

CHAPTER 14

OFF-STREET PARKING/LOADING AND SIGNS

SECTION 14.10 PARKING - GENERAL REQUIREMENTS

- A. Unless otherwise provided for in this Ordinance, off-street parking shall not be located within the required front yard.
- B. Off-street parking for all non-residential District and uses shall be either on the same lot or within three hundred feet (300') of the building or use it is intended to serve, measured from the nearest public entrance of the building to the nearest point of the off-street parking lot.
- C. The storage of merchandise or products, motor vehicles displayed for sale or the repair of vehicles is prohibited in any off-street parking lot.
- D. Residential off-street parking spaces shall consist of parking strip, parking bay, driveway, garage or combination thereof and shall be located on the premises they are intended to serve. Such parking spaces shall be constructed with an asphalt or Portland cement binder, graveled or compacted earth so as to provide a durable and dustless surface and shall occupy no greater than thirty-three percent (33%) of the required front yard.
- E. Minimum required off-street parking shall not be replaced by any other use unless equal facilities are provided elsewhere in compliance with this Chapter.
- F. Off-street parking existing at the effective date of this Ordinance or amendment thereto in connection with the operation of an existing building or use shall not be reduced to an amount less than required off-street parking.
- G. Two (2) or more buildings or uses may collectively provide the required off-street parking.
- H. Parking Area Deferment
 - 1. Where the property owner can demonstrate that the required amount of parking is excessive, the Planning Commission may approve a smaller parking area, provided that area of sufficient size to meet the parking space requirements of this Chapter is retained as open spaces.
 - 2. The site plan shall note the area where parking is being deferred, including dimensions and dotted parking lot layout.

3. The property owner shall agree, in writing, to construct the additional parking at the direction of the Planning Commission based on observed use within six (6) months of being informed of such request in writing by the Zoning Administrator.
4. Storm water calculations shall be provided verifying adequate stormwater storage capacity if an expansion is necessary.

I. Maximum Parking Requirement

1. To minimize excessive areas of pavement which detract from the aesthetics of an area and contribute to high rates of stormwater runoff, no parking lot shall have parking spaces totaling more than an amount equal to ten percent (10%) greater than the minimum parking space requirements, as determined by the Off-Street Parking Requirements of Section 14.30, except as may be approved by the Planning Commission.
2. The Planning Commission, upon application, may grant additional spaces beyond those permitted in subsection (I)(1), above. In granting such additional spaces, the Planning Commission shall determine that the parking area otherwise permitted will be inadequate to accommodate the minimum parking needs of the particular use and that the additional parking will be required to avoid overcrowding of the parking area. The actual number of permitted spaces shall be based on documented evidence of use and demand provided by the applicant.

SECTION 14.20 PARKING LOT DESIGN STANDARDS

- A. Minimum dimensions of parking spaces and maneuvering aisles shall be in accordance with the following requirements:

Parking Pattern	Aisle Width		Parking Space	
	Two-Way	One-Way	Width	Length
Parallel Parking	18 feet	12 feet	9 feet	25 feet
30-75 degree angle	24 feet	12 feet	9 feet	21 feet
76-90 degree angle	26 feet	15 feet	9 feet	18 feet

Figure 14. 1

- B. Minor adjustments of the dimensions prescribed in this Section may be authorized by the Zoning Administrator where topography or other specific site related conditions make compliance impractical, provided that the adjustments shall be consistent with generally recognized design standards for off-street parking facilities.
- C. All parking lots shall be provided with a pavement having an asphalt or Portland cement binder so as to provide a permanent, durable and dustless service.

- D. All parking lots shall be constructed so as to permit proper drainage and prevent puddling or storage of water within the lot. Drainage shall be in accordance with the requirements of Croton Township and the Newaygo County Drain Commissioner.
- E. All parking lots shall be provided with adequate lighting. Parking lot lighting shall be shielded so as to prevent light from spilling onto adjacent Residential District or uses.

