

## ARTICLE 10

### SIGNS

#### Section 10.1. Intent and Purpose.

The intent of this Ordinance is to regulate the location, size, construction, and manner of display of signs and outdoor advertising in order to minimize their harmful effects on the public health, safety and welfare. While this Ordinance recognizes that signs and outdoor advertising are necessary to promote commerce and public information, failure to regulate them may lead to poor identification of individual businesses, deterioration and blight of the business and residential areas of the Township, conflicts between different types of land use, and reduction in traffic safety to pedestrians and motorists. To achieve its intended purpose, this Article has the following objectives:

- A. To prevent the placement of signs in a manner that will conceal or obscure signs or adjacent businesses;
- B. To keep the number of signs and sign messages at the level reasonably necessary to identify a business and its products,
- C. To keep signs within a reasonable scale with respect to the buildings they identify,
- D. To reduce visual distraction and obstructions to motorists traveling along, entering or leaving streets;
- E. To promote a quality manner of display that enhances the character of the Township;
- F. To prevent the proliferation of temporary signs which may promote visual blight.

## Section 10.2. Definitions.

The following terms, phrases, words and their derivatives shall have the meaning given herein, unless the context otherwise requires:

*Abandoned Sign.* A sign which, for ninety (90) consecutive days, fails to direct a person to or advertise a bona fide business, tenant, owner, product, or activity conducted, or product available on the premises where such a sign is displayed.

*Animated Sign (See Flashing Sign).* Any sign that uses movement or change of lighting to depict or create a special effect or scene.

*Awning Sign (See Canopy Sign).* A sign that is printed or otherwise affixed to an awning that may be rolled or folded up against the wall to which it is attached.

*Balloon Sign.* Any air or gas-filled object used as a temporary sign to direct attention to any business or profession, or to a commodity or service sold, offered or manufactured, or to any festival or entertainment.

*Banner Sign.* Temporary signs produced on cloth, paper, fabric or other combustible material of any other kind, with or without frames. National, state or municipal flags, or the official flag of any institution or business shall not be considered banners.

*Billboard.* A surface whereon advertising matter is set in view conspicuously and which advertising does not apply to premises or any use of premises wherein it is displayed or posted (an off-site sign) and is regulated in accordance with regulations governed by the Highway Advertising Act, P.A. 106 of 1972 as amended.

*Building Sign.* Any sign attached to any part of a building, as contrasted to a freestanding sign. For purposes of this ordinance, building signs shall include: awning/canopy signs, identification signs, integral signs, marquee signs, projecting signs, roof and integral roof signs, wall, window, and suspended signs.

*Business Center.* A grouping of two (2) or more business establishments on one (1) or more parcels of property which may share parking and access and are linked architecturally or otherwise present the appearance of a unified grouping of businesses. A business center shall be considered one (1) use for the purposes of determining the maximum number of freestanding or ground signs. A vehicle dealership shall be considered a business center regardless of the number or type of models or makes available, however, used auto/truck sales shall be considered a separate use in determining the maximum number of freestanding signs, provided that the used sales section of the lot includes at least twenty-five (25%) percent of the available sales area.

*Business Sign.* An accessory sign related to the business, activity or service conducted on the premises upon which the sign is placed.

*Canopy Sign* (See Awning Sign). Any sign that is a part of or attached to awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

*Changeable Copy Sign*. A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the structural integrity of the sign. A sign on which the message changes more than eight (8) times per day shall be considered an animated sign and not a changeable copy sign for purposes of this ordinance. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this ordinance.

*Commercial Message*. Any sign wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service, or other commercial activity.

*Construction Sign*. A temporary sign that bears the names and addresses of the project, contractors, architects, developers, planners, financial institutions, or engineers engaged in the construction project.

*Direction or Information Sign*. A sign identifying a street or designating the location of a community or institution of public or quasi-public nature or the opening of an event of public interest, but not including signs pertaining to real estate, and not including any advertising matter.

*Direction Sign*. A freestanding sign located at the entry and/or exit of a business or commercial establishment that indicates traffic flow.

*Flag*. Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other entity.

*Flashing Sign* (See Animated Sign). Any sign, which, by method or manner of illumination, flashes on or off, winks, or blinks with varying light intensity, shows motion, or creates the illusion of motion or revolves in a manner to create the illusion of being on or off.

*Freestanding or Ground Sign*. A sign supported directly by the ground or with support provided by uprights, braces, pylons or poles anchored in the ground that are independent from any building or other structure. For purposes of this ordinance, freestanding or ground signs shall include: billboards, incidental signs, monolith, subdivision entranceway, and business signs.

*Identification Sign*. A sign that displays the name and/or address of a person or firm.

