AN ORDINANCE TO AMEND CHAPTER 42, ZONING, OF THE WHITE LAKE TOWNSHIP CODE BY AMENDING ARTICLE 2.0 DEFINITIONS, ARTICLE 3.0 ZONING DISTRICTS, ARTICLE 4.0 USE STANDARDS, AND ARTICLE 5.0 SITE STANDARDS AS PROVIDED FOR HEREIN.

NOW HEREBY the Charter Township of White Lake ordains the following amendments to the White Lake Charter Township Code, Chapter 42, Zoning:

PART 1: Amend Article 2.0, Section 2.2, Definitions by adding the following definitions:

Site Area, Gross: The total land area contained within a site including buildable and unbuildable areas.

Site Area, Net: The total buildable land area contained within a site. Net site area does not include any unbuildable areas such as public rights-of-way, utility easements, protected wetlands, water bodies, or similar areas.

And by replacing the definition of “Sign” with the following definition:

Sign. The term "sign" shall mean and include every device, frame, letter, figure, character, mark, plane, point, design, picture, stroke, stripe, trademark, or reading matter, which is used or intended to be used to attract attention or convey information to the general public.

A. Above-the-Roof Sign. A sign projecting beyond or above the roof or parapet.
B. Accessory Sign. A sign which is accessory to the principal use of the premises.
C. Animated Sign. A sign employing actual motion, the illusion of motion, or light and/or color changes achieved through mechanical, electrical, or electronic means.
D. Clear Vision Area. A triangular area formed by the point of intersection of two right-of-way lines to a distance along each line of twenty-five (25) feet from the point of intersection, and designated as a clear area to allow for visibility for drivers.

Billboard. Any construction of portion thereof upon which a sign or advertisement is used as an outdoor display for the purpose of making anything known to the general public, but not including bulletin boards used to display official court, church or public office notices.

E. Construct or erect. Shall mean to build, construct, attach, hang, place, suspend or affix, and shall also include the painting of wall signs.
F. Directional sign. A sign installed to identify identifying exit(s) exits and entrance(s) entrances of premises and for directing traffic through a parking area.

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

H. **Flag.** A flexible piece of fabric or other material that is attached to a permanent conforming flagpole or attached flat to wall, and containing only the name or logo of the premises and/or words or symbols necessary to direct traffic.

I. **Freestanding sign.** Any sign not affixed to a wall or structure, but which is permanently attached to the ground.
   i. **Freestanding Sign, Monument Sign.** A sign no greater than six (6) feet off the ground whose bottom edge is located close to the ground and thereby precludes visibility beneath the sign.
   ii. **Freestanding Sign, Post-Pylon.** A type of freestanding sign supported by a post(s) or other column(s) thereby providing a predominantly clear viewing space beneath the sign. Ground signs also include monument-type signs. Ground signs and pylon signs are all categorized as freestanding signs.

   **Height of Sign.** The maximum vertical distance from the uppermost extremity of a sign or sign support to the average ground level at the base of the sign or wall if a wall sign is proposed.

   **Identification and Nameplate.** A wall sign stating the name of a person or firm; or the name of description of a certain permitted use.

J. **Illuminated Tube.** A transparent tube in which the light source is supplied by electrified gas.

K. **Illuminated Tube Band.** An illuminated tube, such as but not limited to neon, fluorescent, and the like, which is located on a window, architectural feature, or which is shaped, formed or located to outline or accent an area of a sign, window or structure. An area of a window or wall that is outlined by an illuminated tube band shall be considered a sign and included in total sign area calculations.

L. **Incidental Sign.** A small sign, usually two (2) square feet or less, designed and located to be read only by people within the site and generally not visible or legible from the right-of-way or adjacent properties. Examples of incidental signs include, but are not limited to, credit card signs, signs indicating hours of business, no smoking signs, signs used to designate bathrooms, traffic control signs that conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices, and other signs providing information to be read at close proximity. The Director of the Community Development Department or his/her designee shall determine whether a sign is an Incidental Sign, based on the visibility of the sign from the lot line and right-of-way and/or the number of signs in close proximity of each other, and may deny a Incidental Sign if it is a sign regulated by another standard.

M. **Interior Sign.** Any sign placed within a building, or placed on the site such that it is not visible from the right-of-way, but not including window signs.

N. **Inflatable Sign.** Any sign using inflatable objects as an integral part of the sign structure or sign copy area, including balloons.
   **Monument Sign.** A sign no greater than six (6) feet off the ground whose bottom edge is located close to the ground and thereby precludes visibility beneath the sign. Ground signs also include monument-type signs. Not a post-pylon sign.

O. **Non-accessory Sign (Includes Billboards).** A sign which is a non-accessory sign and shall be related to a business, use or service not carried on the premises upon which the sign is placed.
   **Political Sign.** A temporary sign, relating to: the election of person to public office, a political party, or a matter to be voted upon.
P. **Portable Sign.** A freestanding sign not permanently anchored or secured to either a building or the ground, such as but not limited to: trailers, "A" frame, "T" shaped or inverted "T" shaped sign structures.

*Post-pylon Sign.* A type of freestanding sign supported by a post(s) or other column(s) thereby providing a predominantly clear viewing space beneath the sign. Not a monument sign.

Q. **Projecting Sign.** A sign which is affixed to any building or part thereof, or structure, which extends beyond the building wall or parts thereof, or structure, by more than twelve (12) inches. **A projecting sign shall not include a monument sign as herein defined.**

R. **Roof Sign.** A sign that is erected, constructed or maintained upon the roof or parapet of a building, but does not project above or beyond the roof or parapet. **(A sign projecting beyond or above the roof or parapet shall be known as an “above the roof” sign.)**

S. **Sign Area.** Area of a sign shall be determined by multiplying the height, not including ornamental features such as a base or decorative cap, times the width, not including ornamental features such as columns, within a regular geometric form comprising all of the display area and all of the elements of the matter displayed.

i. For a circle, the sign area shall be determined from the outer circumference.

ii. For a sign that consists of individual letters or other graphic components the area shall be calculated by multiplying the height times the length of a rectangle that would fully enclose all the letters and other graphic components of the sign.

iii. For a sign that consists of parallel panels facing in opposite directions, the area of the largest of the panels shall be used in calculating the area of the sign.

iv. **Any sign with three or more panels facing in opposite directions that are not parallel shall all be cause for each separate panel to be included in determining the sign area counted as separate signs.** The maximum size of a sign is also dependent upon the width of the site upon which it is located. These requirements are set forth in the respective district standards.

T. **Sign Copy.** Lettering, images, and other sign elements that comprise the message of the sign.

U. **Sign Height.** The maximum vertical distance from the uppermost extremity of a sign or sign support to the average ground level at the base of the sign or wall if a wall sign is proposed.

V. **Sign, Outdoor Advertising.** Any card, cloth, paper, metal, painted, glass, wooden, plaster, stone or other sign of any kind or character whatsoever, placed for outdoor advertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building, structure or thing whatsoever. The term "placed" as used in the definition of "outdoor advertising sign" and "outdoor advertising structure" shall include erecting, construction, posting, painting, printing, tacking, nailing, gluing, sticking, carving or other fastening, affixing or making visible in any manner whatsoever. See also, "Billboard".

W. **Temporary Sign.** **(without permit required).** A sign intended to be displayed within a yard area for a limited time period. A business sign with or without letters and numerals, such as window signs in business and industrial districts, of lightweight cardboard, cloth, plastic or of paper materials, and intended to be displayed for special events, sales and notices. **Temporary signs shall not be permanently fastened to any structure, including posts with permanent footings. Such signs shall not have a useful life of more than thirty (30) days.**

**Temporary Sign (with permit required).** A business sign with or without letters and numerals for authorized occasions and events or public and semi-public functions, as may be permitted by the Township Building Department in an appropriate use district.
X. Vehicle Business-Sign. A sign when the vehicle or trailer upon which the sign is painted or attached is parked, or placed for advertising purposes. Vehicle business signs are prohibited by this Ordinance. Currently licensed commercial vehicles in general daily off site use are not included as part of this definition.

Y. Wall Sign. A sign attached to, or placed flat against, the exterior wall or surface of any building, no portion of which projects more than twelve (12) inches from the wall, but which may not exceed above the roof or parapet.

Z. Window Sign. Any sign that is applied, affixed, or attached to the interior of any building window.

And by renumbering the Article accordingly.

