

ARTICLE 9

SIGN REGULATIONS

SECTION 9.01 PURPOSE

The purpose of this Article is to provide a comprehensive system of regulating private and public signs which will permit adequate identification of businesses and activities in Superior Township while protecting the public health, safety, and welfare, and the appearance and character of the Township. The primary function of signage, under this Article, is to identify a particular use of a parcel of property.

This Article is intended to:

- A. control the number, size, location, and height of signs;
- B. ensure that permitted signs are readable and designed to help orient the traveling public;
- C. prohibit signs which obstruct vision or otherwise interfere with vehicular or pedestrian traffic;
- D. ensure that permitted signs are appropriate for and compatible with the zoning districts in which they are located;
- E. support the agricultural industry in Superior Township by permitting directional, identification, and advertising signs for direct sale of farm products;
- F. provide regulations appropriate for temporary, seasonal, and permanent signs;
- G. require timely removal of temporary, seasonal, and abandoned signs;
- H. require proper construction and installation of signs;
- I. exempt certain signs which do not adversely affect the public interest; and
- J. prohibit signs which, due to their size, design, or placement, have a detrimental impact on the character and/or viewsheds within the Township.

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SECTION 9.02 GENERAL SIGN REGULATIONS

- A. All signs are expressly prohibited from all public rights-of-way and dedicated public easements with the exception of those signs related to public safety as established by the Township, county, state, or federal governments.
- B. No sign shall be erected or replaced at any location where, by reason of its position, size, shape, color, movement, or illumination, it may interfere with, obstruct the view of, or be confused with, any authorized traffic sign, signal, or device so as to interfere with, mislead, or confuse traffic.
- C. All signs shall be designed, constructed, and maintained so as to be appropriate in appearance with the existing or intended character of their vicinity and so as not to change the essential character of an area.
- D. Signs shall conform to all height requirements of the district in which they are located, unless provided otherwise herein.
- E. A permit for any sign, whether free-standing, mounted on, applied to, or painted onto a building or other structure, or for any change in copy, shall be obtained from the Township Building Inspector before such sign may be erected, replaced, or modified. See Section 9.15 herein for permit regulations.
- F. Unless otherwise provided herein, signs may be illuminated, internally or externally provided the source of light is arranged and shaded so as not to project onto the public right-of-way and interfere with traffic or project onto adjacent property. The source of light shall be shielded to prevent upward illumination or glare. Sign illumination intensity shall not exceed one and five-tenths (1.5) foot-candles as measured ten (10) feet from the most brightly illuminated portion of the sign. Illumination involving search lights, flashing or intermittent lights, strings of lights, or movements of lights or other devices shall be prohibited.
- G. Rotating signs or signs with any movement shall be prohibited.
- H. Window signs posted inside a building and visible from the exterior shall not use outline tubing signs which flash or have any movement to call attention to the sign.
- I. Strings of pennants, flags, balloons, and similar floating devices, for purposes of advertising, shall be prohibited.
- J. Signs painted on or attached to parked vehicles or trailers which are intended to be used for transportation but which are being used principally for advertising purposes are prohibited.
- K. All signs shall meet the Building Code requirements of Superior Township, and

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shall be of sturdy construction to withstand normal natural elements and shall be properly maintained at all times. Signs which are missing letters and/or have burned-out illumination elements shall be considered as not being properly maintained.

- L. The total number of off-premise signs (e.g., seasonal signs) for any one purpose or use is limited to four (4) signs.
- M. Signs shall not be erected on top of, cantilevered over, or otherwise suspended above, the roof of any building.

SECTION 9.03 COMPUTATION OF SIGN AREA

- A. The area of all signs shall be computed by measuring the area of the regular-shaped envelope required to enclose the lettering and/or logo and the structure to which the letters and/or logo is attached. This envelope shall be either a circle, oval, square, rectangle, or triangle. In the case where a wall sign is attached to the building, the envelope shall be around the letters. The sign support shall not be considered when measuring a ground or pylon sign.
- B. Where free-standing signs are permitted, the area of double-faced signs shall be computed using only one (1) side of the sign provided the following conditions are met:
 - 1. the outline of both faces of the sign are essentially identical;
 - 2. the two (2) sign faces are back-to-back so that only one (1) face is visible at any given location;
 - 3. the two (2) sign faces are eighteen (18) inches or less apart; and
 - 4. the surfaces between the two faces bear no copy or any other display material.

