty parlors or barber shops	Three (3) for each beauty or barber chair
Boat launching ramps	Fourteen (14) spaces per ramp, plus off-street queuing space for 2 vehicles with trailers, per ramp
Boat marinas	Two (2) spaces per boat mooring slip
Bowling alleys	Four (4) for each bowling lane, plus the required amount for each accessory use
Dance halls, pool or billiard parlors, roller skating rinks, exhibition halls, and assembly halls without fixed seats	One (1) for each 3 persons allowed within the maximum occupancy load as established by the applicable local or state codes
Funeral homes and mortuary establishments	One (1) for each 50 square feet of UFA
Furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician or similar trades, shoe repair, and other similar uses.	One (1) for each 600 square feet of UFA
Gasoline service stations	Two (2) for each service stall, rack, or pit, plus one (1) for each gasoline pump, plus the required amount for each accessory use
Golf courses open to the general public, except for miniature or "par 3" courses	Six-and-one-half (6.5) for each golf hole, plus the required spaces for each accessory use, such as a restaurant or bar
Laundromats and coin operated dry cleaners	One (1) for each 2 washing, drying, or dry cleaning machines, whichever is greater
Miniature or "Par-3" golf course	Three and-one-half (3.5) for each hole, plus the required amount for each accessory use

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Motels, hotels, or other commercial lodging establishments	One-and-one-half (1.5) for each occupancy unit, plus the required spaces for each accessory use, such as a restaurant or bar	
Motor vehicles sales and service establishments	One (1) for each 100 square feet of UFA of showroom, plus 1 for each auto service stall in the service room	
Restaurants (or bars), without drive-through facilities	One (1) for each 100 square feet of UFA or one (1) for each 2 persons allowed within the maximum occupancy load established by any applicable local or state codes, whichever is greater	
Restaurants with drive-through facilities	One (1) for each 100 square feet of UFA or one (1) for each 3 persons allowed within the maximum occupancy load established by any applicable local or state codes, whichever is greater	
Retail stores except as otherwise specified herein	One (1) for each 150 square feet of UFA	
Shopping centers, grocery stores, super-markets	One (1) for each 100 square feet of UFA	
Stadiums, sports arenas, or similar places	One (1) for each 3 seats, or 6 feet of benches	
Theaters	1 to 4 screens	One (1) for each 2.5 seats
	5 to 6 screens	One (1) for each 3 seats
	7 - 8 screens	One (1) for each 3.5 seats
	9 to 10 screens	One (1) for each 3.7 seats
	11 to 14 screens	One (1) for each 3.9 seats
	14+ screens	One (1) for each 4 seats
OFFICES		
Banks, Credit Unions, Savings and Loan Associations, and other similar financial institutions	One (1) for each 100 square feet of GFA plus 3 for each non-drive-through automatic teller machine	
Business or professional offices excluding medical offices	One (1) for each 200 square feet of GFA	
Professional medical offices of doctors, dentists, or similar professions	One (1) for each 100 square feet of GFA	
INDUSTRIAL		
Industrial or research establishments and accessory offices	One (1) for each 1,000 square feet of GFA plus the required amount for administrative offices, or other accessory uses	

Warehouses and wholesale establishments and related accessory offices	One (1) for each 2,000 square feet of GFA plus the required amount for administrative offices, or other accessory uses
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2. If an applicant demonstrates that the required amount of parking spaces is excessive, the Planning Commission may defer construction of a portion of the required number of parking spaces for nonresidential uses if the following conditions are met:
 - A. Areas shown for deferred parking shall be shown on a site plan and shall be of sufficient area to permit the construction of the total number of parking spaces required by this Chapter. Such areas shall not be used for any other purpose required by this Ordinance (such as landscaped buffers, etc.) and shall be kept open.
 - B. Alterations to the deferred parking area to add parking spaces may be initiated by the owner or the Zoning Administrator based on parking needs and shall require the submission and approval of an amended site plan by the Planning Commission, as required by Chapter 23.

