

**ARTICLE 9****DISTRICT SPECIFIC REGULATIONS****SECTION 9.01 INTENT**

5 The intent of this article is to specify residential and non residential development standards  
applicable to specific Zoning Districts. These districts require additional standards above those  
10 already specified in this Ordinance in order to ensure the general health, safety and welfare of  
Highland Township and also to ensure compatibility between adjacent land uses. These  
regulations are in addition to any regulations which are described in other articles in this  
Ordinance.

**SECTION 9.02 LV - LAKE AND VILLAGE RESIDENTIAL DISTRICT****A. Creation of new lots in the Lake and Village Residential District:**

20 1. No new Lake and Village Residential Districts shall be created. New  
parcels within the district may be created through land division and combination,  
subject to the following:

25 a. **Where public sewer and public water service is available** the minimum  
lot size and buildable area shall be fourteen thousand (14,000) square feet,  
provided the lot fronts a street, and twenty thousand (20,000) square feet  
where the lot fronts a major thoroughfare, and minimum frontage shall be  
eighty (80) feet:

30 b. **Where public sewer and/or public water is not available** the minimum  
lot size and buildable area shall be twenty thousand (20,000) square feet,  
provided the lot fronts a street and twenty-five thousand (25,000) square  
feet where the lot fronts a major thoroughfare and minimum frontage shall  
be one hundred and twenty (120) feet:

35 2. The lot must satisfy all criteria specified in the Land Division Ordinance.

3. No lot shall be divided in such a way as to create a non-conforming lot or to  
increase the degree of nonconformity already in existence.

**B. SETBACKS****1. Front Yard Setback.**

45 a. For all principal and accessory buildings and structures, the front yard

setback shall be forty (40) feet. Where lots front a major thoroughfare, the front yard setback shall be ninety (90) feet.

b. The Zoning Administrator may approve setback of less than forty (40) feet but not less than thirty (30) feet, if it is established that adjacent homes within two hundred (200) feet have existing setbacks less than forty (40) feet.

c. Where a lesser setback is approved, it shall apply only to a specific plot plan and building elevation plan presented for review and approval during the building permit process. In determining the required setback, the Zoning Administrator shall consider the effects of the placement and bulk of the building or structure on neighbors' privacy and sight lines. In determining a reduction in setback, the Zoning Administrator may apply an average of the front yard setbacks within two hundred (200) feet of the property in question. The Zoning Administrator may refer any plot plan to the Zoning Board of Appeals for determination of the required setback.

**2. Side Yard Setback.**

a. For all principal and accessory buildings and structures, the side yard setbacks are established based on lot width, as follows:

Lot Width (feet)	Least Side (feet)	Total Both Sides (feet)
120 or greater	10	30
90 to 119	10	25
70 to 89	5	20
40 to 69	5	15

**3. Rear Yard Setback.**

a. For all principal buildings and structures, the rear yard setback shall be forty (40) feet. For accessory structures, the rear yard setback shall be ten (10) feet.

b. The Zoning Administrator may approve setback of less than forty (40) feet but not less than thirty (30) feet, if it is established that homes within two hundred (200) feet have existing rear setbacks less than forty (40) feet.

c. Where a lesser setback is approved, it shall apply only to a specific plot plan and building elevation plan presented for review and approval during the building permit process. In determining the required setback, the Zoning Administrator shall consider the effects of the placement and bulk of the building or structure on neighbors' privacy and sight lines. In determining a reduction in setback, the Zoning Administrator may apply an average of the rear yard setbacks

within two hundred (200) feet of the property in question. The Zoning Administrator may refer any plot plan to the Zoning Board of Appeals for determination of the required setback.

- 5    **C.    Setback Exceptions for Shed.** One (1) storage shed not greater than one hundred (100) square feet in area and not greater than ten (10) feet in height may be permitted as close as five (5) feet to side lot line or rear lot line.
- 10    **D.    Minimum Setback from the Ordinary High Watermark.** Sixty five (65) feet.
- 15    **E.    Minimum Floor Area per Residential Unit.** One thousand (1,000) square feet.
- 20    **F.    Minimum First Floor Area per Residential Unit.** Seven hundred and fifty (750) square feet.
- 25    **G.    Maximum Height for Principal Structures.** Two stories or twenty five (25) feet.
- 30    **H.    Maximum Height for Residential Accessory Structures.** Fifteen (15) feet.
- 35    **I.    Maximum Floor to Area Ratio (FAR).** The maximum FAR for all buildings and structures (principal and accessory) is twenty-five percent (25%).

