

**TOWNSHIP OF ATLAS
COUNTY OF GENESEE, STATE OF MICHIGAN**

ORDINANCE NO. 25-01

**SIGN REGULATIONS
ZONING ORDINANCE AMENDMENT**

July 7, 2025 DRAFT

As Recommended for Adoption by the Atlas Township Planning Commission on June 18, 2025

Prepared by Wade Trim

AN ORDINANCE TO AMEND THE ATLAS TOWNSHIP ZONING ORDINANCE PERTAINING TO SIGN REGULATIONS AND RELATED PROVISIONS, TO INCLUDE: REPEAL ARTICLE XXI (SIGNS) AND REPLACE IT WITH A NEW ARTICLE XXI (SIGNS); AMEND SECTION 2.20 (DEFINITIONS); AMEND SECTION 3.110 (CLEAR VISION ZONE); AMEND SECTION 11.20 (USES PERMITTED MOBILE HOME PARK DISTRICT); AMEND SECTION 11.80 (PUBLIC HEALTH, SAFETY AND MISCELLANEOUS PROVISIONS); AMEND SECTION 12.20 (USES PERMITTED LOCAL COMMERCIAL DISTRICT); SEVERABILITY; REPEAL; AND, EFFECTIVE DATE.

THE TOWNSHIP OF ATLAS, GENESEE COUNTY, MICHIGAN ORDAINS:

SECTION I – REPEAL ARTICLE XXI (SIGNS) AND REPLACE IT IN ITS ENTIRETY, TO READ AS FOLLOWS:

ARTICLE XXI - SIGNS

Section 21.10. Purpose, scope and intent.

It is the purpose of this Article to regulate outdoor signs designed to be visible to the public in a manner which does not restrict the content while recognizing the mass communications needs of businesses and other parties. The number and size of signs may be distracting to motorists and pedestrians and can create a traffic hazard. The number and size of signs can also reduce the effectiveness of signs needed to direct the public and may mar the appearance of the landscape. The provisions of this section are intended to apply the minimum amount of regulation in order to protect property values, preserve the desirable character and personality of Atlas Township; create a more attractive business environment, and promote pedestrian and traffic safety. The use and erection of all outdoor signs and media shall be subject to the following provisions. It is further the intent of this Ordinance to encourage eventual elimination of signs that are nonconforming.

Section 21.20. Summary matrix of allowance and requirements by sign type.

Sign Type	Allowance for Sign Type	Requirements
Add-on signs	Prohibited	Section 21.60
Animated signs	Prohibited	Section 21.60
Banners	Prohibited	Section 21.60
Beacon lights	Prohibited	Section 21.60
Changeable copy signs	Allowed with permit	Section 21.90
Festoons	Prohibited	Section 21.60

Flashing signs	Prohibited	Section 21.60
Freestanding nonaccessory signs	Prohibited	Section 21.60
Illuminated signs	Allowed with permit	Section 21.90
Incidental signs	Allowed without permit	Section 21.110
Inflatable signs	Prohibited	Section 21.60
Marquee signs	Prohibited	Section 21.60
Monument signs	Allowed with permit	Sections 21.80 and 21.90
Moving signs	Prohibited	Section 21.60
Neon signs (outline tubing signs)	Allowed with permit	Section 21.90
Nonconforming signs	Allowed to remain under certain conditions	Section 21.120
Obsolete signs	Prohibited	Section 21.60
Outline tubing signs	Allowed with permit	Section 21.90
Painted wall signs	Prohibited	Section 21.60
Pennants	Prohibited	Section 21.60
Pole signs	Prohibited	Section 21.60
Projecting signs	Prohibited	Section 21.60
Public signs	Allowed without permit	Section 21.110
Roof signs	Prohibited	Section 21.60
Sandwich board signs	Prohibited	Section 21.60
Signs accessory to parking areas	Allowed with permit	Sections 21.80 and 21.90
Snipe signs	Prohibited	Section 21.60
Temporary signs	Allowed without permit	Section 21.110
Temporary vehicle signs	Prohibited	Section 21.60
Under-canopy signs	Prohibited	Section 21.60
Wall signs	Allowed with permit	Sections 21.80 and 21.90
Window signs	Allowed without permit	Section 21.110

Section 21.30. Definitions – Sign Types.

