



SIGN APPLICATION

Village of Lake Isabella Zoning Administrator
 1096 Queens Way
 Lake Isabella, MI, 48893
 989-644-8654(Phn) 989-644-3327 (fax)
 lakeisabella@charter.net

Permit # _____

Date: _____

Fee Paid: _____

Applicant	Contractor
NAME:	NAME:
MAILING ADDRESS:	MAILING ADDRESS
PHONE:	PHONE:
TITLE	TITLE
Signature/Date	Signature/Date

The Applicant and/or Contractor does hereby request a permit for the purpose indicated in the attached plans and specification at the following location, and as shown on the attached Site Plan of page 2:

Township: _____ **Section:** _____ **Plat:** _____ **Lot:** _____

Street Address: _____ **Zoning District:** _____

Purpose:

- Home Occupation
 Business/Commercial
 Other

Text on Sign: _____

Sign Material:

- Wood
 Metal
 Plastic
 Other _____

Color Scheme:

Background Color: _____ Text Color: _____

Logo Colors: _____ Other Colors: _____

Approved: _____ Timothy R. Wolff, Lake Isabella Zoning Administrator

Date: _____ (Permit Expires One Year after Date of Approval)



SIGN DRAWING AND SITE PLAN

Site Plan of the Property	Sign Drawing

Height of Sign from Existing Ground Grade: _____

Type of Landscaping Used: _____

Any and Type of Illumination: _____

Sign Dimensions: _____

It is strongly suggested that for any type of heavy equipment entering or exiting your location that you use plywood sheets to protect the edges of the surface of the roadway. Any damage done to the surface or edges of the roadway will be the responsibility of the Applicant to repair as directed by the Village of Lake Isabella Street Administrator.

Signature of Applicant & Date: _____

OFFICIAL USE ONLY

Approved: _____ Timothy R. Wolff, Village of Lake Isabella Zoning Administrator

Date: _____ (Permit expires one year after approval)

Permit #: _____ Applicant: _____

GENERAL SIGN REGULATIONS

- (1) No sign, other than a political, real estate, incidental or temporary sign shall be erected, altered, or replaced without first obtaining a permit from the Zoning Administrator of the Village of Lake Isabella.
- (2) No sign shall be placed at any location where by reason of position, size, shape, color, movement or illumination, said sign may interfere with or obstruct the view of or be confused with any authorized traffic sign, signal, or device so as to interfere with, mislead or confuse traffic. Consideration of traffic visibility and injurious effect on adjacent properties is essential.
- (3) No sign shall be erected or constructed on a public right-of-way, nor shall any sign overhang a public right-of-way.
- (4) Illuminated signs shall conform in all respects to the all applicable electrical codes.
- (5) Signs shall not be erected in a manner or location to obstruct the passage from windows and doorways.
- (6) All signs shall be maintained to be free of peeling paint or paper, fading, staining, rust, or other conditions that impairs legibility. All signs that are required to utilize or choose to utilize landscaping shall also maintain such landscaping in a manner that is free of weeds or litter.
- (7) Signs may be illuminated internally or externally. All lighting shall be directed downward to prevent light from shining onto roads or residential property. All reflective signs shall be directed downwards.
- (8) No utility pole, light pole, street sign, or other supporting member of a sign or structure shall be used for the placement of any sign unless specifically designed and approved as such.
- (9) With the exception of time/temperature signs no sign shall have any flashing or moving parts.
- (10) No sign shall have attached to it and strung to another location strings of lights or streamers, except seasonal and holiday decorations are permitted in residential districts.
- (11) No sign of any nature may at any time be attached to a tree.
- (12) No permanent sign shall obstruct any public or private easement.
- (13) All signs when established by the Village, County, or State governments shall be allowed in all Districts.
- (14) Roof Signs are not permitted to be used in the Village of Lake Isabella.
- (15) Design and Material Guidelines

- A. The amount of information on signs shall be no more than is necessary to provide reasonable identification on the business.
 - B. Materials, colors, and shapes of proposed signs shall be compatible with the related buildings. Size and proportion of the sign shall not be a dominate feature of the site and shall be judged by sizes and proportions of signs on adjacent and nearby properties which are compatible with the Village character and substantially in compliance with this Article.
- (16) For all locations in the C-1, OS, and I-1 districts that have multiple businesses located on the same property or in the same building, only the property owner may apply for a sign permit, and all businesses located on one property shall share a common ground sign at the entrance to the property. Each business may be allowed no more than one additional wall sign on the structure identifying the name of such business. All new developments of such structures and/or uses shall include all signs on their Site Plan Application for review by the Planning Commission to be included with a completed sign application.
- (17) Any changes to a sign that change the physical size or composition of a sign, excluding the changing of name/face plates, shall be required to submit a new sign application to the Village of Lake Isabella Zoning Administrator.