15.2404 SECTION 24.04 OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION, AND MAINTENANCE

Whenever the off-street parking requirements of Section 24.02, above, require the building of an off-street parking lot, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations:

1. No parking lot shall be constructed until a zoning permit therefore is issued by the Zoning Administrator. No zoning permit shall be issued until a site plan for the parking lot has been approved by the Planning Commission pursuant to Chapter 23 (Site Plan Review).
2. Plans for the layout of off-street parking facilities shall be in accord with the following table:

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Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of One (1) Tier of Spaces and Maneuvering Lane	Total Width of Two (2) Tiers of Spaces and Maneuvering Lane
0 deg. (parallel)	12 feet	9 feet	23 feet	20 feet	28 feet
35-50 deg.	15 feet	9 feet	18 feet	33 feet	55 feet
54-74 deg.	15 feet	9 feet	18 feet	33 feet	58 feet
75-90 deg.	24 feet	9 feet	18 feet	42 feet	60 feet
Boat Launching Areas					
30-53 deg.	25 feet	10 feet	45 feet	70 feet	115 feet
54-90 deg.	45 feet	10 feet	45 feet	90 feet	136 feet

3. All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.
4. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles. Ingress and egress to a parking lot lying in an area zoned for other than single-family residential use shall not be across land zoned for single-family residential use.
5. All maneuvering lane widths shall permit one-way traffic movement, except that the ninety (90) degree pattern may permit two-way movement.
6. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single-family residential use shall be at least twenty (20) feet distant from adjacent property located in any single-family residential district, and at least twenty-four (24) feet from any street corner.
7. Where the off-street parking lot is adjacent to any premises used for residential purpose in a district of R-4 or higher classification, the screening requirements of Section 20.11 shall be met. In all cases where required screening extends to an alley used as ingress and egress to an off-street parking area, screening may extend not more than fifteen (15) feet from such alley line in order to permit a wider means of access to the parking area.
8. The entire parking area, including parking spaces and maneuvering lanes, required under this Section shall be provided with asphaltic or concrete surfacing. The parking area shall be surfaced within twelve (12) months of the date an occupancy permit is issued. Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area

in such a way as to preclude drainage of water onto adjacent property or toward buildings.

9. All lighting used to illuminate any off-street parking area shall comply with Section 20A.

15.2405 SECTION 24.05 OFF STREET LOADING AND UNLOADING

On the same premises with every building, structure, or part thereof, involving the receipt or distribution of vehicles or material or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading, and unloading in order to avoid undue interference with public use of dedicated rights-of-way. Such space shall be provided as follows:

1. In all SP and C-1 districts, loading space with a vertical clearance of at least fourteen (14) feet shall be provided in the rear yard in the ratio of ten (10) square feet per front foot of principal building and shall be computed separately from the off-street parking requirements. Where an alley exists or is provided at the rear of buildings, the rear setback and loading space requirements may be computed from the center of said alley.
2. In all I-1 districts, all spaces shall be laid out in the dimensions of at least ten (10) feet by fifty (50) feet, or five hundred (500) square feet in area, with a clearance height of at least fourteen (14) feet. Loading dock approaches shall be provided with a pavement having an asphaltic or portland cement binder so as to provide a permanent, durable and dustless surface. All spaces in I-1 districts shall be provided in the following ratio of spaces to floor area:

Gross Floor Area (In Square Feet)	Loading And Unloading Space Required
0 - 1,400	None
1,400 - 20,000	One (1) Space
20,001 - 100,000	One (1) space plus one (1) space for each 20,000 square feet in excess of 20,001 square feet
100,000 and over	Five (5) spaces

3. All loading and unloading in an I-1 district shall be provided off-street in the rear yard or interior side yard, and shall in no instance be permitted in a front yard. In those instances where exterior side yards have a common relationship with an industrial district across a public thorough fare, loading and unloading may take place in said exterior side yard when the setback is equal to at least fifty (50) feet.

15.2406 SECTION 24.06 SIGNS

This Section is intended to protect and further the health, safety, and welfare of the residents of the Township; to maintain and improve the appearance of the Township; to conserve community character; to prevent traffic hazards; to provide safer conditions for pedestrians; and to promote economic development by regulating the construction, alteration, repair, maintenance, size, location, and number of signs.