The following sign type definitions shall apply in the interpretation of this Ordinance.

1. **Add-on sign** is a secondary sign that is attached to another sign, including a building sign, or to a sign support for another sign.
2. **Animated sign** is a sign that uses movement or change of lighting, including a flashing sign, to depict action or create effect of scene. Such a sign does not include changeable copy signs (see "flashing sign" and "changeable copy sign").
3. **Banner** is a sign that is produced on a non-rigid surface with no enclosing network and is draped or spans an area between two rigid supports or components.
4. **Beacon light** is any light with one or more beams, capable of being directed in any direction.
5. **Billboard** (see "freestanding non-accessory sign").
6. **Changeable copy sign** is a sign with a changeable message, including electronic message displays.
7. **Festoon** is a string of ribbons, tinsel or small flags.
8. **Flashing sign** is a sign that contains an intermittent or sequential flashing light source, but does not include signs which through reflection or other means, create an illusion of flashing or intermittent light (see "animated sign").

9. **Freestanding nonaccessory sign** is a sign structure, including a billboard, advertising an establishment, business, merchandise, service, or entertainment which is not sold, produced, manufactured, or furnished on the property on which said sign is located.
10. **Illuminated sign** is a sign with an artificial light source incorporated internally or externally.
11. **Incidental sign** is a sign which is incidental, accessory and subordinate to a permitted use and which is attached to a building or structure. A stand-alone monument sign or other type of sign affixed to the ground shall not be considered an incidental sign. Examples include but are not limited to an entrance/exit sign, street numbers/address, open/closed sign, days/hours of operation sign, restroom sign, establishment affiliation signs, and gas station pump island signs.
12. **Inflatable sign** is a temporary sign consisting of a bag or balloon inflated with gas or air.
13. **Marquee sign** is a sign hanging from, or written on, a canopy or similar structure supported by and extending from the facade of a building.
14. **Monument sign** is a sign extending upward from grade, which is attached to a permanent foundation for a distance not less than 75 percent of its length, and which may be attached or dependent for support from any pole, posts, or similar uprights, provided that such supports are concealed within the sign structure.
15. **Moving sign** is a sign in which the sign itself or any portion of the sign moves.
16. **Neon sign** (see "outline tubing sign").
17. **Nonconforming sign** is a sign that was erected legally, but which does not comply with subsequently enacted sign ordinances or amendments.
18. **Obsolete sign** is a sign that identifies or advertises a product that is no longer made, a service that is no longer offered, a business that is no longer in operation, or an activity or event that has already occurred.
19. **Outline tubing sign** is a sign consisting of glass tubing filled with neon or other material, which glows when electricity is passed through it.
20. **Painted wall sign** is any sign that is applied with paint or similar substance on the wall of a building.
21. **Pennant** is a small flag, either unadorned or with graphic or verbal material, displayed from a pole, rope, or other support.
22. **Pole sign** is a sign with one or more poles as its support or base that is not attached to a building but relates to the business located in the building.
23. **Projecting sign** is a sign, other than a flat wall sign, which is attached to and projects from, a building wall or other structure not specifically designed to support the sign.
24. **Public sign** is a sign erected by or on behalf of a government entity.
25. **Roof sign** is any sign erected over or on the roof of a building.
26. **Sandwich board sign** is a sign that consists of two boards upon which a message is posted, which is hinged at the top and open at the bottom so that the boards can lean against each other when placed on the ground or can be worn by a person.
27. **Sign** is any device, structure, fixture, figure, banner, pennant, flag, balloon, poster, handbill, flyer, painting, streamer, placard, or similar object consisting of written copy, symbols, logos and/or graphics, designed for the purpose of identifying or bringing attention to an establishment, product, goods, services or other message to the general public. This definition of sign shall not include: legal notices, including but not limited to signs required for proposed zoning changes or variance requests; decorative displays in connection with a recognized holiday; signs required by law (e.g. fire, traffic code); and, flags of any country, state, municipality, university, college or school.

