

**Proposed Zoning Text Amendment (34-17),
to the Dexter Township Zoning Ordinance
Revised February 17, 2015**

Public Hearing Date: February 24, 2015

Summary of Amendments

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3	2.02(B)	Sign-related Definitions
4	2.02(D)	Sign-related Definitions
5	Article 22	Signs

Specific Proposed Amendments

(proposed additions are underlined, proposed deletions are in ~~strike~~through).

1) Revise Table of Contents as follows:

Table of Contents: Outline: (Page numbers may change following formatting.)

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2) Revise Article 2 as follows:

Article 2: Definitions; Definitions of Words and Phrases Beginning with the Letters “A” through “E”:

Awning: An architectural projection that provides weather protection, identity, or decoration that is wholly supported by the structure to which it is attached and is comprised of a lightweight, rigid skeleton structure over which a covering is attached.

Canopy Structure: Any overhead protective structure that is constructed in such a manner as to allow pedestrians or vehicles to pass under.

3) Revise Article 2 as follows:

Article 2: Definitions; Definitions of Words and Phrases Beginning with the Letters “F” through “J”:

Frontage: The total continuous length of the line separating ~~said a lot from the public or private~~ right-of-way or access easement and frequently identical to the front lot line. In the case of waterfront lots, the term frontage shall also apply to the total continuous length of the ordinary high-water mark, excluding manmade alterations. (See “Lot Line, Front”)

4) Revise Article 2 as follows:

Article 2: Definitions; Definitions of Words and Phrases Beginning with the Letters “P” through “T”:

~~**Sign:** Any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names or marks, or other representation, or combination thereof, by which anything is made known, such as the designation of an individual, a firm, an association, a profession, a business, a commodity or product, which is located upon any land or on or in any building, in such a manner as to attract attention from outside the premises. (Refer to Article 22: Signs, for additional definitions pertaining to signs.)~~

Sign: Any words, pennants, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names or marks, or other representation, or combination thereof, by which anything is made known, such as the designation of an individual, a firm, an association, a profession, a business, a commodity or product, that is located upon any lot or on or in any structure, in such manner as to attract attention from off-site. Official flags, street address signs, and signs installed consistent with the Manual on Uniform Traffic Control Devices shall not be considered signs. The following words, terms, and phrases related to signs shall have the following meanings:

1) **Awning Sign:** A sign located on or attached to an awning.

2) **Back-to-Back Sign:** A sign consisting of two (2) sign faces oriented in opposite directions.

3) **Business Center:** A grouping of two (2) or more business establishments on one (1) or more lots that may share parking and access and are linked architecturally or otherwise developed as a unified grouping of businesses. A business center shall be considered one (1) use for the purposes of determination of the maximum number of free-standing signs.

4) **Canopy Sign:** A sign located on or attached to a canopy.

5) **Commercial Message Sign:** A sign that contains a commercial message ~~that proposes or promotes a commercial transaction or pertains primarily to the economic interests or commercial identity of the message sponsor,~~ including, but not limited to, businesses, products, services, or sales.

6) **Confusing Sign:** A sign that has the appearance of ~~an official signs~~ or uses text similar to those used on ~~an official signs~~ that may confuse motorists.

7) **Electronic Message Sign:** A sign that displays changing messages or graphics using light emitting diodes.

8) **Flashing Sign:** A sign that contains flashing, blinking, or strobe lights or a sign that has the appearance of lighting associated with emergency vehicle lighting, traffic signals, or other official warning signs.

9) **Freestanding Sign:** A sign that is not attached to a principal or an accessory structure, including center pole signs, posts and panels, or monument signs.

10) **Moving Sign:** A sign that moves, contains moving parts, or simulates movement, including, but not limited to, spinners, streamers, banners, balloons, ~~spotlights, or~~ scrolling text ~~or moving images.~~

11) **Non-Commercial Sign:** A sign that contains a non-commercial message, including, but not limited to, designation of public telephones, restrooms, restrictions on smoking, trespassing, or hunting, or political or religious philosophies.

12) Official Flag: The flag, pennant, or insignia of any nation, state, county, city, or other political entity.

13) Official Sign: A traffic sign or similar sign erected or maintained by a governmental body and signs of a noncommercial nature required by law.

14) Off-Site Sign: A sign that identifies goods, services, facilities, events, or attractions that are available or provided at a location other than the site upon which the sign is located.

15) Permanent Sign: Any sign that is displayed or intended to be displayed for an extended period of time.