15.2407 SECTION 24.07 SIGN DEFINITIONS

1. Awning: A retractable or fixed shelter constructed of non-rigid materials on a supporting framework that projects from the exterior wall of a building.
2. Awning sign: A sign affixed flat against the surface of an awning.
3. Balloon sign: A sign composed of a non-porous bag of material filled with air.
4. Banner sign: A fabric, plastic, or other sign made of non-rigid material without an enclosing structural framework.
5. Billboard: An off-premise sign which advertises an establishment, product, service, or activity not available on the premises on which the sign is located.
6. Canopy: A freestanding roof-like structure built on one (1) or more support posts, designed to offer protection from the weather.
7. Canopy Sign: A sign painted or attached directly to and parallel to the exterior face of a canopy roof and extending no greater than twelve (12) inches from the exterior face of the canopy to which it is attached.
8. Construction Sign: A sign which identifies the owners, financiers, contractors, architects, and engineers of a project under construction.
9. Digital Sign: A sign that uses digital display technology such as liquid crystal displays ("LCDs"), plasma or light emitting diodes ("LEDs") to communicate a message with a target audience.
10. Directional Sign: A sign which gives directions, instructions, or facility information for the use on the lot on which the sign is located, such as parking or exit and entrance signs.
11. Freestanding Sign: A sign supported on poles not attached to a building or wall.
12. Government Sign: A temporary or permanent sign erected by Grand Haven Charter Township, Ottawa County, or the state or federal government.

13. Ground Sign: A sign resting directly on the ground or supported by short poles not attached to a building or wall.
14. Incidental sign: A sign that identifies street address, entrances and exits, safety precautions, identifying logos without text, and other such incidental information, and which sets forth no other advertisement intended to be read from the street.
15. Marquee: A permanent structure constructed of rigid materials that projects from the exterior wall of a building.
16. Marquee Sign: A sign affixed flat against the surface of a marquee.
17. Message Board: A portion of a sign on which copy is changed manually
18. Message Board, Electronic: A portion of a sign that displays copy using LEDs, fiber optics, light bulbs or other illumination devices within the display area.
19. Mural: A design or representation painted or drawn on a wall which does not advertise an establishment, product, service, or activity.
20. Off-Premise Sign: A sign which relates to or advertises an establishment, product, merchandise, good, service or entertainment which is not located, sold, offered, produced, manufactured or furnished at the property on which the sign is located.
21. On-Premise Sign: Any sign which pertains solely to the use of the property on which it is located, such as to an establishment, product, merchandise, good, service or entertainment which is located, sold, offered, produced, manufactured or furnished at the property on which the sign is located.
22. Placard: A sign not exceeding two (2) square feet which provides notices of a public nature, such as “No Trespassing” or “No Hunting” signs.
23. Political Sign: A temporary sign used in connection with a noncommercial message or an official Township, school district, county, state, or federal election or referendum.
24. Portable sign: A sign designed to be moved easily and not permanently attached to the ground, a structure, or a building.
25. Projecting Sign. A double-faced sign attached to a building or wall that extends more than eighteen (18) inches but not more than thirty-six (36) inches from the face of the building or wall.

26. Real Estate Sign: A sign advertising the real estate upon which the sign is located as being for sale, rent, or lease.
27. Real Estate Sign for Gated Residential Communities: A sign advertising real estate as being for sale, rent, or lease within an adjacent residential development that is only accessed through a key-coded gate.
28. Residential Development Marketing Sign: A sign for residential developments marketing lots, single-family dwellings, two family dwellings or multiple family dwellings.
29. Roof Line: The top edge of a roof or parapet wall, whichever is higher, but excluding any cupolas, chimneys, or other minor projections.
30. Roof Sign: A sign erected above the roof line of a building.
31. 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, service, or activity.
32. Special Event Sign: Temporary and portable signs containing public messages concerning special events sponsored by governmental agencies or non-profit organizations.
33. Temporary Sign: A sign not permanently attached to the ground, a structure, or a building. Temporary signs may include banners, portable signs, and any other sign displayed for a limited period of time.
34. Time/Temperature Sign: A type of electronic message board that exclusively displays time and temperature information.
35. Wall Sign: A sign painted or attached directly to and parallel to the exterior wall of a building extending no greater than eighteen (18) inches from the exterior face of the wall to which it is attached.
36. Window Sign: A sign installed inside a window and intended to be viewed from the outside.