28. **Snipe sign** is a sign affixed to a tree, fence, utility pole, light pole or similar structure, or a ground sign with a wire support or base.
29. **Temporary sign** is a display sign, banner, or other advertising device constructed of cloth, canvas, fabric, plastic, or other light temporary material, with or without a structural frame, or any other sign intended for a limited period of display. A temporary sign shall not be used as a substitute for a permanent on-premise sign, except as permitted within this ordinance. A temporary sign is one that is not affixed to the ground permanently and can be easily moved.
30. **Temporary vehicle sign** is a sign not attached permanently to an automobile, truck, trailer, or other vehicle.
31. **Under-canopy sign** is a sign suspended beneath a canopy, ceiling, roof or marquee.
32. **Wall sign** is a sign that is attached to the wall of a building.
33. **Window sign** is a sign installed on a window.

Section 21.40. Definitions – Related Terms.

The following terms shall apply in the interpretation of this Ordinance.

1. **Area of a sign** is the entire area within the smallest circle, triangle, parallelogram, or other regular geometric shape that encloses the extreme limits of any writing, picture, logo, representation, emblem, or figure of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed, excluding the necessary supports or uprights on which such sign is placed. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back to back and are at no point more than two (2) feet from one another, the area of the sign shall be taken as the area of one (1) face if the two (2) faces are of equal area, or as the area of the larger face if the two (2) faces are of unequal area.
2. **Building frontage** is the portion of the side of a building occupied by a single business where the main entrance of the business is located. Only one entry can be considered the main entrance for the business.
3. **Business center** is a group of two or more stores or businesses that share a parking lot.
4. **Copy** is the words, letters, numerals, figures, designs, symbols, insignia, trademarks, and background on a sign surface in either permanent or changeable form.
5. **Copy area** is the area of a sign that contains the copy, excluding any framing.
6. **Erect** is to build, construct, attach, hang, place, suspend, or affix, including the painting of walls.
7. **Height of sign** is the vertical distance as measured from the bottom of the sign base to the highest point of the sign including its framing structure.
8. **Maintenance** is the cleaning, painting, repairing or replacing of defective parts of a sign in a manner that does not alter the copy, design, or structure of the sign.
9. **Parapet** is the extension of a building wall above a roofline.
10. **Projection** is the distance by which a sign extends beyond a building.
11. **Responsible person** is the owner and/or lessee of real property upon which a sign is located or any person with an ownership, license or contractual interest in the sign itself.
12. **Sign base** is a structure that supports a sign and is constructed of solid material, such as brick, concrete, stone or treated lumber, or a pole(s) that is enclosed in a structure covered with durable materials.

Section 21.50. General.

Only signs explicitly allowed in this Ordinance are permitted.

Section 21.60. Prohibited signs.

The following signs are prohibited:

1. Add-on signs.
2. Animated signs.
3. Beacon lights.
4. Banners
5. Festoons.
6. Flashing signs.
7. Freestanding nonaccessory signs.
8. Inflatable signs.
9. Marquee signs.
10. Moving signs.
11. Obsolete signs.
12. Painted wall signs.
13. Pennants.
14. Pole signs
15. Projecting signs.
16. Roof signs.
17. Sandwich board signs.
18. Scrolling copy.
19. Signs containing statements, words, or pictures of an obscene, indecent, or immoral character such as will offend public morals or decency.
20. Snipe signs.
21. Temporary vehicle signs.
22. Under-canopy signs

Section 21.70. General provisions.

