

### SECTION 15.07 OFF-STREET LOADING REQUIREMENTS

A. On the same premises with every **building** or **structure** involving the receipt or distribution of vehicles, materials or merchandise there shall be provided and maintained on the **lot** adequate space for standing, loading and unloading. This space shall be placed so as to avoid undue interference with public use of dedicated rights-of-way and parking areas.

B. In the NC District, all loading spaces shall be located in the **rear yard** in the ratio of at least ten (10) square feet per front foot of **building** and shall be computed separately from off-street parking requirements.

C. Loading spaces for non-residential uses in **Residential Districts** shall be located in the **rear yard** in the ratio of at least five (5) square feet per front foot of **building** and shall be computed separately from off-street parking requirements.

D. LI District.

1. In the LI District at least one (1) loading space shall be provided. All loading spaces shall be at least ten feet by fifty feet (10 x 50), or a minimum of five hundred (500) square feet in area. A minimum fourteen (14) foot clearance height shall be provided.

2. Loading spaces shall only be permitted off-street and in the **rear yard** or interior **side yard**.

E. All dedicated loading spaces shall be provided with a pavement of asphalt or concrete binder so as to provide a permanent, durable and dustless service.

### SECTION 15.08 SIGNS - DESCRIPTION AND PURPOSE

These provisions are intended to regulate the size, number, location, and manner of display of **signs** consistent with the following purposes:

A. To protect the safety and welfare of **Township** residents; to conserve and enhance the character of the **Township**; and to promote the economic viability of commercial and other areas by minimizing visual clutter.

B. To prevent traffic hazards and pedestrian accidents caused by signs which obstruct vision or are distracting or confusing.

C. To promote uniformity in the size, number, and placement of signs within **Zoning Districts**.

D. To promote the identification of establishments and premises in the **Township**.

### SECTION 15.09 SIGNS - DEFINITIONS

For the purposes of the provisions of this Chapter related to **signs**, the following words and phrases are defined as follows:

A. Construction Sign: A **sign** which identifies the owners, contractors, architects, and engineers of a building(s) or development project under construction.

B. Commercial Establishment: A business operating independently of any other business located in a freestanding **building**; in a group of stores or similar establishments that are located side-by-side in a single **building**, sometimes called a strip mall, as a business completely separated from other businesses by walls from the ground to the roof decking, and has separate entrances.

C. Community Special Event Sign: A portable sign erected for a limited time for the purpose of calling attention to events of interest to the general public and which are sponsored by governmental agencies, schools, or other non-profit groups whose purpose is of a public, charitable, philanthropic, religious or benevolent nature.

D. Directional Sign: A **sign** which gives directions, instruction, or information relating to

location of **buildings**, designated routes for pedestrians and vehicles and other information for convenience or safety, such as parking information signs or entrance and exit signs.

E. Freestanding Sign: A **sign** not attached to a building or wall and which is supported by one (1) or more poles or braces or which rests on the ground or on a foundation that rests on the ground.

F. Governmental Sign: A **sign** erected or required to be erected by the Township, the County of Washtenaw, or by the state or federal government.

G. Incidental Sign: A **sign**, as determined by the **Zoning Administrator**, that identifies street address, entrances and exits, safety precautions, identifying logos without text, and other such incidental information, which is not generally intended for commercial advertisement or which is not intended to be read from the street.

H. Memorial Sign: A sign, tablet, or plaque memorializing a person, event, structure, or site.

I. Political Sign: A sign erected for a limited period of time for purposes of political campaigns for public office, for elections on public questions, or otherwise relating to public elections or public meetings held for the purpose of voting on or for public offices or public questions.

J. Real Estate Sign: A **sign** advertising the real estate upon which the sign is located as being available for sale, rent, or lease.

K. Sign: A device, structure, fixture, or placard using graphics, symbols and written copy designed specifically for the purpose of advertising or identifying an establishment, product, service, commodity, or activity, or displaying or depicting other information.