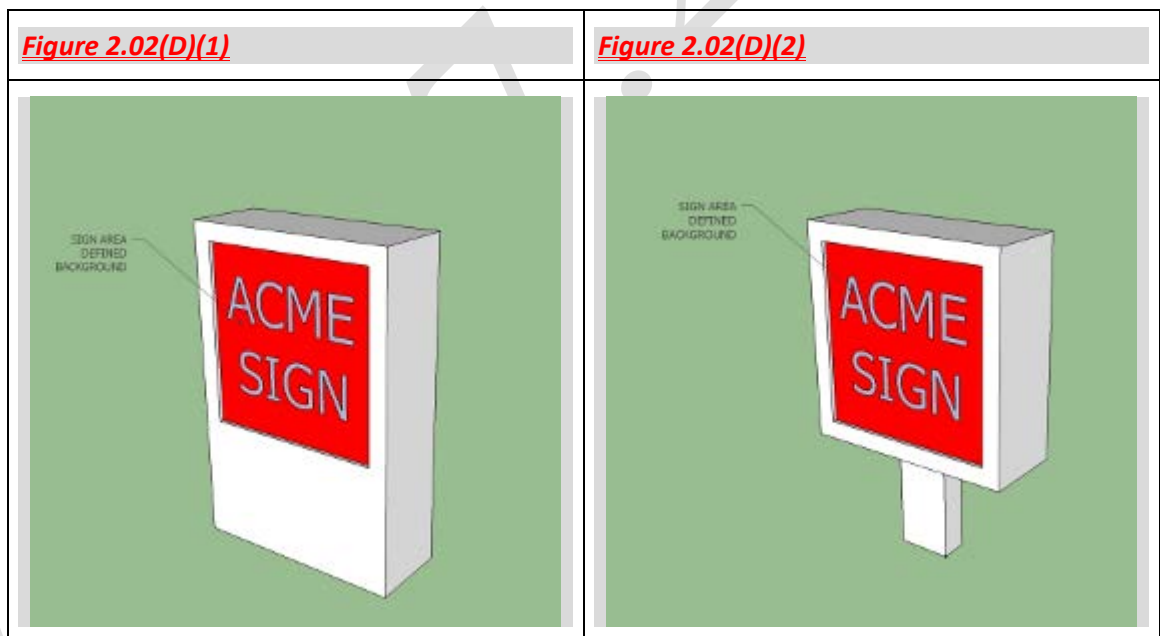
16) Projecting or Perpendicular Sign: A sign, other than a wall sign that is attached to and projects from a structure or building face and does not project above the roof line or cornice wall.

17) Prohibited Sign: A sign that is not permitted according to the standards of this Ordinance.

18) Roof Sign: A sign mounted on the roof of a building or structure, lying either flat against the roof or upright at an angle to the roof pitch.

19) Sign Area: The area, expressed in square feet to the nearest tenth of a square foot, measured as follows:

a. For a sign with a defined background, such as a signage panel board or other materials with a defined edge, the sign area shall be measured as the area of the defined background if it is a rectangle, circle, or oval. For all other shapes of a defined background, the sign area shall be measured as the area of the smallest rectangle, circle, or oval that encloses the defined background. See figures 2.02(D)(1) and 2.02(D)(2) below:



a-b. For a sign without a defined background, such as individual letters, decoration, or symbols mounted directly on a structure wall or incorporated as a projecting sign, the sign area shall be measured as the area of the smallest rectangle, circle, or oval that encloses the letters, decoration, or symbols. See figures 2.02(D)(3) and 2.02(D)(4) below:

Figure 2.02(D)(3)



Figure 2.02(D)(4)



- 20) Sign Height: The vertical distance from the average grade along a sign to the highest point of the sign or the vertical distance from the grade at the front lot line directly in front of the sign, whichever is less.
- 21) Sign Permit: A permit issued by Dexter Township for installation of a sign signifying compliance with the provisions of this Ordinance, which may include and set forth any conditions that must be met.
- 22) Signs In Right-of-Way: A sign, other than an official sign, located in, encroaching on, or overhanging a street right-of-way.
- 23) Sign Setbacks: The horizontal distance between any portion of a sign and lot lines, structures, and other features.
- 24) Sign That Obstructs Safe Vision: A sign that obstructs or interferes with an official sign, signal, or devise, or obstructs or interferes with a driver's view of approaching, merging, or intersecting traffic, even when consistent with setback and other location standards.
- 25) Snipe Sign: A sign attached to utility poles, light poles, or trees within the right-of-way or other public space.
- 26) Temporary Sign: Any sign, with or without frames, that is displayed or designed to be displayed for a limited period of time.
- 27) Unsafe Sign: A sign that is structurally unsafe or constructed in violation of the Building Code.
- 28) Vehicle Sign: A sign attached to or painted on a motor vehicle, recreational vehicle, trailer, or watercraft, whether motorized or not, that is placed, parked, or maintained at a particular location or driven for the purpose and intent of advertising.
- 29) Wall Sign: A sign that is attached or painted directly to a building façade with the horizontal sign surface generally parallel to the building wall, but excluding window signs.
- 30) Window Sign: A sign that is applied or attached to a window or located in a manner within the building that it is visible from the exterior of the building through a window, but excluding a window display.