**SECTION 9.03      MULTIPLE FAMILY RESIDENTIAL REGULATIONS**

- 40    **A.    In General.** The regulations of this district are intended to:
  - 45    1.    Provide a safe and convenient living environment that encourages an active lifestyle.
  - 50    2.    Prevent overcrowding by establishing minimum standards for unit size, spacing between buildings, private and public open space and other bulk and area considerations.
  - 55    3.    Require high standards in housing developments so that attractive neighborhoods, quality housing design and construction and open space with appropriate amenities result.
  - 60    4.    Allow for a mixture of residential units to address the housing needs and preferences of individuals across a wide range of demographic factors, such as income, age, health and household size.
  - 65    5.    Protect natural features such as open areas, lakes, woodlands, wetlands, steep slopes and natural habitat that contribute to the overall quality of life.

6. Provide a safe and convenient living environment that encourages an active lifestyle.
7. Prevent overcrowding by establishing minimum standards for unit size, spacing between buildings, private and public open space and other bulk and area considerations.
8. Require high standards in housing developments so that attractive neighborhoods, quality housing design and construction and open space with appropriate amenities result.
9. Allow for a mixture of residential units to address the housing needs and preferences of individuals across a wide range of demographic factors, such as income, age, health and household size.
10. Protect natural features such as open areas, lakes, woodlands, wetlands, steep slopes and natural habitat that contribute to the overall quality of life.

**B. Maximum Allowable Density.** In the RM Multiple-family District, the maximum allowable density varies by housing type, but may not exceed eight (8) dwelling units per net acre of site area.

**C. Minimum Useable Floor Area.**

1. Useable Floor Area by Unit Type.

Unit Type	Useable Floor Area
Efficiency <sup>1</sup>	350 sq. ft.
1 bedroom units	600 sq. ft.
2 bedroom units	800 sq. ft.
3 bedroom units	1,000 sq. ft.
4 bedroom units	1,200 sq. ft.

2. Efficiency units are permitted only in housing developments where a common dining area option is provided.
3. No residential unit shall have more than one-third (1/3) of its total area in a basement level.

**D. Multiple-family Schedule of Regulations.**

1. The following design standards apply:

Housing Type	Max. Density (units/acre)	Maximum Lot Coverage	Yard Setbacks (feet)				
			Front	Side		Rear	High Water Mark
				One	Both		
Single-Family Detached	4	35%	30	10	15	30	65
Duplexes	6	45%	40	10	20	30	65
Townhouses	8	60%	40	30	30	30	65
Multiple-family	8	60%	50	30	30	30	65
Accessory Structure	n/a	10%	50	10	10	10	65

2. In addition, the following setbacks and dimensional regulations apply regardless of housing type:

a. Parking setback to adjacent properties: Parking is not allowed in any required front yard. Parking is permitted in side and rear yards provided a minimum twenty (20) foot setback is observed.

b. Parking setback to front faces of residential buildings: There shall be a minimum separation of twenty (20) feet between any common parking areas and the front faces of residential buildings. This regulation does not apply to spaces assigned to garages and driveways.

c. Where building length exceeds eighty (80) feet, the architectural design shall include both projecting and recessing elements across the façade. The difference between recessed and projecting elements shall be at least four (4) feet.

d. Where the site development consists of clusters of townhouses, no more than twenty percent (20%) of the total number of groupings shall contain more than six (6) units with shared walls. In no case shall any grouping contain more than eight (8) units. Within any grouping, there shall be multiple front setbacks, so that no more than fifty percent (50%) of the units share the same setback. The minimum variation between setbacks is four (4) feet.

e. Maximum height of structures.

i. Principal residential structures: twenty-five (25) feet/two (2) stories.

ii. Accessory structures: fifteen (15) feet/two (2) stories plus one (1) foot for each additional two (2) feet in setback beyond the minimum setback requirement not to exceed twenty-eight (28) feet

in height.

- f. In those cases where the site design includes grouping of like multiple-family or townhouse buildings, the buildings shall be designed and oriented to provide light, ventilation, privacy, public safety, fire safety and to achieve aesthetic harmony.

**SECTION 9.04 MANUFACTURED HOME PARK REGULATIONS**

A. The Manufactured Housing Code, as established by the State of Michigan under the authority of 1987 PA 96, as amended, regulates development of manufactured housing parks. All manufactured housing parks must be constructed according to the standards of the Code.