PART 3: Amend Article 3.0, Zoning Districts, Section 3.1.1, Agricultural District, Subsection 3.1.1.D, Special Uses, to include the following additional use:

Boat Storage §4.20

PART 4: Amend Article 3.0, Zoning Districts, Section 3.1.2, Suburban Farms District, Subsection 3.1.2.D, Special Uses, to include the following additional use:

Boat Storage §4.20

PART 5: Amend Article 3.0, Zoning Districts, Section 3.11, Notes to District Standards, to include the following additional note:

X. To be eligible for Planned Development District approval, the Township Board, upon recommendation by the Planning Commission, may permit a smaller parcel than otherwise required by this ordinance if: a) the proposed project has unique characteristics and benefits; and/or b) the parcel in question has unique characteristics that significantly impact development.

PART 6: Amend Article 4.0, Use Standards, Section 4.2, Maintenance of Animals, to read as follows:

4.2 MAINTENANCE OF ANIMALS
The standards described in this Ordinance shall not apply to the keeping of animals as part of an active farm operation in the AG or SF district and maintained in conformance with the Right to Farm Act (P.A. 93 of 1981, as amended) and Generally Accepted Agricultural Management Practices (GAAMP) established by the Michigan Department of Agriculture and Rural Development (MDARD). Specifically, the keeping of farm animals are addressed in the Care of Farm Animals GAAMP. Such animals are not regulated in this Ordinance. For all purposes of animals regulated by this Ordinance, animals are defined as nonhuman zoological species and are classified as follows:

A. Class I Animal: Domesticated household pets weighing less than 150 pounds. Class I animals may be maintained in any zoning district. A maximum of seven (7) Class I animals may be maintained on an individual parcel. Animal Care Facilities shall meet the standards of Section 4.6.

B. Class II Animal: An animal which is normally part of the livestock maintained on a farm, including:
   i. Bovine and like animals, such as the cow.
   ii. Swine and like animals, such as the pig and hog.
   iii. Ovine and like animals, such as the sheep and goat.
iv. Other animals weighing in excess of 75 pounds, and not otherwise specifically classified herein.

Class II animals may be maintained in the AG and SF districts as a permitted use subject to the special conditions listed in Section 3.1.1 (AG District) and Section 3.1.2 (SF District). Class II animals shall only be permitted on a lot having five (5) or more acres, and there shall be at least one (1) acre per Class II animal maintained on the property.

C. Class III Animal: Rabbits (which are not maintained or kept as domesticated household pets); animal considered as poultry, and other animals weighing less than 75 pounds not specifically classified herein. Class III animals may be maintained in the AH and SF zoning districts, provided that Class III animals shall only be permitted on a premises having two (2) or more acres.

B. Class II Animal: Horses. Equine and like animals such as the horse shall be allowed in the AG and SF zoning districts; provided, however, that these animals shall only be permitted on a lot having two (2) or more acres. Two horses or similar animal shall be permitted on a lot having 2 acres or more and one additional horse or similar animal shall be permitted on each full acre on a lot in excess of 2 acres, provided that they do not create a public nuisance as outlined in Section 4.2.H.

C. Class IV Animal: Wild animal that is not customarily domesticated and customarily devoted to the service of mankind in White Lake Township. The characterization of an animal as being wild shall not be altered by virtue of the fact that one or several generations of the animal in question have been maintained in captivity. Class IV animals shall be permitted in the AG district, and only on a lot having five (5) or more acres. Class IV animals shall not create a public nuisance as outlined in Section 4.2.H. The Township may prohibit the housing of a Class IV animal if it is determined that the animal poses a legitimate threat to public health and/or safety.

Class V Animal: Horses. Equine and like animals such as the horse shall be allowed in the AG and SF zoning districts; provided, however, that these animals shall only be permitted on a lot having two (2) or more acres. Two horses or similar animal shall be permitted on a lot having 2 acres or more and one additional horse or similar animal shall be permitted on each full acre on a lot in excess of 2 acres, provided that they do not create a public nuisance as outlined in Section 4.2.K.

D. In addition to, and notwithstanding the above, the following regulations shall be applicable to the maintenance of animals:

i. Adequate fencing shall be provided to contain the animals within the restricted areas provided for in this Ordinance and approved by the Building Official. The minimum acceptable fence shall be a #12.5 woven wire forty-eight (48) inches tall with openings not larger than three (3) inches square. Posts shall be U-bar steel, or equivalent, spaced not more than twelve (12) feet apart, and the top row shall be reinforced with a #12 tensioning wire. (See Section 5.12 Fences, Walls and other Protective Barriers).

ii. The refuse and wastes resulting from the maintenance of animals shall be controlled upon the premises, and shall be cared for or disposed of within a reasonable time so as to minimize
hazards of health and offensive effects upon neighboring people and uses. Storage and disposal of animal waste shall be consistent with the guidelines of Generally Accepted Agriculture and Management Practices for Manure Management and Utilization (Michigan Department of Agriculture, June 2006 or as amended thereafter). Where adjacent to a residential district or land use other than AG, all areas for stockpiling manure shall be screened from view and shall be not less than 75 feet from the property line.

iii. All feed and other substances and materials on the premises for the maintenance of animals shall be stored in appropriate enclosed receptacles and structures, excepting such storage as may otherwise be accomplished without adversely affecting the neighbors of the premises or the public health, safety and welfare of the citizens of the Township. Storage is permissible within required accessory structures.

iv. Structures shall be provided for the purpose of housing, confining, sheltering, and maintaining permitted animals. Such structures shall meet requirements for height and floor area as specified in Section 4.20, but no single structure shall exceed four thousand (4,000) square feet. Structures for the purpose of housing, confining, sheltering, and maintaining of animals shall meet all setback requirements specified within Section 4.2. The following minimum floor area shall be provided within a structure for each animal:

a. Class II Animals:
   — (1) Bovine and like animals – fifty (50) square feet.
   — (2) Swine and like animals – twenty (20) square feet.
   — (3) Ovine and like animals – eight (8) square feet.
   — (4) Other Class II animals shall be provided with a minimum of fifty (50) square feet of structure per animal.

b. Class III Animals:
   — (1) Class III animals shall be provided with a structure having a minimum of fifty (50) square feet of structure per animal.

da. Class IV Animals: Equine (horses) and like animals shall be provided with a structure having a minimum floor area of 100 square feet for each animal. Planning Commission has the discretion to permit smaller structures for miniature horses.

d. Class V Animals:
   — (1) Equine (horses) and like animals shall be provided with a structure having a minimum floor area of 100 square feet for each animal. Planning Commission has the discretion to permit smaller structures for miniature horses.
G. Animals of Class II and Class III shall be restricted to areas on the premises upon which they are being maintained no less than seventy five (75) feet from the nearest residential lot line, other than AG, or any neighboring dwelling unit in any zoning classification district, said restricted area to include areas in which animals are fenced or otherwise restrained and structures required to house, care for, and maintain animals. Structures for housing, sheltering, and/or maintaining of Class II animals shall be no less than seventy five (75) feet from the nearest lot line, regardless of zoning classification district.

E. Class II animals (horses) shall be restricted to areas on the premises upon which they are being maintained no less than ten (10) feet from the nearest residential lot line, other than AG, or any neighboring dwelling unit in any zoning classification district, said restricted area to include areas in which animals are fenced or otherwise restrained. Structures for housing, sheltering, and/or maintaining of Class II animals shall be no less than twenty five (25) feet from the nearest lot line, regardless of zoning classification district.

F. Class IV (wild) animals shall be contained to an area on the premises, the dimensions of which will be determined by the Township on an individual basis with input from the Applicant. It shall be the responsibility of the Applicant to provide evidence of the adequacy of containment, and other pertinent information such as noise emitted by the animal(s). Township may prohibit the housing of a Class III animal if it is determined that the animal poses a legitimate threat to public health and/or safety.

I. Class V animals (horses) shall be restricted to areas on the premises upon which they are being maintained no less than ten (10) feet from the nearest residential lot line, other than AG, or any neighboring dwelling unit in any zoning classification district, said restricted area to include areas in which animals are fenced or otherwise restrained. Structures for housing, sheltering, and/or maintaining of Class V animals shall be no less than twenty five (25) feet from the nearest lot line, regardless of zoning classification district.

G. On any premises upon which animals are situated or maintained in the Township, garbage, refuse, offal and the like, shall not be brought upon the premises and fed to animals; said action is hereby deemed to be a nuisance.