SECTION 9.04 SIGNS PERMITTED IN ALL ZONING DISTRICTS

Subject to other provisions of this Ordinance, the following signs shall be permitted in any zoning district in Superior Township:

- A. One (1) sign shall be permitted for building contractors, one (1) for professional design firms, and one (1) for lending institutions on construction sites, each sign not to exceed thirty-two (32) square feet in area, with not more than three (3) such signs permitted on one (1) site. The signs shall be confined to the site of construction, construction shed, or construction trailer, and shall be removed

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within seven (7) days of the issuance of a Certificate of Occupancy.

- B.
 - 1. On parcels of less than twenty (20) acres, one (1) temporary real estate "For Sale" or "For Rent" sign not exceeding six (6) square feet in area, located on the property which is for sale or rent, shall be permitted for each public street frontage of such lot, provided that not more than two (2) "For Sale" or "For Rent" signs shall be permitted on such lot. Such sign(s) shall be removed within seven (7) days following the sale or rental.
 - 2. On parcels of twenty (20) acres or more, one (1) temporary real estate "For Sale" or "For Rent" sign not exceeding twelve (12) square feet in area, located on the property which is for sale or rent, shall be permitted for each public street frontage of such lot, provided that not more than two (2) "For Sale" or "For Rent" signs shall be permitted on such lot. Such sign(s) shall be removed within seven (7) days following the sale or rental.
- C. Street banners advertising a public entertainment or event, if such banners and their location are approved by the Township Board, may be displayed fourteen (14) days prior to and seven (7) days after the public entertainment or event.
- D. Name, directional, and informational signs and emblems of service clubs, places of worship, civic organizations, and quasi-public uses shall be permitted on private property if the front edge of the sign is set back at least ten (10) feet from the right-of-way line. Each such sign shall be not more than three (3) square feet in area, and the top of such sign shall not exceed eight (8) feet above grade. If more than one (1) sign is to be placed at a single location, all such signs shall be consolidated and confined within a single frame.
- E. Temporary signs not otherwise provided for herein may be displayed for specified durations, but not to exceed thirty (30) days. Application for a permit to display such a sign shall be made to the Township Building Inspector. Permits shall be conditioned upon the posting of a cash bond in the amount of one hundred dollars (\$100.00) and upon removal of the sign prior to expiration of the permit. Failure to remove such a sign within twenty-four (24) hours after expiration of the permit shall constitute a violation of this Ordinance and shall result in forfeiture of the bond and removal of the sign by the Township.

SECTION 9.05 PERMITTED SIGNS IN RECREATION-CONSERVATION AND AGRICULTURAL DISTRICTS

The following signs are permitted provided they are set back at least ten (10) feet from the public road right-of-way:

- A. One (1) sign advertising the type of farm products grown on the farmstead premises, subject to the provisions of Section 9.07B(2) herein.

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- B. One (1) sign for each public street frontage identifying a park or school building, other authorized use, or a lawful nonconforming use, each sign not to exceed eighteen (18) square feet in area.
- C. Seasonal signs as permitted in Section 9.14 herein.

SECTION 9.06 PERMITTED SIGNS IN RESIDENTIAL DISTRICTS AND CERTAIN PC DISTRICTS

The following signs are permitted in any Residential District, including any PC District in which the permitted, accessory, or conditional use(s) at issue is (are) selected from the R-4, R-6, or R-8 Districts, provided they are set back at least ten (10) feet from the right-of-way line:

- A. One (1) sign for each public street frontage advertising a recorded subdivision or development, each sign not to exceed eighteen (18) square feet in area, such sign to be removed within one (1) year after the sale of ninety (90) percent of all lots or units within said subdivision or development.
- B. One (1) sign for each public street frontage identifying a multiple-family building, subdivision, or development, not having commercial connotations, each sign not to exceed eighteen (18) square feet in area.
- C. One (1) sign for each public street frontage identifying a school, church, public building, other authorized use, or lawful nonconforming use, each sign not to exceed eighteen (18) square feet in area.