B. In addition to the rules and standards of the State of Michigan, the Township imposes the following conditions:

- 1. Manufactured housing parks shall be constructed, licensed, operated and managed in accordance with the provisions of the Mobile Home Commission Act, Act 96, P.A. 1987, and subsequently adopted rules and regulations governing mobile home parks.
- 2. Manufactured housing parks shall not be permitted on parcels less than fifteen (15) acres in size.
- 3. Individual manufactured housing sites within a manufactured housing park shall have a minimum lot size of 5,500 square feet per mobile home being served. This 5,500 square foot minimum may be reduced by twenty percent (20%), provided that the individual site shall be equal to at least 4,400 square feet. For each square foot of land gained through this reduction of the site below 5,500 square feet, an equal amount of land shall be dedicated as open space. In no case shall the open space requirements be less than that required under the Michigan Administrative Code governing manufactured housing parks.
- 4. The on-site storage of boat trailers, boats, camping units, horse trailers and similar recreational equipment shall be prohibited on manufactured housing sites and in designated open space areas. The manufactured housing park may provide, within the confines of the park, a common outdoor storage area for the storage of the above mentioned equipment.
- 5. The minimum setback for manufactured housing parks shall be fifty (50) feet from a public right-of-way. Manufactured housing parks shall be landscaped as follows:

- a. If the manufactured housing park abuts an existing residential development, the park shall be required to provide screening along the park boundary abutting the residential development.
- b. If the park abuts a non-residential development, the park need not provide screening.
- c. In all cases, however, a park shall provide screening along the park boundary abutting a public right-of-way.

The landscaping shall consist of evergreen trees or shrubs of minimum three (3) feet in height which are spaced so they provide a continuous screen at maturity. Alternative screening devices may be utilized if they conceal the manufactured housing park as effectively as the required landscaping described above.

- 6. Manufactured housing parks shall be subject to preliminary plan review requirements in accordance with 1987 PA 96, as amended.
- 7. A permit shall not be required for the construction or erection of canopies or awnings which are open on three (3) sides. A building permit shall be required, however, before the construction or erection of any screened, glassed-in, or otherwise enclosed awning or canopy.

**SECTION 9.05 HIGHLAND STATION DISTRICT**

**A. In General.** Development patterns shall be guided by the Historic Highland Station Master Plan adopted by the Planning Commission on March 6, 2008, the Historic Highland Station Design Guidelines adopted by the Planning Commission on October 16, 2008, and other guidance documents that might be adopted by resolution of the Planning Commission. The Planning Commission and/or Planning staff will seek the recommendation of the Highland Downtown Development Authority when reviewing site plans and/or permit applications.

The Objectives include the Design Goals listed in the Historic HS Design Guidelines, Page 1 of the Introduction, and the following:

- 1. Provide for a mix of housing types, costs and ownership opportunities.
- 2. Provide for site design flexibility to encourage shared site improvements and cross access through a series of marginal access driveways and pathways.
- 3. Promote site design characteristics that encourage greater pedestrian traffic, and reinforce pedestrian safety, comfort and convenience.
- 4. Provide pathways for pedestrians, cyclists and equestrians that include linkages to neighborhoods and developments outside the core area of Highland Station.

**B. Dimensional Requirements.**

1. **The minimum lot size regulations** listed below are for newly created residential or nonresidential lots in the Highland Station District. Existing dimensionally non-conforming lots shall follow the regulations in Section 16.02, Non-conforming Lots.
  - a. **Where public sewer and public water service is available** the minimum lot size shall be six thousand six hundred (6,600) square feet and the minimum frontage shall be sixty-six (66) feet
  - b. **Where public sewer and/or public water is not available** the minimum lot size shall be fourteen thousand (14,000) square feet, provided the lot does not front on a major thoroughfare and the minimum frontage shall be eighty (80) feet.
  - c. The maximum floor area of commercial buildings in the Highland Station District shall be determined by the Planning Commission after consideration of the following factors:
    - i. Compatibility of the proposed development with the surrounding properties.
    - ii. Compliance with the vision contained in the Highland Station Master Plan Initiative, the Historic Highland Station Design Guidelines, and other guidance documents that might be adopted by resolution of the Planning Commission.
2. **The minimum floor area is as follows:**
  - a. For a single family dwelling unit the minimum is 750 square feet.
  - b. For an accessory dwelling unit the minimum is 350 square feet.
3. **The maximum height for principal structures.** Two (2) stories or twenty eight feet.
4. **The maximum height for accessory structures.** Fifteen (15) feet.
5. **The maximum lot coverage.** Twenty (20) percent.
6. **The front, side and rear setbacks for principal and accessory buildings and structures.** Shall be sixty-five (65) feet from the ordinary high water mark and all other setbacks shall be approved by the Planning Commission non-residential and multiple family residential uses. For single family residential uses, LV-Lakes and Village setback regulations in Section 9.02B shall apply. In making the

determinations on setbacks, the Planning Commission shall consider the following factors:

- a. The character of the development in achieving the objectives of this Section.
- b. The dimension of the front, side and rear setbacks being similar to the setbacks of similarly sized parcels within two hundred (200) feet of the subject parcel.
- c. Accessibility to the front, side or rear yards by pedestrians, visitors' vehicles, and emergency vehicles shall be accommodated on either the subject parcel itself or in conjunction with one or more adjacent parcels.
- d. Required front, side and rear yards shall be unobstructed from the ground level to the sky, except by natural vegetation and by specifically permitted accessory uses and facilities as follows:
  - i. Signs as set forth in Section 9.05.H, Signs Permitted in the Highland Station District.
  - ii. Fences as set forth in Section 9.05.F, Fence Standards.
  - iii. Exterior lighting as set forth in Section 9.05.G, Lighting Standards.
  - iv. Accessory structures and uses as set forth in Section 8.03, Accessory Structures and Uses.
  - v. Site furnishings, including but not limited to, litter containers, benches, bike racks and other street furniture for public use as recommended by the Highland Township Downtown Development Authority (HDDA).
  - vi. Artwork, objects and artifacts that contribute to the historic or aesthetic character of Highland Station if reviewed and approved by the Planning Commission, provided said articles are not displays of merchandise offered for sale.
  - vii. Driveways.

**C. Architectural Guidelines.**

- 1. All new buildings, additions and exterior renovations shall be consistent with the architectural style of the Highland Station concepts as contained in the Highland Station Master Plan Initiative, the Historic Highland Station Design Guidelines,

and other guidance documents that might be adopted by resolution of the Planning Commission. In making this determination, the Planning Commission shall consider the following factors:

- 5 a. The material for any exterior finish shall be, constructed of wood or synthetic materials fabricated to have the appearance and durability of clapboard wood siding. Other acceptable finish materials include brick, cut stone, field stone, cast stone, or wood shakes with an opaque stain. The use of vinyl siding is prohibited.
- 10 b. The overall design of the building is consistent with the design intent of Section 9.05, Highland Station District.
- 15 c. The roof design shall be consistent with the architectural style of the building. Buildings shall be designed with pitched roofs or a decorative cornice. Rooftop mechanical equipment shall be screened from all views with screening features that are consistent with the architectural style of the main building.
- 20 d. Meter boxes, transformers, waste receptacles, mechanical equipment and accessory structures on or adjacent to buildings shall be enclosed with walls or landscape features that are similar to the architectural features of the principal building.
- 25 e. Elevations may include awnings made of opaque materials. Translucent or internally lit awnings shall not be permitted.
- 30 f. Sites shall be designed for pedestrians at a scale relative to street access, sidewalks, or an internal circulation network. Convenient and safe pedestrian access shall be provided between the public sidewalk and all building entrances.
- 35 g. Rear and side entrances should be provided where parking is in the rear or on the side of the building.
- h. **Exception:** Highland Station Architectural guidelines are voluntary for single family residential uses in the Highland Station District.

D. **Site Circulation, Parking and Loading Areas.** Site circulation, parking and loading areas shall be designed in accordance with the provisions of Article 11, Access Management, Parking and Circulation, except as may be modified by the Planning Commission according to the following provisions:

- 45 1. Internal and external walkways are required in accordance to Section 11.07, Pedestrian Access.

2. The number of parking spaces for nonresidential land uses may be based on a technical study of the development proposed which shall recommend the number of required improved and unimproved parking spaces that shall conform to the standards published in *Shared Parking* by the Urban Land Institute or a similar methodology acceptable to the Planning Commission. The study may take into account the proposed use(s), hours of operation and other similar circumstances that will impact parking requirements.
3. Two (2) or more parcels may share parking provided the owners enter into a joint parking easement agreement and design the layout of all parking, circulation, and pedestrian areas to be readily accessible to all uses under the easement agreement.
4. Off-street/unsheltered parking shall not be permitted in any required front yard.
5. Off-street/unsheltered parking shall be permitted in side, and rear yards, but not closer than five (5) feet to any property line or not within required landscape buffer strips, whichever is greater. This does not apply if there is an approved joint parking easement agreement.
6. Parking structures and shelters shall be permitted, subject to Planning Commission approval for their placement and architectural style.

**E. Landscaping Guidelines.** Any proposal in the Highland Station District to build, renovate or remodel the building or site features such as parking, loading or driveways shall submit a landscape plan in accordance with Article 12, Landscaping. The Planning Commission, in making a determination, shall consider the following factors:

1. The landscape improvements shall also include additional plantings (deciduous trees, flowering trees, evergreens, shrubs and flowers) to be consistent with the Historic Highland Station Design Guidelines.
2. Landscaping shall be designed at a pedestrian scale relative to the street, sidewalks, internal pedestrian circulation system and the circulation system established on adjacent parcels.
3. Landscape designs may also include streetscape furnishings and lighting standards as adopted by the Planning Commission in the Historic Highland Station Design Guidelines.
4. Exception: Highland Station Landscape guidelines do not apply to single family residential uses in the Highland Station District.

**F. Fence Standards.**

1. Fences in front yards shall be decorative and comply with the pedestrian scale and

historic character of the Highland Station District, subject to administrative review.

2. The Planning Commission may require modification or removal of existing fences on property being converted in whole or in part to a nonresidential use based on the characteristics of the property, adjacent property and the goals of the Historic Highland Station Design Guidelines.