15.2408 SECTION 24.08 GENERAL SIGN PROVISIONS

1. No person shall erect, alter, place or permit to be placed, or replace any sign without first obtaining a building permit, unless otherwise exempted by Section 24.09.
2. Signs shall be maintained free of peeling paint or paper, fading, staining, rust, or other condition which impairs legibility or intelligibility.

3. Sign supports, braces, guys and anchors shall be maintained in such a manner as not to cause a hazard.
4. Signs, may be internally illuminated or if externally illuminated, except for home occupation signs which shall not be 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.
5. Digital signs shall be limited to electronic message boards and time/temperature signs only.
6. No sign shall be placed in, upon or over any public right-of-way, alley, or other public place, except as may be otherwise permitted by this Chapter.
7. No light pole, utility pole, or other supporting member shall be used for the placement of any sign unless specifically designed and approved for such use.
8. No sign shall 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 sign, signal, or device, or constitute a nuisance per se.
9. No commercial vehicle, which in the opinion of the Zoning Administrator has the intended function of acting as a sign, shall be parked in any area abutting the street, unless no other parking area is available.
10. No sign shall employ any flashing, moving, oscillating, blinking, or variable intensity light.
11. No sign shall contain any moving or animated parts or have the appearance of having any moving or animated parts; provided, variable time/temperature signs and electronic message boards may be permitted in accordance with Section 24.12.12.
12. No wall sign shall extend beyond the edge of the wall to which it is affixed, and no wall sign shall extend above the roof line of a building.

15.2409 SECTION 24.09 EXEMPTED SIGNS

The following signs shall be exempt from the provisions of this Ordinance, except for the provisions of Section 24.12.3.

1. Government signs.
2. Historical markers.

3. Window signs.
4. Memorial signs or tablets.
5. Murals.
6. Signs not visible from any street.
7. Signs for essential services.
8. Placards not exceeding two (2) square feet.
9. Signs with address, owner, or occupant name, of up to one (1) square foot in area attached to a mailbox, light fixture or exterior wall.
10. Flags or insignia of any nation, state, county, city, community organization, or educational institution.
11. Scoreboards for public or private school or publicly owned and operated athletic fields.
12. Directional signs of six (6) square feet or less in area.
13. Temporary signs of four (4) square feet or less in area.
14. Political signs.

15.2409A SECTION 24.09A PROHIBITED SIGNS

A sign that is not permitted by this Ordinance is prohibited. The following additional sign types are expressly prohibited.

1. Digital signs, except electronic message boards and time/temperature signs.
2. Roof signs.
3. Balloons, balloon signs, strings of light bulbs, pennants, streamers, banners, or flags, except those banners or flags of a non-commercial nature as otherwise permitted.
4. Off-premise signs, unless specifically permitted such as special event signs, as provided in Section 24.12.6, and billboards, as provided in Section 19.07.3.
5. Portable signs and temporary signs, except as may be otherwise permitted.

15.2410 SECTION 24.10 NON-CONFORMING SIGNS, ILLEGAL SIGNS, AND SIGNS ACCESSORY TO NON-CONFORMING USES

1. Every permanent sign which does not conform to the height, size, area, or location requirements of this Section as of the date of the adoption of this Ordinance, is hereby deemed to be non-conforming.
2. Non-conforming signs may not be altered, expanded, enlarged, or extended; however, non-conforming signs may be maintained and repaired so as to continue the useful life of the sign. An existing non-conforming sign, including a billboard, shall not be changed to a digital sign.
3. For purposes of this chapter, a non-conforming sign may be diminished in size or dimension or the copy of the sign amended or changed without jeopardizing the privilege of non-conforming use. If a sign is nonconforming in its setback, this Section shall not apply, and the sign shall not be replaced.
4. Any non-conforming sign destroyed by fire or other casualty loss shall not be restored or rebuilt if reconstruction will constitute more than fifty (50) percent of the value of the sign on the date of loss.
5. Any sign which, for a period of six (6) months or more, no longer advertises a bona fide business conducted or product sold, shall be removed by the owner of the building, structure, or property upon which such sign is located, within thirty (30) days of receipt of written notice by the Zoning Administrator.
6. A sign, accessory to a non-conforming use, may be erected in the Township in accordance with the sign regulations for the subject zoning district.