H. A nuisance or a threat to public health and/or safety shall not be created by the maintenance of animals in the Township. The Building Official, or other Township official duly designated and authorized by the Township Board, shall inspect the premises on which animals are kept where it is alleged there exists a nuisance or a threat to public health and/or safety. Within ten (10) days written notice shall be given by the Official to the person maintaining animals on the premises, stating that it appears a nuisance or public health/safety threat does in fact exist on said premises, and that the nuisance or threat shall be abated. Upon application of the person or persons maintaining the animals on the premises, due notice being given to individuals residing within three hundred (300) feet of the said premises, and other interested parties known to the Township, the Zoning Board of Appeals shall conduct a hearing and make a determination as to whether the
conditions on the premises in question constitute a nuisance or public health/safety threat. The person or persons maintaining the animals on said premises, or their legal representatives, shall be permitted to present evidence and argument. Upon a determination by the Zoning Board of Appeals that a nuisance or threat exists, the Zoning Board of Appeals shall, in writing, apprise the person maintaining the animals on the said premises as to how the nuisance or threat shall be abated, and provide a reasonable time therefor. The Zoning Board of Appeals shall order the animals upon the premises removed only in the event that the maintenance of said animals creates an imminent danger to the public health, safety and welfare, and, provided that such a removal order shall be limited to a minimum number of animals and minimum time period necessary to abate said danger.

PART 7: Amend Article 4.0, Use Standards, Section 4.9, Automobile Service Centers, to read as follows:

4.9 AUTOMOBILE SERVICE CENTERS
Automobile service centers providing light repairs, services and materials such as: tires (not recapping), batteries, mufflers, undercoating, auto glass, detailing, reupholstering, quick oil change, lubrication, wheel balancing, brakes and suspension services, and motor tune-up for passenger cars and vans may be approved in the GB (General Business) and PB (Planned Business District) subject to the following:

A. The use shall be located adjacent to a minor or major arterial that is conveniently and safely accessible by the general public and shall not conflict with traffic movement or the reasonable and proper development of the district and area in which it is located.

B. There shall be no outside display of parts and/or products.

C. All repair and/or servicing activities shall be conducted within a completely enclosed building.

D. The outside overnight parking of vehicles shall be limited to no more than one and one half (1 ½) three (3) per service bay and shall be limited to only those vehicles which are to be repaired.

E. There shall be no outside storage of partially dismantled, inoperable or unlicensed vehicles.

F. There shall be no outside storage of new or discarded parts.

G. A minimum parcel size of three (3) acres one (1) acre shall be required to establish this use, unless the service center in incorporated as part of a discount or department store, or similar structure.

H. This use shall not be permitted unless it is part of a planned development involving one or more of the uses permitted in the GB or PB districts.

PART 8: Amend Article 4.0, Use Standards, Section 4.13, Cluster Housing Option, to read as follows:

4.13 CLUSTER HOUSING OPTION
These regulations are intended to promote a traditional rural character of the land use pattern in the Township through the creation of small residential nodes contrasting with open space and less intensive land uses. These regulations are intended to result in a specific development substantially consistent with Zoning Ordinance standards, yet allow for modifications from the general standards to preserve natural resources and protect the natural environment.

A. Eligibility Criteria. To be eligible for the cluster housing option, the applicant must present a proposal for residential development that demonstrates the following:

i. Open Space. The proposed development must contain significant natural assets including one or more of the following open space benefits:

   a. Primary agricultural lands
   b. Woodlands and wetlands
   c. Rolling topography with grades exceeding 15%
   d. Significant views
   e. Natural drainage ways and floodplains
   f. Natural corridors that connect quality wildlife habitats. If animal or plant habitats of significant value exist on the site, the Planning Commission, as a condition of approval, may require that the Cluster housing option plan preserve these areas in a natural state and adequately protect them as nature preserves or limited access areas.
   g. Created recreation and open space

ii. Guarantee of Open Space Preservation and Maintenance. The applicant shall guarantee to the satisfaction of the Township Planning Commission that all open space portions of the development will be preserved and maintained in the manner approved. Documents shall be presented that bind all successors and future owners in fee title to commitments made as a part of the proposal. The preservation and maintenance of all open space shall be guaranteed by means of a deed restriction, shall be recorded with the deed or land contract to the property, and shall be filed with the Oakland County Register of Deeds. This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is provided to the Township and the land uses continue as approved in the cluster housing option plan.

iii. Density Impact. The proposed type and density of use shall not result in an unreasonable increase in the need for or impact to public services, facilities, roads, and utilities in relation to the use or uses otherwise permitted by this ordinance, and shall not place an unreasonable impact to the subject and/or surrounding land and/or property owners and occupants and/or the natural environment. The Planning Commission shall require the applicant to prepare a Community Impact Statement, meeting the standards of Section 4.50 of the Zoning Ordinance, documenting the significance of the development on the community. An unreasonable impact shall be considered an unacceptable significant adverse effect on the quality of the surrounding community and the natural environment in comparison to the impacts associated with conventional development.
iv. Township Master Plan. The proposed development shall be consistent with and further the implementation of the Township Master Plan.

v. Access to a Public Street. The parcel must be located immediately abutting and contiguous to a public street type as designated on the Thoroughfare Plan of White Lake Township as follows:

a. Local Street
b. Collector Street
c. Minor Arterial
d. Major Arterial
e. Regional Highway

B. Design Standards. A proposed cluster housing option development shall comply with the following project design standards:

i. Location. A cluster housing development may be approved within any of the following zoning districts: AG, SF, R1-A, R1-B, R1-C or R1-D

ii. Permitted Uses. A cluster housing option is restricted to single family detached or not more than four (4) attached residential dwellings per building.

iii. Dwelling Density. The number of dwelling units allowable within a cluster housing option project shall be determined through preparation of a parallel plan.

a. The applicant shall prepare a parallel design for the project that is consistent with State, County, and Township requirements and design criteria for a tentative preliminary plat. The parallel plan shall meet all standards for lot size, lot width and setbacks as normally required under Article XIX, public, roadway improvements and private parks, and contain an area which conceptually would provide sufficient area for storm water detention. Lots in the parallel plan shall provide sufficient building envelope size without impacting wetlands regulated by the Michigan Department of Environmental Quality or by White Lake Township. This design shall include all information as required by the guidelines adopted by the Planning Commission pursuant to Section 6.8, Site Plan Review.

b. The Planning Commission shall review the design and determine the number of lots that could be feasibly constructed and be economically viable based upon the conceptual parallel plan design. This number, as determined by the Planning Commission, shall be the maximum number of dwelling units allowable for the cluster housing option project. The Planning Commission may grant a density bonus subject to the requirements of Section 4.13.C.

iv. Regulatory Flexibility. To encourage flexibility and creativity consistent with the cluster housing option concept, the Planning Commission may grant specific departures from the requirements of the Zoning Ordinance as a part of the approval process for the following:
a. Yard, lot width, and bulk standards may be modified, provided that such modifications result in enhanced buffering from adjacent land uses or public rights-of-way, or preservation of natural features. Standards may be reduced to not less than the following:

b. Where attached single family units are proposed, the front walls of the attached dwelling units shall be offset by at least 15 feet.

c. A table shall be provided on the site plan which specifically details all deviations from the established zoning area, height and setback regulations, general provisions, or subdivision regulations. Only those deviations that respect the intent of this Ordinance may be considered.

v. Open Space Requirements.

a. A cluster housing option shall maintain a minimum designated open space held in common ownership according to the following:

   (1) Twenty-five between fifteen percent (15%) and twenty-five percent (25%) of the gross net site area shall be maintained of the site as designated open space in the SF, R1-A, R1-B, R1-C and R1-D districts.

   (2) To promote preservation of primary agricultural lands, forty percent (40%) of the gross net site area of the site must be designated within the AG district.

b. Any undeveloped land area within the boundaries of the site meeting the open space standards herein may be included as required open space. However, if a cluster development includes a recreational use such as a golf course then a minimum of 30% of the open space shall not include the golf course.

c. Areas not considered open space include the following:

   (1) The area of any street right-of-way or private road easement.

   (2) Any permanent or annually intermittent submerged land area (waterbodies) including waterways.

   (3) The required setbacks surrounding a residential structure.