**G. Lighting Standards.** Outdoor lighting shall comply with the provisions of Article 13, Lighting, the goals of Historic Highland Station Design Guidelines, as well as the following standards:

1. Wall mounted light fixtures shall be coach-light type fixtures located at each entrance to the building. High-intensity, wall-pak style fixtures are not permitted.
2. Recessed soffit or porch ceiling light fixtures may be permitted subject to a lighting and illumination level study that shall be approved by the Planning Commission.
3. Pole-mounted lighting intended for illumination of pedestrian pathways and on street parking shall be not more than twelve (12) feet high and shall provide ambient, indirect, shielded lighting and illumination levels meeting the standards set forth in Article 13, Lighting.
4. Pole-mounted lighting intended for illumination of parking areas shall be not more than eighteen (18) feet high and shall provide ambient, indirect, shielded lighting and illumination levels meeting the standards set forth in Article 13, Lighting.
5. An applicant shall prepare and submit a night lighting schedule describing the hours of operation for both business hours and non-business hours, intensity of the illumination, and lighting levels at the property line for Planning Commission review and approval.

**H. Signage Guidelines.**

1. **Intent.** The intent of this Section is to regulate signage in the Highland Station Zoning District as noted in Article 14, Signs. Unless otherwise noted, regulations in this Section supersede regulations found elsewhere. Where this section does not speak to a type of signage, regulations in Article 14, Signs apply. The Township recognizes that this district originally served as the central business district and contains many buildings that are significant to the history of Highland. Plans and ordinances aimed at revitalizing this district require sign restrictions that:

- a. Preserve the architectural and historical character of buildings and streetscape, so that they are not overwhelmed or obscured by signage;
- b. Create a walkable downtown area through the use of pedestrian-scaled signage;
- c. Promote the use of creative and appropriate signage which will enhance the economic viability of the Highland Station district; and
- d. Ensure the health, safety and welfare of the residents of the Township by prohibiting signage that creates a traffic hazard or otherwise adversely impacts public safety.

**2. Design, Size and Location General Requirements.**

- a. All signs should be integrated with the design of the building. A well-designed building façade or storefront is created by the careful coordination of sign and architectural design, building materials and overall color scheme. All signs shall complement their surroundings without competing with each other and shall convey their message clearly and legibly.
- b. The scale of signs should be appropriate for the building on which they are placed and the area in which they are located. The size and shape of a sign should be proportionate with the scale and proportion of the structure.
- c. The layout and shape of the architectural features of the building should be considered when determining the size and location of a sign.

**3. Maximum Area and Maximum Number.**

- a. The total sign area for a building may not exceed one (1) square foot for each linear foot of principle building frontage. Principal building frontage is measured along the street on which the building is addressed, and typically includes the main entrance to the building.
- b. The total signage allotment may be divided among multiple signs, provided that such signs are within the requirements of this ordinance and do not detract from the character of the building or surrounding buildings.
- c. For buildings situated on corner lots, the Planning Commission may permit the allowable signage to be divided between the two (2) frontages. The maximum allowable signage is calculated based solely on the principal frontage.
- d. Area of window signage as regulated under Section 14.06.E, Interior

Window Signs and sandwich board/portable signs as regulated Section 14.06.I, Temporary Signs, does not count towards the maximum allowable signage area.

- 5           4.     **Sign Materials.** Exterior materials, finishes, and colors should be compatible with those of the building or structures on site. Signs should be professionally designed and constructed using high-quality materials.
  
- 10          5.     **Illumination.** Only exterior illumination of signs is permitted, except for buildings fronting Highland Road (M59) may have non-translucent channel letters which may include reflective lighting. Such illumination may not shine directly into neighboring properties or at pedestrians or motorists. Lights that flash, pulse, rotate, move, or simulate motion are not permitted. Light fixtures that point upward must be shielded to limit excess transmission of light. Creative and custom-designed neon lit signs may be permitted subject to review by the Planning Commission.
  
- 15          6.     **Sign Review.** All requests for new signage will be reviewed by the Highland Downtown Development Authority Design Committee prior to review and approval by the Planning Commission. New multi-tenant buildings must submit an overall sign plan for review in the same manner. New building design should provide logical sign areas, allowing flexibility for new users over time. Designs of building facades and wall exteriors which provide for convenient and attractive replacement of signs are encouraged.
  
- 20          7.     **Permitted Signs.**
  - 25           a.     **Awning/Canopy Signs.** Are only permitted when attached to a functional awning or canopy covering a window or door opening.
  
  - 30           i.     **Size.** Signs may not exceed more than thirty-three percent (33%) of the valance area, and the valance area shall not be more than nine (9) inches in height. An eight (8) foot clear area must be maintained between the bottom of the valance and the finished grade.
  
