

CHAPTER 24

SIGNS

Sec. 24-1 Definitions.

The following words, terms and phrases when used in this chapter, shall have the meanings ascribed to them in their section, except where the context clearly indicates a different meaning:

Advertising sign, means a sign which directs attention to a business or profession conducted or to a commodity; service or entertainment sold or offered. This definition includes:

- (1) *On premises* means an advertising sign- whose message relates to a business, service commodity, or profession: lawfully being conducted, sold or offered on the same
- (2) *Off premises* means an advertising sign whose message relates to a business, service commodity, profession lawfully being conducted; sold or offered on premises other than that upon which the sign is located.

Billboards (outdoor- advertising structure) means a sign that is affixed to or erected upon a freestanding framework designed or intended to be used for posting information not pertaining directly to the use of the premises on which it is located.

Election campaign signs means signs advertising candidates or soliciting votes in support of or against any proposition or issue at any general, primary, special, school or any other election.

Flashing Sign; Any sign that contains an intermittent or sequential flashing light source, but does not include signs which through reflection or other means, create an illusion of flashing or intermittent light (see "Animated Sign"). Flashing digital signs are those in which the text or image are stationary for less than three seconds, or which use the "flash" feature on the digital display

Freestanding sign means a sign supported by one or more uprights, poles or braces placed in the ground and not attached to any building. Such sign may also be commonly known as a ground sign or pole sign.

Identification sign means a sign that identifies the activity, business, owner or resident and/or the street address and which sets forth no other advertisement.

Illuminated sign means a sign that provides artificial light directly (or through any transparent or translucent material) from a source of light connected with such sign, or a sign illuminated by a light so shielded that no direct rays from it are visible from any public right-of-way or from the abutting property.

Institutional bulletin board means a sign containing a surface area upon which is displayed the name of a religious institution, school, library, community center or similar institution and the announcement of its institutional services or activities.

Marquee sign means an identification sign attached to a marquee, canopy or awning projecting from and supported by the building above sidewalk level.

Pole sign means a freestanding sign supported by one or more uprights, poles or braces placed in the

- (4) Flag bearing the official design of a nation; State, municipality, business institution or organization.
- (5) Traffic or other municipal signs; also private traffic control signs which conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices
- (6) Park and playground signs
- (7) Election signs subject to the following:
 - a. They shall be removed within ten days following the election.
 - b. They shall not be placed closer than 500 feet from any polling place entrance.
- (8) One temporary nonilluminated real estate sign per lot, advertising the sale or lease of a property or building, not exceeding 40 square feet in surface display area (but no more than 20 Square feet per side); such a sign being placed no closer to the street line than ten. feet from the road right-of-way.
- (9) Temporary construction signs subject to the following:
 - a. Total surface display area shall not exceed 32 square feet.
 - b. Sign height shall not exceed eight feet.
 - c. *Placement shall be ten feet inside the property boundaries to which the sign pertains.*
- (10) Trespassing, safety or caution *signs*, not exceeding two square feet in area shall be permitted.
- (11) *One nonilluminated sign attached to a residence announcing a home occupation or professional service not to exceed four square feet in surface display area and attached flat against a building wall.*

(Ord. of 6-5-1989, § 4)

See. 24-4. Signs permitted with a permit.

The following signs shall be permitted in the township upon obtaining a sign permit through the township building inspector in accordance with the terms of this chapter and subject to the requirements stated *in* this section:

- (1) Institutional bulletin board located on the premises to which the sign pertains and not exceeding 50 square feet in surface display area.
- (2) One sign, not to exceed 32 square feet, per entrance may be placed identifying a subdivision or development. The sign may be illuminated. The sign may contain only the name of the subdivision or development and developer. The sign and structure must be harmonious and appropriate in appearance with the existing and intended character of the general vicinity
- (3) One sign placed flat against the main building announcing the identification of an apartment development that shall not exceed 12 square feet in surface display area. Such a sign may be illuminated provided that the source of the light is not visible beyond the property lines of the parcel upon which it is located.

5. The minimum clearance of a projecting sign over a sidewalk shall be nine feet.
- e. Service station signs: In the case of gasoline service stations, a two-sided sign indicating only price and grade of gasoline, as shown on the pumps, either side not to exceed 16 square feet in surface display area, may be permanently attached to the support pole of the freestanding sign. If the support pole is poorly located, such price sign may be attached to a light standard or support. Price signs shall be attached with the bottom of the sign no lower than six feet from ground level.
- f. Parking lot signs:
1. One directional sign. at each point of ingress or egress shall be permitted, which may bear the sponsor's ad, name or trademark, the enterprise it is intended to serve and directions of movement.
 2. Surface display area per sign shall not exceed six square feet.
- g. All signs as regulated by subsection 24-3(5) shall be permitted upon the premises of industries; provided, however, that the maximum permitted surface display area shall be 200 square feet.
- h. One freestanding sign identifying an industrial complex, located at the entrance and: not exceeding 100 square feet in surface display area nor higher than six feet above the ground shall be permitted. Such signs shall be at least 30 feet from any street line and may be illuminated provided the source of illumination is not visible beyond the property line of the parcel.
- i. Freestanding signs identifying shopping malls or shopping centers shall be permitted. The signs shall conform to section 24-4(4)a. of this section. Each business within the mall or shopping center shall be permitted one wall sign conforming to the requirement of section 24.4(4)b. of this section. Where the roof structure of a building containing more than one business is extended over a walkway along the outer edge of the building, one marquee sign and/or one under hanging sign may be permitted of each business in the building.

