

1. Residential Districts - Only indirectly illuminated signs shall be allowed in any residential district provided such signs are so shielded so as to prevent direct light rays from being visible from public right-of-way or adjacent residential property.
2. Commercial and Industrial Districts - Indirectly or internally illuminated signs are permitted, provided such signs are so shielded as to prevent direct light rays from being visible from public rights-of-way or adjacent residential property.
3. No sign shall have blinking, flashing or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color, or which are so constructed and operated as to create an appearance of writing or printing, except that movement showing date, time and temperature exclusively may be permitted.

Nothing contained in this Ordinance shall be construed as preventing use of lights or decorations related to religious or patriotic festivities. Beacon lights or search lights shall not be permitted as a sign for advertising purposes, except as provided in Section 53.09, Temporary Signs, herein.

- B. MEASUREMENT OF SIGN AREA. The area of a sign shall be computed as including the entire area within a regular geometric form or combination of such forms comprising all the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing copy or display material shall not be included in computation of sign area. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back, parallel to one another, and less than twenty-four (24) inches apart, the permitted area of the sign shall be computed as the area of one face.
- C. HEIGHT OF SIGNS. No free standing sign shall exceed a height of twenty-five (25) feet.
- D. SETBACK REQUIREMENTS FOR SIGNS. Except where specified otherwise in this Ordinance, all signs

shall conform to the setback requirements of the district where located.  
(ord. no. 1 eff. Aug. 19, 1974; amend. eff. May 15, 1980)

**15.692      Sec. 53.02 PERMITTED SIGNS IN RECREATION-CONSERVATION AND AGRICULTURE DISTRICTS.**

Signs in Recreation-Conservation, and Agricultural Districts may be illuminated only by nonflashing reflected light. Any light used to illuminate such signs shall be so arranged as to reflect light away from adjoining premises and streets. The following signs are permitted:

- A. One sign announcing a home occupation or professional service not to exceed three (3) square feet in area.
- B. One incidental sign advertising the type of farm products grown on the farmstead premises is permitted. Such sign shall not exceed twelve (12) square feet in area.
- C. One sign identifying a park, or school building, other authorized use, or a lawful nonconforming use not to exceed eighteen (18) square feet.  
(ord. no. 1 eff. Aug. 19, 1974; amend. eff. May 15, 1980)

**15.693      Sec. 53.03 PERMITTED SIGNS IN RESIDENTIAL DISTRICTS.**

One sign in Low Density Residential Single-Family Residential District, Multiple-Family Residential District, and Mobile Home Park Residential Districts may be illuminated only by nonflashing, reflected light. Any light used to illuminate such signs shall be so arranged as to reflect light away from adjoining premises and streets. The following signs are permitted:

- A. One sign announcing a home occupation, boarding home, tourist home, or professional service, not to exceed three (3) square feet in area and it shall be attached flat against the front wall of the building.
- B. One sign advertising a recorded subdivision or development not to exceed eighteen (18) square feet in area, such sign shall be removed within one year

after the sale of ninety (90) percent of all lots or units within said subdivision or development

- C. One sign identifying a multiple-family building, subdivision or development, not having commercial connotations, not to exceed eighteen (18) square feet in area.
- D. One sign identifying a school, church, public building, other authorized use or a lawful nonconforming use, not to exceed eighteen (18) square feet.  
(ord. no. 1 eff. Aug. 19, 1974; amend. eff. May 15, 1980)

15.694      **Sec. 53.04 PERMITTED SIGNS IN COMMERCIAL AND INDUSTRIAL DISTRICTS.**

- A. A sign in a Local Commercial, General Commercial, and Highway Commercial District is permitted only where it identifies an enterprise occupying the same lot upon which the sign is erected. Signs shall conform to the building setback and height requirement, except for and in addition to the requirements provided below:
  - 1. An identification sign may be affixed flat against the wall of the building. The total sign area shall not exceed two (2) square feet for each one (1) linear foot of building length which faces one public street. No such sign shall extend above the wall to which it is affixed.
  - 2. One free-standing identification sign may be erected for a research park or office center. Such sign shall not exceed thirty-six (36) square feet in area.
  - 3. One free-standing identification sign may be erected for each separate enterprise situated on an individual lot not within a research park or office center. Such sign shall not exceed eighteen (18) square feet in area.
  - 4. One free-standing identification sign may be erected for a shopping center or other

integrated group of stores or commercial buildings. The area of said sign shall be based on one (1) square foot front of building, or buildings, for which it is established; however, it shall not exceed two hundred (200) square feet in area.