  - 35           ii.    **Location.** Awning/canopy signs may be located on the valance only.
  
  - 40           iii.   **Materials.** The awning used for such signs shall be constructed of durable woven material (not vinyl) or other materials in keeping with the architecture of the building. Awnings must be maintained in such a manner so as to continue its original appearance and provide proper safety to the persons and property it may affect. Awnings/canopies shall be compatible with the architectural integrity of the building to which it is attached.
  
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iv. **Specific Information.** Traditional shed awnings are appropriate for most window, door, and storefront installations. Quarter-round awnings, modern mansard awnings, and “bubble” awnings are not permitted.

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b. **Hanging Sign.** Any sign that is hung from beneath an awning/canopy or other building projection.

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i. **Size.** Hanging signs, excluding supporting rods, chains, or similar hangers, shall fit within an imaginary rectangle with a maximum area of four (4) square feet total.

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ii. **Location.** The sign shall be placed or hung only below a first-floor awning provided that at least eight (8) feet of vertical clearance is maintained between the sidewalk or porch and the sign. Such signs may not extend past the outside edge of the awning.

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iii. **Specific Information.** The lowest point of a hanging sign shall be at least eight (8) feet above finished grade. Sign supports and brackets shall be compatible with the design and scale of the sign.

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c. **Post and Arm Sign.** A sign affixed to an arm of a freestanding post or similar upright. Posts and/or uprights shall not exceed six (6) feet in height.

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i. **Size.** Sign faces shall not exceed four (4) square feet per side, with a maximum of two (2) sides. The top of the sign faces may not exceed 6 feet in height.

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ii. **Location.** Such signs must be located within a front building setback, and may not hang over the public sidewalk.

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iii. **Specific Information.** The support post and arm brackets of any such sign shall complement the sign and the building and shall not bear any language or graphic or pictorial representation, nor shall anything be affixed to, mounted upon, suspended from or otherwise attached to the sign faces or support posts, except the signage as approved by the Planning Commission.

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d. **Projecting Signs.** A sign affixed to an arm attached to a building.

i. **Size.** Projecting signs shall not exceed six (6) square feet per face. A sign shall not project greater than four (4) feet from the building face or beyond one-third (1/3) of the width of any sidewalk over

which the sign projects. For buildings with multiple projecting signs, there shall be at least a twenty (20) foot separation between signs.

5 ii. **Location.** Projecting signs shall be permitted only at the first floor sign band, which is defined as the space between the first and second floor. Typically, the first floor sign band will fall within a range of between eight (8) and fourteen (14) feet from finished grade. The lowest point of a projecting sign shall be eight (8) feet above the finished grade.

10 iii. **Multi-tenant Buildings.** Tenants on the second floor may be identified on a projecting sign

15 e. **Sandwich Board/Portable Signs.** Any sign, which by its construction is intended to be moved from one location to another.

20 i. **Number and Size.** One such sign shall be permitted per business. Such signs shall not exceed ten (10) square feet per side with a maximum of two sides. The maximum height for such signs is four (4) feet.

25 ii. **Location.** Sandwich board/portable signs may be located in the front building setback or on sidewalks within the public right-of-way as long as a width of at least four (4) contiguous feet of sidewalk is maintained for clearance between the sign and any permanent fixture, such as the building, light pole or curb. Such signs shall not be placed within thirty (30) feet of another sandwich board/portable sign.

30 iii. **Specific Information.**

35 (a) Signs shall be compatible with the principal building signage. Plastic signs with changeable copy letters are not permitted. The primary colors of such signs shall be compatible with the colors of the building where the sign is located.

40 (b) The sign shall be constructed and sufficiently weighted for stability so as to ensure the safety of pedestrians.

45 (c) All portable signs permitted under this Section shall be maintained in good condition and shall be removed each day prior to the close of business.

(d) Temporary Portable Signs for New Businesses. The Highland Downtown Development Authority may make temporary signs available to new businesses for display in the Highland Station District. Such signs shall be A-frame signs which state, "The Highland Downtown Development Authority Welcomes [Business Name]." Such signs may be displayed for a period of thirty (30) days within six (6) months of the opening of a new business.

f. **Wall Mounted Signs.** A sign that is attached directly to a building wall, where the sign face is parallel to the building wall.

i. **Number and Size.** Multiple wall mounted signs may be permitted provided the total sign area does not exceed the maximum area under Section 14.07.H, Wall Mounted Signs General Requirements. If the Planning Commission permits signage to be placed on a secondary frontage, such sign shall be no larger than the largest wall mounted sign on the principal frontage.

ii. **Location.**

(a) Signs must be located between the highest first floor windows and the cornice, or if there is more than one story, the highest first floor windows and the second floor windows. Where the Planning Commission has determined that the architecture does not provide a horizontal sign band, a vertically oriented sign may be allowed, provided that it otherwise complies with the provisions of this Section.