   (4) Fenced detention and/or retention basins.

d. The designated open space must include the significant natural features, including primary agriculture lands within the AG districts, identified on a Site Analysis Plan. Connections with adjacent open space, public land or existing or planned pedestrian/bike paths may also be required by the Planning Commission.

e. The designated open space shall be set aside by the developer through an irrevocable conveyance that is found acceptable to the Planning Commission, such as a recorded deed.
restriction, covenants that run perpetually with the land, or a conservation easement. Such conveyance shall assure the following:

(1) That the open space will be protected from all forms of development, except as approved with the site plan, and shall never be changed to another use;
(2) Any dumping or storing of any material or refuse is prohibited;
(3) Cutting, filling or removal of vegetation from wetland areas is prohibited;
(4) Cutting or removal of live plant material except for removal of dying or diseased vegetation is prohibited.
(5) That the association of homeowners or co-owners shall collect sufficient fees from its members each year to provide for continued maintenance of all open space areas.

f. A statement must be submitted along with the site plan that details the standards for the schedule of maintenance of the open space.

g. Continuing Obligation. The designated open space shall forever remain open space, subject only to uses approved by the Township on the approved site plan. Further subdivision of open space land or its use for other than recreation, conservation or agricultural purposes, except for easements for utilities and septic systems, shall be strictly prohibited.

h. Allowable Structures. Any structure or building accessory to a recreation, conservation or agriculture use may be erected within the designated open space, subject to the approved open space plan. These accessory structures or building shall not exceed, in the aggregate, one percent (1%) of the required open space area.

i. The requirement for preservation and maintenance of all open space areas shall be recorded with the deed or land contract of every lot, parcel, site, or unit within the approved development.

vi. Transition Areas. Where the cluster housing development abuts an agriculture or single-family residential district, the Planning Commission may require a transition area. Grading within the transition area shall be minimal unless needed to provide effective buffering or accommodate drainage. If the grade change adjacent to single-family residential is to be varied by more than three (3) feet, the site plan shall include cross sections illustrating existing and proposed grades in relation to existing and proposed building heights. Perspective renderings from adjacent residential units are encouraged. The Planning Commission may review the proposed transition areas to ensure compatibility. The Planning Commission may require that the transition area consist of one or more the following:

a. A row of single-family lots or condominium sites similar to adjacent single family development in terms of density, lot area, lot width, setbacks and building spacing.
b. Woodlands, natural features or a landscaped greenbelt sufficient to provide an obscuring effect.
c. Open or recreation space.
d. Significant changes in topography, which provide an effective buffer.

vii. Internal Roads. Internal roads within a cluster housing development shall be public roads, unless they conform to the standards of Section 6.1.F that would permit private roads.

viii. Pedestrian Circulation. The cluster housing development plan shall provide pedestrian access to all open space areas from all residential areas, connections between open space areas, public thoroughfares, and connections between appropriate on and off site uses. Trails within the cluster housing option may be constructed of finely crushed stone, or other approved material, but the Planning Commission may require construction of eight (8) foot wide asphalt bike paths through portions of the development or along any public right-of-way abutting the cluster housing option.

ix. Existing Structures. When a tract contains structures or buildings deemed to be of historic, cultural or architectural significance, as determined by the Planning Commission, and if suitable for rehabilitation, the structures shall be retained. Adaptive reuse of existing structures for residential use or permitted accessory residential uses shall be permitted.

C. Density Bonus Option. The Planning Commission may allow a cluster housing option development to include a density bonus according to the following previsions.

i. Density Bonus. A density bonus of up to fifteen percent (15%) and twenty-five percent (25%) may be allowed at the discretion of the Planning Commission. In order to qualify for consideration of a density bonus, a cluster housing development must have a minimum of thirty five (35%) percent of the site preserved as designated open space in all SF, R1-A, R1-B, R1-C and R1-D districts: the density bonus shall correlate with the percentage of land preserved as open space. A minimum of fifty (50%) percent of the site shall be preserved in all AG districts. The following shall be considered when determining the open space density bonus.

a. Providing perimeter transition areas along all sides of the development. The transition area shall utilize a mixture of the following to create an aesthetically pleasing opaque wall: a greenbelt area, various landscape plantings, berms, and/or decorative walls/fencing. The transition area shall be a minimum of 150 feet on all sides not abutting a right of way. However, the depth and location of the transition area may be modified and/or waived by the Planning Commission based on existing site conditions and adjacent uses.

b. There must also be maintained an open space buffer along the exterior public roads. Said buffer shall have a depth of at least one hundred (100) feet, either landscaped or preserved in a natural wooded condition. The open space buffer must be landscaped with a minimum of one (1) evergreen tree or canopy tree for each twenty (20) feet of road frontage. Such plantings shall be planted in staggered rows or clustered into groupings to provide a natural appearance. Preservation of existing trees may be credited towards meeting the frontage
landscaping requirement. Natural wooded areas shall comply with all sight distance and corner clearance requirements of this Ordinance.

c. The additional open space constitutes useable, upland areas of the site accessible to the residents.

d. The applicant is providing a public water supply.

e. The applicant is extending public sanitary sewer lines, from a distance of more than 1,000 feet off-site.

f. Additional elements may be considered, as determined by the Planning Commission, that are intended to provide a material benefit to all residents of the development and the Township in general.

D. Project Standards. In considering any application for approval of a cluster housing option site plan, the Planning Commission shall make their determinations on the basis of the standards for site plan approval set forth in Section 6.8, as well as the following standards and requirements:

i. Compliance with the Open Space Community Concept. The overall design and land uses proposed in connection with a cluster housing option shall be consistent with the intent of the cluster housing option concept, as well as, with specific design standards set forth herein.

ii. Compatibility with Adjacent Uses. The proposed cluster housing option plan shall set forth in detail, all specifications with respect to height, setbacks, density, parking, circulation, landscaping, views, and other design features that exhibit due regard for the relationship of the development to surrounding properties, the character of the site, and the land uses.

iii. Impact of Traffic. The cluster housing option shall be designed to minimize the impact of traffic generated by the proposed development on surrounding uses.

iv. Protection of Natural Environment. The proposed cluster housing option shall be protective of the natural environment. It shall comply with all applicable environmental protection laws and regulations.

v. Compliance with Applicable Regulations. The proposed cluster housing option shall comply with all applicable Federal, state, and local regulations.

vi. Conditions. Reasonable conditions may be required with the special approval of a cluster housing option for the purpose of ensuring that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the project. All conditions imposed shall be made a part of the record of the special approval.
vii. Points of access to the subdivision from the existing public roadway should be kept to a minimum. There shall be a minimum of 330 feet between access points along a collector, a minimum of 660 feet between access points along a major arterial or minor arterial, and a minimum of 1320 feet between access points along M-59. These standards may be reduced by the Planning Commission if development of the site is not feasible if the standards are strictly enforced, or if conditions of the area are such that the reduction in spacing between points of access would not adversely impact the roadway any more than if the standard was strictly enforced.

viii. In submitting an application to the Planning Commission, the applicant shall include a parallel plan as described herein, a site analysis plan that identifies all significant natural features and assets as described herein, and a site plan for the development. The plan shall designate existing and proposed public easements, topography drawn to scale at two foot contour intervals, all computations relative to acreage and density, a landscape plan relative to the proposed site including all greenbelts, transition areas and other proposed landscaped area and any other information which will assist in reviewing the Application.

ix. Time limits of approved plans shall be in accordance with the requirements of site plan approval, Section 6.8.

PART 9: Amend Article 4.0, Use Standards, Section 4.20, Boat Storage, to read as follows:

4.60 BOAT STORAGE
Boat storage is permitted with special land use approval in the AG or SF zoning district and subject to the following standards:

A. Boat storage shall be clearly incidental and secondary to the primary use of the site.

B. Any site with boat storage shall be at least five (5) acres.

C. The total lot coverage for all buildings, plus any boat storage areas, shall not exceed the maximum permitted lot coverage for that district.

D. Boat storage areas shall not be located in front of the line established by the front of the house, and shall only be located in the non-required side or rear yards.

E. Boat storage areas shall also conform to the yard space requirements for accessory buildings in the zoning district wherein located with all setback requirements being met.

F. A decorative obscuring fence, as described in Section 5.19, or similar landscaped screening feature shall be required.

G. Any site with boat storage must be located at least 200 feet from another site with boat storage.
H. All areas used for boat storage are subject inspection and approval by the White Lake Township Fire Department.

I. In no case shall instances of boat storage that existed prior to the adoption of the amending ordinance that added this section to the Zoning Ordinance be construed as lawfully nonconforming. Only boat storage for which special use approval has been affirmatively granted, in accordance with the terms of this section, shall be considered a lawful land use.