*Illuminated Sign*. A sign illuminated in any manner by an artificial light source.

*Incidental Sign*. A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking", "entrance", "loading only", "telephone",

and similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

*Integral Sign.* A sign that may contain the name of the building, date of erection, or take the form of a monumental citation or commemorative tablet. The sign is often carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type construction and made an integral part of the structure.

*Lot.* Any piece or parcel of land or a portion of a subdivision, the boundaries of which have been established by some legal instrument of record that is recognized and intended as a unit for the purpose of transfer of ownership.

*Marquee.* Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

*Marquee Sign.* Any sign attached to, in any manner, or made a part of a marquee.

*Menu Board.* A sign that is intended to service patrons using a drive--through facility.

*Monolith Sign.* A three (3) dimensional, self-supporting, base-mounted, freestanding sign, consisting of two (2) or more sides extending up from the base, and upon which a message is painted or posted. A monolith sign may also consist of a base-mounted cylindrical structure upon which a message is painted or posted.

*Nameplate.* Contains the name of the occupant, address of the premises, and sometimes, in the case of a home occupation the "occupation."

*Neon Sign.* A sign consisting of glass tubing, filled with neon gas, which glows when electric current is sent through it.

*Non-Conforming Sign.* Signs that are prohibited under the terms of this Ordinance but were in use and lawful at the date of enactment of this Ordinance.

*Obsolete Sign.* Signs that advertise a product that is no longer made or that advertise a business that has closed.

*Off-Premise Commercial Sign.* A sign, including billboards, on which the written or pictorial information is intended to advertise a use located on other premises, and which is intended primarily for advertising purposes.

*Pennant Sign.* A sign or display consisting of long, narrow, usually triangular flags of lightweight plastic, fabric, or other materials, that may or may not contain a message, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

*Political Sign.* A temporary sign relating to the election of a person to public office or relating to a political party or relating to a matter to be voted upon at an election called by a public body.

*Portable Sign.* A temporary sign that is not permanently affixed to a building face or to a pole, pylon, or other support that is permanently anchored in the ground. A portable sign is capable of being moved from one (1) location to another. Portable signs include, but are not limited to: signs designed to be transported by means of wheels; signs converted to A- or T- frames; menu and sandwich board signs; balloons used as signs; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.

*Principal Building.* The building in which is conducted the principal use of the zone lot on which it is located. Zone lots with multiple principal uses may have multiple principal buildings, but storage buildings, garages, and other clearly accessory uses shall not be considered principal buildings.

*Projecting Sign.* Any sign affixed to a building or wall in such a manner that its leading edge extends beyond the surface of such building or wall.

*Real Estate Sign.* A temporary sign placed upon property for the purpose of advertising to the public the sale or lease of said property.

*Real Estate Development Sign.* A sign informing when a subdivision or other real estate development will commence construction or will be available for occupancy or use on the premises upon which it is located.

*Roof Sign.* Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

*Roof Sign, Integral.* Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six (6) inches.

*Sandwich Sign.* A temporary, portable sign consisting of two (2) advertising boards laid back-to-back and at least partially supported by each other.

*Setback.* The distance from the property line to the nearest part of the applicable building, structure, or sign, measured perpendicularly to the property line or right-of-way line.

*Signable Area.* A continuous surface or wall unobstructed by windows, doors, or other major architectural details.

*Sign.* The display of any words, numerals, figures, devices, designs or trademarks to make known an individual, firm, profession, business, product or message and which is visible to the general public.

*Sign Surface.* That part of the sign upon, against, or through which the message is displayed or illustrated.

*Street Furniture Sign.* A sign structure that by its design invites, entices, encourages or makes it convenient or available to use by the general public for something more than mere visual attraction to its message. Street furniture signs include but are not limited to signage on benches and on table umbrellas used for outdoor, cafe-style dining.

*Street Frontage.* The distance, for which a lot line of a zone lot adjoins a public street, from one (1) lot line intersecting said street to the furthest distant lot line intersecting the same street.

*Subdivision Entranceway Sign.* A sign, depicting the name of a residential, office/service, commercial or industrial subdivision, located at the entrance to such subdivision.

*Suspended Sign.* A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

*Temporary Sign.* A sign that is used only temporarily and advertises a private or public seasonal or special event, function or sale. Temporary signs are not permanently mounted. For purposes of this ordinance, temporary signs shall include: balloon, banner, construction, and political, portable and real estate signs.

*Wall Sign.* A sign fastened to or painted on the wall area of a building or structure that is confined within the limits of the wall with the exposed face of the sign in a plane approximately parallel to the plane of such wall.