1. A clear vision zone shall be free of all signs except public safety signs.
2. No sign shall interfere with, obstruct the view of, or cause confusion with any authorized public sign, signal or device.
3. All signs shall comply with the requirements of the Atlas Township Building Code.
4. If a property line, easement or right-of-way line is altered in a manner that affects the setbacks required by this Ordinance, a new sign permit or variance must be obtained.
5. A sign requiring a permit may be relocated on the same premises provided that a new sign permit is obtained.
6. All letters, figures, characters, insignia or representations upon any sign shall be safely and securely attached.
7. No sign shall be located in or project into a public right-of-way or private road or dedicated easement, except public signs and signs installed by the applicable road agency or utility company.

8. Paper sheets shall not be applied in any manner to any sign or any building, except any allowed window signs and except as otherwise permitted in this Ordinance.
9. Nothing in this Ordinance shall be construed to prohibit noncommercial messages on signs that are otherwise allowed herein.
10. All signs shall be maintained in good condition.

Section 21.80. Signs requiring a permit: Agricultural and Residential Districts.

The following signs may be permitted within the agricultural and residential districts (RA, RSA, RU-1, RU-2, MHP, HV, and SH):

1. Monument signs.

- a. Monument signs must be set back at least ten feet from the property line, or the edge of the right-of-way line, whichever is closest to the principal building.
- b. Monument signs shall be sited parallel or perpendicular to the principal street frontage. In the case of a corner lot, the sign may be placed at an equivalent angle from both street frontages.
- c. The height of a monument sign includes any portion of a berm above grade on which the sign is placed.
- d. Monument signs shall not exceed 24 square feet per side, including framing.
- e. Monument signs shall not exceed four feet in height, including a minimum 12-inch high base, constructed of durable materials or skirting that complements the architecture, color and material of the principal building.
- f. Not more than one monument sign may be erected on any property. However, residential development entranceway signs may be placed on one or both sides of each entrance to a residential development.
- g. The length of the base of monument signs shall be not less than 50 percent nor more than 150 percent of the length of the copy area.
- h. Monument signs are not allowed on property used for single-family or duplex residences.
- i. Monument signs shall not be illuminated.

2. Wall signs.

- a. Not more than one wall sign shall be allowed on any building.
- b. Wall signs shall be flush-mounted, shall not be mounted on the roof of any building and shall not project above the roofline.
- c. Wall signs shall be safely and securely attached to structural members of a building by means of metal anchors, bolts, or expansion screws. All wall sign anchoring devices shall meet the standards of the Township Building Code.
- d. No nails, tacks, or wires shall be permitted to protrude from the front of any sign.
- e. Wall signs shall not project beyond the top or ends of the wall to which they are attached. Letters may extend beyond the top and in front of the advertising structure.
- f. Letters, designs, insignias shall not exceed 24 inches in height.
- g. Wall signs shall not exceed one square foot for each lineal foot of building frontage, up to a maximum of 24 square feet including framing.
- h. Wall signs shall not cover any portion of a wall opening.
- i. Wall signs shall not protrude more than 12 inches measured from the wall to which it is attached.

- j. Wall signs are not allowed on property used for agricultural, single-family, or duplex residential purposes, except a home occupation in accordance with Section 3.180.
 - k. Wall signage for bed and breakfast operations shall be in accordance with Section 6.30,(10).
3. **Signs accessory to parking areas.** Traffic control signage designating parking area entrances or exits shall be limited to one sign for each such exit or entrance, and to a maximum size of four square feet each. Other parking lot and traffic control signs shall be permitted within or adjacent to the parking area as determined during site plan review. Traffic control signage shall not be permitted for property used for agricultural, single-family, or duplex residential purposes.

Section 21.90. Signs requiring a permit: Non-Residential Districts.