15.2411 SECTION 24.11 UNITS OF MEASUREMENT

1. The area of a sign shall be measured as the area within a single, continuous perimeter composed of any straight line geometric figure 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.
2. The area of a freestanding, ground, or projecting sign that has two (2) or more faces shall be measured by including the area of all sign faces, except if two (2) such faces are placed back-to-back and are of equal size, the area of the two (2) back-to-back faces shall be counted as one (1) face. If the two (2) back-to-back faces are of unequal size, the larger of the two (2) sign faces shall be counted as the one (1) face.

3. The height of a sign shall be measured as the vertical distance from the highest point of the sign to the grade of the adjacent street or the average grade of the ground immediately beneath the sign, whichever is less.
4. For buildings with multiple tenants, the sign areas for wall signs, marquee signs, projecting signs, and awning signs shall be determined by taking that portion of the front wall of the building, applicable to each tenant space, and computing sign requirements for that portion of the total wall. In the case of a corner lot, the wall area adjacent to the tenant space on the second street frontage shall be used to calculate the sign area for a second wall sign, awning sign, or projecting sign. Each sign shall be attached to the same wall which is used to determine its size.

15.2412 SECTION 24.12 SIGN REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS

1. Temporary signs shall not exceed twelve (12) square feet in area.
2. All ground, wall and freestanding signs may include message boards. Electronic message boards shall be subject to Section 24.12.12.
3. Any sign, including awnings to which signs are affixed or displayed, not resting directly on the ground shall maintain a minimum clear space of eight (8) feet from the bottom of the sign to the ground.
4. Real estate signs, including real estate signs for gated residential communities, shall be removed within seven (7) days after completion of the sale or lease of the property.
5. Construction signs are permitted within any zone district, subject to the following restrictions:
 - A. Two (2) signs may be placed on the lot where the construction is taking place, each of which shall be no larger than sixteen (16) square feet in area, and not exceed eight (8) feet in height. In a case where two (2) or more firms utilize a sign, the sign shall be no larger than twenty-four (24) square feet in area, and not exceed eight (8) feet in height.
 - B. Construction signs shall not be erected until a building permit has been issued and construction activity has begun.
 - C. Signs must be setback at least fifteen (15) feet from the front property line.
 - D. Construction signs shall be removed within fifteen (15) days of the issuance of any Occupancy Permit for the building or structure which

is the subject of the construction sign.

6. Special event signs, including banner signs, are permitted in any zone district, subject to the following restrictions:
 - A. No more than five (5) such signs shall be displayed for each special event. Such signs may be located either on or off the lot on which the special event is held.
 - B. The display of such signs shall be limited to the twenty-one (21) days immediately preceding the special event which is being advertised.
 - C. Such signs shall have a maximum size of thirty-two (32) square feet in area, and a maximum height of seven (7) feet and shall be set back from any side or rear property line a minimum of fifteen (15) feet.
 - D. Such signs shall be removed within forty-eight (48) hours of the conclusion of the special event which is being advertised.
7. Directional signs are permitted subject to the following restrictions:
 - A. A directional sign may contain a logo of an on-premise establishment, but no advertising copy.
 - B. No such sign shall exceed six (6) square feet in area or four (4) feet in height.
 - C. Directional signs shall be limited to traffic control functions.
8. Garage and estate sale signs are permitted subject to the following restrictions:
 - A. One (1) sign per lot or parcel is permitted, located on the lot or parcel on which such sale is being conducted, or on any other lot or parcel with the written permission of the property owner, and erected outside of any public street right-of-way.
 - B. Such sign shall not exceed six (6) square feet in area.
 - C. Such sign shall be erected no more than seven (7) days prior to the day(s) of the sale and shall be removed within one (1) day after the completion of the sale.
9. Incidental signs pertaining to any conforming accessory activity being conducted on the premises are permitted in any District, subject to the following restrictions:

- A. No individual sign shall exceed two (2) square feet in area.
 - B. Only those signs which, in the opinion of the Zoning Administrator, are necessary to indicate entrances, exits, safety precautions, including identifying logos without text, and other such incidental language shall be permitted.
10. Political signs shall be removed within fourteen (14) days after the election for which the signs were utilized.
11. Residential Development Marketing Signs are permitted subject to the following restrictions:
- A. One (1) Residential Development Marketing Sign shall be allowed at each entrance to the residential development to market the entire development and not individual properties within the development.
 - 1) The sign at an entrance may contain a site plan listing available lots and other information, as determined appropriate by the owner.
 - 2) The sign at an entrance shall be limited to thirty-six (36) square feet.
 - B. One (1) additional Residential Development Marketing Sign containing the site plan of the development may be displayed at the interior access point of each additional phase of a residential development after the initial phase. The sign shall be limited to sixteen (16) square feet.
 - C. Residential Development Marketing Signs shall be removed within ten (10) days after the initial sale of all the lots or structures within the development. However, if the dwelling units are for rent rather than sale, the Residential Development Marketing Signs described in subsection A and subsection B above shall be removed one (1) year after they are erected.
 - D. Residential Development Marketing Signs shall be allowed on the lot of each model structure in a residential development, subject to the following:
 - 1) A maximum of two (2) signs shall be allowed at each model unit for sale.
 - 2) One (1) sign shall be limited to twenty-four (24) square feet.

- 3) A second sign shall be limited to six (6) square feet.
 - E. Residential Development Marketing Signs may not be erected until the Township grants preliminary plat approval for a subdivision, final plan approval for a site condominium, final approval for a special land use, or final approval for a planned unit development. (ord. no. 397 eff. September 24, 2004)
12. Message Boards and Electronic Message Boards are permitted subject to the following restrictions, as applicable:
- A. A manual or electronic message board may comprise up to twenty-five (25) percent of the sign area, but not exceeding twelve (12) square feet, of a wall, ground or freestanding sign within any non-residential zoning district or any wall, ground or freestanding sign identifying a governmental or institutional use in any zoning district.
 - B. Only one (1) manual or electronic message board shall be permitted on a lot or parcel; provided that a corner lot or parcel may have one electronic message board facing each street.
 - C. Messages displayed on electronic message boards located within any non-residential zoning district shall have a minimum duration of ten (10) seconds. Messages displayed within residential districts for governmental or institutional uses shall have a minimum duration of five (5) minutes.
 - D. All electronic messages shall be static and the transition between messages shall be instantaneous with no more than three-tenths (0.3) of a second between messages. The use of special effects such as, but not limited to, scrolling, fading, wiping, flashing, changing colors or exploding is prohibited.
 - E. No electronic message board shall create glare or have characteristics that impair the vision of motorists or create a nuisance for surrounding properties.
 - F. The electronic message board shall not be illuminated beyond the default settings of the manufacturer's brightness or dimming controls.
 - G. The electronic message board shall have automatic dimming capabilities that adjust the brightness of the sign to changes in the ambient light levels at all times of the day and night.

- H. The owner of the sign shall allow the Township to use the electronic message board to communicate emergency public service information relating to disasters or emergencies.
- I. Audio speakers or any form of pyrotechnics are prohibited in conjunction with a manual or electronic message board.
- J. Any property on which is located a manual or an electronic message board shall not be permitted to have a temporary sign.