(Ord. of 6-5-1989, § 5) Amended #20080616)

Sec. 24-5. Sign illumination.

Signs for which illumination is permitted maybe illuminated by a direct or indirect source of light provided the light source is shielded in a manner so that no direct rays or glare emanating from the light source are visible from any public right-of-way or from the abutting property. Signs which incorporate any flashing or intermittent lights are prohibited. This shall not, however, preclude the use of time-temperature, programmable message signs and neon signs. Signs shall not revolve or move in any manner.

(Ord. of 6-5-1989, § 6)

illumination is not visible beyond the property lines of the parcel upon which the structure is located.

- (3) *Maintenance.* Outdoor advertising structures shall be adequately maintained. Such maintenance shall include property alignment of structure, continued readability of structure and preservation of structure with paint or other surface-finishing material. If an outdoor advertising structure is not maintained, written notice of any disrepair shall be issued by the building inspector to the owner of such structure. If the disrepair is not corrected within 30 days, such structure shall be removed at the owner's expense.
- (4) *Size.* No outdoor advertising structure shall exceed 720 square feet in surface display area.
- (5) *Spacing.* No outdoor advertising structure shall be located within 500 feet any other outdoor advertising structure.

- (6) *Compliance with other regulations.* The outdoor advertising structure or billboard complies with Public Act No. 106 of 1972; the Highway Advertising Act (MCL 252.301 et seq.).

(Ord. of 6-5-1989, § 10; Ord. of 1.-1-1991)

Cross reference—Zoning, ch. 30.

Sec. 24-10. Construction requirements.

Signs and sign structures shall be designed and constructed in accordance with the Uniform Building Code. All signs of electrical construction and installation shall comply with the National Electrical Code and shall be connected by a licensed electrician.

(Ord. of 6-5-1989, § 11)

Sec. 24-11. Administration of the chapter; permits.

- (a) The township building inspector shall administer this chapter. If the township building inspector shall find that any of the provisions of this chapter are being violated, he shall notify the violator, in writing, setting forth the nature of the violation and the steps: necessary to correct the violation. The township building inspector shall order the discontinuance of any violation of this chapter. The failure to comply with any such order of the township building inspector shall Subject the violator to enforcement of the nuisance .and penalty provisions of this chapter.
- (b) Application for a permit erect or replace a sign shall be made to the township building inspector by submission of the required fortes, fees, exhibits, and information by the owner of the property on which the sign is to be located, or by his agent, or lessee. The application shall contain the following information:
 - (1) The property owner's name and address in full.
 - (2) Applicant's name and address.
 - (3) Address of property on which the sign is to be situated.
 - (4) Business to which the *sign* belongs or relates.

- a. Strict enforcement of the chapter would cause unnecessary hardship and deprive the applicant of rights enjoyed by similarly situated township residents or businesses.
- b. The conditions and circumstances of the applicant are unique and not applicable to other township residents or businesses.
- c. The conditions and circumstances were not created by the applicant.
- d. The requested variance will not confer special privileges that are denied other similarly situated residents or businesses.
- e. The requested variance is not contrary to the spirit and interest of this chapter.

(Ord. of 6-5-1989, § 13)

Sec. 24-13. Violations of chapter declared a nuisance.

Violations of the provisions of this chapter are hereby declared to be a public nuisance which may be enjoined or which may subject the violator to civil damages and the fines and penalties provided in section 1-7.

(Ord. of 6-5-1989, § 14)

Sec. 24-14. Nonconforming *signs*; alterations; replacements. For the purpose of this chapter:

- (1) A nonconforming sign is one that does not conform with the provisions of this chapter *but* which was lawfully existing and maintained within the township prior to and at the time the ordinance from which this chapter derives became effective, or was lawfully in existence and in use on the property inside the township on the date that the ordinance from which this chapter is derived went into effect.
- (2) A nonconforming sign shall not be repaired, altered, reconstructed, relocated, or expanded in any manner unless or until the sign is made to conform with the provisions of this chapter. Ordinary maintenance and minor repairs which will not increase the normal life of this sign and which are required for safety purposes will be permitted_ Structural alterations to a nonconforming sign are prohibited.
- (3) Notwithstanding any other provision contained in this chapter, in the event a change in the ownership or name of the business identified or advertised by a nonconforming sign necessitates the replacement of a sign face, the nonconforming sign may be altered by either repainting the sign face or replacing one or more removable panels on the sign without first making the entire sign conform with the provisions of this chapter. Nothing contained in this section shall extend or alter the applicable period of time within which the nonconforming sign must be made to conform to the provisions of this chapter. An in-place cost of a nonconforming sign altered pursuant to this subsection shall be the valuation of the sign as originally erected without including any portion of the cost of alteration.
- (4) If the use of a nonconforming sign is discontinued for more than six months, it shall not thereafter be used unless and until the sign is made to conform with the provisions of this chapter.

(Ord. of 6-5-1989, § 15)