The following signs may be permitted within the non-residential districts (ORA, C-1, C-2, C-3, M-1, M-2, and C/I):

- 1. **Monument signs.**
 - a. Monument signs must be set back at least ten feet from the property line, or the edge of the right-of-way line, whichever is closest to the principal building.
 - b. Monument signs shall be sited parallel or perpendicular to the principal street frontage. In the case of a corner lot, the sign may be placed at an equivalent angle from both street frontages.
 - c. The height of a monument sign includes any portion of a berm above grade on which the sign is placed.
 - d. Monument signs shall not exceed 32 square feet per side, including framing.
 - e. Monument signs shall not exceed six feet in height, including a minimum 12-inch high base, constructed of durable materials or skirting that complements the architecture, color and material of the principal building.
 - f. Not more than one monument sign may be erected for any single building, structure or business center regard less of the number of parties, tenants or uses contained therein.
 - g. The length of the base of monument signs shall be not less than 50 percent nor more than 150 percent of the length of the copy area.
- 2. **Illuminated signs.**
 - a. The light for any illuminated sign shall be so shaded, shielded or directed downward to prevent glare, and be primarily confined to the property.
 - b. Signs shall not have scrolling, blinking, flashing or fluttering lights or other illuminating devices which have a changing light intensity, brightness or color.
 - c. No sign illumination shall create a traffic hazard.
 - d. Illuminating devices for signs shall comply with the Atlas Township or State Electrical Code.
- 3. **Outline tubing sign.** Outline tubing signs are limited to one sign which shall be limited to two square feet, and a single band of one color at the base of a roof line on buildings in commercial districts.
- 4. **Wall signs.**
 - a. Wall signs shall be flush-mounted, shall not be mounted on the roof of any building and shall not project above the roofline.
 - b. Wall signs shall be safely and securely attached to structural members of a building by means of metal anchors, bolts, or expansion screws. All wall sign anchoring devices shall meet the standards of the Township Building Code.
 - c. No nails, tacks, or wires shall be permitted to protrude from the front of any sign.

- d. Wall signs shall not project beyond the top or ends of the wall to which they are attached. Letters may extend beyond the top and in front of the advertising structure.
 - e. Letters, designs, insignias shall not exceed 24 inches in height.
 - f. Wall signs shall not exceed one square foot for each lineal foot of building frontage, up to a maximum of 32 square feet including framing.
 - g. Wall signs shall not cover any portion of a wall opening.
 - h. Wall signs shall not protrude more than 12 inches measured from the wall to which it is attached.
 - i. Each store or business within a business center shall be allowed one wall sign, provided the requirements of this Subsection 4 are met.
5. **Signs accessory to parking areas.** Traffic control signage designating parking area entrances or exits shall be limited to one sign for each such exit or entrance, and to a maximum size of four square feet each. Other parking lot and traffic control signs shall be permitted within or adjacent to the parking area as determined during site plan review.
6. **Changeable copy signs.** Changeable copy signs shall be permitted when incorporated into a permitted monument sign, provided that the area devoted to changeable copy does not exceed eighty percent (80%) of the monument sign area. Electronic changeable copy signs shall be further subject to the following:
- a. Sign displays shall contain static messages only, changed through dissolve or fade transitions or the use of other suitable transitions and frame effects that do not otherwise have the appearance of moving text and images caused by flashing, scrolling, or varying light intensity levels. Full animation or video broadcasting is expressly prohibited.
 - b. Each message must be displayed for a minimum of twelve (12) seconds, with no more than one (1) second of message change interval or "off-time" between messages. The intent of this regulation is to limit motorist confusion by requiring a sufficient amount of time for the static message to be read and by requiring a minimal transition time between messages.
 - c. The nighttime level of illumination produced by an electronic changeable copy sign shall not exceed 0.3 footcandles over ambient (i.e., naturally illuminated environment) lighting conditions. Measurement of sign brightness shall be in accordance with the then-current methodology, sign area, and measurement distances recommended by the International Sign Association.
 - d. The sign shall be equipped with, and shall use, photocell technology, a programmable dimmer or a similar mechanism to automatically adjust brightness and contrast based on ambient light conditions.
 - e. The sign shall incorporate security technology or devices to prevent unintended changes to sign messages or images by other than the sign operator.
 - f. Any sign permit application shall include a certification from either the owner, operator and/or manufacturer of the sign stating that the sign shall at all times be operated in accordance with the operational and performance requirements of this section. Any electronic changeable copy sign found to be in violation of the operational and performance requirements shall be turned off until such time as the Building Official determines the sign is in full compliance with such requirements.
 - g. All electronic changeable copy signs shall be designed to achieve a default status during periods of sign malfunction that will turn off the sign entirely.

