

- The suspended sign must have a minimum clearance of 8 ft. above the sidewalk or other pedestrian area.
- Characters can take up no more than 50% of the awning or canopy surfaces that face the primary street, but graphics/designs can encompass the entire canopy.

What are the requirements for pole or ground signs?

- One sign is permitted for each lot, provided that for a corner lot property, 1 sign is permitted for each frontage, not to exceed 2, provided that the signs are separated by at least 300 ft., as measured along the front property lines.
- Maximum sign area shall be 32 sq. ft. plus 1 sq. ft. for each lineal foot of street frontage in excess of 50 ft., not to exceed 100 sq. ft.
- Business centers with up to 50,000 sq. ft. of GFA may have a sign of 100 sq. ft. plus 2 sq. ft. for each full 1000 sq. ft. of GFA above 50,000 sq. ft., not to exceed 200 sq. ft.
- Pole signs shall not exceed 25 ft. in height. Ground signs shall be set back at least 10 ft. from any lot line and not exceed 8 ft. in height.
- Up to 30% of a pole or ground sign may be dedicated to a reader board, electronic display or time and temperature sign.

What are the requirements for Banner signs?

- Banners may be erected in the front or side of a building or on the subject property on a pole mount as long as they do not exceed 32 sq. ft., are properly maintained, set-backs are adhered to, and they are safely secured to the building or pole mount.

What are the requirements for real estate signs?

One sign per lot is permitted not exceeding 6 sq. ft. in area, provided a corner lot may have one sign on each street frontage.

What are the requirements for political signs?

One sign per issue or candidate not exceeding 6 sq. ft. in area, per lot.

What are the requirements for Menu Boards?

Two menu boards are permitted per drive-through lane, each not exceeding 60 sq. ft. and 6 ft. in height, oriented to a drive-through lane, for approved drive-in and drive-through uses.

**Fremont Community
Joint Planning and
Zoning**

**Urban Commercial
District Signage
(C-2)**

**Zoning Regulations for Signs
in the Urban
Commercial District
(Pole or Ground, Wall, Window,
Awnings/Canopies,
Banners, Real Estate, Political
and Menu Board Signs)**



Questions may be directed to the Zoning Administrator at the following government units:

City of Fremont
101 E. Main Street
Fremont, MI 49412
231-924-2101
www.cityoffremont.net

Dayton Township Hall
3215 S. Stone Road
Fremont, MI 49412
231-924-9509

Sheridan Charter Township Hall
6360 S. Township Parkway
Fremont, MI 49412
231-924-2566

Urban Commercial District Signage (C-2)

What type of signs are allowed in the Urban Commercial District?

- Wall signs
- Window signs
- Awning or canopy
- Pole or ground signs
- Banners
- Real estate signs
- Political signs
- Menu board signs

Do I need a zoning permit for a sign?

Yes. The permits are \$20.00.
(Up to 3 signs per permit)

What are the requirements for wall signs?

- One wall sign is permitted per façade and/or frontage onto a parking area.
- Wall signs shall not exceed 1.5 sq. ft. per each linear foot of building wall length associated with the use to which it refers, with a maximum of 50 sq. ft.

- If an existing structure is setback more than 100 feet from the property line, then wall signs shall not exceed 20% of the wall area to which it is attached.
- In business centers where individual tenants do not have frontage, more than one sign may be permitted, provided that the aggregate area of the signs does not exceed the maximum area as allowed.
- Signs shall be located on the wall facing the street or off-street parking area designated for that use.
- See “Sign” section in Chapter 3 “General Provisions” for regulations pertaining to multiple uses in a building.
- One additional wall sign per building, not exceeding 10 sq. ft., is permitted for the purposes of identifying uses on upper floors.
- Up to 20% of a wall sign may be dedicated to a reader board or time and temperature sign.

What are the requirements for window signs?

Signs may be painted, etched or affixed to glass windows or doors provided they pertain to the business conducted on the premises and do not exceed 25% of the glass surface area or diminish any applicable façade transparency requirements.

What are the requirements for awnings or canopies?

- A sign may be painted, stenciled or otherwise affixed flat to the awning surface and cannot extend vertically or horizontally beyond the limits of the awning.
- One suspended sign may be hung under an awning for each ground floor establishment, not exceeding 4 sq. ft. in area.