*Window Sign.* Any sign that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

**Section 10.3. General Sign Regulations.**

10.3.1 **General.** All signs shall be designed, constructed and maintained so as to be appropriate in appearance with the existing or intended character of their vicinity so as not to change the essential character of such area. All signs require a permit unless specifically listed in Section 10.3.9, Exemptions. Also Subject to Section 10.12, Permits Required.

10.3.2. **Location.** All signs must advertise a business or service on the premises upon which the sign is located and to which the sign is accessory, unless otherwise specified herein.

**10.3.3 Illuminated Signs.**

- A. Residential Districts. Only indirectly illuminated signs shall be allowed in any residential district provided such sign is so shielded as to prevent direct light rays from being visible from a public right-of-way or any adjacent residential property. Indirectly illuminated signs shall be shielded and designed to prevent light rays from shining or reflecting into or onto any residential structure.
- B. Commercial, Office, Research-Office, 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 a public right-of-way or any adjacent residential property.
- C. 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 shall be permitted. Nothing contained in this ordinance shall be construed as preventing use of lights or decorations related to religious and patriotic festivities. Search lights shall not be permitted as a sign for advertising purposes except as provided in Section 10.7, Permitted Temporary Signs, paragraph H.

**10.3.4. Safety.**

- A. All signs shall be erected and maintained in compliance with all applicable building code, and other applicable ordinances governing construction within the Township. In the event of conflict between this Ordinance and other laws, the most restrictive shall govern.
- B. All signs shall be so placed as to not interfere with the visibility or effectiveness of any official traffic sign or signal; driver vision at any access point or intersection; or, pedestrian movement on any public sidewalk.
- C. No sign shall be erected, relocated or maintained so as to obstruct fire fighting or prevent free access to any door, window or fire escape.

**10.3.5 Measurement of Signs.** 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 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 where two such faces are placed back to back, parallel to one another, and are twelve (12) inches or less apart, in which case the area of the sign shall be the area of one face.

**10.3.6 Setback Requirements for Signs.** Notwithstanding all other setback provisions of this ordinance, the following setback requirements shall apply to all freestanding signs: All signs shall maintain a minimum setback of fifteen (15) feet from all property lines, and public and private right-of-ways and road easements for ingress and egress, whichever is greater, unless otherwise specified by the Ordinance.

**10.3.7 Landscape Quality and Preservation.** In the application of this Ordinance, it is the intent to protect the public welfare and to enhance the appearance and economic value of the landscape by providing that signs:

- A. Do not interfere with scenic views.
- B. Do not create a nuisance to persons using the public right-of-way.
- C. Do not constitute a nuisance to the occupancy of adjacent and continuous property by their brightness, size, height, or movement.
- D. Are not detrimental to land or property values.
- E. Contribute to the special character of particular areas or districts in the Township.

**10.3.8 Signs Prohibited in All Districts.**

- A. Signs not expressly permitted are prohibited.
- B. Roof signs.
- C. Signs containing flashing, intermittent or moving lights, moving or revolving parts, or reflecting parts that may distract drivers. This provision is not intended to exclude those signs that give the time or temperature, provided no other animated messages are displayed.
- D. Signs affixed to trees, rocks, shrubs or similar natural features, except, signs denoting a site of historic significance.



- E. Signs that imitate or obscure traffic signals, traffic direction signs, or similar traffic control devices, and signs which make use of words such as “Stop”, “Look”, “Danger”, or any other words, phrases, symbols or characters, in such a manner as to interfere with, mislead or confuse traffic.
- F. Temporary signs mounted upon trucks, vans, or other wheeled devices and parked in a location for advertising purposes, except for political signs. Signs permanently painted on, or, otherwise permanently displayed upon a vehicle, licensed and operating on the public streets and highways, identifying the owner's occupation or livelihood, and appropriate for that type of business, shall be permitted, provided that said vehicle is removed from the property every week.
- G. All signs, other than those erected by a public agency that are located within or overhang the public right-of-way or on public property are explicitly not permitted.
- H. Any sign or sign structure that:
  - 1) Is structurally unsafe.
  - 2) Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment.
  - 3) Is not kept in good repair.
  - 4) Is capable of causing electrical shocks to persons likely to come in contact with it.
- I. Any sign unlawfully installed, erected or maintained.
- J. Portable signs unless otherwise provided for in this Ordinance.
- K. Festoon signs: banners, pennants, ribbons, streamers, spinners, incandescent light bulbs, or other such temporary features which are hung or strung overhead and which are not an integral, physical part of the building or structure they are intended to serve, except as permitted by the Township Board.
- L. Signs that are pasted or attached to utility poles, trees, or other signs.