5. One free-standing identification sign may be erected for each separate enterprise situated on an individual lot not located within a shopping center. Such sign shall not exceed eighty (80) square feet in area.

B. In any Limited Industrial and General Industrial Districts, a sign is permitted only where it advertises a business occupying the same lot of land upon which the sign is erected. Signs shall conform to the building setback and height requirements, except for, and in addition to, the requirements provided below:

1. An identification sign may be affixed flat against the wall of the building, or may project therefrom not more than forty-eight (48) inches. Signs projecting over public property shall be at least twelve (12) feet above the finished grade, or sidewalk. The total sign area shall not exceed one (1) square foot for each foot in length or height of the wall, whichever is greater, to which it is affixed. No such sign shall extend more than four (4) feet in height above the building wall to which it is affixed.
2. One (1) free-standing identification sign may be erected for an industrial park or research park. The area of said sign shall not exceed two hundred (200) square feet.
3. One (1) free-standing identification sign may be erected for each individual lot not located within a research or industrial park. Such sign shall not exceed eighty (80) square feet in area.

(ord. no. 1 eff. Aug. 19, 1974; amend. eff. May 15, 1980)

15.695      **Sec. 53.05 OUTDOOR ADVERTISING SIGNS.**

Outdoor advertising signs (billboards) shall be permitted under the following conditions:

- A. Outdoor advertising signs billboards are permitted only in Highway Commercial, Limited Industrial, and General Industrial Districts, but only on lots or parcels in these districts which abut interstate highways, freeways and other state primary highways, as defined in the Highway Advertising Act, Act 106, Public Acts of 1972.
- B. Outdoor advertising signs are required to have the same setback as other principal structures or buildings in the zone in which they are situated.
- C. Outdoor advertising signs shall be spaced not less than twenty five hundred (2500) feet apart.
- D. The total surface area, facing in the same direction of any outdoor advertising sign shall not exceed three hundred (300) square feet.
- E. No outdoor advertising sign shall be erected on the roof of any building, nor have one sign above another sign.
- F. Outdoor advertising signs may be illuminated by reflected light only, provided the source of light is not directly visible and is so arranged to reflect away from the adjoining premises and provided that such illumination shall not be so placed as to cause confusion or a hazard to traffic control signs or lights. No illumination involving movement by reason of the lighting arrangement or other devices shall be permitted.
- G. Outdoor advertising signs shall:
  - 1. Be harmonious with and in accordance with the intent, purposes and provisions of this Ordinance.
  - 2. Be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the character of the general vicinity.
  - 3. Not be hazardous or disturbing to existing uses.  
(ord. no. 1 eff. Aug. 19, 1974; amend. eff. May 15, 1980)

Notwithstanding other provisions of this Ordinance, one (1) permanently installed sign shall be permitted on each street frontage, installed so that a clear view of street traffic by motorists or pedestrians may not be obstructed in any way to a height of sixteen (16) feet other than necessary supports and not exceeding twenty-five (25) square feet in area nor be closer to the front, side, or rear property line than the required setback. A sign or legend may also be placed flat on the main building or fuel pump canopies.  
(ord. no. 1 eff. Aug. 19, 1974)

15.697      **Sec. 53.07 SIGNS PERMITTED IN ALL DISTRICTS.**

Subject to other conditions of this Ordinance, the following signs shall be permitted anywhere within Sylvan Township:

- A.    Off premises signs which bear names, information and emblems of service clubs, places of worship, civic organizations, and quasi-public uses, shall be permitted on private property with permission of the Township Board. Each sign shall be not more than three (3) square feet in area, shall not exceed a height of eight (8) feet, and shall be set back a minimum of ten (10) feet from the property line. All signs shall be consolidated within a single-frame, if more than one sign is placed at one location.
- B.    Signs which direct traffic movement onto or within a property and which do not contain advertising copy or logo, and which do not exceed eight (8) square feet in area for each sign. Horizontal directional signs, on and flush with paved areas may exceed eight (8) square feet. A directional sign shall be located on the property to which it is directing traffic and shall be located behind the front right-of-way line.
- C.    One church announcement bulletin shall be permitted on any site which contains a church regardless of the district in which located, provided said bulletin does not exceed twenty-four (24) square feet in area and a height of six (6) feet, and is

set back a minimum of ten (10) feet from the property line.  
(ord. no. 1 eff. Aug. 19, 1974; amend. eff. May 15, 1980)

