

**CLEARWATER TOWNSHIP**  
**AMENDMENT #5**  
**to Ordinance No. 22, the Zoning Ordinance**

**An Amendment to Article XII - Signs**

*Rationale for the amendment:* The June 18, 2015 decision of the Supreme Court of the United States, in the case of Reed vs Town of Gilbert, holds that regulation of signs based on content of the message is unconstitutional. The February 1, 2016 Planning Commission review of the language in Article XII (Signs) of Ordinance 22 the Zoning Ordinance, noted that the only regulatory differences attributable to content of message, rather than form or purpose, were the time limits imposed for removal of the signs. This amendment is to standardize the township time-limit rules for all temporary signs.

**The Township of Clearwater ordains: Article XII (Signs) of Ordinance 22 the Zoning Ordinance shall be amended as follows:**

Section 12.01.G shall read:

- G. Temporary signs that are no longer active, must be removed within fifteen days following completion of the purpose for which they were placed.
1. Yard sale, garage sale, estate sale, and auction signs.
    - a. Not to exceed four (4) square feet and shall not be attached to any utility pole.
    - b. Sign to contain the address and date of sale and shall not be displayed more than forty-eight (48) hours prior to sale.
  2. Construction Signs
    - a. Total surface display area not to exceed eight (8) square feet.
    - b. Overall sign height not to exceed eight (8) feet above average grade of frontage and shall be placed wholly within the property boundaries to which sign pertains.
    - c. Sign shall not be erected prior to issuance of a building permit for construction and shall be removed upon issuance of occupancy certificate.
  3. State and/or federally funded construction project sign requirements shall supersede any township requirements.
  4. Temporary directional signs, placed by private citizens for such things as (including but not limited to) sales, graduation open-houses, family reunions, and other special events. Such signs are not to exceed four (4) square feet.
  5. "For Sale" sign attached to vehicles shall not exceed four (4) square feet.
  6. Election signs along the roadway shall comply with these MDOT rules:
    - a. Political candidates are responsible for obtaining approval from the adjacent property owner to place the signs.
    - b. Signs must be removed within 10 days following an election.

- c. Signs must be more than 30 feet from the edge of the roadway (white line) for highways that do not have barrier-type curbs. For highways with barrier curbs, the signs must be more than three feet from the back of the curb.
  - d. Signs are not permitted within areas used for clear vision at intersections or commercial driveways, so they will not interfere with the sight distance of a driver. No signs may be placed within the limited access rights-of-way.
  - e. Any illegally placed signs will be removed. Signs removed by MDOT crews will be kept for seven days at a local MDOT office or maintenance garage, then discarded.
7. Real Estate Signs.
- a. Those signs advertising the sale, lease, rental of property, premises, or parts thereof.
  - b. Total area not to exceed four (4) square feet for property, whether residential, commercial, or vacant land.
  - c. On-premise signs shall not exceed one per parcel. Those properties that have frontage on more than one public right-of-way (corner lot), or have water frontage, shall be allowed to display one additional sign.
  - d. One on-premises and two off-premises open house signs allowed and shall be removed at the end of the day for said open house.

This amendment adopted by the Clearwater Township Board on 4/20/2016

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