- h. Electronic changeable copy signs shall be installed in a manner that does not unreasonably interfere with the use and enjoyment of neighboring residentially zoned property. No electronic changeable copy sign shall be located closer than 100 feet to any property zoned RSA, RU-1, RU-2, MHP, HV, or SH District.

Section 21.100. Sign permit application requirements.

1. Sign permits shall be issued by the building inspector or his/her designee upon approval of a written application. Where electrical permits are required, they shall be obtained at the same time as the sign permit.
2. The permit application shall identify the following:
 - a. Name and address of the sign owner and the property owner.
 - b. Name and address of the person who will erect the sign.
 - c. Location of the sign.
 - d. Drawing in color showing design, size, height, materials.
 - e. Topography of land in the parcel.
 - f. Any other pertinent information the Building Inspector may require to ~~insure~~ ensure compliance with the ordinances of the Township.
3. Fees for sign permits shall be set by the Township Board.
4. A sign permit shall expire if the sign for which the permit was issued has not been erected within six months of issuance of the permit.
5. The following operations shall not require a sign permit:
 - a. Changing advertising copy or message on an approved sign.
 - b. Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure.

Section 21.110. Signs not requiring a permit: specific requirements.

1. **Window signs.** Window signs on a building side shall not exceed ten percent of the total glass area on that side of the building.
2. **Incidental signs.** Incidental signs are allowed but shall not exceed two (2) square feet in size, unless otherwise approved by the Planning Commission during site plan review.
3. **Temporary signs.**
 - a. Temporary signs shall be located at least three feet from the property line, the edge of the right-of-way line, or any easement, whichever is closest to the principal building.
 - b. Temporary signs in residential districts shall not exceed six square feet in area. Temporary signs in non-residential districts shall not exceed 32 square feet in area.
 - c. Temporary signs shall not exceed a height of 4 feet. The height of a temporary sign includes any portion of a berm above grade on which the sign is placed.
 - d. Temporary signs in residential districts shall be separated at least 25 feet from any other temporary sign on the property. Temporary signs in non-residential districts shall be separated at least 100 feet from any other temporary sign on the property.
 - e. Temporary signs shall be allowed for a maximum of 90 days. There is no time limit for temporary signs located on a property which is actively listed for sale.
 - f. Temporary signs shall not be located within the clear vision zone as defined in this Article.

- g. Prior to the erection or placement of a temporary sign, the permission of the property owner where the sign is to be located must be secured.
- h. Temporary signs shall not be illuminated.
- i. All temporary signs must be made of durable water resistant materials and shall be well maintained. Frayed, torn, broken or illegible signs will be deemed unmaintained and required to be removed.

4. **Public signs.**

Section 21.120. Nonconforming signs.