15.2413 SECTION 24.13 SCHEDULE OF SIGN REGULATIONS

Signs in each Zoning District shall be subject to the following regulations:

AG, RP, RR, LDR, R-1, R-2, AND R-3 ZONING DISTRICTS - PERMITTED SIGNS	
Ground Signs For Farm Markets	
Number	Two (2)
Size	No greater than eighteen (18) square feet total
Location	Minimum of one-half (½) of the front setback required for main buildings and a minimum of fifteen (15) feet from any side or rear property line
Height	No higher than five (5) feet
Ground Signs For A Permitted Wildlife, Hunting Or Forestry Preserve	
Number	One (1)
Size	No greater than eighteen (18) square feet
Height	No higher than five (5) feet
Wall Signs For Home Occupations (Non-Illuminated)	
Number	One (1) per lot or parcel
Size	No greater than six (6) square feet
Location	On wall of house facing street
Ground Signs For Residential Subdivisions, Schools, Or Other Non-Residential Uses	
Number	One (1) per street frontage
Size	No greater than eighteen (18) square feet
Location	Minimum of one-half (½) of the front setback required for main buildings and a minimum of fifteen (15) feet from any side or rear property line
Political Signs	
Number	One (1) per issue or candidate
Size	No greater than sixteen (16) square feet
Location	Minimum of fifteen (15) feet from any side or rear property line
Height	No higher than six (6) feet

AG, RP, RR, LDR, R-1, R-2, AND R-3 ZONING DISTRICTS - PERMITTED SIGNS	
Real Estate Signs	
Number	One (1) per lot or parcel
Size	No greater than six (6) square feet for lots or parcels under one (1) acre; thirty-two (32) square feet for vacant lots or parcels over one (1) acre
Location	Minimum of fifteen (15) feet from any side or rear property line
Height	No higher than six (6) feet
Real Estate Signs For Gated Communities	
Number	One (1) per street frontage
Size	No greater than eighteen (18) square feet
Location	Minimum of one-half (½) of the front setback required for main buildings and a minimum of fifteen (15) feet from any side or rear property line
R-3.5 and R-4 ZONING DISTRICTS - PERMITTED SIGNS	
Ground Signs For Residential Subdivisions, Multiple Family Apartment Complexes, Schools, Churches And Other Non-Residential Uses	
Number	One (1) per street frontage
Size	No greater than eighteen (18) square feet
Location	Minimum of one-half (½) of the front setback required for main buildings and a minimum of fifteen (15) feet from any side or rear property line
Wall Signs For Home Occupations (Non-Illuminated)	
Number	One (1) per lot or parcel
Size	No greater than six (6) square feet
Location	On wall of house facing street
Political Signs	
Number	One (1) per issue or candidate
Size	No greater than sixteen (16) square feet
Location	Minimum of fifteen (15) feet from any side or rear lot line
Height	No higher than six (6) feet
Real Estate Signs	
Number	One (1) per lot or parcel
Size	No greater than six (6) square feet for lots or parcels under one (1) acre; thirty-two (32) square feet for vacant lots or parcels over one (1) acre
Location	Minimum of fifteen (15) feet from any side or rear lot line
Height	No higher than six (6) feet

R-5 ZONING DISTRICT - PERMITTED SIGNS	
Ground Signs For Manufactured Mobile Home Parks And Non-Residential Uses	
Number	One (1) per street frontage
Size	No greater than twenty-four (24) square feet
Location	Minimum of fifteen (15) feet from any side or rear lot line
Political Signs	
Number	One (1) per issue or candidate
Size	No greater than six (6) square feet
Location	Minimum of fifteen (15) feet from any side or rear lot line
Height	No higher than six (6) feet
Real Estate Signs	
Number	One (1) per lot or parcel
Size	No greater than six (6) square feet
Location	Minimum of fifteen (15) feet from any side or rear lot line
Height	No higher than six (6) feet
SP DISTRICT - PERMITTED SIGNS	
Ground Signs	
Number	One (1) per lot or parcel
Size	No greater than thirty-two (32) square feet
Location	Minimum of fifteen (15) feet from any side or rear property line
Height	No higher than six (6) feet
Wall Signs	
Number	One (1) per street frontage; provided, the sign may be placed on a wall facing a parking lot if that parking lot is located in a side or rear yard.
Size	No greater than twelve (12) square feet
Location	On wall of building facing street
Political Signs	
Number	One (1) per issue or candidate
Size	No greater than six (6) square feet
Location	Minimum of fifteen (15) feet from any side or rear property line
Height	No higher than six (6) feet
Real Estate Signs	
Number	One (1) per lot or parcel