SECTION 9.07 PERMITTED SIGNS IN C-1, C-2, C-3, NSC, AND CERTAIN PC DISTRICTS

- A. A sign in a C-1, C-2, C-3, or NSC District, or in a PC District in which the permitted, accessory, or conditional use(s) at issue is (are) selected from the listings in the C-1 or C-3 Districts, is permitted only where the sign identifies an enterprise occupying the same lot upon which the sign is located.
- B. Such signs shall conform to the following regulations:
 - 1. An identification sign, limited to one (1) sign per street frontage, may be affixed to the wall of the building. Wall signs are prohibited on the sides of buildings, except that buildings located on a corner lot shall be permitted to have one (1) wall sign on each side facing a street. Such signs shall be subject to the following regulations:

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- a. Total area for wall signs shall not exceed two (2) square feet for each one (1) foot of lineal building frontage, provided, however, that the maximum area for any single sign shall not exceed thirty-two square feet and the total area of all wall signs shall not exceed two hundred (200) square feet.
 - b. If the building contains more than one (1) enterprise, as in a shopping center, each enterprise located therein may have one (1) such sign. The wall signage shall be allocated on a generally equal basis, with the total area of all signs limited to two (2) square feet for each one (1) foot of lineal building frontage, provided, however, that the maximum area for any single sign and the total area of all wall signs shall not exceed two hundred (200) square feet.
 - c. Where more than one (1) sign is permitted on a building wall face, the minimum horizontal distance between such signs shall be two (2) feet.
 - d. Wall signs shall not project more than one (1) foot from the wall face, as measured to the farthest face of the sign. Wall signs may not project above or beyond a roof or parapet line.
2. One (1) free-standing identification sign may be erected for an individual lot, or group of lots developed as one (1) parcel, and shall meet the following regulations:
- a. Signs on lots with less than one hundred (100) feet of frontage on a public or private street shall have a maximum area of thirty-six (36) square feet.
 - b. Signs on lots with more than one hundred (100) feet of frontage on a public or private street shall have maximum areas according to the following table:

Speed Zone on Street:	Maximum Base Sign Area:
0-35 M.P.H.	36 square feet
36-45 M.P.H.	40 square feet
46-50 M.P.H.	46 square feet
51 or more M.P.H.	54 square feet

- c. If the lot fronts on more than one (1) street, and if each frontage is more than one hundred (100) feet, each frontage shall be considered separately. If the lot fronts on more than one (1) street, and if either or both frontage(s) is (are) less than one hundred (100)

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feet, a sign may be erected along each frontage and the total permitted sign area may be divided among the permitted signs provided that the maximum permitted sign area shall not be exceeded.

3. Identification signs for rear or side entrances shall be permitted at the rate of one (1) for each entrance, provided that the total area of each sign does not exceed four (4) square feet. The area shall not be included in the area limitations set forth elsewhere in this section.
4. Temporary accessory signs, not exceeding thirty-two (32) square feet in area, that are directly related to the principal use of the premises shall be permitted, for the following purposes only and subject to the following conditions:
 - a. To advertise a new business conducted on the premises, in which case the temporary sign shall be erected for not longer than thirty (30) days. The date of posting shall be clearly and conspicuously included on the sign.
 - b. To advertise a sale or special event for an established business, provided that a temporary sign shall be permitted no more than four (4) times per calendar year and for no longer than fifteen (15) days each time. The date of posting shall be clearly and conspicuously included on the sign.
 - c. Temporary sign permits may be obtained from the Building Inspector upon application therefor, accompanied by the posting of a cash bond in the amount of one hundred dollars (\$100) to guarantee removal of such signs. Such signs shall be removed within twenty-four (24) hours after expiration of the permit. Failure to remove such signs shall be a violation of this Ordinance and shall result in forfeiture of the bond and removal of the sign by the Township.
 - d. Temporary window signs shall be allowed without a temporary sign permit provided that the area of the window that is covered shall not exceed ten percent (10%) of the total area of the building front. All temporary window signs shall be posted for a period not exceeding fifteen (15) days. The date of posting shall be clearly and conspicuously included on the sign.
5. Signs in the interior of a building or shopping center and not visible from the exterior are not regulated by this Ordinance.

