

**SAGINAW CHARTER TOWNSHIP  
CODE OF ORDINANCES - TEMPORARY OUTDOOR USES  
APENDIX A – ZONING**

**Sec. 512. Off-premises, outdoor advertising signs.**

Off-premises, free-standing signs (advertising an activity, business, product, or service not sold or conducted on the premise upon which the sign is located) may be erected adjoining State Street (M-58) West of Berberovich Street, Midland Road (M-47), Bay Road (M-84), and I-675 in areas zoned B-3 (Commercial - Community Wide), B-3A (Commercial - Highway Service), B-4 (Commercial - General Intensive Business), M-1 (Science and Industry), and M-2 (Manufacturing) but not in areas zoned B-2 (Commercial - Neighborhood), R (Residential), FC-1 (Floodplain Conservation), A (Agriculture), or B-1 (Commercial - Office-Business) subject to the following conditions:

1. Off-premises signs shall not be located any closer than 5,000 feet to another off-premises sign on either side of the street.
2. Off-site signs may be double-faced and each side shall be considered as facing traffic flowing in the opposite direction.
3. At the intersection of two streets, double-or single-faced signs at right angles to and, therefore, facing traffic on said street shall not be closer than 300 feet from the intersecting roads' nearest right-of-way.
4. In any permitted zones, off-premises signs shall not exceed 300 square feet of total area, per sign face.
5. Off-premises signs and sign structures shall be designed and constructed to meet the requirements of the state building code and state electrical code.
6. Off-premises signs and sign structures must be erected on structural or tubular steel supports. Where the back is visible, it shall be suitably painted or otherwise covered to present a neat and clean appearance. All signs shall be on one pole except when multiple poles are required due to adjacent structures. No guy wires are permitted. The area around the off-premises sign structures shall be kept clean, and all scrub brush, tall grass, etc. shall be cleared away to a distance of at least five feet to the rear and side of the structure, as well as to the front property line, and if on a corner site to both property lines.
7. Upon seven workdays' notice of violation of the above provision, the township may take such action as necessary to bring the premise into compliance with this Ordinance, and the owners of said off-premises sign shall pay the township the costs thus incurred upon receipt of a statement from the township of the cost. Owner of such off-premises signs shall secure a business license and, in connection therewith, shall supply a bond to secure work which the township may perform as provided for above in such amount as determined by the sole discretion of the chief building inspector as shall reasonably cover the cost to maintain such sign during the year covered by the permit. Only one license shall be required although a number of different locations are involved, the township shall not be required to inspect any signs or perform any work referred to above and shall not be liable to any person for violation by the sign owner of this Ordinance.

8. No part of any off-premises sign structure shall be closer to any proposed right-of-way line than 30 feet.
9. No off-premises sign shall be less than ten feet or more than 30 feet above the existing grade at the site of the sign.
10. All off-premises signs shall be located no closer to a street than is provided by the building setback line.
11. No off-premises, outdoor advertising structure may be erected within 300 feet of any public park, recreation ground, lake, stream, school, church, or residential lot or zone located on the same side of the street.
12. No off-premises sign shall be located on a parcel on which there exists a violation of a township Ordinance, or an existing non-conforming use or sign. Parcel is defined as that property which [on] the off-premises sign is located, which shall include contiguously owned parcels by the property owner.

(Ord. No. 660, 2-23-2004)

### **Sec. 1603. Uses permitted under special conditions.**

The following uses of land and structures shall be permitted, subject to the conditions hereinafter imposed for each use:

1. Customary accessory uses to any of the permitted uses listed in the B-2 districts and as defined in chapter 2, section 202(1).
2. Temporary outdoor uses such as displays, Christmas tree sales, tent sales, amusements and the display or sale of any item permitted for sale by right in this district with the following conditions:
  - a. Such use shall be limited to 30 days in any one calendar year per parcel of land.
  - b. Such use or sales area shall not be located within any required yard or setback area.
  - c. Adequate off-street parking shall be maintained at all times and such use shall not displace required off-street parking nor cause parking or traffic congestion on adjacent streets or properties.
  - d. Such use shall be approved only when it can be adequately shown not to be injurious or detrimental to properties in the immediate vicinity.
  - e. Extension beyond the 30-day limit may be granted by the planning commission, after a public hearing and a finding that a practical difficulty will be created were the 30-day limit to be imposed.
3. Small animal veterinary clinics, provided all animals are boarded within a wholly enclosed building.
4. Day nurseries, subject to the standards specified in chapter 22, section 2204.
5. Signs, as provided in chapter 5.
6. Off-street parking and loading as required and allowed.
7. Religious institutions, subject to the standards contained in section 2204.

8. Social institutions, subject to the standards contained in section 2204.  
(Ord. No. 692, 10-23-2006)

### **Sec. 1703. Uses permitted under special conditions.**

The following uses of land and structures shall be permitted, subject to the conditions hereinafter imposed for each use:

1. Customary accessory uses to any of the permitted uses listed in the B-3 districts and as defined in chapter 2, section 202(1).
2. Automobile service stations, provided that the development requirements cited in chapter 22, section 2212 are met.
3. Temporary outdoor uses, including, but not limited to, tent sales and sidewalk sales, for a period not to exceed seven days per calendar year, except for those uses specified under chapter 16, section 1603(2) and the conditions stated therein. Tent sales shall be limited to those items customarily sold out-of-doors. Sidewalk sales must be directly adjacent to the primary structure and shall not be conducted in parking or drive areas. A permit is required from the zoning administrator for all such uses. The permit shall state the time period for such sales, which may be less than the maximum period provided for herein. All temporary uses shall be subject to the following requirements:
  - a. No part of such sales operation shall be located within any required yard or transition strip.
  - b. The sales operation shall not impede or adversely affect vehicular or pedestrian traffic flow or parking maneuvers.
  - c. Existing driveways only shall be used.
  - d. Signs as permitted under section 504(6).
  - e. The sign, merchandise, and all equipment used in such sales, and all debris and waste resulting therefrom, shall be removed from the premises within three days of the termination date of the permit.
  - f. A cash bond of \$100.00 shall be provided to the township prior to issuance of the permit for tent sales only to guarantee cleanup of the site as required in the preceding paragraph 5.
  - g. A scaled drawing shall be provided with the permit application, showing thereon the location and extent of such sales
4. Day nurseries, subject to the standards specified in chapter 22, section 2209.
5. Pet shops, provided that the animals and birds are kept entirely within the building at all times.
6. Commercial recreation facilities, such as indoor theaters, bowling alleys, indoor skating rinks or similar uses; provided, that all such uses will be conducted wholly within a fully enclosed building and that such building shall have yard setbacks of at least 100 feet from any abutting residential district boundaries.
7. Motel or motor-hotel, provided the following conditions are met:
  - a. Minimum floor area of 250 square feet per guest unit shall be provided.

- b. Minimum lot area of three acres is required together with a minimum lot width of 250 feet, plus there shall be no less than 400 square feet of lot area for each guest unit.
- c. Maximum lot coverage including all buildings, both principal and accessory, shall be 40 percent.
- d. Minimum yard dimensions require all buildings to be set back no less than 40 feet from any street property line and no less than 30 feet from any side or rear property line, except that the side yard, for a corner lot, which is adjacent to the street shall be no less than 40 feet.

8. Signs, as provided in chapter 5.

9. Off-street parking and loading as required and allowed.

10. Mini-warehouse on a minimum lot of one acre. An opaque fence or wall, a minimum of six feet in height shall enclose the entire periphery of the use.

11. Small animal veterinary clinics, provided all animals are boarded within a wholly enclosed building.

12. Restaurants, taverns and other eating or drinking establishments which provide food or drink and/or entertainment on premises excluding drive-in service, subject to the conditions as sited under section 2218.

13. Religious institutions, subject to the standards contained in section 2204.

14. Social institutions, subject to the standards contained in section 2204.

(Ord. No. 692, 10-23-2006)