

Pittsfield Charter Township

Zoning Ordinance

(Selected sections)

ARTICLE 53 – SIGN REGULATIONS

SECTION 53.10 – TEMPORARY SIGNS

D. Real Estate Directional Signs

Directional real estate signs shall be permitted in residential districts on weekends between 6:00 p.m., Friday, and 8:00 p.m. the Sunday following (50 consecutive hours) as follows:

1. Temporary real estate direction signs referencing an individual parcel in a residential zone, which is, or has been, occupied as a legal residence, shall be permitted on approach routes to an open house, only for the day of open house. Said signs shall not exceed three (3) square feet in area, three feet in height and four (4) in number, shall show a directional arrow, be free standing and be placed back of the property line. Such signs shall not be attached to any traffic sign or other structure. All such signs shall be located within a one mile radius of the geographic center of the property referenced on said sign.

- 2 In a subdivision or other residential development under construction, in which less than ninety-five percent (95%) of the available lots have been sold, temporary real estate direction signs advertising open model homes shall be permitted to be displayed during the period specified above. Said signs shall not exceed three (3) square feet in area, three feet in height and four (4) in number per subdivision or development, shall show a directional arrow and be placed back of the property line. Such signs shall not be attached to any traffic sign or other structure. All such signs shall be located within a one and one half (1.5) mile radius of the geographic center of the property referenced on said sign.

E. Temporary signs announcing any annual or semi-annual public, charitable, educational or religious event or function, located entirely within the premises on which the event or function is to occur shall be permitted. Maximum sign area shall not exceed twenty-four (24) square feet. Signs shall be allowed no more than twenty-one (21) days prior to the event or function and shall be removed within seven (7) days after the event or function. If building mounted, signs shall be flat wall signs and shall not project above the roof line. If ground mounted, signs shall not exceed six (6) feet in height. Signs shall be set back in accordance with Section 53.03.D of this ordinance.

- F. In residential districts one (1) temporary real estate "For Sale", "For Rent", or "For Lease" sign, located on the property and not exceeding six (6) square feet in area shall be permitted. In all other zoning districts one (1) sign of this type shall be permitted, provided it does not exceed thirty-two (32) square feet in area and is set back in accordance with Section 53.03.D of this ordinance. Temporary real estate signs for the renting or leasing of multi-tenant commercial buildings or shopping centers that have over seventy-five (75) percent of the their floor area occupied by tenants, shall not have more than one (1) sign per street frontage and each sign shall not exceed six (6) square feet in area. If the lot or parcel has multiple frontage one (1) additional sign not exceeding six (6) square feet in area in residential districts or thirty-two (32) square feet in area in all other districts shall be permitted. Under no circumstances shall more than two (2) such signs be permitted on a lot or parcel. Such signs shall be removed within seven (7) days following the sale, rent or lease. In no case shall a sign list the sale, rent or lease of a building which is not located on the property on which the sign is located.

SECTION 53.14 - REMOVAL OF SIGNS

- A. The Zoning Administrator shall order the removal of any sign erected or maintained in violation of this ordinance except for legal non-conforming signs. In the case of permanent signs, written notice shall be given to the owner of such sign or of the building, structure, or premises on which said sign is located ordering removal of the sign or such action as is necessary to bring the sign into compliance with this ordinance and specifying a reasonable period of time for removal and/or compliance. Upon failure to remove the sign or to comply with this notice within the specified time, the Township may remove the sign immediately and without further notice, at its discretion. Any sign deemed a safety hazard, temporary signs prohibited under the provisions of Section 53.05, and signs improperly erected in any public right-of-way, may be removed without notice. Any cost of removal incurred by the Township may be assessed to the owner of the property on which such sign is located and such charge shall be a lien on the property.
- B. A sign shall be removed by the owner or lessee of the premises upon which the sign is located within thirty (30) days after the business which it advertises is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the Township shall remove it in accordance with the provisions stated in Section 53.15.A preceding. These removal provisions shall not apply where a subsequent owner or lessee conducts the same type of business and agrees to maintain the signs to advertise the type of business being conducted on the premises and provided the signs comply with the other provisions of this ordinance.
- C. Any sign maintained in violation of this ordinance is a nuisance per se as provided in Section 58.09 of this ordinance subject to the penalties contained therein.