SECTION 14.30 OFF-STREET PARKING REQUIREMENTS

- A. Required off-street parking spaces are noted in the table below for the uses listed. For those uses not specifically mentioned, the requirement for off-street parking shall be in accord with a use which the Planning Commission or Zoning Administrator considers similar in type.
- B. When units of measurements determining the number of required off-street parking spaces result in the requirements of a fractional space, that fraction shall require one (1) parking space.
- C. The minimum number of off-street parking spaces shall be determined in accordance with the following tables:

USE	PARKING SPACE PER UNIT OF MEASUREMENT
RESIDENTIAL	
Single family dwellings	2 for each dwelling unit
Two family dwellings	2 for each dwelling unit
Multiple family dwellings	2 for each dwelling unit plus 1 additional space for each 2 units.
Housing for the elderly	1 space for each 2 dwelling units, plus 1 for each 5 dwellings units to be marked as visitor spaces
INSTITUTIONAL	
Group day care homes & group foster care homes	1 space for each 4 clients, plus 1 space for each employee
Churches, theaters, assembly areas, auditoriums, gymnasiums	1 space for each 4 seats or each 8 feet of pew length; or 1 space for each 3 persons allowed within the maximum occupancy load established by any applicable codes or ordinances, whichever is greater
Schools, elementary & middle	2 spaces for each 3 employees, plus amount required for auditorium or gymnasium seating
COMMERCIAL	
Vehicle wash (self service)	1 space for each 5 stalls

USE	PARKING SPACE PER UNIT OF MEASUREMENT
Vehicle wash (automatic)	1 space for each employee
Beauty / barber shop	3 spaces for each chair
Assembly halls without fixed seats	1 space for each 3 persons allowed within the maximum occupancy load by any applicable codes or ordinances
Restaurants without drive-through facilities	1 space for each 100 sq. ft. of UFA or 1 space for each 2 persons allowed within the maximum occupancy load established by any applicable codes or ordinances, whichever is greater
Restaurant with drive-through facilities	1 space for each 100 sq. ft. of UFA or 1 space for each 1-½ persons allowed within the maximum, occupancy load established by any applicable codes or ordinances, whichever is greater.
Vehicle service stations	1 space for each service stall, plus 1 space for each island, plus 1 space for each maximum number of employees on the premises at any one time.
Personal service establishments	1 space for each 50 sq. ft. of UFA
Retail furniture, appliance & household goods	1 space for each 1,000 sq. ft. of UFA
Funeral homes & mortuary establishments	1 space for each 50 sq. ft. of UFA
Open air businesses	1 space for each 200 sq. ft. of indoor UFA plus 1 space for each 1,000 sq. ft. of outdoor display area
Retail stores not otherwise specified	1 space for each 200 sq. ft. of UFA
Boat launch sites	50% of the total area devoted to the launch site shall be devoted to parking, in accordance with the requirements of Section 14.20
Marinas	1-½ spaces per boat slip or rack storage bin, plus required spaces for any accessory uses
Hotels & motels	1 space for each guest room, plus required spaces for any accessory uses
Video rental stores	1 space for each 100 sq. ft. of UFA plus 1 space for the maximum number of employees on the premises at any one time
OFFICES	
Banks, credit unions, savings & loan associations & other similar uses	1 space for each 150 sq. ft. of UFA plus 3 spaces for each non-drive-through automatic teller machine
Offices not otherwise specified	1 space for each 300 sq. ft. of UFA
Medical & dental offices & clinics	1 space for each 75 sq. ft. of waiting room area plus 1 space for each examining room, dental chair or similar use area

USE	PARKING SPACE PER UNIT OF MEASUREMENT
INDUSTRIAL	
Manufacturing, processing & research establishments	1 space for each 1,000 sq. ft. of GFA plus those spaces required for offices located on the premises
Warehouses & wholesale establishments	1 space for each 2,000 sq. ft. of GFA plus those spaces required for offices located on the premises
Schools, secondary & institutions of higher learning	1 space for each 8 students, plus 1-½ spaces for each classroom, plus amount required for auditorium or gymnasium seating