10.3.9                    **Exemptions.** The following types of signs shall not be illuminated and are exempt from the provisions of this Ordinance except for construction and safety regulations

- A.     Nameplates containing only name, and address not exceeding two (2) square feet in size.
- B.     Political campaign signs announcing candidates seeking public office and other signs pertinent thereto. Political signs shall be erected on private property only and be no less than one hundred (100) feet from any entrance to a building in which a polling place is located and shall be removed within ten days after the date of said election. See Citation/Title 1983-1984 Mich. Op. Atty. Gen 411, 2244, 1983-1984 Mich. OAG No. 6258, November 26, 1984.
- C.     Directional signs that indicate the direction of pedestrian and vehicular traffic flow on private property. Directional signs shall not exceed eight (8) square feet in size, shall contain no advertising, and may be illuminated. Horizontal directional signs, on and flush with paved areas, are exempt from these standards.
- D.     Street numbers.
- E.     No hunting, no fishing, no trespassing signs.
- F.     Agricultural test plot signs.
- G.     Historical Markers.
- H     Signs in the interior of a building, with the exception of window signs.
- I.     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 his public duty, such as directional signs, regulatory signs, and information signs.
- J.     Names of buildings, dates 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.
- K.     Newspaper delivery box.
- L.     Temporary on premise farm product signs in only the AG-1 and AG-2 districts.
  - 1)     Not to exceed thirty two square feet.
  - 2)     Not to exceed sixty (60) days in any one (1) year period.

**10.3.10 Signs for Home Occupations.** Signs not customarily found in residential areas shall be prohibited, provided however that one non-illuminated name plate, not more than six (6) square feet in area may be attached to the building and which sign shall contain only the name, occupation, and address of the premises. The Zoning Administrator may determine that if the building cannot be seen from the road right-of-way, a sign such as described above may be located no less than fifteen (15) feet from the front property line and/or the road right-of-way whichever is greater. Exact location of the sign to be determined by the Zoning Administrator. See Home Occupations Section 5.22, paragraph I.

**10.4 Signs Permitted in the RC, Recreation Conservation and AG-1 and AG-2 Agricultural Districts.**

- A. **Agricultural Products For Sale Sign.** One sign is allowed on the premises not to exceed a total of thirty-two (32) square feet. Set back from the public road right-of-way or road easement shall not be less than fifteen (15) feet.
- B. One identification sign shall be permitted for each public street frontage having a curb cut for a vehicle entrance, for a school, church building, park, municipal buildings, civic organizations, quasi public uses, or other authorized use or lawful nonconforming use. Each sign shall not exceed eighteen (18) square feet in area. Signs are not to exceed five (5) feet in height. Set back from the public road right-of-way or road easement shall not be less than fifteen (15) feet.
- C. **Identification Signs for Subdivisions or Other Residential Developments.** Signs are not to exceed a total of eighteen (18) square feet in area. Signs are not to exceed five (5) feet in height. Set back from the public road right-of-way or road easement shall not be less than fifteen (15) feet.

**10.5 Signs Permitted in Residential Districts: RR, R-1A, R-1B, R-1C, R-1D, and R-2A.**

- A. One identification sign shall be permitted for each public street frontage of a subdivision, multiple-family building development, or a mobile home park. Each sign shall not exceed eighteen (18) square feet in area. One additional sign advertising "For Rent" or "Vacancy" may be placed on each public street frontage of a rental residential development, provided that such sign shall not exceed three (3) square feet in area and is incorporated into the identification sign. Signs are not to exceed five (5) feet in height.
- B. One identification sign shall be permitted for each public street frontage having a curb cut for a vehicle entrance, for a school, church building, park, municipal buildings, civic organizations, quasi public uses, or other authorized use or lawful nonconforming use. Each sign shall not exceed eighteen (18) square feet in area. Signs shall not to exceed five (5) feet in height.

## **10.6 Signs Permitted in Commercial, Office, Research Office and Industrial Districts: GC, HC, O, R-O, and LI.**

On-site canopy or marquee signs, wall signs, and free standing signs are permitted in all commercial, office, research office, and industrial districts subject to the following conditions:

- A. Single Building: Signs permitted for single buildings on developed lots or group of lots developed as one lot.
  - 1) AREA - The area of all exterior attached wall and free-standing signs permitted for each lot shall be determined as two (2) square feet of sign area for each one (1) linear foot of building length which faces one public street. Each developed lot shall be permitted at least eighty (80) square feet of sign for all exterior free-standing signs. No free-standing identification sign shall exceed one hundred (100) square feet in area. The maximum area for all exterior attached wall signs for each developed lot shall be two hundred (200) square feet. A business without ground floor frontage shall be allowed an exterior wall sign not to exceed twenty-four square feet in area.
  - 2) NUMBER - Each developed lot shall be permitted one (1) exterior on-site free-standing sign. All businesses without ground floor frontage shall be permitted one exterior attached wall sign. The total area of all exterior signs shall not exceed the total sign area permitted in Section 10.6 A.1.
  - 3) HEIGHT – No free-standing sign shall exceed a height of fifteen (15) feet, minimum of six (6) feet of ground clearance.
- B. Business Center: Signs permitted for a shopping center, office park, industrial park, or other integrated group of stores, commercial buildings, office buildings or industrial buildings, not subject to Section 10.6 A.
  - 1) FREE-STANDING SIGNS - Each business center shall be permitted one free-standing identification sign. Each sign shall state only the name of the business center and the major tenants located therein. The maximum permitted sign area shall be determined as one (1) square foot for each (1) linear foot of building, which faces one public street. The maximum area for each free-standing sign shall be two hundred (200) square feet. Landlords of a business center shall not permit individual tenants a free-standing identification sign.
  - 2) WALL SIGNS - Each business in a business center with ground floor frontage shall be permitted one exterior wall sign. The sign area for such an exterior wall sign shall be computed as one (1) square foot for each one (1) linear foot of building frontage occupied by the business. All

businesses without ground floor frontage shall be permitted one combined exterior wall sign not more than twenty-four (24) square feet in area.

- 3) PARK SIGNS - a free standing sign, identifying the primary tenants in an office park or an industrial park, may be installed at the entrance(s) to a park. Each parcel in a park will be allowed one (1) available space on a park sign. Each space shall be no larger than eight (8) inches by forty-eight (48) inches. Park signs shall be no higher than six (6) feet above the height of the public road at the point of the centerline most closely adjacent to the sign. No park sign shall be greater than eight (8) feet long. All park signs shall be constructed of anodized aluminum with white reflectorized letters. All park signs shall be located exactly thirty-three (33) feet from the centerline of the minor intersecting road and at least 60 feet from the centerline of the major intersecting road.
- C. Window signs shall be permitted and shall not be included in total sign area computation if said signs do not occupy more than twenty-five (25) percent of the total window area of the floor level on which displayed or exceed a total of two hundred (200) square feet for any one building. If window signs occupy more than twenty-five (25) percent of said window area or exceed a total of two hundred (200) square feet of any one building, they shall be treated as exterior signs and shall conform to Section 10.6 A.1 and 10.6 B.2.
  - D. A time and temperature sign shall be permitted in addition to the above permitted signs, provided that ownership identification or advertising copy does not exceed ten (10) percent of the total sign area and further provided that the total area of the sign does not exceed thirty (30) square feet
  - E. No canopy or marquee sign shall extend into a public right-of-way except by variance granted by the Zoning Board of Appeals. In granting such a variance the Board of Appeals shall assure that the requirements of Section 13.10 of this ordinance are complied with; that the minimum clearance of such sign is eight (8) feet measured from the sidewalk surface to the bottom edge of the sign; that the sign does not obstruct pedestrian or vehicular view; and that the sign does not create a hazard for pedestrian or vehicular traffic.
  - F. In addition to the provisions of Section 10.6. A and B preceding, an automobile service station may have one additional sign for each public street frontage having a driveway, for the purpose of advertising gasoline prices and other services provided on the premises. Said sign shall be mounted on a free-standing structure or on the structure of another permitted sign, provided that clear views of street traffic by motorists or pedestrians are not obstructed. Said sign shall not exceed eight (8) square feet in area.
  - G. Service Station Signs: Notwithstanding any of the provisions of this Article, no signs shall be located on fuel pump islands, except those constituting an integral

part of the pump or those required by State law or regulation. No signs shall be attached to light standards. No signs shall be attached to fuel pump canopies except those identifying "self-service" and "full-service" pumps or similar messages, in which case the maximum sign size shall be six (6) square feet.

#### **Section 10.7. Permitted Temporary Signs.**

The following temporary signs shall be permitted in accordance with the regulations herein. All temporary signs that are located within or that overhang the public right-of-way or on public property are explicitly prohibited.