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SECTION 9.08 PERMITTED SIGNS IN VO AND VC DISTRICTS

- A. A sign in a VO or VC District is permitted only where the sign identifies an enterprise occupying the same lot upon which the sign is located.
- B. Such signs shall conform to the following regulations:
 - 1. An identification sign, limited to one (1) sign per street frontage, may be affixed to the wall of the building. Wall signs are prohibited on the sides of buildings, except that buildings located on a corner lot shall be permitted to have one (1) wall sign on each side facing a street. Such signs shall be subject to the following regulations:
 - a. Total area for each wall sign shall not exceed twelve (12) square feet.
 - b. If the building contains more than one enterprise, each enterprise located therein may have one (1) such sign. The wall signage shall be allocated on a generally equal basis, with the total area of all signs limited to one hundred (100) square feet.
 - c. Where more than one (1) sign is permitted on a building wall face, the minimum horizontal distance between such signs shall be two (2) feet.
 - d. Wall signs shall not project more than one (1) foot from the wall face, as measured to the farthest face of the sign. Wall signs may not project above or beyond a roof or parapet line.
 - 2. One (1) free-standing identification sign may be erected for an individual lot, or group of lots developed as one (1) parcel and shall meet the following regulations:
 - a. Signs on lots with less than one hundred (100) feet of frontage on a public or private street shall have a maximum area of twenty (20) square feet.
 - b. Signs on lots with more than one hundred (100) feet of frontage on a public or private street shall have a maximum area of thirty-two (32) square feet.
 - c. If the lot fronts on more than one (1) street, and if each frontage is more than one hundred (100) feet, each frontage shall be considered separately. If the lot fronts on more than one (1) street, and if either or both frontage(s) is (are) less than one hundred (100) feet, a sign may be erected along each frontage and the total

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permitted sign area may be divided among the permitted signs provided that the maximum permitted sign area shall not be exceeded.

3. Temporary accessory signs, not exceeding twelve (12) square feet in area, that are directly related to the principal use of the premises shall be permitted, for the following purposes only and subject to the following conditions:
 - a. To advertise a new business conducted on the premises, in which case the temporary sign shall be erected for not longer than thirty (30) days. The date of posting shall be clearly and conspicuously included on the sign.
 - b. To advertise a sale or special event for an established business, provided that a temporary sign shall be permitted no more than four (4) times per calendar year and for no longer than fifteen (15) days each time. The date of posting shall be clearly and conspicuously included on the sign.
 - c. Temporary sign permits may be obtained from the Building Inspector upon application therefore, accompanied by the posting of a cash bond in the amount of one hundred dollars (\$100.00) to guarantee removal of such signs. Such signs shall be removed within twenty-four (24) hours after expiration of the permit. Failure to remove such signs shall be a violation of this Ordinance and shall result in forfeiture of the bond and removal of the sign by the Township.
 - d. Temporary window signs shall be allowed without a temporary sign permit provided that the area of the window that is covered shall not exceed ten percent (10%) of the total area of the building front. All temporary window signs shall be posted for a period not exceeding fifteen (15) days. The date of posting shall be clearly and conspicuously included on the sign.
4. Signs in the interior of a building and not visible from the exterior are not regulated by this Ordinance.

SECTION 9.09 PERMITTED SIGNS IN O-1, I-1, I-2, PM, AND CERTAIN PC DISTRICTS

- A. A sign in an O-1, I-1, I-2, or PM District, or in a PC District in which the permitted, accessory, or conditional use at issue is selected from the listings in the O-1 District, is permitted only where the sign identifies an enterprise occupying the same lot upon which the sign is located.

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B. Such signs shall conform to the following regulations:

1. An identification sign, limited to one (1) sign per street frontage, may be affixed to the wall of the building. Wall signs are prohibited on the sides of buildings, except that buildings located on a corner lot shall be permitted to have one (1) wall sign on each side facing a street. Such signs shall be subject to the following regulations:
 - a. Total area for wall signs shall not exceed two (2) square feet for each one (1) foot of lineal building frontage, provided, however, that the maximum area for any single sign shall not exceed thirty-two (32) square feet and the total area of all wall signs shall not exceed one hundred (100) square feet.
 - b. If the building contains more than one (1) enterprise, as in an office building, each enterprise located therein may have one (1) such sign. The wall signage shall be allocated on a generally equal basis, with the total area of all signs limited to two (2) square feet for each one (1) foot of lineal building frontage, provided, however, that the maximum area for any single sign and the total area of all wall signs shall not exceed one hundred (100) square feet.
 - c. Where more than one (1) sign is permitted on a building wall face, the minimum horizontal distance between such signs shall be two (2) feet.
 - d. Wall signs shall not project more than one (1) foot from the wall face, as measured to the farthest face of the sign. Wall signs may not project above or beyond a roof or parapet line.
2. One (1) free-standing identification sign may be erected for an individual lot, or group of lots developed as one (1) lot and shall meet the following regulations:
 - a. Signs on lots with less than one hundred (100) feet of frontage on a public or private street shall have a maximum area of thirty-two (32) square feet.
 - b. Signs on lots with more than one hundred (100) feet of frontage on a public or private street shall have maximum areas according to the following table:

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Speed Zone on Street:	Maximum Base Sign Area:
0-35 M.P.H.	36 square feet
36-45 M.P.H.	40 square feet
46-50 M.P.H.	46 square feet
51 or more M.P.H.	54 square feet

- c. If the lot fronts on more than one (1) street, and if each frontage is more than one hundred (100) feet, each frontage shall be considered separately. If the lot fronts on more than one (1) street, and if either or both frontage(s) is (are) less than one hundred (100) feet, a sign may be erected along each frontage and the total permitted sign area may be divided among the permitted signs provided that the maximum permitted sign area shall not be exceeded.
3. One (1) free-standing identification sign, not exceeding thirty-six (36) square feet in area, may be erected for a research park or office center, or combined research park and office center. Where tenants are listed individually, the free-standing signage shall be allocated on an equal basis to all tenants. If the lot fronts on more than one (1) street, and if each frontage is more than one hundred (100) feet, each frontage shall be considered separately. If the lot fronts on more than one (1) street, and if either or both frontage(s) is (are) less than one hundred (100) feet, a sign may be erected along each frontage and the total permitted sign area may be divided among the permitted signs provided that the maximum permitted sign area shall not be exceeded.
4. One (1) free-standing identification sign, not exceeding eighty (80) square feet, may be erected for an industrial park, district, or subdivision, or for an individual lot or group of lots developed as one lot, when not part of an industrial park, district, or subdivision.
5. Identification signs for rear or side entrances shall be permitted at the rate of one (1) for each entrance, provided that the total area of each sign does not exceed four (4) square feet. The area shall not be included in the area limitations set forth elsewhere in this section.
6. Temporary accessory signs, not exceeding thirty-two (32) square feet in area, that are directly related to the principal use of the premises shall be permitted, for the following purposes only and subject to the following conditions:
 - a. To advertise a new business conducted on the premises, in which case the temporary sign shall be erected for not longer than thirty (30) days. The date of posting shall be clearly and conspicuously

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included on the sign.

- b. Temporary sign permits may be obtained from the Building Inspector upon application therefore, accompanied by the posting of a cash bond in the amount of one hundred dollars (\$100.00) to guarantee removal of such signs. Such signs shall be removed within twenty-four (24) hours after expiration of the permit. Failure to remove such signs shall be a violation of this Ordinance and shall result in forfeiture of the bond and removal of the sign by the Township.
7. Signs in the interior of a building and not visible from the exterior are not regulated by this Ordinance.

SECTION 9.10 PERMITTED SIGNS IN MS DISTRICTS

- A. Signs within an MS District are subject to the following regulations
 1. All signs that are legible from, or are oriented to a public street, shall require site plan approval from the Planning Commission, in addition to the issuance of a Township signage permit, in order to ensure that a coordinated approach to signage within the site is provided and that such signage, while adequate to provide direction and identification, is not excessive.
 2. Signs that have been approved as part of the site plan review process may be modified without additional review by the Planning Commission if the modification:
 - a. does not increase the size of the sign by more than ten (10) percent (provided that the maximum allowable size is not exceeded);
 - b. does not alter the placement of the sign by more than fifteen (15) feet in any direction, and
 - c. does not add illumination or increase the existing illumination of the sign.
 3. The use of both directional signage within the site and wall signage which is not legible from a public street shall not require sign permits from the Township. The Planning Commission may, however, request that information on signage be provided as part of the site plan approval to ensure that a coordinated approach to signage within the site is provided and that such signage, while adequate to provide direction and identification, is not excessive.