Figure 14. 2

SECTION 14.40 OFF-STREET LOADING REQUIREMENTS

- A. On the same premises with every building or structure involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading. This space shall be placed so as to avoid undue interference with public use of dedicated rights-of-way and parking areas.
- B. In the NC or HC Districts all loading spaces shall be located in the rear yard in the ratio of at least ten (10) square feet per front foot of building and shall be computed separately from off-street parking requirements.
- C. Loading spaces for nonresidential uses in a Residential District shall be located in the rear yard in the ratio of at least five (5) square feet per front foot of building and shall be computed separately from off-street parking requirements.
- D. LI District
 - 1. In the LI District at least one (1) loading space shall be provided. All loading spaces shall be at least ten feet by fifty feet (10'x50') or a minimum of five hundred (500) square feet in area. A minimum fourteen foot (14') clearance height shall be provided.
 - 2. Loading spaces shall only be permitted off-street and in the rear yard or interior side yard.
- E. All dedicated loading spaces shall be provided with a pavement having an asphalt or Portland cement binder so as to provide a permanent, durable and dustless service.

SECTION 14.50 SIGNS - INTENT

The sign regulations of this Chapter are intended to protect and further the health, safety and welfare of the residents of Croton Township, to maintain and improve the appearance of Croton Township, to conserve community character, to prevent traffic hazards, to provide safer conditions for pedestrians and to promote economic development by regarding the construction, alteration, repair, maintenance, size, location and number of signs.

SECTION 14.60 SIGNS - DEFINITIONS

Sign Type	Definition
Awning	A retractable or fixed shelter constructed of non-rigid materials on a supporting framework that projects from the exterior wall of a building.
Awning Sign	A sign affixed flat against the surface of an awning.
Balloon Sign	A sign composed of a non-porous bag of material filled with gas.
Banner Sign	A fabric, plastic or other sign made of non-rigid material without an enclosing structural framework.
Billboard	A sign which advertises an establishment, product, service or activity not available on the lot on which the sign is located.
Construction Sign	A sign which identifies the owner's financiers, contractors, architects, and engineers of a project under construction.
Directional Sign	A sign which gives directions, instructions or facility information for directing traffic.
Freestanding Sign	A sign supported on poles not attached to a building or wall.
Government Sign	A temporary or permanent sign erected by Croton Township, Newaygo County or the State or Federal Government.
Ground Sign	A sign resting directly on the ground or supported by short poles not attached to a building or wall.
Marquee	A permanent structure constructed of rigid materials that projects from the exterior wall of a building.
Marquee Sign	A sign affixed flat against the surface of a marquee.
Mural	A design or representation painted or drawn on a wall which does not advertise an establishment project, service, or activity.
Placard	A sign not exceeding two (2) square feet which provided notices of a public nature such as "No Trespassing" or "No Hunting" signs.

Sign Type	Definition
Political Sign	A temporary sign used in connection with an official Croton Township, school district, County, State or Federal election or referendum.
Portable Sign	A sign designed to be moved easily and not permanently attached to the ground, a structure or a building.
Projection Sign	A double-faced sign attached to a building or wall that extends more than twelve inches (12") but not more than thirty-six inches (36") from the face of the building or wall.
Reader Board	A portion of a sign on which copy is changed manually.
Real Estate Sign	A sign advertising the real estate upon which the sign is located as being for the sale, rent or lease.
Roof Line	The top edge of a roof or parapet wall, whichever is higher, but excluding any cupolas, chimneys or other minor projections.
Roof Sign	A sign erected above the line of a building.
Sign	A device, structure, fixture or placard using graphics, symbols and/or written copy designed specifically for the purpose of advertising or identifying an establishment, product, service or activity.
Special Event Sign	Temporary and portable signs containing public messages concerning special events sponsored by governmental agencies or nonprofit organizations.
Temporary Directional Sign	A sign which gives direction to real estate, open house, garage sale, auction sale, etc.
Wall Sign	A sign painted or attached directly to and parallel to the exterior wall of a building extending no greater than twelve inches (12") from the exterior face of the wall to which it is attached.
Window Sign	A sign installed inside a window and intended to be viewed from the outside.