5) Replace Article 22, as follows:

Article 22: Signs:

ARTICLE 22

SIGNS

SECTION 22.05 - INTENT and PURPOSE

The intent and purpose of this Article is to:

- (A) Ensure that signs are located, designed, constructed, installed, and maintained in a manner that protects life, health, property, and the public welfare;
- (B) Reduce visual distractions and obstructions to motorists travelling along, entering, or leaving streets, thereby maintaining or improving public safety;
- (C) Preserve the existing and desired residential and rural character of the Township;
- (D) Prevent visual blight and protect the desired aesthetic qualities of the Township by preventing visual clutter, protecting views, and preventing intrusion of commercial messages into non-commercial areas;
- (E) Limit the amount of light emitted by signs to protect the Township's natural, existing, and desired dark skies; and
- (F) Keep signs within a reasonable scale with respect to the buildings they identify.

SECTION 22.10 - SCOPE of ARTICLE

A sign, as defined by this Ordinance, shall not be installed, constructed, reconstructed, altered, or maintained without receiving a Sign Permit, except as outlined in this Article.

SECTION 22.15 - PROHIBITED SIGNS

(A) The following signs shall be prohibited in all zoning districts:

- (1) Off-site commercial message signs;
- (2) Flashing signs;
- (3) Confusing signs;
- (4) Moving signs;
- (5) Roof signs;

- (6) **Vehicle signs:**
- (7) **Snipe signs:**
- (8) **Signs that obstruct safe vision:**
- (9) **Permanent signs in rights-of-way, excluding official signs:**
- (10) **Unsafe signs; and**
- (11) Any other **sign** not expressly allowed in this Ordinance.

(B) Sign Illumination: The following types of sign illumination shall be prohibited:

- (1) **Temporary Signs:** **Temporary signs** shall not be illuminated.
- (2) **Traffic Hazards:** Illumination that could distract motorists or otherwise create a traffic hazard shall be prohibited.
- (3) **Glare and Non-Shielded Illumination:** Use of glaring, undiffused luminaires and visible bare bulbs shall be prohibited.
- (4) **Waterbody Signs:** Signs with illumination intended to be viewed from a waterbody shall be prohibited.

SECTION 22.20 - SIGN PERMIT PROCESS

Sign Permits are required for all new **permanent signs** and modifications of existing **permanent signs**, excluding changes to the sign face. **Signs** may also require a building permit from the Building Authority.

(A) Application: Sign Permit applications shall be reviewed and approved by the Zoning Administrator.

- (1) **Sign Permit Application:** The application shall include a completed Sign Permit application signed by the applicant and the property owner, if different.
- (2) **Site or Plot Plan:** The application shall include a site plan or plot plan showing the location of the proposed sign, including setbacks.
- (3) **Sign Details:** The application shall include sign details, including, but not limited to: height, dimensions, sign area, and illumination information.
- (4) **Other Information:** The application shall include any other information necessary to determine compliance with this Ordinance.

(B) Inspection: Signs shall be inspected by the Zoning Administrator or designee.

- (1) **New Signs:** An inspection shall be conducted in a timely manner before and following installation of all new **signs** requiring a **Sign Permit**.
- (2) **Existing Signs:** **Signs** requiring **Sign Permits** may be inspected periodically to ensure continued compliance with this Ordinance.

(C) Amendment: Sign Permit applications may be amended prior to installation of the sign. Amendments shall be reviewed and approved by the Zoning Administrator.

(D) **Revocation:** A Sign Permit may be revoked if the sign is installed in a manner inconsistent with the approval and shall be revoked if the sign is installed in a manner inconsistent with this Ordinance.

(E) **Expiration:** A Sign Permit shall expire if the sign has not received a final certificate of zoning compliance within one hundred eighty (180) days of the approval date. A single, thirty (30) day extension shall be granted upon request of the applicant with a demonstration that the sign will be installed during the extension period.

SECTION 22.25 - GENERAL SIGN PROVISIONS

(A) **Determination of Sign Area:** Signs shall not exceed the maximum sign area allowed for that type of sign and/or zoning district. The sign area shall be computed as follows:

(1) **Single-Faced Signs:** Sign area for single-faced signs shall be the square footage of the sign face as measured by enclosing the most protruding points or edges of the sign face within a parallelogram, rectangle, circle, or triangle, excluding any frame.