- 1. A nonconforming sign may remain as long as the sign is properly maintained and not detrimental to the health, safety and welfare and complies with the requirements of this section, and is not an obsolete sign.
- 2. If a nonconforming sign becomes an obsolete sign, the entire sign (including above-ground base, height, poles, size, wires, panels and any other element) shall be removed within 30 days of the sign becoming an obsolete sign.
- 3. A nonconforming sign shall not:
 - a. Be relocated, expanded or changed, except as to periodic message changes.
 - b. Be structurally altered so as to prolong the life of the sign or to change the shape, size, type, placement or design of the sign.
 - c. Be altered or repaired after being damaged if the repair or the re-erection of the sign would cost more than 50 percent of the cost of a similar sign.
- 4. For the purpose of this section of the Ordinance, the terms "altered", "repaired", "changed" and "expanded" shall not include normal maintenance, reducing the copy area, changing copy, changing ornamental molding, frames or other such features or landscaping below the copy area, installing or changing electrical wiring.
- 5. If a property line, easement or right-of-way line is altered that affects the setbacks required by this Ordinance, the owner of the sign, building or property shall either:
 - a. Remove the nonconforming sign;
 - b. Conform with this Ordinance; or
 - c. Apply for a variance.

Section 21.130. Appeals.

Any person aggrieved by any decision of the building inspector may appeal to the Township Board of Zoning Appeals by serving written notice to the building inspector. All provisions of the Zoning Ordinance regarding appeals shall govern sign appeals, provided that unsafe signs that present an immediate and serious danger to the public may be removed by the Township in accordance with [Section 21.160](#) herein.

Section 21.140. Variances.

An applicant may apply to the Board of Zoning Appeals for a variance. All provisions of the Zoning Ordinance regarding variances shall govern sign variances.

Section 21.150. Enforcement and penalty.

1. The building department code enforcement office, police department or agent(s) designated by the Township shall remove a sign immediately and without notice if the condition of the sign presents an immediate threat to public health, safety or welfare, with all costs to remove assessed against the responsible person.
2. The building department code enforcement officer, police department or agent(s) designated by the Township shall have the authority to remove temporary signage if it violates the terms of this Ordinance.
3. In addition, the enforcement and penalty provisions of the Zoning Ordinance apply to signs.
4. A violation of this Ordinance is considered a misdemeanor and shall carry a penalty of up to a \$500.00 fine and/or up to 90 days in jail. Further, the Township may enforce any provision of this ordinance by seeking injunctive relief.

SECTION II – DELETE THE EXISTING DEFINITION FOR “SIGN” WITHIN SECTION 2.20 (DEFINITIONS)

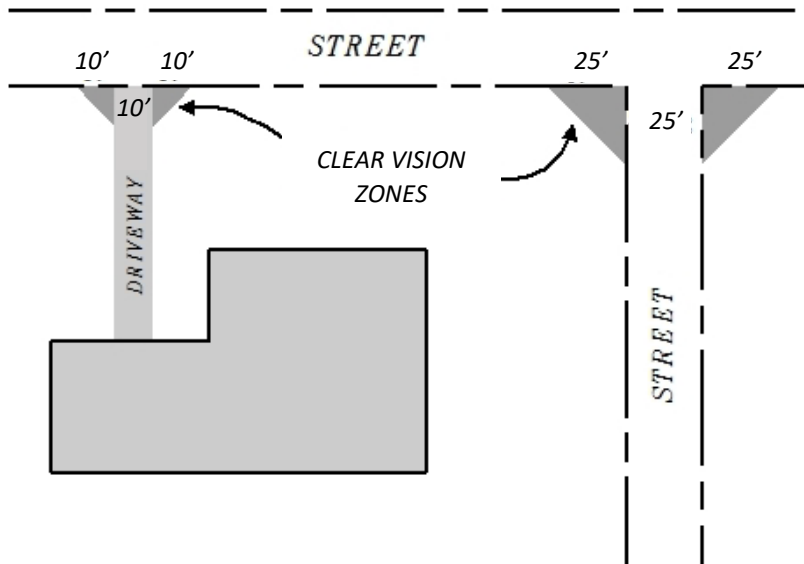
~~Sign. Any device designed to inform or attract the attention of persons not on the premises on which the sign is located. See Atlas Township Sign Ordinance.~~

SECTION III – AMEND SECTION 3.110 (CLEAR VISION ZONE) TO READ AS FOLLOWS:

Section 3.110. Clear vision zone.