##### **10.7.1.**

- A. **Residential Real Estate.** One (1) non-illuminated sign used for advertising land or buildings for rent, lease, or sale shall be permitted in the RC, AG-1, AG-2, RR and R-1A, R-1B, R-1C, R-1D, R-2A districts provided, such signs are located on the property intended to be rented, leased, or sold. Such signs shall not exceed an area of six (6) square feet and a height of four (4) feet. If the lot or parcel has a multiple frontages, one (1) additional sign not exceeding six (6) square feet in area shall be permitted on the property on each frontage. Under no circumstance shall more than two (2) such signs be permitted on a lot or parcel. Such sign (s) shall be removed within seven (7) days after sale.
- B. **Non-Residential Real Estate.** One (1) non-illuminated sign used for advertising land or buildings for rent, lease, or sale shall be permitted in the GC, HC, O, R-O, and LI districts provided such signs are located on the property intended to be rented, leased, or sold. Such signs shall not exceed an area of twenty (20) square feet and a height of twelve (12) feet. If the lot or parcel has multiple frontages, one (1) additional sign not exceeding twenty (20) square feet in area shall be permitted on the property on each frontage. Under no circumstance shall more than two (2) such signs be permitted on a lot or parcel. Such sign(s) shall be removed within seven (7) days after sale.
- C. **Real Estate Directional Signs for Property Within The Township.** Temporary real estate directional signs, not exceeding six (6) square feet in area and four (4) in number, showing a directional arrow and placed in back of public right-of-way or road easement, shall be permitted on approach routes to an open house. The top of such signs shall not exceed three (3) feet in height.
- D. **Community Special Event.** Community special event signs approved by the Zoning Administrator: Signs announcing any community, public, charitable, educational, or religious event or function, located entirely on the premises of that

institution, and set back not less than fifteen (15) feet from the public right-of-way or road easement shall be permitted. Maximum sign area shall be thirty-two (32) square feet. Such 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, these signs shall be flat wall signs and shall not project above the roofline. If ground mounted, the top shall be no more than six (6) feet above ground level.

- E. Street Banners Etc. Street banners only advertising a public entertainment or an event, if such banners are approved by the Zoning Administrator and in locations designated by the Zoning Administrator, may be displayed fourteen (14) days prior to and seven (7) days after the public entertainment or event. The applicant must adhere to all rules and regulations of the Washtenaw County Road Commission and the Michigan Department of Transportation. Any permits required from these agencies must be obtained prior to applying for a permit from Lima Township.
- F. Contractors Sign (s). One sign shall be permitted for all building contractors, one for all professional design firms and one for all lending institutions on sites under construction, each sign not to exceed six (6) square feet overall, with not more than a total of three (3) such signs permitted on one site. The sign shall be confined to the site of construction, construction shed or construction trailer and shall be removed within fourteen (14) days of issuance of a certificate of occupancy.
- G. Banners Pennants Etc. Banners, pennants, search lights, balloons, or other gas filled figures shall be 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 and shall not interfere in any way with safe traffic flow. Paragraph E. above shall apply as to all rules, regulation and permits.

**10.7.2. Seasonal Off-premise Farm Product Directional Signs.** Seasonal Off-premise Farm Product Directional Signs may be permitted in all districts subject to the review of the Zoning Administrator and the following standards:

- A. No more than four (4) signs per use shall be permitted.
- B. The size of an off-premise farm product directional sign shall not exceed six (6) square feet in size.
- C. The height of an off-premise farm product directional sign shall not exceed five (5) feet. However, variations in height may be granted by the Zoning Board of Appeals to accommodate vehicular visibility to avoid obstruction to visibility.
- D. Illumination shall not be permitted.

- E. Proof shall be supplied by the applicant that all appropriate standards of the Washtenaw County Road Commission are met. Written permission of the property owner where the proposed sign is to be located must be provided.
- F. Seasonal Off-premise Farm Product Directional Signs shall be no closer than zero (0) feet from the road-right-of-way or easement.
- G. Seasonal Off-premise Farm Product Directional Signs may be displayed sixty (60) consecutive days twice a year.

**10.7.3. Permitted Portable Temporary Signs.**

- A. A portable temporary sign shall be permitted in the AG-1, AG-2, GC and LI Districts.
- B. Only one (1) portable temporary sign shall be permitted per premise.
- C. A portable temporary sign shall not exceed four (4) feet in height.
- D. A portable temporary sign shall not exceed thirty-two (32) square feet per side in area.
- E. A portable temporary sign may be permitted by the Zoning Administrator for up to a fourteen (14) day period, not to exceed four (4) times per year.
- F. The placement of a portable temporary sign shall be approved at the discretion of the Zoning Administrator in order to ensure safe and efficient pedestrian and vehicular traffic movement. The placement of the sign shall be placed at least twenty (20) feet from the road-right-of-way.

**Section 10.8. Billboards (Off-Premise Commercial Signs).**

The following regulations shall apply to billboards.

10.8.1. Where Permitted. Billboards shall be permitted only in the HC and LI Districts, only on unimproved lots as the principle use, subject to the standards contained herein, and the Highway Advertising Act of 1972, as amended.