PART 10: Amend Article 5.0, Site Standards, Section 5.9, Signs, to read as follows:

5.9 SIGNS

A. Purpose. The purpose of this section is to create regulate signs in White Lake Township in a comprehensive and balanced system of regulating signs manner in order to protect the public health, safety, and welfare, while preserving the right of free speech and expression as guaranteed by the First Amendment of the U.S. Constitution. It is therefore determined that this section is necessary to fulfill the following:

i. and thereby to Facilitate an easy and pleasant communication between people and their environment to

ii. enhance Enhance the physical appearance of the Township

iii. preserve Preserve scenic and natural beauty of designated areas and

iv. Encourage signage that to make enhances the character of the the Township a more enjoyable and pleasing-community

v. It is intended by the provision of this section to reduce sign or advertising distractions Prevent visual clutter and dangerous and distracting demands for attention between advertising signs and traffic control signs and signals, which can jeopardize public safety and the mental and physical wellbeing of the public

vi. to eliminate Eliminate hazards caused by signs being too close to, overhanging or projection over interfering with the public rights-of-way

vii. Protect public safety by preventing or removing signs which are potentially dangerous to the public due to structural deficiencies or disrepair

viii. Enable the public to locate goods, services, and facilities without difficulty and confusion; to avoid the confusion of conflicting adjacent signs; and to

ix. pProtect property values within the community, and-

x. With this purpose in mind, it is the intention of this section to authorize Authorize the use of signs that are:

Compatible compatible with their surroundings: and that are legible in the circumstances in which they are seen, while allowing the freedom of creative expression Appropriate to the type of activity to which they pertain; Expressive of the identity of individual proprietors or of the development as a whole; and Legible in the circumstances in which they are seen
B. All sign permit applications shall be approved by the Director of the Community Development Department. Applications for sign permits shall be made on forms provided by the Community Development Department. The Building Official shall consult with the Director of the Community Development Department, who shall administratively review sign permit applications to verify their compliance with the standards of this Section. In instances where he or she deems it appropriate, the Director of the Community Development Department may require review and recommendation from the Planning Commission of sign permit applications. Sign permit applications shall contain the following minimum information:

i. A sketch indicating the location of the subject property and current zoning classification.
ii. A scale drawing of each sign, in the colors of the finished sign, indicating the size, shape, message, lettering style, and materials of the finished sign. (All required copies must also be in color.)
iii. Building elevation sketches showing the position and size of each sign on the building and the location and size of any existing sign(s) on the same structure.
iv. For free-standing signs, a site plan sketch showing the sign height, location of the sign on the site, and verifying compliance with all setback requirements.
v. If the sign will be illuminated, plans shall include all details regarding the location, type of fixture, color of the illumination, and method of shielding the lighting equipment to prevent glare. Illumination by flood lights shall be permitted only when the lights have been installed with directional shields (“barn doors”) to eliminate glare and limit illumination solely to the sign. Illuminated signs shall be located not less than one hundred (100) feet from a residential district.

C. Substitution Clause. Any lawful sign that can be displayed under the provisions of this Section may contain a noncommercial message.

D. General Requirements and Standards. The following conditions and standards shall apply to all permitted signs:

i. Regulations for Structures. For the purposes of this Ordinance, a sign shall be considered a structure, and must conform to all provisions relating to structures.

ii. Building Permit Required. A building permit shall be required and a fee for such permit, as established by the Township Board, shall be paid for the erection, construction or alteration of any permanent sign except those signs under six (6) square feet in area that are not illuminated as described elsewhere in this section. All signs shall be approved by the Director of the Community Development Department as conforming to the requirements of this Ordinance following an administrative review by the Director of the Community Development Department or his/her designee. This shall not be construed to require a permit for a change of copy on a changeable copy sign, or the repainting, cleaning, or other normal maintenance or minor repair of a sign or sign structure, so long as the sign or sign structure is not substantially altered.

iii. Sign Illumination Standards. Because they are designed to attract the customer’s attention, Illuminated Tube Bands and illuminated Tube Signs are signs as defined herein and shall cause
the entire surface area of the sign, window or other area outlined by illuminated tube to be included in the calculations of sign area.

All directional signs required for the purpose of orientation, when established by the Township, County or State governments, shall be permitted in all use districts.

All illuminated signs shall be so placed as to prevent the rays and illumination from being cast upon neighboring residences within a residential district and shall be located not less than one hundred (100) feet from such residential district.

a. There shall be no flashing, oscillating or intermittent type of illuminated sign or display, or exposed illuminated vacuum tubes or bulbs in any zoning district.

b. All signs shall be lighted by internal illumination only unless the lighting equipment is designed as an integral part of the display. This means that meaning the lights themselves are source is not visible and will in no way interfere with driver visibility or project onto adjoining property.

iv. Nonconforming Signs. Any nonconforming signs shall be subject to the standards and requirements of Section 7.23 and Section 7.26 of the Zoning Ordinance.

v. Calculation of Sign Area. All calculation of total sign area shall be measured on one side of the face of the sign for one and two-sided signs. Where a sign consists solely of lettering or other sign elements mounted on a wall of a building without any distinguishing border, panel or background, only the area of a tightly drawn imaginary rectangle enclosing each such letter and other sign elements shall be treated as a single sign for the purpose of area computation. The area of a sign that is irregular in shape shall be calculated by multiplying its tallest dimension times its longest dimension. This includes signs that are composed of individual letters, numbers, or other figures, which compose one sign.

Except for freestanding signs all signs shall be displayed flat against the wall of the building, or parallel to the wall of the building and shall not project from or be perpendicular to said wall unless otherwise provided for in this Ordinance. Wall signs shall not project beyond or overhang the wall, or any permanent architectural feature, by more than one (1) foot, and shall not project above or beyond the highest point of the roof or parapet.

All signs shall be lighted by internal illumination only unless the lighting equipment is designed as an integral part of the display. This means that the lights themselves are not visible and will in no way interfere with driver visibility or project onto adjoining property.

Parking lot directional signs that are not illuminated and do not exceed two (2) square feet and four (4) feet in height are exempt from calculation of total allowable sign area.

Materials chosen and design selected for signs shall be consistent with the architectural design of the building they identify, as determined by the Planning Commission.

A maximum of 30% of the area of a window may be permitted to include signage. Window signage calculations include signage on both the interior and exterior of the window surface. With the exception of pedestrian-oriented signage that is not visible from the right of way, permanent window signs, such as those painted or etched onto the window surface, and neon signs, shall be considered wall signs for the purposes of calculating total size of signage permitted. All permanent window signs shall require a building permit. Permanent window signs that indicate the business hours of the establishment and whether or not the establishment is open or closed shall not be counted towards the total signage permitted.
vi. **Clear Vision Area.** No sign above a height of thirty (30) inches shall be located within, project into, or overhang the triangular area formed at the intersection of street right of way lines at a distance along each line of twenty five (25) feet from their point of intersection clear vision area or in any location that may hinder driver sight distance.

E. **Temporary Signs.** Some temporary signs are allowed without a permit in all districts, as described below. For all other temporary signs, the following standards shall apply.

i. For additional temporary signs located in residential districts, a permit shall be obtained from the Community Development Department. This temporary sign permit shall be valid for a period of ninety (90) consecutive days. Only one (1) such permit may be obtained per year per residence. No temporary sign in a residential district shall exceed sixteen (16) square feet in area or six (6) feet in height. At no point shall the total area of temporary signs in a residential area be greater than thirty-two (32) square feet.

ii. For additional temporary signs located in within commercial or industrial districts, a permit shall be obtained from the Community Development Department. This temporary sign permit shall be valid for a period of one-hundred eighty (180) consecutive days. Only one (1) such permit may be obtained per year per site. No temporary sign in a residential district shall exceed thirty-two (32) square feet in area or eight (8) feet in height. Only two (2) additional temporary signs may be permitted per site.

All signs that are obsolete, due to discontinuance of the business or activity advertised thereon, shall be removed within thirty (30) days of the close of said business or activity.

D. **Temporary Signs**

i. Temporary window signs may be permitted for a period not to exceed thirty (30) days and shall not exceed twenty-five (25) percent of the total front window area of a building. Such signs shall be limited to window space only and not be permitted on any exterior wall surface except for a window.

ii. The Director of the Community Development Department may authorize temporary signs in any zoning district for public, quasi-public, charitable, religious, or other community-oriented events provided a permit, at not charge, is obtained from the Community Development Department and subject further to the following:

a. Not more than one (1) accessory sign may be located in any front yard, provided such sign shall not exceed sixteen (16) square feet in area and shall not exceed six (6) feet in overall height above grade.

b. Non-accessory signs may be erected in front yards for a period not to exceed fourteen (14) days prior to the event, and two (2) days following the event, provided such signs shall not exceed fourteen by twenty two (14” x 22”) inches in area and thirty (30) inches in height.