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SECTION 9.11 EXEMPTIONS

- A. The following signs are exempted from the provisions of this Ordinance, provided that the construction and safety regulations of the Building Code are met:
1. 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/her public duty, such as directional signs, regulatory signs, warning signs, and information signs.
 2. Temporary signs announcing any public, charitable, educational, or religious event or function, located entirely within the premises of that institution, and set back not less than ten (10) feet from all property lines. Maximum sign area shall be twenty-four (24) square feet. Such signs shall be permitted 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, said signs shall be flat wall signs and shall not project above the roof or parapet line. If ground-mounted, the top of the sign shall be no more than six (6) feet above ground level.
 3. Regulatory signs for private property (e.g., "no trespassing," "beware of dog"). Maximum sign area shall be two (2) square feet.
 4. 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.
 5. Signs directing traffic movement onto a property or within a property, not exceeding eight (8) square feet in area for each sign. Horizontal directional signs, on and flush with paved areas, are exempt from these standards.
 6. Temporary real estate directional signs, not exceeding three (3) square feet in area and four (4) in number, showing a directional area and set back not less than ten (10) feet from the property line, shall be permitted on approach routes to a real estate "open house." The top of such signs shall not exceed three (3) feet in height. Such signs shall not be posted in the public right-of-way or on private property without the permission of the property owner. Such signs shall not be posted for a period of more than thirty-six (36) hours. The date and time of posting shall be clearly and conspicuously included on the sign.
 7. Government flags.

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SECTION 9.12 BILLBOARDS

A. Definition

A billboard is a sign on which the written or pictorial information is intended to advertise a use, product, service, event, or facility on other premises, and which is intended primarily for advertising purposes.

B. Regulations

Billboards are permitted only in accordance with the following regulations:

1. Billboards are permitted only on undeveloped and vacant lots in the I-1, I-2, and MS Districts, and shall be considered the principal use of such lots. Billboards shall not be placed on a lot with any other building or structure thereon. Only one (1) billboard is permitted per lot or parcel.
2. Billboards shall be spaced so that not more than three (3) billboards may be located per linear mile of street or highway regardless of the fact that such billboards may be located on different sides of the subject street or highway. The linear mile measurement shall not be limited to the boundaries of Superior Township where the particular street or highway extends beyond such boundaries. In addition, where two (2) or more billboards are located within this linear mile measurement, they shall be not less than one thousand (1,000) feet apart.
3. Multi-faced billboard structures, such as back-to-back, tandem, tri-sided, V-shaped, and stacked signs shall be considered separate billboards whose surface areas shall be considered separately toward the total linear street or highway allotment of billboards.
4. Any side of a billboard shall not have a surface display area exceeding three hundred (300) square feet. In the case of billboard structures with tandem or stacked billboard faces, the combined surface display area of all sign faces may not exceed this square footage limitation.
5. Billboards shall not exceed twenty (20) feet above the average grade of:
 - a. the ground on which the billboard sits; or
 - b. the grade of the abutting roadway, whichever is higher.

The permitted height may be increased to thirty (30) feet by the Zoning Inspector if the owner can demonstrate that excessive grades, building interference, bridge obstruction, or similar conditions obstruct views of the sign.

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6. Billboards shall not be erected on top of, cantilevered over, or otherwise suspended above the roof of any building, nor shall billboards be erected one above another.
7. Billboards shall not be located within three hundred (300) feet of a residential zone and/or existing residence.
8. Billboards shall not be illuminated.
9. Billboards shall be constructed in such a fashion that they will withstand all wind and vibration forces that can normally be expected to occur in the vicinity. A billboard shall be maintained so as to ensure proper alignment of structure, continued structural soundness, and continued readability of message.
10. Billboards shall be no closer to any right-of-way than the front line of the nearest building within three hundred (300) feet.

SECTION 9.13 SIGNS FOR AUTOMOBILE FILLING STATIONS AND SERVICE AND REPAIR STATIONS

- A. Signs for automobile filling stations and service and repair stations shall be regulated as set forth in Section 9.07 herein. In addition, the following regulations apply:
 1. The permitted wall sign or legend may be attached either to the wall of the building or the canopy of a fuel pump island.
 2. One (1) double-faced permanent sign for the purpose of advertising gasoline prices and similar announcements, when mounted on a free-standing structure or on the structure of another permitted sign, may be installed along each street frontage, provided that clear views of street traffic by motorists or pedestrians are not obstructed in any way.
 3. A permit is necessary to locate the price signs, but not to change the numbers or product grade designations thereon.
 4. All temporary signs for the purpose of advertising gasoline prices and similar announcements, and all sandwich-type signs, banners, streamers, flags (other than state or national flags), and similar advertising objects are prohibited.
 5. The height of any sign(s) associated with an automobile filling or service station use shall not exceed the height limits of the district in which the use is located, but in no event shall exceed a height of thirty-five feet.

