

# ARTICLE FIFTEEN B (15B)

## Corridor Viewshed Protection (CVP) Overlay District

### Sec. 15B.01 Purpose:

The purpose of the U.S. 2 Corridor Viewshed Protection (CVP) Overlay District is to preserve and enhance the unique scenic and rural qualities of the U.S. 2 corridor while promoting future development along the corridor that respects the natural beauty of the landscape. The CVP Overlay District is intended to encourage development practices that will not detract from the scenic and rural qualities of the countryside along U.S. 2, including the preservation of open space and the splendid and unique scenic viewsheds and panoramic views of Lake Michigan and its shoreline, Green Island, St. Helena Island, and the Mackinac Bridge

### Sec. 15B.02 Application:

The CVP Overlay District applies to all parcels within the Township with frontage on U.S. 2. The CVP Overlay District regulations apply to these parcels in addition to those regulations required by the underlying zoning district in which the parcel is located.

### Sec. 15B.03 Site Development Standards:

The following maximum and minimum standards shall apply to all uses and structures in the CVP Overlay District.

a. Height Restrictions:

1. No structure shall exceed a maximum height of twenty-five (25) feet or two stories. Accessory buildings and structures shall not exceed a height of fifteen (15) feet.
2. The orientation and height of all structures on a lot shall be arranged in such a manner as to avoid the obstruction of views of Lake Michigan and its shoreline, Green Island, St. Helena Island, and the Mackinac bridge from the right-of-way of U.S. 2, as determined by the Planning Commission. The property owner shall submit to the Planning Commission sufficient plan and profile drawings, as

prepared by a licensed professional, to demonstrate that the proposed development will not obstruct views to the Lake Michigan and its shoreline, Green Island, St. Helena Island, and the Mackinac Bridge from the right-of-way of U.S. 2.

3. Outdoor advertising structures, telecommunication towers, and wind energy conversion systems (WECS) are not permitted in the CVP Overlay District.

b. Site Design:

1. Building placement, design and orientation, site access and parking, stormwater control and landscaping shall take into account the natural characteristics and features of the site so as to accomplish the protection thereof.
2. For new installations, utility lines must be placed underground, unless deemed unfeasible by the Planning Commission due to site constraints.

c. Access Management:

1. See Section 3.23, Access Management Overlay Regulations – U.S. 2.

d. Signs:

Moran Township seeks to balance the rights of persons to convey their messages through signs, the right of the public to be protected against the unrestricted proliferation of signs and, the preservation of the scenic and rural qualities of the corridor. To further this goal, the following standards shall apply to all parcels in the CVP Overlay District in addition to the sign regulations in Article 20. Where the regulations in this section are more stringent than those in Article 20, this section shall supersede.

1. Freestanding Sign Type. Freestanding pole signs, as defined in this Ordinance, shall be prohibited within the CVP Overlay District. Freestanding ground signs may be allowed.

2. Height. The maximum height of freestanding ground signs shall be twelve (12) feet. Where a sign is located on the top of a berm or area of the ground that has been built-up, the sign height is measured from the finished grade below the berm.
3. Materials. Sign materials shall reflect the regional landscape, rustic architectural character, cultural, and historical perspective and styles. Acceptable materials include brick, wood, stone, textured and etched metal finishes, hand painted graphics, etc. The below examples are provided as an illustration of acceptable sign materials.



4. Sign Illumination. Signs shall not be internally illuminated. Signs may be externally illuminated, shielded and directed so that no direct rays from it are visible from any public right-of-way or from an abutting property. Neon signs are prohibited.

e. Exterior Lighting Standards:

Moran Township recognizes that proper lighting can enhance the safety and nighttime enjoyment of the unique scenic and rural qualities of the of the U.S. 2 corridor.

1. Exterior light fixtures shall have a shield to reduce glare, eliminate upward and outward directing light, and eliminate the “trespass” of light off of the exact place where it is needed.
2. Maximum Height of Light Fixtures:
  - (a) For parcels with non-residential uses, the maximum height for light fixtures shall be twenty (20) feet.
  - (b) For parcels with residential uses, the maximum height for light fixtures shall be fifteen (15) feet.
3. All light fixtures shall be of a sharp cut-off design. Fixtures that allow light to shine on adjoining property or create horizontal glare shall not be approved. Lighting designs that allow light to shine into a public street or right-of-way shall not be approved.
4. Light fixtures on the side of buildings shall point downward to illuminate landscaping and not pointed outward from the building.
5. Lighting Curfew. For parcels with non-residential uses, lighting in vehicle parking areas containing ten (10) or more parking spaces be reduced to fifty percent (50%) of permitted levels one hour after the business closing to one hour before the business opens.
6. Non-residential developments and residential subdivision developments must submit a light or photometric plan as part of the site plan review process.