III. Signs advertising real estate for sale or lease are permitted in all districts provided that they are used only during the construction of a building or buildings or the offering for sale or lease of real estate and providing that they are not larger than six (6) square feet in area. These signs may be located only
on the parcel that is for sale or lease. Temporary signs not exceeding thirty two (32) square feet in area may also be permitted to announce new buildings under construction, subject to their approval by the Building Official and removal prior to issuance of a Certificate of Occupation. Portable real estate “open house” signs shall not occupy a public right of way.

iv. Signs for garage sales, yard sales, basement sales, rummage sales, moving sales, estate sales or other similar sales, when conducted at a residence, may be erected on private property only; are limited to two (2) signs per sale location; may not exceed six (6) square feet or four (4) feet in height per sign; may not be erected for more than six (6) days in any calendar year per sale location; and may not occupy a public right of way.

v. Temporary, off-premise, way finding signs may be permitted that direct travelers to a public or quasi-public seasonal or special event. Temporary, off-premise, way finding signs are to be used for directional purposes only and shall be limited to four (4) per event; may be erected on private property only; may not exceed six (6) square feet or four (4) feet in height per sign; and may not be erected for more than twelve (12) days in any calendar year per event; and may not occupy a public right of way.

F. Regulations for Temporary Political Signs. Exempt Signs. The following signs are exempt from this section, or are otherwise allowed without a permit in any district in the Township:

i. Any sign or notice required to be displayed by state, federal, or local laws.

ii. Any sign outside of the jurisdiction of the Township, including approved signs in the right-of-way under the jurisdiction of Oakland County or the State of Michigan.

iii. One sign displaying the address numbers of a building or unit, up to two (2) square feet in area, for the purposes of public safety and timely emergency response.

iv. One sign displaying the name(s) of the occupants of a building or unit, up to two (2) square feet in area, for purposes of identification by emergency vehicles and to benefit the health, safety, and welfare of the public by allowing for identification of residents, visitors, and delivery vehicles.

v. Any directional sign required for the purpose of orientation, when established by the Township, County or State governments, each up to four (4) square feet in area and four (4) feet in height.

vi. Incidental Signs, subject to approval by the Director of the Community Development Department.

vii. Interior Signs.

viii. Up to two (2) flags, each of which shall be no greater than twelve (12) square feet in area.

ix. Up to two (2) temporary signs, each of which shall not exceed eight (8) square feet in area and shall not exceed four (4) feet in overall height above grade.

x. Window signs covering up to twenty-five percent (25%) of the total window area of a building.

i. No such signs shall be illuminated.

ii. Signs shall only be placed on private property with the prior permission of the property owner.

iii. No such sign located in any district shall have a surface area of more than sixteen (16) square feet per sign, as measured on one (1) side of a two sided sign.

iv. Any such sign advertising a candidate for political office or stating a position on a ballot proposal shall be removed within twenty (20) days after the election.
v. No such sign shall be affixed to, or suspended from, any tree, shrub, utility pole, light pole, telephone pole, traffic control device, mailbox, fire hydrant or other structure lying in or over a public easement.

vi. No such sign shall be placed in a manner that impedes traffic visibility.

G. Prohibited Signs. The following signs shall be prohibited in any district in the Township:

i. No sign above a height of thirty (30) inches shall be located within, project into, or overhang the triangular area formed at the intersection of street right of way lines at a distance along each line of twenty five (25) feet from their point of intersection or in any location that may hinder driver sight distance.

ii. There shall be no flashing, oscillating or intermittent type of illuminated sign or display, or exposed illuminated vacuum tubes or bulbs in any Zoning District. Animated Signs.

iii. Festoons. Streamers, windblown devices, spinners, unapproved portable signs, pennants, banners, flags, signs that turn in any manner or have moving parts, cold air balloons and similar inflatable objects, and similar devices shall not be permitted.

iv. Temporary banners for White Lake Township sponsored events are exempt from the requirement when posted forty five (45) days or less. Permanent electronic changeable copy signs may be permitted provided they meet the requirements of this ordinance and do not change displays more frequently than once every 30 seconds. Portable business signs may be permitted subject to Section 5.9.J.v. of this ordinance.

v. The use of inflatable objects for temporary or permanent signage. Inflatable Signs.

vi. Above-the-roof Roof signs are prohibited in all districts.

vii. Vehicle business signs are prohibited when parked in such a manner or for such a duration that it serves as a source of advertising for the associated business.

viii. Non-accessory signs are prohibited, unless otherwise specified in this ordinance.

ix. Signs placed in the public right-of-way, unless otherwise specified in this ordinance.

x. The painting of any such sign on the exterior surface of any building or structure. Signs painted on the exterior surface of any building or structure.

xi. Vehicle Signs are prohibited as permanent signs, which shall be considered when any vehicle is parked in the same position for more than seventy-two (72) hours.

xii. Signs containing statements, words, or pictures of an obscene, indecent, or immoral character which offend public morals or decency. is prohibited.

xiii. Any sign affixed to, or suspended from, any tree, shrub, utility pole, light pole, telephone pole, traffic control device, mailbox, fire hydrant or other structure lying in or over a public easement.

xiv. Any sign placed in a manner that impedes traffic visibility.

xv. Any sign that imitates any official traffic sign or signal or contains the words: "stop", "go slow," "caution," "danger," "warning," or similar words, except for official governmental signs.

xvi. Any sign of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal, except for official governmental signs.

xv. Any sign erected or suspended from the roof of a building.
xvi. No signs or advertising devices shall be permitted which are not maintained in good condition and repair.

a. Contain statements, words, or pictures of an obscene, indecent or immoral character, which will offend public morals or decency.

b. Contain or are in imitation of any official traffic sign or signal or contain the words: “stop,” “go slow,” “Caution,” “danger,” “warning,” or similar words, except for official governmental signs.

c. Are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view of any traffic or street sign or signal, except for official governmental signs.

d. Are not maintained in good condition and repair at all times.

e. Are erected or suspended from the roof of a building.

G.H. Non-accessory signs and billboards bordering interstate highways, freeways, or primary highways as defined in the “Highway Advertising Act of 1972” (1972 PA 106), as amended, shall be regulated and controlled by the provisions of such statute and the provisions of this Ordinance. Non-accessory signs (billboards), which are signs advertising services or products, activities, persons, or events which are not made, produced, assembled, stored, distributed, leased, sold, or conducted upon the premises upon which the non-accessory sign is located, are permitted within 200 feet of Michigan highway M-59 in industrial districts only subject to the following:

i. The surface display area of a non-accessory sign, hereinafter referred to as a billboard, shall not exceed 100 square feet. In the case of billboards with stacked or tandem billboard faces (two parallel billboard display areas facing the same direction with one face being directly above or next to the other), the combined surface display area of both faces shall not exceed 100 square feet.

ii. Double-faced billboard structures (structures with back-to-back billboard faces) and V-shaped billboard structures (with only one face visible to traffic proceeding from any given direction on a street or highway) shall be considered as one billboard. Otherwise, billboard structures having more than one billboard face shall be considered as two billboards and shall be prohibited in accordance with the minimum spacing requirement set forth in subsection (3) below.

iii. No billboard shall be located within 1,000 feet of another billboard abutting either side of the same street or highway.

iv. No billboard shall be located within 200 feet of a residential zone, existing adjacent residence, school, or church (400 feet if illuminated).

v. No billboard shall be located closer than 40 feet from a property line adjoining a public right-of-way or 10 feet from any side lot line. Setbacks from the rear property line shall be in accordance with the specifications for structures in the applicable zoning district, but in no case shall be less than 10 feet.

vi. The height of a billboard shall not exceed 16 feet above the grade of the ground upon which the billboard sits or the grade of the abutting highway, whichever is higher.
vii. No billboard shall be on top of, cantilevered or otherwise suspended above the roof of any building.

viii. A billboard must be constructed in such a fashion that it will withstand all wind and vibration forces that can normally be expected to occur in the vicinity.

ix. A billboard must be maintained so as to assure proper alignment of the structure, continued structural soundness, and continued readability of message. Any damage that presents a danger to the public health, safety or welfare shall be repaired immediately. Repairs to damaged or peeling billboard copy shall be made within 7 days. In the event that the owner or operator of the billboard is unable to lease a billboard’s display area, a well-maintained copy face (display area) shall continue to be provided.