15.698      **Sec. 53.08 PROHIBITED SIGNS.**

- A.    **MISCELLANEOUS SIGNS AND POSTERS:** Tacking, pasting, or otherwise affixing of signs or posters visible from a public way except "no trespassing," and "no hunting," "beware of animal", warning of danger signs and other legal postings as required by law, located on the walls of buildings, barns, sheds, on trees, poles, posts, or fences, is prohibited.
- B.    **BANNERS:** Banners, pennants, search lights, twirling signs, sandwich board signs, sidewalk or curb signs, balloons, or other gas-filled figures are prohibited except as provided in Section 53.09, Temporary Signs, herein.
- C.    **SWINGING SIGNS:** Signs which swing or otherwise noticeably move as a result of wind pressure because of the manner of suspension or attachment are prohibited.
- D.    **MOVING SIGNS:** Except as otherwise provided in this section, no sign or any portion thereof which moves or assumes any motion constituting a nonstationary or fixed condition shall be permitted.
- E.    **PARKING OF ADVERTISING VEHICLES:** No person shall park any vehicle or trailer on a public right-of-way, public property, or on private property so as to be visible from a public right-of-way, which has attached thereto or located thereon any sign or advertising device for the purpose of directing people to a business or activity. Currently licensed vehicles and trailers which have painted upon them in a permanent manner the name of the product which they deliver and/or the name and address of the owner shall be excluded from this provision.
- F.    **ABANDONED SIGNS:** Signs that advertise an activity, business, product or service no longer conducted or available on the premises in which the sign is located, shall be prohibited.

- G. **FLAGS:** Flags used for commercial or advertising purposes, other than for identification, are prohibited, except as allowed in Section 53.09F.
- H. **PORTABLE SIGNS:** Portable signs are prohibited.
- I. **UNCLASSIFIED SIGNS:** The following signs are prohibited:
1. Signs which imitate an official traffic sign or signal which contain the words "stop," "go slow," "caution," "danger," "warning," or similar words except as otherwise provided in this section.
  2. Signs which are of a size, location, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection.
  3. Signs which contain statements, words, or pictures of an obscene, pornographic or immoral character.
  4. Signs which are painted directly onto the wall, or any other structural part of a building.
  5. Signs which are painted on or attached to any fence or any wall which is not structurally a part of a building, except to identify a residence.
  6. Signs which emit audible sound, odor, or visible matter.
  7. Roof signs.  
(ord. no. 1 eff. Aug. 19, 1974; amend. eff. May 15, 1980)

15.699      **Sec. 53.09 TEMPORARY SIGNS.**

Unilluminated on-site temporary exterior signs may be erected in accordance with the regulations of this section.

- A. In multiple-family districts, one sign on each public street frontage of a new multiple.family



development advertising the new dwelling units for rent or sale, not to exceed eighteen (18) square feet in area shall be permitted. Each sign shall be removed within sixty (60) days of the initial rental or sale of seventy (70) percent of the dwelling units within the development.

- B. One identification sign shall be permitted for all building contractors, one for all professional design firms and one for all lending institutions on site under construction, each sign not to exceed six (6) square feet in area, with not more than a total of three (3) such signs permitted on one site. If all building contractors, professional design firms and lending institutions combine together in one identification sign, such sign shall not exceed thirty-two (32) square feet in area with not more than one sign permitted on one site. Signs shall have a maximum height of ten (10) feet and shall be confined to the site of the construction, construction shed or construction trailer and shall be removed within fourteen (14) days after the issuance of a certificate of occupancy.
- C. Temporary real estate direction signs, not exceeding three (3) square feet in area and four (4) in number, showing a directional arrow and placed back of the property line, shall be permitted on approach routes to an open house. Signs shall not exceed three (3) feet in height.
- D. Temporary signs announcing any annual or semiannual 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. 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 53.01D of this Ordinance.
- E. In recreation-conservation, agriculture, and 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 53.01D of this Ordinance. If the lot or parcel has multiple frontage, one 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.

- F. Banners, pennants, search lights, balloons, or other gas-filled figures are permitted at the opening of a new business in a commercial or industrial district for a period not to exceed fourteen (14) consecutive days. Such signs shall not obstruct pedestrian or vehicular view.  
(ord. no. 1 eff. Aug. 19, 1974; amend. eff. May 15, 1980)

**15.700 Sec. 53.10 EXEMPTED SIGNS.**

The following types of signs are exempted from all provisions of this Ordinance, except for construction and safety regulations and the following standards:

- A. Signs of a non-commercial nature and in the public interest, erected by, or on the order of a public officer, in the performance of a public duty, such as directional signs, regulatory signs, warning signs, and informational signs.
- B. Political campaign signs announcing candidates seeking public political office and other data pertinent thereto except as prohibited in Section 53.08.
- C. Names of buildings, date of erection, monument citations, commemorative tablets, and the like, when carved into stone, concrete, or similar material or made of other permanent type construction and made an integral part of the structure.  
(ord. no. 1 eff. Aug. 19, 1974; amend. eff. May 15, 1980)

**15.701      Sec. 53.11 NONCONFORMING SIGNS.**

Nonconforming signs shall not:

- A.    Be re-established after the activity, business or usage to which it relates has been discontinued for ninety (90) days or longer.
- B.    Be structurally altered so as to prolong the life of the sign or so as to change the shape, size, type or design of the sign.
- C.    Be re-established after damage or destruction, if the estimated expense of reconstruction exceeds fifty (50) percent of the replacement cost as determined by the Building Inspector.  
(ord. no. 1 eff. Aug. 19, 1974; amend. eff. May 15, 1980)

**15.702      Sec. 53.12 PERMITS AND FEES.**

- A.    No sign shall be erected, replaced, or copy changed unless a permit has been issued therefor and is in effect, except that the signs provided for in Sections 53.02A, 53.03A, and 53.09C, herein, shall not require a permit.
- B.    Application or a permit to erect or replace a sign, or to change copy thereon, shall be made by the owner of the property, or his authorized agent, to the Township Zoning Inspector, by submitting the required forms, fees, exhibits and information. Fees for sign permits shall be established by resolution of the Township Board.
- C.    An application for a sign permit shall contain the following:
  - 1.    The applicant's name and address in full, and a complete description of his relationship to the property owner.
  - 2.    If the applicant is other than the property owner, the signature of the property owner concurring in submittal of said application is required.
  - 3.    The address of the property.
  - 4.    An accurate scale drawing of the property showing location of all buildings and

structures and their uses, and location of the proposed sign.

5. A complete description and scale drawing of the sign, including all dimensions and the area in square feet.
- D. All signs shall be inspected by the Township Zoning Inspector for conformance to this Ordinance prior to placement on the site. Foundations shall be inspected by the Building Inspector on the site prior to pouring of the concrete for sign support structure.
- E. A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six (6) months after the date of the permit. Said sign permit may be extended for a period of thirty (30) days upon request by the applicant and approval of the Zoning Inspector.
- F. Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure, unless a structural change or size change is made, shall not require a sign permit. (ord. no. 1 eff. Aug. 19, 1974; amend. eff. May 15, 1980)

15.703

#### Sec. 53.13 AUTHORIZED SIGN CONTRACTORS.

All signs, except those provided for in Section 53.02A, and B; 53.03 A, B, and C; and 53.09A through F, shall be erected, replaced or changed by an authorized sign contractor.

Every person, before engaging or continuing in the business of erecting or repairing signs in Sylvan Township shall obtain an annual sign contractors license. To obtain said license the contractor shall first furnish the Township a public liability insurance policy in the amount of Fifty Thousand (\$50,000) Dollars for injury to one person and One Hundred Thousand (\$100,000) Dollars for injury to more than one person and property damage insurance in the amount of Twenty-Five Thousand (\$25,000) Dollars for damage to property. In lieu of an insurance policy as herein required, a contractor may present proof satisfactory to the Township Board that the said contractor is financially capable of self-insurance in the above amounts. Said license shall terminate upon the

expiration of the insurance policy unless evidence of renewal is filed with the Township Clerk.  
(ord. no. 1 eff. Aug. 19, 1974; amend. eff. May 15, 1980)

**15.704      Sec. 53.14 REMOVAL OF SIGNS.**

- A.    The Zoning Inspector shall order the removal of any sign erected or maintained in violation of this Ordinance except for legal nonconforming signs. Thirty (30) days notice in writing shall be given to the owner of such sign or of the building, structure, or premises on which said sign is located, to remove the sign or bring it into compliance with the Ordinance. Upon failure to remove the sign or to comply with this notice, the Township may remove the sign. The Township may also remove the sign immediately and without notice if it reasonably appears that the condition of the sign is such as to present an immediate threat to the safety of the public. Any cost of removal incurred by the Township shall be assessed to the owner of the property on which such sign is located and may be collected in the manner of ordinary debt or in the manner of taxes and such charge will 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 this section. 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.  
(ord. no. 1 eff. Aug. 19, 1974; amend. eff. May 15, 1980)

**15.730      ARTICLE 54.0  
PERFORMANCE STANDARDS**

**15.731      Sec. 54.01 GENERAL PROVISIONS.**