Figure 14.3

SECTION 14.70 GENERAL SIGN PROVISIONS

- A. No person shall erect, alter, place or permit to be placed, or replace any sign without first obtaining a building permit, except as noted in Section 14.70 (B).
- B. The following signs shall not require a zoning compliance permit:
 - 1. Directional sign of six (6) square feet in size or less located on the property involved (i.e., the destination).

2. Government Signs.
 3. Placards.
 4. Temporary sale signs of four (4) square feet in size or less.
 5. Window signs.
 6. Political signs.
- C. Signs shall be maintained free of peeling paint or paper, fading, straining, rust, or other conditions which impair legibility or intelligibility. Broken or damaged parts of signs shall be repaired as soon as possible after the damage has occurred.
- D. Sign supports, braces, guys and anchors shall be maintained in such a manner as not to cause a hazard.
- E. Signs may be internally or externally illuminated, except for home occupation signs which shall not be illuminated. External light fixtures shall be enclosed and directed to prevent the source of light from shining directly onto traffic or residential property.
- F. 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 Section.
- G. No light pole, utility pole or other supporting member shall be used for the placement of any sign unless specifically designed and approved for each use.
- H. 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.
- I. No commercial vehicles, 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.
- J. No sign shall employ any flashing, moving, oscillating, blinking, or variable intensity light, except that variable time-temperature signs may be permitted.
- K. No sign shall contain any moving or animated parts nor have the appearance of having any moving or animated parts.
- L. Balloons, strings of light bulbs, pennants, streamers or flags (other than those of a governmental nature not used for the purpose of commercial advertisement) hung overhead to draw attention to a business or to merchandise on display shall be prohibited.

- M. No wall sign shall extend beyond the edge of the wall to which it is affixed or extend above the roof line of a building.
- N. No sign shall be erected above the roof line of a building.

SECTION 14.80 EXEMPTED SIGNS

The followings signs shall be exempt from the provisions of the Croton Township Zoning Ordinance, except for the applicable provisions of Section 14.70:

- A. Government Signs
- B. Historical markers
- C. Window signs
- D. Memorial signs or tablets
- E. Murals
- F. Signs not visible from any street
- G. Signs for essential services
- H. Placards
- I. Signs with address, owner or occupant name, of up to two (2) square feet in area attached to a mailbox, light fixture or exterior wall.
- J. Flags or insignia of any nation, state, township, community organization or educational institution.

SECTION 14.90 NON-CONFORMING SIGNS, ILLEGAL SIGNS, AND SIGNS ACCESSORY TO NON-CONFORMING USES

- A. Every permanent sign which does not conform to the height, size, area or location requirements of the Chapter, as of the date of the adoption of the Ordinance, (but lawful when installed), is hereby deemed to be non-conforming.
- B. 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.

- C. 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.
- D. Any non-conforming sign destroyed by fire, wind, or other casualty loss (or removed by the landowner or anyone not associated with Township government) shall not be restored or rebuilt if reconstruction will constitute more than fifty percent (50%) of the value of the sign replacement cost on the date of loss.
- E. Any sign which for a period of one (1) year or more no longer advertises a bona fide business conducted or product sold on the property 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.
- F. Notwithstanding Subsection A, above, a commercial sign located outdoors within the Township shall be deemed to be a lawful non-conforming structure as of September 1, 2007, so long as all of the following requirements are met:
 - 1. The sign must have existed as of September 1, 2007.
 - 2. The sign was commercial in nature before September 1, 2007 and remains so.
 - 3. The owner of the sign has provided the Township with a written certification of the exact height, location, nature, and dimensions of the sign as of September 1, 2007 (and any other information required by the Township) as specified in subsection 5, below.
 - 4. The business or commercial use which the sign references or advertises (as well as any and all uses on the property where the sign is located) fully complies with the Zoning Ordinance and other applicable Township ordinances.
 - 5. The owner of the sign must have completed, signed (as an affidavit), and filed with the Township a fully-completed certification form (on a form as provided by the Township) no later than May 1, 2008. The certification form shall not be deemed filed with the Township Zoning Administrator until counter-signed by the Zoning Administrator. The Township Zoning Administrator may assist the owner of the sign in filling out or preparing the certification form.