x. No person, firm or corporation shall erect a billboard within White Lake Township without first obtaining site plan approval and a sign permit from the Township, which approval and permit shall be granted upon showing of compliance with the provisions of the ordinances of White Lake Township and payment of a fee therefore. Permits shall be issued for a period of one year, but shall be renewable annually upon inspection by the Building Department or its designer confirming continued compliance with the ordinances of White Lake Township and payment of the billboard permit and inspection fee. The amount of the billboard permit and inspection fee shall be established by resolution of the Township Board and shall bear a reasonable relationship to the cost and expense of administering this permit and inspection requirement. The Township Board may amend the fees as necessary from time to time to reflect changes in the cost of administering this requirement.

xi. The person, firm or corporation responsible for the erection and maintenance of the billboard structure shall notify the Township Building Department of a contact person, address, and 24-hour phone number for contact in case of an emergency. This information shall be kept up-to-date by the person, firm or corporation responsible for the billboard structure.

xii. In the event a billboard structure ceases operation, it shall be removed in its entirety within 30 days.

xiii. xii. A billboard may be illuminated provided that the lighting used is focused upon the billboard display area and it does not project glare toward passing motorists or adjacent premises or otherwise present a hazard. In no instance shall the illumination be flashing or intermittent, nor shall the lights be permitted to rotate or oscillate.

xiv. xiii. A billboard established in the Township shall, in addition to complying with the requirements of White Lake Township, also comply with all applicable provisions of the Highway Advertising Act of 1972 (1972 PA 106), as amended and the regulations promulgated thereunder, as may from time to time be amended.

xv. xiv. Not more than three off-premises signs may be located per linear mile of primary highway. The linear mile measurement shall not be limited to the boundaries of White Lake Township where the particular highway extends beyond such boundaries.

xvi. xv. No off-premise sign shall be located within 1,000 feet of another off-premise sign abutting either side of the same street or highway or to an adjoining residential zoning district.

H.I. Residential District Regulations. No sign may be erected, displayed or substantially altered or reconstructed except in conformance with the following regulations:
For each swelling unit, one (1) name plate not exceeding two (2) square feet in area, indicating occupant’s name, business, trade or profession.

One (1) monument sign, not more than thirty (30) square feet in area, may be maintained at or adjacent to the principal entrance to the subdivision. One additional sign may be permitted if the residential subdivision has access to two thoroughfares or the subdivision has more than one boulevard street entrance from an existing arterial or it has at least 250 homes. The signs may not exceed a height of six (6) feet. The placement of any such sign within a public boulevard entrance may require approval of the Road Commission.

One (1) additional temporary sign for advertising the sale of agricultural produce raised on the premises-sites in the AG and SF districts. Such sign shall not exceed ten (10) square feet in area and shall be removed from its roadside location during the season when it is not in use. Such sign shall be set back at least ten (10) feet from the right-of-way or road easement.

Trespassing signs, not exceeding two (2) square feet may be located on any property line.

Permitted non-residential uses (excluding home occupations) may be allowed one (1) wall sign or one (1) monument sign oriented toward the principal means of vehicular ingress and egress. The maximum size of a wall sign shall not exceed five (5) percent of the building facade upon which it is mounted. The total square footage of wall signs shall not exceed one hundred (100) square feet. For monument signs, the maximum size shall be sixteen (16) square feet in area and the maximum height shall be six (6) feet.

Non-Residential District Regulations. No sign may be erected, displayed or substantially altered or reconstructed except in conformance with the following regulations:

Freestanding Signs. All freestanding signs shall be monument signs unless the criteria outlined below are met for a post-pylon sign. In instances where it is clearly demonstrated by the applicant that visibility would be seriously impacted by installation of a monument sign due to unique circumstances associated with a site, a post-pylon sign may be permitted. Where a post-pylon sign is permitted, the maximum height shall be twelve (12) feet, with the bottom edge of the post-pylon sign a minimum of eight (8) feet from grade. For purposes of this sub-section, visibility is related only to ingress/egress of pedestrians and vehicles - not to visibility of the building or use advertised by the subject sign. Freestanding signs shall be installed on a decorative masonry base utilizing materials such as brick, decorative (split face) masonry block, stone, or the like. This base must be a minimum of eighteen (18) inches in height from the finished grade. The Director of the Community Development Department and/or the Planning Commission may approve an alternative to a masonry base upon a review and determination that the design proposed by the applicant meets the intent of the standards of the Zoning Ordinance. All freestanding signs shall display the address of the business to which they refer with figures a minimum of 6 inches in height. The portion of the sign with the business address shall be...
excluded from the maximum sign area. Freestanding signs shall be setback a minimum of ten (10) feet from the existing right of way. Freestanding signs shall not be located closer than one hundred (100) feet to any property line of any adjacent residential district.

b. **Maximum Size of Signs.** The sign area of a freestanding sign permitted on a lot or parcel is dependent upon the sign’s setback from the existing right-of-way and the zoning district within which the sign is proposed (see the first two columns in Table 5.9.i.i). Regardless of setback, no freestanding sign shall exceed the maximum sign area or maximum sign height for that zoning district (see the third and fourth columns in the Table 5.9.i.i). Freestanding signs shall be installed on ground generally level with the surrounding grade of the subject property, and sign height shall be measured from the ground upon which the sign is to be installed.

c. **Maximum Number of Signs.** A maximum of one (1) freestanding sign is permitted per lot or parcel. In instances where a parcel has frontage on two thoroughfares, a second freestanding sign may be permitted along the secondary thoroughfare. This provision is contingent upon the second sign being no more than fifty (50%) percent of the size permitted the first sign, a minimum one hundred fifty (150) feet of separation exists between any freestanding signs on the site, and all other setbacks requirements are met. Parcels which have more than one point of access from a regional highway or major arterial may be permitted one sign for each access along the major thoroughfare. The maximum area and height of the multiple signs along the major thoroughfare may not exceed the maximum area and height of the district. If a freestanding sign is not provided, then an additional wall sign may be permitted on a non-entry side of the building which does not exceed the maximum permitted size of the freestanding sign permitted on that parcel.

d. **Maximum Size of Decorative Elements.** The combined area of a face of the decorative elements of a freestanding sign (base, columns, caps, etc.) shall not exceed 100% of the maximum sign area permissible.

e. **Exceptions to Height Standards.** Freestanding signs shall be installed on ground generally level with the surrounding grade of the subject property. A freestanding sign which exceeds the “Maximum Sign Height from Grade” standards within the table of subsection (c) above, or the installation of a freestanding sign on a man-made berm or the like, may be permitted by the Building Official only after an administrative review and approval by the Director of the Community Development Department. This administrative review shall determine that:

(1) Existing topography and/or natural features would impair the visibility of the freestanding sign in its proposed location, AND
(2) No suitable alternative location exists, AND
(3) The method of raising the sign height is consistent with the intent of this Section, AND
(4) The method of raising the sign height is consistent with that of other conforming freestanding signs in the immediate vicinity, AND
(5) The freestanding sign will otherwise meet the standards of this Section in terms of size, design, and building materials.

iii. Wall Signs.

a. Maximum Size of Signs. The total area of all wall signs shall not exceed ten (10) percent of the front façade of the principal building. In the case of a structure with two or more tenants, the total sign area per tenant shall not exceed ten (10) percent of the front façade for the individual tenant space. Signs for single tenants that occupy three or more contiguous tenant spaces shall require review and approval by the Planning Commission. Principal structures that are setback at least 100 feet from the right of way may be permitted signage that does not exceed 15% of the front façade of each tenant space. The maximum size of any individual wall sign shall be two hundred (200) square feet. Wall signs of any size shall be designed and installed such that they do not cross and/or overlap windows or variations in building color, depth, or materials.

b. Maximum Number of Signs. A maximum of one (1) wall sign is permitted for each principal building. In the case of a building with two or more tenants, one (1) wall sign is permitted per tenant. Principal buildings with front facades at least 250 feet long may be permitted a total of 3 signs, whose total area shall conform to the maximum size of signs noted above. In instances where a parcel has frontage on two (2) streets, an additional wall sign may be permitted on the building facing the secondary thoroughfare, which is no greater than 5% of the wall area on which the sign is placed.

c. Entry Signs. Entry signs shall not exceed four (4) square feet in area and four (4) feet in height and no more than one (1) such sign shall be permitted per public pedestrian building entrance. Canopy entry signs shall be perpendicular to the building and shall have at least eight (8) feet of clearance.

d. Canopy Signs. Canopy signs are considered wall signs for purposes of calculating total size of signage permitted in conformance with Section a. above.