**10.8.2 Spacing.**

- A. No billboard shall be located within one thousand (1,000) feet of another billboard abutting either side of the same street or highway.
- B. No billboard shall be located within two hundred (200) feet of a residential zone and/or existing residence. If the billboard is illuminated, the required distance



from a residential zoning district and/or an existing residence shall be three hundred (300) feet.

- C. No billboard shall be located closer than seventy-five (75) feet from a property line adjoining a public right-of-way or ten (10) feet from any interior boundary lines of the premises on which the billboard is located.
- D. Tandem, stacked, double faces, or "V" shaped billboards are not permitted.

10.8.3. **Height.** The height of a billboard shall not exceed twenty (20) feet above the ground level, provided, however, that the permitted height may be increased to forty (40) feet by the Zoning Board of Appeals, if it can be shown that excessive grades, building interference, bridge obstruction, and the like exist.

10.8.4. **Surface Area.** The surface display area of any side of a billboard may not exceed three hundred (300) square feet.

10.8.5 **Illumination.** A billboard may be illuminated, provided such illumination is concentrated on the surface of the sign and is located so as to avoid glare or reflection onto any portion of an adjacent street or highway, the path of on-coming vehicles or any adjacent premises. In no event shall any billboard have flashing or intermittent lights, nor shall the lights be permitted to rotate or oscillate.

10.8.6. **Construction and Maintenance.**

- A. No billboard shall be on top of, cantilevered or otherwise suspended above the roof of any building.
- B. A billboard must be constructed in such a fashion that it will withstand all wind and vibration forces that can normally be expected to occur in the vicinity. A billboard must be maintained so as to assure proper alignment of structure, continued structural soundness and continued readability of message.
- C. A billboard shall be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area; and
- D. Not be hazardous or disturbing to existing projected future uses.

**Section 10.9. Miscellaneous Permitted Signs.**

10.9.1. **Menu Board.** One (1) menu board for a drive-in or drive-through restaurant shall be permitted in addition to other signs permitted under these regulations, provided such sign does not exceed sixteen (16) square feet in area or six (6) feet in height from finished grade.

10.9.2. **Changeable Copy Signs.** Manual changeable copy signs shall be permitted when incorporated into a permitted wall or ground sign provided that the area devoted to changeable copy does not exceed twenty (20%) percent of the permissible sign area.

- A. Lettering used on manual changeable copy signs directed to local or collector streets shall be no greater than three (3) inches in height.
- B. Lettering used on manual changeable copy signs directed to secondary or major arterial streets shall be no greater than six (6) inches in height.
- C. Lettering used on manual changeable copy signs directed to pedestrians shall be no greater than two (2) inches in height.

10.9.3. **Off-premise Directional Signs.** Off-premise directional signs directing vehicular traffic to a church, governmental building, or educational institution may be permitted in all districts subject to the review of Zoning Administrator and the following standards:

- A. No more than two (2) signs per use shall be permitted.
- B. The size of an off-premise directional sign shall not exceed six (6) square feet in size.
- C. The height of an off-premise directional sign shall be no less than three (3) feet or to exceed six (6) feet. However, variations in height may be granted by the Zoning Administrator to accommodate vehicular visibility to avoid obstruction to visibility.
- D. Illumination shall not be permitted.
- E. Proof shall be supplied by the applicant that all appropriate standards of the Washtenaw County Road Commission are met. Permission of the property owner where the proposed sign is to be located must be provided.

**Section 10.10. Removal of Signs**

10.10.1. The Township Zoning Administrator shall order the removal of any sign erected or maintained in violation of this ordinance, found unsafe or determined to be abandoned.

10.10.2. A deposit shall be made by the applicant at the time of application with the Township, either cash or a bond, as established by the Township Board, the amount of which shall be sufficient to cover the cost of removing the sign determined to be in violation, found unsafe and posing an immediate threat to the safety of the public, or determined to be abandoned.

10.10.3. The deposit will be retained by the Township throughout the life of the sign and will be returned to the owner as soon as practical after the sign has been completely removed from the premises at owner's expense.

10.10.4. **Violation.** The Township Zoning Administrator shall order the removal of any sign erected or maintained in violation of this ordinance. Ten (10) days notice in writing shall be given to the owner of such sign or of the building, structure, or premises on which such sign is located, to remove the sign or to bring it into compliance with this ordinance. Upon failure, by the owner, to remove the sign or to comply with this notice in good faith, and the Zoning Administrator finds that the sign is still in violation after the ten (10) day notice period, the deposit for removal of the sign will be considered forfeited and the Township will undertake to remove and dispose of the sign or shall institute legal proceedings, if warranted, pursuant to Section 10.10 herein.