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SECTION 9.14 SEASONAL SIGNS

- A. Seasonal signs advertising agricultural goods or products grown or produced and sold on the site on which grown or produced in Superior Township may be permitted off-site on private land which is located in any Rural, Business, or Industrial District as listed in Section 3.01 herein, with the permission of the property owner and subject to the following regulations:
1. Such signs shall not exceed thirty-six (36) square feet in area, shall only contain information about the farm name, products, and/or services available, and directions.
 2. No more than four (4) off-site signs shall be permitted per farm.
 3. Such signs shall be placed no closer than within five hundred (500) feet of the centerlines of the intersection of two (2) or more streets, with only one (1) sign face permitted for each of two (2) directions of traffic for each intersection.
 4. Permits to display such signs shall first be obtained from the Building Inspector upon application therefor, accompanied by the posting of a cash bond in the amount of one hundred dollars (\$100.00) to guarantee removal of such sign and a letter of permission from the property owner which contains the owner's name, address, and telephone number. Such signs shall be removed within twenty-four (24) hours after expiration of the permit. Failure to remove such signs shall be a violation of this Ordinance and shall result in forfeiture of the bond and removal of the sign by the Township. No permit shall be required under Section 9.15 for seasonal signs.
 5. The permit shall be valid for a maximum of six (6) consecutive months in any calendar year.

SECTION 9.15 APPLICATION, FEES, PERMITS, AND STANDARDS

- A. Application for a permit to erect or replace a sign or to change copy thereon shall be made by the owner or the sign company to the Township Building Inspector, by submitting the required forms, fees, exhibits, and information.
- B. Fees for sign permits shall be determined by the Township Board, and no part of such fees shall be returnable or refundable to the applicant. No fee shall be required of any governmental body or agency.
- C. The application shall contain the following information:

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1. the applicant's name and address, and a complete description of the applicant's relationship to the property owner;
 2. the address of the property;
 3. an accurate survey drawing of the property showing location of all buildings and structures and their uses, and location of the proposed sign; and
 4. a complete description and scale drawings of the sign, including all dimensions and the area in square feet and a landscape plan of the base, if applicable.
- D. Before the Building Inspector shall issue the permit, the Zoning Inspector shall examine the application for zoning compliance. No permit shall be issued if the sign is not in conformance with the requirements of this Ordinance.
- E. All signs shall be inspected by the Zoning Inspector for conformance to this Ordinance prior to placement on the site. Foundations shall be inspected by the Building Inspector prior to pouring of concrete for the sign structure.
- F. Any sign involving electrical components shall be wired in accordance with the Superior Township Electrical Code and the electrical components used shall bear an Underwriters Laboratories, Inc. seal of inspection.
- G. 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. Unless otherwise provided herein, a permit may be renewed once for a maximum of six (6) months, and no additional fee shall be collected for the renewal.
- H. Painting, repainting, cleaning, and other normal maintenance and repair of a sign or a sign structure, unless a structural or copy change is made, shall not require sign permit.

SECTION 9.16 ABANDONMENT

Signs located on premises on which the principal use or structure has been abandoned shall be removed therefrom by the owner of the business advertised within thirty (30) days.

SECTION 9.17 NONCONFORMING SIGNS

- A. Copy may be changed on nonconforming signs, provided that:

SIGN REGULATIONS

1. the sign area is not increased;
2. no structural changes are made in the sign; and
3. no addition of illumination or increase of illumination is made.

SECTION 9.18 RESPONSIBILITY FOR SIGNS

A. The following regulations apply to all signs:

1. The advertiser is responsible for copy, structure, lighting, and all other parts of a sign.
2. The name of the individual or company erecting a sign shall be placed on each sign in a permanent manner.
3. With the exception of seasonal signs permitted under Section 9.14 and temporary signs permitted under Section 9.04 herein, each individual or company erecting signs within Superior Charter Township shall annually provide the Building Inspector 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 Building Inspector.

SECTION 9.19 REGISTRY

A. The Zoning Inspector shall maintain an up-to-date registry of each non-exempt sign placed or replaced in Superior Charter Township after the effective date of this Ordinance.

B. The registry shall contain the following information:

1. location of the sign;
2. name and address of the property owner, advertiser, and individual or company erecting the sign;
3. height, dimensions, and area of the sign; and
4. date of placement on the site.