If the owner of a sign has not fully complied with Subsections 1 through 5, above, a rebuttable presumption will arise that the sign involved is not a lawful non-conforming sign, which sign is subject to removal and any enforcement provisions or remedies accorded to the Township by law.

For any sign which qualifies as a lawful non-conforming sign pursuant to this Subsection F, no such sign can be expanded, or extended unless there is full compliance with all of the then-applicable sign regulations and requirements of

the Croton Township Zoning Ordinance, as amended, and any other applicable Croton Township ordinances.

SECTION 14.100 SIGNS - UNIT OF MEASUREMENT

- A. 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.

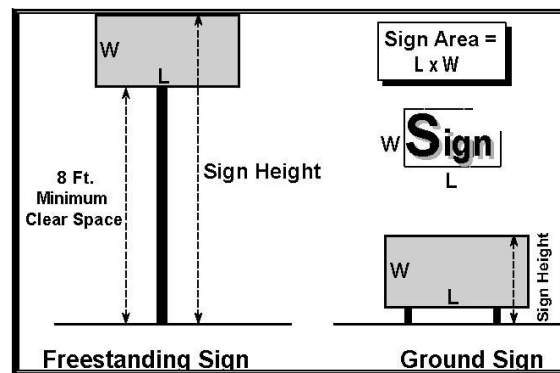


Figure 14.4

- B. 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) 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.
- C. The height of a sign shall be measured as the vertical distance from the highest point of the sign to the grade of the adjacent street or the average grade of the ground immediately beneath the sign, whichever is less.

SECTION 14.110 SIGN REGULATIONS APPLICABLE TO ALL DISTRICTS

- A. The following sign regulations are applicable to all Districts:
1. Billboards and balloon signs are not permitted.

2. All ground, wall and freestanding signs may include reader boards.
3. Any sign, including awnings to which signs are affixed or displayed, not resting on the ground shall maintain a minimum clear space of eight (8) feet from the bottom of the sign to the ground.
4. Political signs shall be removed within forty-eight (48) hours after completion of the election to which they refer.
5. Real estate signs shall be removed within thirty (30) days after completion of the sale or lease of the property.
6. Construction signs are permitted within any District, subject to the following restrictions:
 - a. Construction signs shall be no larger than thirty-two (32) square feet and not exceed eight feet (8') in height.
 - b. Construction signs shall not be erected until a building permit has been issued for the project which is the subject of the proposed sign and construction activity has begun.
 - c. Construction signs shall be removed immediately upon the issuance of any Occupancy Permit for the building or structure which is the subject of the construction sign.
7. Special event signs, including banner signs, are permitted in any District, subject to the following restrictions:
 - a. No more than five (5) signs shall be displayed for each special event. The signs may be located either on or off the lot on which the special event is held.
 - b. The display of the signs shall be limited to the twenty-one (21) days immediately preceding the special event which is being advertised.
 - c. The signs shall have a maximum size of thirty-two (32) square feet in area and a maximum height of five feet (5') and shall be set back from any side or rear property line a minimum of fifteen feet (15').
 - d. The signs shall be removed within forty-eight (48) hours of the conclusion of the special event which is being advertised.
8. 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 directional sign shall exceed six (6) square feet in area or four feet (4') in height.
 - c. Directional signs shall be limited to traffic control functions only.
 - d. Directional signs are for temporary use only unless specifically permitted.
- 9. Garage and estate sale signs are permitted subject to the following restrictions:
 - a. One (1) sign per premise is permitted, located on the premises on which the sale is being conducted and set back a minimum of five feet (5') from any property line.
 - b. The sign shall not exceed six (6) square feet in area.
 - c. The sign shall be erected no more than 10 days prior to the day(s) of the sale and shall be removed within one (1) day after the completion of the sale.
- 10. No signs, placards, or stickers shall be placed on a utility pole, traffic sign, or similar structure except by the owner thereof.