(b) No wall mounted sign shall cover wholly or partially any wall opening or architectural feature, project beyond the ends or top of the wall to which it is attached or project above the roof surface.

(c) Wall mounted signs shall not be attached to the outer wall at a height of less than eight (8) feet above a public sidewalk or at a height of less than fifteen (15) feet above public driveways, alleys and thoroughfares.

iii. **Multi-tenant Buildings.**

(a) A building identification wall mounted sign may be permitted on multi-tenant retail buildings. The maximum size of a building identification sign is one-quarter (0.25)

square feet per lineal foot of principal building frontage. This sign is permitted in addition to the allowable signage calculated under Section 14.07, Signs Allowed By Permit.

5 (b) Tenants on the second floor may be identified on a wall mounted sign located on the first floor sign band, a projecting sign on the first floor sign band, or as a wall mounted sign on the first floor sign band.

10 (c) A directory sign is a permitted wall mounted sign that is comprised of individual nameplates no larger than one (1) square foot each. These signs are permitted in addition to the allowable signage calculated under Section 14.07, Signs Allowed By Permit.

15 (d) Directory signs may be located below the first floor sign band.

20 g. **Freestanding Signs.** Freestanding signs may be permitted if a building has a front yard setback of at least thirty (30) feet from the existing road right-of-way or Historic Highland Station Master Plan right-of-way, whichever is greater.

25 i. **Number and Size.** One (1) freestanding sign is permitted for each development. Freestanding signs may not exceed a height of four (4) feet with fifteen (15) square feet per face and a maximum of two (2) faces.

30 ii. **Location.** Freestanding signs must be set back at least ten (10) feet from the existing road right-of-way or Historic Highland Station Master Plan right-of-way whichever is greater. No signs may be placed within the corner clear vision triangular area as regulated in Section 11.05, Clear Vision Area Requirements. No sign shall be erected adjacent to any public right-of-way so as to create a traffic hazard.

35 iii. **Materials.** Natural materials including stone, brick, wood or similar-looking materials are acceptable. A freestanding sign shall be compatible in style, material and color with the building it serves.

40 h. **Window Signs.**

45 i. **Number and Size.** Multiple window signs are permitted provided they do not exceed a total of twelve (12) square feet in area per

building face. This signage is permitted in addition to the allowable signage calculated under Section 14.07, Signs Allowed By Permit. Product or decorative displays shall not be counted as window signs.

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 10  
 ii. **Location.** Window signs are displayed from inside the building, affixed to business windows and/or doors, or within three (3) feet of the windows and/or doors, including affixed letters six (6) or more inches in height. Window signs are permitted in floors above the ground floor only if the business has no ground floor occupancy.

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 iii. **Materials.** Vinyl letters, paint or metallic leaf that can be applied directly to the glass on the interior, and etching of the glass itself is permitted. Temporary paper signs are permitted and should be neatly presented. Neon-colored paper is not allowed.

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 i. Other permitted signs in the HS District include the signs described in Section 14.06, Signs Allowed by Right, and those noted below:

25  
 i. **Rear Entry Signs.** Businesses that have an entrance in the rear of a building that is not seen from the public right-of-way are permitted a rear entry sign no larger than four (4) square feet total. This signage is permitted in addition to the allowable signage calculated under Section 14.07, Signs Allowed by Permit.

30  
 ii. **Open/closed Signs.** One (1) such sign is permitted within three (3) feet of the window of a business and will not count towards window signage totals, provided that such sign does not exceed two (2) square feet.

35  
 ii. **Address/Incidental Signage.** Any combination of directional or informational signage less than one (1) square foot each or letters less than six (6) inches high will not be counted towards sign totals.

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 iii. **Historic Plaques.** Any sign awarded by local or state historic preservation organizations does not count toward maximum signage permitted.

**SECTION 9.06 INDUSTRIAL DISTRICTS**

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**A. Technology and Research District**

1. **Requirements Applicable to Subdivision and Condominium Developments.**  
Property that is proposed for unified park and/or campus development with more than one (1) site being developed shall have an overall plan which contains the following:

- a. A landscape plan in accordance with Article 12, Landscaping. In addition, a subdivision or site condominium development in the TR District shall meet the same landscaping requirements as set forth for residential subdivision or site condominiums in Section 12.09, Subdivision and Site Condominium Landscaping.
- b. A street lighting plan providing for illumination of internal streets, in accordance with Article 13, Lighting.
- c. A comprehensive sign plan illustrating identification, directional and traffic safety signs, in accordance to Article 14, Signs.
- d. A development agreement in accordance with Section 3.11, Development Agreement.