e. Gasoline Station Signs. Gasoline price signs may be permitted as part of the allowable sign area for any gasoline station. Signs on pump islands identifying self or full service options may be permitted provided that there are no more than two (2) such signs for each island that no individual sign shall exceed three (3) square feet in area. Signs advertising products or services available at the gas station are not permitted.

iii. Interior Directory Signs.

a. In the event of buildings with extensive open corridors or courts, directory listing signs may be installed on the side walls of such corridors leading thereto. In the event of covered corridors, such directories or directory signs may be suspended from the ceiling at the entry to the corridor. These directories or directory signs may be internally
illuminated and shall be limited in size to a space of sixty (60) square inches for each name listed. These regulations shall not apply to completely enclosed corridors.

iv. Freestanding Directory Signs.

a. iv. Freestanding directory signs are allowed provided that such signs do not exceed four (4) square feet in area and six (6) feet in height per directory sign.

v. Portable Business Signs. To encourage attractive, pedestrian-oriented signs, a business may be permitted to display one (1) portable sign, subject to the following:

a. Permit and design standards. Portable signs shall adhere to the following:

1. Administrative approval and an annual permit shall be obtained from the Community Development Department.
2. A business shall display only one (1) portable sign with a maximum of two (2) sides is permitted per tenant.
3. Portable signs shall not be illuminated.
4. The maximum area shall be twelve (12) square feet per side.
5. Portable signs shall be located within ten (10) feet of a building entrance.
6. Portable signs shall be located at least fifty (50) feet from another portable sign.
7. Portable signs shall not be towed by vehicles.
8. Portable signs shall have a black or silver/gray frame.
9. Changeable message panels shall be either professionally printed or white changeable letters on a black or dark color background, or have a “blackboard style” message area.
10. Portable signs shall not be placed within the right-of-way of a public or private street, within a clear vision area, within a fire lane, nor in a manner that is a danger to or interferes with pedestrian or vehicular travel.
11. Portable signs may be placed on a pedestrian walkway in a manner that does not interfere with pedestrian travel nor present a hazard to pedestrians.

b. Weekend portable signs shall adhere to the following:
1. May be posted only on Fridays, Saturdays and Sundays.
2. Shall not be larger than twelve (12) square feet per side with a maximum of two (2) sides.
3. Shall not include wheels or other components that permit it to be towed by a vehicle.
4. Shall not be located within fifty (50) feet of another weekend portable sign.
5. May be posted for twenty-eight (28) consecutive days only for a new business opening or a business closure announcement.

c. Daily portable signs shall adhere to the following:
1. Shall not be larger than six (6) square feet per side with a maximum of two (2) sides.
2. Shall be located within ten (10) feet of the business’ customer entrance door.
(3) May be placed on a pedestrian walkway in a manner that does not interfere with pedestrian travel nor present a hazard to pedestrians.

(4) May include a “blackboard-style” message area, such as for a daily restaurant menu.

b. Enforcement Provisions. If a portable sign is posted in violation of the requirements of this section:

(1) The business owner shall receive one (1) written warning.
(2) The portable sign may be confiscated by an enforcement officer.
(3) The business owner shall be guilty of a municipal civil infraction.
(4) Failure to pay the civil infraction within fourteen (14) days may subject the owner to loss of his/her annual permit for a portable sign.

xii. Ambulatory Signs. Ambulatory signs located on or carried by a person, are permitted provided the following standards are adhered to:

a. An ambulatory sign shall be no wider than twenty-four (24) inches nor taller than thirty-six (36) inches, in order to prevent it from becoming a hazard on any public or private sidewalk or to the person carrying the sign.

b. An ambulatory sign shall not be fastened to a pole or similar device designed to permit the person carrying the sign to raise it above the person’s shoulder height or to wave or otherwise move the sign in a manner that might be dangerous to persons on any public or private sidewalk or on the public streets.

c. An ambulatory sign shall not be carried in a manner that effectively blocks or interferes with another person’s use of a public or private sidewalk.

d. An ambulatory sign shall not be carried in a manner that effectively blocks or interferes with the Clear Vision Area at any intersection of two streets or a street and a driveway.

e. An ambulatory sign shall not be carried in a manner that effectively blocks the entrance to or exit from any building.

f. An ambulatory sign shall not be carried in a manner that constitutes an offence, an annoyance or causes injury to pedestrians on any public or private sidewalk or drivers on the public streets.

xiii. Electronic Message Board Signs. Permanent electronic display and message board signs may be permitted as accessory to a use in all non-residential zoning districts, subject to the following:

a. The electronic display shall be calculated as part of total allowable sign area and shall display only messages related to the use on the same site or public service messages of White Lake Township government, schools, places of worship, or similar institutions.

b. Shall not use colors, post messages, or employ similar features design to mimic or that may be confused with traffic control devices.
c. Shall feature only static text and graphics. This shall be construed to prohibit streaming video, full motion video, text and/or graphics that move, scroll, rotate, fade, flash, or similar features.
d. The sign message shall change not more frequently than once every fifteen (15) seconds. The message change shall be completed in not more than two (2) seconds and shall not include moving images in conflict with C above. The sign message shall remain static during night time hours.
e. The maximum brightness of any sign shall not exceed 5,000 candelas per square meter (cd/m², a.k.a. “nit”) during daylight hours, and 500 cd/m² from 30 minutes after sunset until 30 minutes before sunrise, as measured from within six (6) inches of the face of the sign. An application of an electronic display sign shall include certification by an independent illumination engineer or testing laboratory that the proposed sign will comply with the brightness limits of this section. Electronic display and message signs shall include an automatic dimmer to control sign brightness consistent with this standard.
f. No electronic display or electronic message sign shall be installed in place of a standard identification sign. This shall require that the electronic display component serve as one element of the use’s identification sign, not to exceed forty percent (40%) seventy-five percent (75%) of the total sign area proposed.
g. The upper thirty percent (30%) twenty-five percent (25%) of a sign shall not include an electronic display component.
h. All electronic messages shall include an electrical shut-off switch accessible only to White Lake Township ordinance enforcement personnel that may be used to terminate electrical service to any sign that fails to comply with the requirements of this section.

H. Responsible Parties and Enforcement. For purposes of enforcement of the provisions of this Section 5.9 Signs, the business owner/tenant as well as the property owner/landlord shall be responsible for compliance with all requirements for permanent and portable signs on the building and/or property that is leased, owned or managed by either party.

PART 11: Amend Article 5.0, Site Standards, Section 5.21, Public Sidewalk Standards, to read as follows:

5.21 PUBLIC SIDEWALK STANDARDS

Whenever For all new development and redevelopment, this ordinance calls for the installation of a public sidewalk on both sides of the street. Sidewalks shall be built to the following minimum standards below shall be followed:

<table>
<thead>
<tr>
<th>Public Sidewalk Element</th>
<th>Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Width</td>
<td>5-feet</td>
</tr>
<tr>
<td>- In Residential Districts</td>
<td>5 feet</td>
</tr>
<tr>
<td>- Along Major Roads</td>
<td>6 feet</td>
</tr>
<tr>
<td>- Along M-59 / Highland Road</td>
<td>8 feet</td>
</tr>
<tr>
<td>Placement Inside Edge of Right-of-Way</td>
<td>1 foot</td>
</tr>
</tbody>
</table>
Minimum Clear Zone on Each Side | 2 feet
Minimum Separation Between Clear Zone and Roadway (Curb) | 6 feet

PART 12. Conflicts.
If any provision of the Clawson Land Development Regulations conflicts with this amendment to the regulations, the most restrictive provision shall be applied.

Should any section or part of this ordinance be declared unconstitutional, null or void by a court of competent jurisdiction, such declaration shall not have any effect on the validity of the remaining sections or parts of this ordinance.

A public hearing on this ordinance was held before the Planning Commission of the Charter Township of White Lake at a regular meeting held on Thursday, _______________, 2018. This ordinance was adopted by the Township Board of the Charter Township of White Lake at a meeting duly called and held on the ___ day of ____________, 2017, and ordered to be published as prescribed by the law.

STATE OF MICHIGAN  
COUNTY OF OAKLAND

I, the undersigned, the duly qualified and active Clerk of the Charter Township of White Lake, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of an ordinance made, passed, and adopted by the Council of said Township at a regular meeting held in the Township Board chambers, 7525 Highland Road in the Township, on ___________, the _____ day of __________, 2018 at _____ p.m., further a synopsis of this Ordinance was duly published in the __________, __________, 2018 edition of the __________, a newspaper of general circulation in the Township.

_________________________  
Rik Kowall, Supervisor

_________________________  
Terry Lilley, Clerk

Dated:_________________________  
Dated:_________________________