SECTION 14.120 DISTRICT SIGN REGULATIONS

- A. Signs in each District shall be subject to the following minimum regulations:

A-R, R-1, R-2, MHP AND P DISTRICTS - PERMITTED SIGNS	
Grounds signs for residential subdivisions, private road entrances to public streets when serving more than three (3) dwelling units, manufactured home parks, multiple family complexes, school or other non-residential uses allowed in the District.	
Number	1 per major entrance
Size	No greater than 32 sq. ft.
Location	Minimum of 5 feet from any property line
Wall Signs for Home Occupations	
Number	1 per lot or parcel
Size	No greater than 4 sq. ft.
Location	On wall of house facing street

Wall Signs for Non-Residential Uses	
Number	1 per street frontage
Size	No greater than 5% of the wall area to which the sign is affixed
Location	On wall of building facing street
Political Signs	
Number	1 per issue or candidate
Size	No greater than 6 sq. ft.
Location	Minimum of 5 feet from any property line
Height	No higher than 6 feet
Real Estate Signs	
Number	1 per lot or parcel; plus 1 for the waterfront side of lots with waterfront frontage
Size	No greater than 6 sq. ft. for unoccupied properties or lots; 16 sq. ft. for vacant lots or parcels over 1 acre.
Location	Minimum of 5 feet from any property line.
Height	No higher than 6 feet
Temporary Signs	
Number	1 per issue or candidate
Size	No greater than 6 sq. ft.; length cannot exceed more than 4 times its height
Location	Minimum of 5 feet from any property line
Height	No higher than 42 inches
NC, HC, COMMERCIAL DISTRICTS - PERMITTED SIGNS	
Ground Signs	
Number	1 per lot or parcel
Size	No greater than 32 sq. ft.
Location	Minimum of 10 feet from any property line & separated from any other sign by a minimum of 10 feet
Height	No higher than 6 feet
Wall Signs	
Number	1 per street frontage
Size	No greater than 10% of the wall area facing the street
Location	On wall of building facing street

Political Signs	
Number	1 per issue or candidate
Size	No greater than 16 sq. ft.
Location	Minimum of 5 feet from any property line
Height	No higher than 6 feet
Real Estate Signs	
Number	1 per lot or parcel
Size	No greater than 16 sq. ft.
Location	Minimum of 5 feet any property line
Height	No higher than 6 feet

Freestanding signs	
Number	1 per lot or parcel
Size	Maximum of 50 sq. ft.
Location	Minimum of 5 feet from any property line & separated from any other sign by a minimum of 10 feet
Height	No higher than 20 feet
Temporary Signs	
Number	1 per issue or candidate
Size	No greater than 6 sq. ft.; length cannot exceed more than 4 times its height
Location	Minimum of 5 feet from any property line
Height	No higher than 42 inches
LI - LIGHT INDUSTRIAL DISTRICT - PERMITTED	
Ground signs for individual uses and entrances to industrial parks or subdivisions	
Number	1 per lot or parcel; except for entrances to industrial parks or subdivisions, which shall be permitted an additional sign at the entrance to the park or subdivisions
Size	No greater than 32 sq. ft.
Location	Minimum of 5 feet from any property line
Height	No higher than 6 feet
Wall signs	
Number	1 per street frontage
Size	No greater than 5% of the wall area on which the sign is affixed

Location	On wall of building facing street
Political signs	
Number	1 per issue or candidate
Size	No greater than 16 sq. ft.
Location	Minimum of 5 feet from any property line
Height	No higher than 6 feet
Real estate signs	
Number	1 per lot or parcel
Size	No greater than 16 sq. ft.
Location	Minimum of 5 feet from any property line
Height	No higher than 6 feet
Temporary Signs	
Number	1 per issue or candidate
Size	No greater than 6 sq. ft.; length cannot exceed more than 4 times its height
Location	Minimum of 5 feet from any property line
Height	No higher than 42 inches

Figure 14.5