L. Subdivision Identification Sign: A **sign** identifying or otherwise stating the name of a

platted subdivision, site condominium development, **multiple family** development, or other residential development.

M. Wall Sign: A **sign** painted or attached directly to and parallel to the exterior wall of a **building**, extending not greater than twelve (12) inches from the exterior face of the wall to which it is attached.

## SECTION 15.10 SIGNS PROHIBITED

The following types of **signs** are expressly prohibited:

A. Any **sign** which has flashing, moving, oscillating, or blinking lights, excluding time and temperature signs and barber pole signs, which are permitted.

B. **Signs** imitating or resembling official traffic or **governmental signs** or signals.

C. Any **sign** not expressly permitted by this Ordinance.

D. Balloons, strings of light bulbs, pennants, streamers, or flags (other than those of a governmental nature not used for the purpose of commercial advertisement or attraction) hung overhead to draw attention to a business or its merchandise on display.

E. No commercial vehicle, which in the opinion of the **Zoning Administrator** has the intended function of acting as a **sign**, shall be parked in any area abutting the **street**, unless no other parking area is available.

## SECTION 15.11 SIGNS EXEMPTED

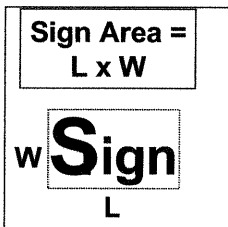
The following signs shall be exempt from the provisions of this Chapter.

A. Governmental **signs**.

B. **Signs** for essential services

- C. Historical markers.
- D. Memorial signs or tablets.
- E. **Political signs**, except that such **signs** shall be removed within the time stated in Section 15.14, E.
- F. **Signs** with an address and name of the owner or occupant, of not more than two (2) square feet in area, attached to a mailbox, light fixture, or exterior wall.

## SECTION 15.12 MEASUREMENT OF SIGNS

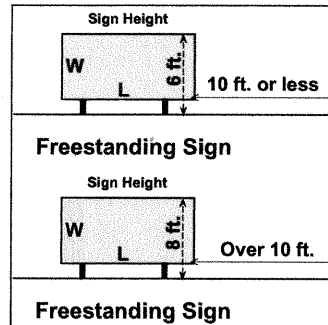


- A. The area of a **sign** shall be measured as the area within a single, continuous perimeter composed of any straight line geometric figure which encloses the extreme

limits of writing, representation, emblem, logo and any other figure of similar character. The **sign** area shall also include any frame or other material or color forming an integral part of the display or used to differentiate the **sign** from the background against which it is placed. Only the structure necessary to support the **sign**, shall be excluded for the **sign** area calculation.

- B. The area of a free-standing or ground **sign** having two (2) or more faces shall be measured by including the area of all **sign** faces. However, if two (2) such faces are placed back to back and are of equal size, the area of the **sign** shall be considered to be the area of one (1) face. If the two (2) back to back faces are of unequal size, the area of **sign** shall be considered to be the area of the larger of the two (2) faces.

- C. The **height** of a **sign** shall be measured as the vertical distance from the highest point of the **sign** to the grade of the adjacent **street**, or the **average grade** of the ground immediately beneath the **sign**, whichever is less.



- D. Any **sign** not resting directly on the ground shall not exceed six (6) feet in height if placed within ten (10) feet of the **front lot line**, and shall not exceed eight (8) feet in **height** if placed greater than ten (10) feet from the **front lot line**, unless otherwise required by this Chapter.

## SECTION 15.13 SIGN APPLICATION AND PERMITS

- A. A **sign** permit shall be required for the erection, use, construction or alteration of all **signs**, except for those exempted by the terms of this Chapter. For purposes of this Section, alteration of a **sign** shall mean any substantial change therein, but shall not include normal maintenance or repair thereof.