2. **Requirements Applicable to All Uses.**

All uses permitted by right or by special land use approval shall meet the following requirements:

- a. **Conducted within Enclosed Buildings.** All business, servicing or processing, except for off-street parking, loading and approved open air uses shall be conducted within completely enclosed buildings.
- b. **Storage and Loading.**
  - i. There may be outside storage as an accessory use, but no sale of goods, materials or supplies, and limited to fifteen percent (15%) of the gross floor area of the principal building in which it serves, completely screened from view and shall follow the regulations under Section 8.03.B.2, Outdoor Display and Sales in Commercial Districts.
  - ii. Outdoor loading and unloading of trucks or vehicles at truck bays is allowed; however, loading and unloading shall not require the outdoor parking of trucks or trailers for periods of longer than twenty-four (24) hours. Outdoor parking of trucks or trailers for periods longer than twenty-four (24) hours shall be considered storage.

iii. Loading areas may be located in side or rear yards in accordance with Article 11, Access Management, Parking and Circulation. However, side yard loading areas shall be screened from view of any public or private road.

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c. **Landscaping.** Where the TR District abuts a residentially zoned property, the landscape buffer required by Section 12.04, Screening Between Land Uses shall be a minimum of fifty (50) foot wide. Where the TR District abuts a non-residential zoned or used property the landscape buffer shall be a minimum of twenty (20) foot wide.

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d. **Mechanical and Roof-Mounted Equipment.** All mechanical and roof-mounted equipment shall be fully screened in a manner to be reviewed and approved during site plan review.

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e. **Environmental.** For those properties on which hazardous waste and/or toxic substances and/or materials, and/or their byproducts may be present for any purpose, including, without limitation, processing, storage and/or use, all requirements of applicable local, state and/or federal law and this Ordinance shall be strictly complied with, along with any precautions reasonably determined to be necessary by the Planning Commission as part of site plan or special use review. All uses shall comply with the Environmental Performance Standards in Section 8.06.

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25 **B. Industrial Manufacturing District**

**1. Requirements Applicable to All Uses.**

All uses permitted by right or by special land use approval shall meet the following requirements:

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a. **Uses within buildings.** All industrial uses shall be conducted entirely within a completely enclosed building, except for outdoor storage as permitted and approved under Section 9.06.B.1.b, Outdoor Storage, below.

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b. **Outside Storage.** Outdoor storage of trucks, trailers, equipment, supplies, materials, finished and semi-finished products, building materials, sand, gravel, stone, lumber, contractor’s equipment and supplies and recreational equipment shall be subject to the following:

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i. All outdoor storage uses shall be located within the rear or side yards.

ii. Outdoor storage areas shall be setback a minimum of two hundred (200) feet from all residential districts. Outdoor storage areas shall

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comply with all other building setbacks of the Industrial Manufacturing district.

5                   iii.       All storage areas shall be enclosed within a building, an obscuring wall, fence or screened with landscaping on those sides abutting all other Districts and a public street. The extent of the screening or enclosure shall be determined by the Planning Commission on the basis of the usage of the property. The Screening shall comply with Article 12, Landscaping.

10                  iv.       All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose of stormwater without adversely impacting adjacent property. The Planning Commission may approve a gravel surface for all or part of the display area for low intensity activities, such as landscaping sales, upon a finding that the neighboring properties will not be negatively impacted by pollution. Spill control measures may be required such as containment curbs and covered shelters for materials deemed to pose an environmental risk, such as, but not limited to, fertilizers, softener salt, pesticides, and the like.

15                  v.       Outdoor loading and unloading of trucks or vehicles at truck bays is allowed; however, loading and unloading shall not require the outdoor parking of trucks or trailers for periods of longer than twenty-four (24) hours. Outdoor parking of trucks or trailers for periods longer than twenty-four (24) hours shall be considered storage.

20                  vi.       Loading areas may be located in side or rear yards in accordance with Article 11, Access Management, Parking and Circulation. However, side yard loading areas shall be screened from view of any public or private road right-of-ways.

25                  c.       **Landscaping.** Where the IM District abuts a residentially zoned property, the landscape buffer required by Section 12.04, Screening Between Land Uses shall be a minimum of fifty (50) foot wide. Where an TR District abuts a non-residential zoned or used property the landscape buffer shall be a minimum of twenty (20) foot wide.

30                  d.       **Mechanical and Roof-Mounted Equipment.** All mechanical and roof-mounted equipment shall be fully screened in a manner to be reviewed and approved during site plan review.

35                  e.       **Environmental.** For those properties on which hazardous waste and/or toxic substances and/or materials, and/or their byproducts may be present

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for any purpose, including, without limitation, processing, storage and/or use, all requirements of applicable local, state and/or federal law and this Ordinance shall be strictly complied with, along with any precautions reasonably determined to be necessary by the Planning Commission as part of site plan review. All uses shall comply with the Environmental Performance Standards in Section 8.06.

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