1. All corner triangular areas described below shall maintain a clear vision zone free of buildings, fences, walls, signs, structures and landscaping. The clear vision zone shall be provided vertically between a height of thirty (30) inches and six (6) feet above the centerline elevation of the intersecting streets. A non-obscuring fence may have a minimum height of thirty-six (36) inches in a clear vision zone. The corner triangular areas referred to above are:
 - a. The area formed at the corner intersection of a public right-of-way or edge of a private road easement and a driveway, two (2) sides of the triangle area being ten (10) feet in length measured along the right-of-way or easement line and driveway line and the third side being a line connecting these two sides.
 - b. The area formed at a corner intersection of two (2) public rights-of-way and/or private road easement lines, the two (2) sides of the triangular area being twenty-five (25) feet in length measured along the abutting public rights-of-way lines and the third side being a line connecting these two (2) sides.

Clear Vision Zones



SECTION IV – DELETE SUBSECTION 2 OF SECTION 11.20 (USES PERMITTED [MOBILE HOME PARK DISTRICT MHP]), RENUMBERING EXISTING SUBSECTIONS 3 THROUGH 7 TO 2 THROUGH 6.

~~2. On-site signs in accordance with the requirements of Section 11.80, Subsection 15.~~

SECTION V – DELETE SUBSECTION 15 OF SECTION 11.80 (PUBLIC HEALTH, SAFETY AND MISCELLANEOUS PROVISIONS [MOBILE HOME PARK DISTRICT MHP]), RENUMBERING EXISTING SUBSECTIONS 16 AND 17 TO 15 AND 16.

15. There shall be a maximum of one mobile home park development sign per road frontage with an entrance which shall bear only the name of the mobile home park. Such a sign shall be located not less than 50 feet from the road right-of-way line demarcated by a Clear Vision Zone. The Clear Vision Zone is an unobstructed triangular area described as follows: The area formed at the intersection of two road right-of-way lines where the two sides of the triangular area are 25 feet long measured along abutting public right-of-way lines, and the base of the triangle is a line connecting the two end points of the triangle's sides; also, the area formed at the intersection of a road right-of-way and a driveway where the two sides of the triangle are ten feet long measured along the abutting public rights-of-way line and the edge of the driveway, and the base of the triangle is a line connecting the two end points of the triangle's sides. The sign may be lighted, provided that the source of light is not visible and is not of the flashing or intermittent type. One sign, not exceeding 50 square feet in area shall be permitted for the first entrance provided to the community. For multiple entrances, a 32 square foot sign shall be permitted at each entrance after the first. Signs may be double faced but each side of the sign shall have identical copy and be flush with the other side, if comparable to sign regulations in other developments.

SECTION VI – DELETE SUBSECTION 2,M OF SECTION 12.20 (USES PERMITTED [LOCAL COMMERCIAL DISTRICT C-1]), RENUMBERING EXISTING SUBSECTIONS 2,N TO 2,M.

~~m. Signs as allowed in the Atlas Township Sign Ordinance.~~

SECTION VII – SEVERABILITY

The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

SECTION VIII – REPEAL

All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION IX – EFFECTIVE DATE

This ordinance shall take effect 7 days after publication.

Supervisor

Clerk

CLERK’S CERTIFICATION

I, Toni Yaklin, the duly elected, qualified and acting clerk of the Township of Atlas, Genesee County, Michigan do certify that the above Ordinance was adopted at a special meeting of the Township Board held in the Government Center, 7386 S. Gale Road, Goodrich, Michigan, on the xxx day of xxxxxxxx, 2025 by a majority of the members of the board present and voting.

Clerk