- B. An application for a **sign** permit shall be made to the **Zoning Administrator**, and shall include submission of such fee as may be required by resolution or other action by the **Township Board**. The application shall include the following:

1. Name, address, and telephone number of the applicant, and the person, firm, or corporation erecting the **sign**.
2. Address and permanent parcel number of the property where the **sign** will be located.
3. A sketch showing the location of the **building, structure**, or parcel of land upon which the **sign** is to be attached or erected, and showing the proposed **sign** in relation to **buildings and structures, setback from lot lines**, and any trees or other natural features proposed to be removed for the installation of the **sign**.
4. Two (2) scaled blueprints or drawings of the plans and specifications for the **sign** and information on the method of construction and attachment to structures or the ground.
5. Any required electrical permit.

6. Identification of the **Zoning District** in which the **sign** is to be located, and any other information which the **Zoning Administrator** may require in order to determine compliance with this Chapter.

C. All **signs** requiring electrical service shall be reviewed for compliance with the Township electrical code.

D. The **Zoning Administrator** shall issue a **sign** permit if all provisions of this Chapter and other provisions of this Ordinance and other applicable **Township** ordinances are satisfied. A **sign** authorized by such a permit shall be installed or shall be under construction within six (6) months of the date of issuance of the **sign** permit, or the permit shall expire. A new permit may be issued upon the filing of a new application and payment of the required fee.

#### SECTION 15.14 SIGN REGULATIONS APPLICABLE TO ALL DISTRICTS

A. It shall be unlawful for any person to erect, place, maintain, or continue a **sign** upon any lands in the **Township** except in accordance with the provisions of this Ordinance.

B. All **signs** shall be stationary, securely anchored or fastened to the ground or structure.

C. **Signs** shall pertain only to the business or activity conducted on the premises, except for **political signs** and **community special event signs**.

D. **Real estate signs** shall not exceed six (6) square feet and be removed within thirty (30) days after completion of the sale or lease of the property.

E. **Political signs** shall not exceed thirty-two (32) square feet and be removed within five (5) days after the election or referendum to which the **sign** refers.

F. No **sign** shall be placed in, or extend into, or obstruct clear vision in any public right-of-way.

G. **Construction signs** are permitted subject to the following restrictions:

1. One (1) **construction sign** may be erected on the site where work is scheduled to begin

2. **Construction signs** shall not be larger than thirty two (32) square feet and shall not exceed eight (8) feet in **height**.

3. **Construction signs** shall not be erected until a building permit has been issued for the **building** or project which is the subject of the proposed **sign** and construction activity has begun.

4. **Construction signs** shall be removed within fifteen (15) days after the issuance of any occupancy permit for the **building** or **structure** which is the subject of the **construction sign**.

H. **Community special event signs** shall not exceed sixteen (16) square feet may be permitted for a period not to exceed thirty (30) days. No more than five (5) such **signs** shall be permitted for any single event. Such **signs** shall be removed within two (2) days of the end of the event.

I. **Directional signs** shall not exceed six (6) square feet in area per **sign**.

J. No **wall sign** shall project above the roof line.

K. Flashing and intermittently illuminated **signs** are prohibited. Any **sign** lighting shall be shielded from vehicular traffic and adjacent residential properties.

L. **Incidental signs** pertaining to any conforming accessory activity being conducted on the premises are permitted in any **District**, except that no individual **sign** shall exceed three (3) square feet in area.

M. No **sign** shall be erected where, in the judgment of the **Planning Commission** or

**Zoning Administrator**, an unreasonable amount of land clearing or alteration is required. The **Planning Commission or Zoning Administrator** may require a change in the location to avoid such unnecessary or unreasonable clearing or alteration.

## SECTION 15.15 NONCONFORMING SIGNS

A. Every permanent **sign** which does not conform to the **height**, size, area, or location requirements of this Chapter is deemed to be nonconforming.

B. Nonconforming **signs** may not be expanded, enlarged, or extended, but they may be maintained and repaired so as to continue their useful life.

C. A nonconforming **sign** may be diminished in size or dimension, or the copy on the **sign** may be amended or changed, without adversely affecting the status of the **sign** as a nonconforming **sign**.