DISTRICT REQUIREMENTS AND STANDARDS

(A) Sign allotments for the Lake Residential 1 (LR-1), Lake Residential 2 (LR-2), Airpark Residential (AR), Multifamily Residential (M) and Agricultural (A1) zoned districts.

In these above mentioned districts only Ground Signs shall be allowed.

GROUND SIGNS (NON-HOME OCCUPATION BUSINESS)

Number	One
Size	Cannot be larger than twelve (12) square feet.
Location	No closer than eight (8) feet to the nearest property line.
Height	May not be more than six (6) feet above existing ground level.
Illumination	Allowed
Landscaping	Required and harmonious with primary structure.

POLITICAL SIGNS

Size	No sign may be larger than eight (8) square feet, and the total square footage on any piece of property may not exceed 24 square feet .
Location	No closer than five (5) feet to the nearest property line and/or right-of-way.
Timeframe	Political signs must be taken down within ten (10) days to the election to which they pertain to.
Illumination	Not Allowed

REAL ESTATE SIGNS

Number	Two
Size	No sign may be larger than six (6) square feet; no property may have more than twelve (12) total square feet of real estate signage.
Location	No closer than eight (8) feet to the nearest property line and right-of-way.
Timeframe	During the sale or construction of a piece of property or home.
Illumination	Not Allowed

HOME OCCUPATION BUSINESS

Number	One
Size	May not be larger than two (2) square feet.
Location	No closer than eight (8) feet to the nearest property line unless it is attached to the mailbox of the home.
Illumination	Not Allowed
Landscaping	Harmonious with the dwelling in which the home occupation occurs.

(B) Sign allotments for the Commercial (C1) and Office Service (OS) Districts

SIGNS

Number	One ground sign at the entrance, One wall may be allowed per business.
Size	No sign may be larger than twenty-four (24) square feet; no property may have more than forty-eight (48) total square footage.
Location	No closer than eight (8) feet to the nearest property line or right-of-way, and entrance signs must be within fifteen (15) feet of the nearest entrance.
Height	May not be more than eight (8) feet above existing ground level.
Illumination	Allowed
Landscaping	Required and harmonious with primary structure.

POLITICAL SIGNS

Size	No sign may be larger than eight (8) square feet, and the total square footage on any piece of property may not exceed twenty-four (24) square feet .
Location	No closer than five (5) feet to the nearest property line and/or right-of-way.
Timeframe	Political signs must be taken down within ten (10) days to the election to which they pertain to.
Illumination	Not Allowed

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REAL ESTATE SIGNS

Number	Two
Size	No sign may be larger than six (6) square feet; no property may have more than twelve (12) total square feet of real estate signage.
Location	No closer than eight (8) feet to the nearest property line and right-of-way.
Timeframe	During the sale or construction of a piece of property or home.
Illumination	Not Allowed

(C) Sign allotments for the Industrial (I-1) District

SIGNS

Number	One (1) per entrance, not more than three (3) per property.
Size	No sign may be larger than thirty-two (32) square feet, no property may have more than sixty-four (64) total square footage
Location	No closer than eight (8) feet to the nearest property line, and entrance signs must be within fifteen (15) feet of the nearest entrance.
Height	May not be more than eight (8) feet above existing ground grade.
Illumination	Allowed
Landscaping	Required and harmonious with primary structure.

POLITICAL SIGNS

Size	No sign may be larger than eight (8) square feet, and the total square footage on any piece of property may not exceed twenty-four (24) square feet.
Location	No closer than five feet to the nearest property line and/or right-of-way.
Timeframe	Political signs must be taken down within ten (10) days to the election to which they pertain to.
Illumination	Not Allowed

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