

The following are the proposed draft amendment to the Lincoln Charter Township Zoning Ordinance:

PART A: MOTELS

Purpose: The following would amend the Zoning Ordinance to prohibit new motel uses, modify the definition of hotel, allow hotels to 4 stories, and add hotel as a permitted use in the CMU district.

SECTION 230.201.08 AMEND

Hotel: A facility offering transient lodging accommodations to the general public where access to lodging and additional services is through interior lobbies, halls or courts. Hotels may provide additional accessory uses, such as restaurants, meeting rooms, entertainment, and recreational facilities.

SECTION 230.201.13 DELETE

Motel: An establishment providing sleeping accommodations with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

TABLE 230.402, A DELETE

Motel in the list of uses in Commercial Mixed Use and Highway Commercial

TABLE 230.402, A AMEND

Add Hotel in the list of uses in Commercial Mixed Use

TABLE 230.402, B AMEND

CMU and HC, amend table to add note that hotel use may be up to 4 stories in height.

SECTION 230.409.02 CMU DISTRICT STANDARDS DELETE AND AMEND

Delete Motel

Add Hotel

Amend number of stories to allow hotel use to 4 stories maximum

SECTION 230.410.02 HC DISTRICT STANDARDS DELETE AND AMEND

Delete Motel

Amend number of stories to allow hotel use to 4 stories maximum

PART B: SIGNS

Purpose: The Planning Commission desires to prevent the continuation of existing pole signs, which have been prohibited since 2007. The amendments would prohibit the replacement of the sign area of a pole sign, effectively requiring the owner to replace or modify the pole sign to a conforming sign type. These provisions may result in the transition from pole signs to conforming signs.

Removing the definition of sign is advised since it is duplicated in a previous section.

SECTION 230.201.19 “S” DELETE

16. Sign: Any device, structure, fixture, billboard or placard using graphics, symbols and/or written copy, which is designed, intended or used to advertise or inform.

SECTION 230.806, D AMEND

2. Hours of Operation. The Electronic Message Boards located in the AG, LD, CR, HD, MH or NRD districts shall be illuminated and operational only during the hours of 7:00 a.m. until 10:00 p.m. The electronic message board portion of the sign shall be turned off during all other hours.

SECTION 230.807 B. AMEND

- B. Legal non-conforming status shall be lost if:
- a. The sign is relocated or replaced.
 - b. The structure or size of the sign is altered except toward compliance with this Ordinance. This does not refer to normal maintenance.
 - c. ~~The sign area suffers more than sixty (60) percent damage or deterioration; it must be removed or brought in to compliance with this Ordinance.~~
 - d. The use is discontinued for ninety (90) days or longer.
 - e. If the sign is structurally altered so as to change the shape, size, type, or design of the sign.
 - f. If the sign is abandoned.

SECTION 230.807 C. ADD

C. Expansion, Enlargement, and Alteration. Nonconforming signs, except those with a pre-existing approved variance, shall not be structurally altered so as to prolong the life of the sign, such as to change the shape, size, type, design, or face of the sign. Nonconformities shall not be enlarged, expanded, or extended.