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Size	No greater than sixteen (16) square feet	
Location	Minimum of fifteen (15) feet from any side or rear property line	
Height	No higher than six (6) feet	
C-1 DISTRICT - PERMITTED SIGNS		
Ground Signs		
Number	One (1) per lot or parcel, except that only one (1) ground sign or one (1) freestanding sign shall be permitted per lot or parcel	
Size	No greater than fifty (50) square feet	
Location	Minimum of fifteen (15) feet from any property line	
Height	No higher than six (6) feet	
Wall Signs		
Number	One (1) per street frontage; provided, the sign may be placed on a wall facing a parking lot if that parking lot is located in a side or rear yard.	
Size	No greater than ten percent (10%) of the wall area to which the sign is affixed	
Location	On wall of building which is used to calculate its area	
Political Signs		
Number	One (1) per issue or candidate	
Size	No greater than sixteen (16) square feet	
Location	Minimum of fifteen (15) feet from any side or rear property line	
Height	No higher than six (6) feet	
Real Estate Signs		
Number	One (1) per lot or parcel	
Size	No greater than sixteen (16) square feet	
Location	Minimum of fifteen (15) feet from any side or rear property line	
Height	No higher than six (6) feet	
Freestanding Signs		
Number	One (1) per lot or parcel, except that only one (1) ground sign or one (1) freestanding sign shall be permitted per lot or parcel	
Size	No greater than sixty (60) square feet	
Location	Minimum of fifteen (15) feet from any side or rear property line	
Height	No higher than twenty (20) feet	
Gasoline Stations		
Ground signs	Number	One (1) per lot or parcel, except that only one (1) ground sign or one (1) freestanding sign shall be permitted per lot or parcel
	Size	No greater than fifty (50) square feet

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	Location	Minimum of fifteen (15) feet from any side or rear property line
	Height	No higher than six (6) feet
Freestanding signs	Number	One (1) per lot or parcel, except that only one (1) ground sign or one (1) freestanding sign shall be permitted per lot or parcel
	Size	No greater than seventy-two (72) square feet
	Location	Minimum of fifteen (15) feet from any side or rear property line
	Height	No higher than twenty (20) feet
	Additional Sign	One (1) additional sign may be attached to the support column(s) of the freestanding sign. Such sign shall not exceed three (3) square feet, and shall have at least ten (10) feet of ground clearance
Temporary Signs (No permit required)	Number	Two (2)
	Size	No greater than nine (9) square feet each
	Location	Minimum of five (5) feet from front lot line, and fifteen (15) feet from any side or rear lot line
	Height	No higher than four (4) feet
Other permitted signs for gasoline stations	Directional signs or lettering over entrance doors or service bays may only display the type of service taking place in such bay.	
	Customary lettering on or other insignia which are a structural part of a gasoline pump, and any other insignia required by law. If illuminated, such signs shall be non-flashing and shall not in any manner constitute a traffic hazard.	
	One (1) non-illuminated credit card sign not exceeding two (2) square feet in area which may be placed on or near each gasoline pump.	
I-1 INDUSTRIAL DISTRICT AND I-1A CORRIDOR INDUSTRIAL DISTRICT - PERMITTED SIGNS		
Ground Signs		
Number	One (1) per lot or parcel	
Size	No greater than fifty (50) square feet	
Location	Minimum of five (5) feet from the front property line, fifteen (15) feet from all other lot lines	
Height	No higher than six (6) feet	
Wall Signs		
Number	One (1) per street frontage or on a wall facing a parking lot if that parking lot is located in a side or rear yard.	
Size	No greater than ten percent (10%) of the wall area to which the sign is affixed	
Location	On wall of building which was used to calculate the size of the sign	
Political Signs		
Number	One (1) per issue or candidate	
Size	No greater than sixteen (16) square feet	

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Location	Minimum of five (5) feet from the front property line, fifteen (15) feet from all others
Height	No higher than six (6) feet
Real Estate Signs	
Number	One (1) per lot or parcel
Size	No greater than sixteen (16) square feet
Location	Minimum of five (5) feet from the front property line, fifteen (15) feet from all others
Height	No higher than six (6) feet

(amend. by ord. no. 512 eff. August 7, 2012; amend. by ord. no. 532 eff. April 26, 2015)