10.10.5. **Unsafe.** The Township shall remove any sign immediately and without notice if it reasonably appears that the condition of the sign is such condition as to present an immediate threat to the safety of the public.

10.10.6. **Abandoned.** If the business or activity to which the sign pertains is determined to be abandoned, the Township Zoning Administrator shall exercise all reasonable means at his disposal to determine whether the abandonment actually has occurred. If, after completion of his investigation he determines that the business or activity has been abandoned for a period of ninety (90) days or more, the deposit will be considered forfeited and the Township will undertake to remove and dispose of the sign or institute legal proceedings, if warranted, pursuant to Section 10.10 herein.

**Section 10.11. Non-Conforming Signs.** Where a lawful sign or sign structure exists at the effective date of adoption of this Ordinance that could not otherwise be built under the terms of this Ordinance by reason of height, size, setback, or other characteristics, such sign or sign structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. No such sign or sign structure may be enlarged or altered in a way, which increases its non-conformity.

- B. A change solely in the wording of the copy will not be considered an increase in non-conformity.
- C. Any proposed modification to the sign structure, except as noted in paragraph B. above, will require reconstruction or relocation in conformity with the provisions of this Ordinance.
- D. Should such sign be destroyed by any means to an extent of more than fifty (50%) percent of replacement value at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
- E. All non-conforming signs shall be registered with the township. The Zoning Administrator shall register and keep a list of all non-conforming signs and their location.

#### **Section 10.12. Permits Required.**

10.12.1 All signs, unless specifically listed in Section 10.3.9, Exemptions, must have a sign permit, issued by the Zoning Administrator. In addition all fees shall be paid and a bond posted for the removal of the sign. The Township Board shall set all fees by resolution.

10.12.2. It shall be unlawful to display, erect, relocate, or alter any sign without obtaining a sign permit, unless specified otherwise in the Ordinance.

10.12.3. A permit for a temporary sign shall be issued by the Zoning Administrator only if the proposed sign meets all requirements of the Ordinance. A permit is not required if an alteration of an existing sign is limited to the information communicated on the sign without increasing its size, and structural modification of the sign is not required.

10.12.4. Once a sign permit has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of said permit without prior approval of the Zoning Administrator. A written record of such approval shall be entered upon the original permit application and maintained in the files of the Township.

10.12.5. The application for a sign permit shall be made by the owner or tenant of the property, on which the sign is to be located, or his authorized agent, or a sign contractor. Such applications shall be made in writing on forms furnished by the Township and shall be signed by the applicant. If the applicant is not the property owner, a written statement of permission from the property owner must be provided with the application for a sign permit.

10.12.6. The application for a sign permit shall be accompanied by the following plans and other information:

- A. The name, address, and telephone number of the owner or persons entitled to possession of the sign and of the sign contractor or erector.

- B. The location by street address and parcel identification number of the proposed sign structure.
- C. Complete information as required on application forms including a site plan and elevation drawings of the proposed sign, caption of the proposed sign, and such other data as are pertinent to the application.
- D. Plans indicating the scope and structural detail of the work to be done, including details of all connections, guy lines, supports and footings, and materials to be used.
- E. Application for and required information for such application, an electrical permit for all electrical signs if the person building the sign is to make the electrical connection.
- F. A statement of valuation.

**Section 10.13. Responsibility for Signs.** The following regulations apply to all off-premise commercial signs or all signs thirty-six (36) square feet or greater:

- A. The advertiser and/or owner is hereby made responsible for copy, structure, lighting, and all other parts of a sign.
- B. Signs shall be constructed and erected only by individuals or companies licensed in the State of Michigan for such purpose.
- C. All signs requiring permits shall display, in a conspicuous place, evidence of the permit containing such data as might be required by the Zoning Administrator, including the name of the individual or company erecting the sign.
- D. Each individual or company erecting signs within Lima Township shall annually provide the Zoning Administrator with a certificate of public liability insurance. A permit for erecting a sign shall not be issued unless such certificate is on file with the Zoning Administrator.

**Section 10.14. Registry.** The Zoning Administrator shall maintain an up-to-date registry of each off-premise commercial sign or each sign over thirty two (32) square feet erected in Lima Township after the effective date of this ordinance. The registry shall contain the following information: location of the sign, name and address of the property owner, advertiser, and individual or company erecting the sign, the height, dimensions and face area, and date of placement on the site.

**Section 10.15      Removal of Sign Without Notice.** The Township Zoning Administrator may without notice remove or order the removal of any sign in violation of this Ordinance, if any one of the following conditions occur:

- A.      When the sign owner or location of the responsible part is not known.
- B.      Sign is placed in the public right-of-way.
- C.      Sign is placed on private property without the consent of the landowner.