## SECTION 15.16 SIGNS IN RESIDENTIAL DISTRICTS

In addition to the requirements in Section 15.14, the following **signs** are permitted in **Residential Districts**:

A. One (1) non-illuminated **subdivision identification sign** per entrance road subdivision development, except no two (2) such **signs** per subdivision shall be located closer to each other than one thousand three hundred twenty (1,320) feet. Such **signs** shall not exceed sixteen (16) square feet in area or be higher than four (4) feet.

B. For permitted non-residential uses, in **Residential Districts signs** shall be permitted that meet the following conditions:

1. One (1) **freestanding sign**;
2. Not to exceed sixteen (16) square feet in area;

3. Placed a minimum of fifteen (15) feet from each **side lot line**;
4. Not be illuminated; and
5. Shall not be higher than four (4) feet.

C. No more than two (2) **signs** per property advertising the sale of produce grown on the premises, or providing agricultural related information shall be permitted. However, each **sign** shall not exceed sixteen (16) square feet in area, and a height not exceeding four (4) feet.

## SECTION 15.17 SIGNS IN COMMERCIAL AND INDUSTRIAL DISTRICTS

In addition to the requirements in Section 15.14, the following **signs** are permitted in the NC (Neighborhood Commercial) District and the LI (Light Industrial) District:

A. One (1) **freestanding sign** for each **lot** or parcel of land, not to exceed sixty-four (64) square feet in **sign** area.

B. Wall **signs** in the NC District

1. Each commercial establishment shall be permitted to have one (1) wall **sign**. For each commercial establishment on a **corner lot**, one (1) **wall sign** per **street frontage** is permitted.

a. **Commercial** establishments located in a freestanding building with one hundred (100) feet or less of freestanding building frontage shall be permitted a **wall sign** not to exceed one (1) square foot of **sign** area for each lineal foot of **street frontage** of such freestanding building.

b. **Commercial** establishments with more than one hundred (100) feet of freestanding building frontage shall be permitted a **wall sign** not to exceed one (1) square foot of **sign** area for each of the first one hundred (100) lineal feet of freestanding building frontage, and one and one-half (1-1/2) square feet of **sign** area for each three (3) lineal feet in excess of one hundred (100) lineal feet.

c. **Wall sign** area for a **commercial** establishment consisting of a separate business

located in a **building** with other businesses, but with a separate and independent entrance shall be calculated in the same manner as in a freestanding **building**, using the **building frontage** of such **commercial** establishment.

2. The wall **sign** shall be attached to the same wall which is used to determine its size.

C. Wall **signs** in the LI District.

1. Each industrial establishment shall be permitted to have one (1) **wall sign**. For each industrial establishment on a **corner lot**, one (1) wall **sign** per **street frontage** is permitted. Each industrial establishment shall have not more than one (1) **wall sign** per wall.

2. The size of the wall **sign** shall comply with the following regulations:

a. Industrial establishments with up to one hundred (100) lineal feet of wall fronting a **street** are permitted to have a **sign** area not to exceed thirty two (32) square feet.

b. Industrial establishments with more than one hundred (100) lineal feet of wall fronting a

**street** are permitted to have a **sign** area of thirty two (32) square feet, plus one (1) additional square foot of **sign** area for each four (4) lineal feet of wall exceeding one hundred (100) lineal feet.

3. Wall **signs** shall not face a **Residential District** unless the **District** and the **building** are separated by a **street** or other **Non-residential District**.

4. The wall **sign** shall be attached to the same wall which is used to determine its size.

#### SECTION 15.18

#### SIGNS FOR OTHER LAND USES

A. **Signs** in the Planned Unit Development District shall comply with the applicable **sign** provisions of Section 12.04, B, 4.

B. **Signs** for Special Land Uses shall comply with the **sign** requirements of the **District** in which the Special Land Use is located, except to the extent that such requirements may be altered or modified in the approved conditions for the Special Land Use.