(2) **Double-Faced Signs:** Sign area for signs with multiple faces shall be the area of the largest of the sign faces, as described above, if all the faces are part of the same structure and are no more than eighteen (18) inches apart; otherwise, the sign area shall be the sum of all the areas of all the faces.

(B) **Sign Maintenance:** Signs shall be kept neatly painted, stained, sealed, or preserved, including all frames and supports.

(C) **Location:** Signs shall only be placed as outlined below:

(1) **Freestanding Signs:** Freestanding signs shall be placed in a front or waterbody yard and shall not be located within any clear-vision zone.

(2) **Wall-Mounted Signs:** Wall-mounted signs shall be facing a front or waterbody yard or shall be facing an on-site or shared parking lot serving the site.

(3) **Window Signs:** Window signs shall be located on the interior of the window.

(4) **Awning Signs:** Awning signs shall be located on an awning attached to a building façade that faces a front or waterbody yard or an onsite or shared parking lot serving the site.

(5) **Canopy Signs:** Canopy signs shall be facing a front or waterbody yard or an onsite or shared parking lot serving the site.

(6) **Freestanding Sign Orientation:** Freestanding signs located in front yards are encouraged to be placed perpendicular to the front lot line.

(D) **Window Sign Area:** Window signs shall have a maximum sign area of twenty-five (25) percent of the glass area of that façade.

(E) **Substitution:** Any commercial message sign may also be used for a non-commercial message.

SECTION 22.30 - SIGNS NOT REQUIRING A SIGN PERMIT

(A) Signs Not Requiring a Sign Permit: The following signs shall not require a Sign Permit:

- (1) Murals not containing a commercial message;
- (2) Window signs; and
- (3) Temporary signs.

(B) Maintenance: Maintenance of existing signs, including replacement of sign faces and regular maintenance, but excluding enlargement or relocation of the sign, shall not require a Sign Permit.

(C) Standards Still Apply: The standards of this Ordinance shall still apply to signs not requiring a Sign Permit.

SECTION 22.35 - TEMPORARY SIGNS

(A) Temporary Signs: Temporary signs shall meet the standards outlined in the table below.

<u>Table 22.35(A)- Temporary Sign Standards</u>				
<u>Zoning District</u>	<u>Number of Temporary Signs⁽¹⁾</u>	<u>Maximum Sign Area</u>	<u>Maximum Sign Height</u>	<u>Minimum Sign Setbacks</u>
<u>AG, RC, PL</u>	<u>1 sign on each frontage</u>	<u>10 square feet⁽²⁾</u>	<u>6 feet⁽³⁾</u>	<u>Side-yard: 5 feet</u>
<u>RR, LR, CU, MH</u>	<u>1 sign on each frontage</u>	<u>6 square feet⁽²⁾</u>	<u>5 feet⁽³⁾</u>	<u>Side-yard: 5 feet</u>
<u>C-1</u>	<u>1 sign on each frontage, plus 1 additional sign per unit, maximum of 4 signs</u>	<u>16 square feet</u>	<u>8 feet</u>	<u>Side-yard: 15 feet Waterbody-yard: 20 feet</u>

(1) Number of Signs: Additional temporary signs, beyond the number allowed in the table above, shall be allowed as follows:

- a. One (1) additional temporary sign shall be allowed when the lot or a unit on the lot are offered for sale or lease.
- b. Any number of additional temporary signs with a political message shall be allowed per lot for the period six (6) weeks prior to an election through three (3) days following an election. These additional signs shall have a maximum sign area of twenty-four (24) square feet each.
- c. One (1) additional temporary sign shall be allowed when a commercial service is being provided to the lot for a period one (1) week prior to and one (1) week following the conclusion of the commercial service.

(2) Sign Area in Waterbody Yards- Temporary signs located in a waterbody yard in any non-commercial zoning district shall have a maximum sign area of four (4) square feet.

(3) Sign Height in Waterbody Yards- Temporary signs located in a waterbody yard in any non-commercial zoning district shall have a maximum sign height of four (4) feet.

(B) Sign Locations: (1) Temporary signs shall be located outside of right-of-ways and within lots, as outlined in this Article. OR (2) Temporary signs shall be located with a parcel and outside of the maintained right-of-ways. OR (3) Temporary signs shall be located outside of the maintained right-of-way.

(C) Duration: Temporary signs shall be displayed for a maximum of forty-five (45) days. This does not apply to an additional temporary sign allowed when a lot or unit on the lot are offered for sale or lease.

SECTION 22.40 - PERMANENT SIGNS

(A) Freestanding Signs: Permanent freestanding signs shall be allowed accessory to a permitted or special land use and shall meet the standards outlined in the table below:

Table 22.40(A)- Permanent Freestanding Sign Standards

<u>Zoning District</u>	<u>Number of Signs</u>	<u>Maximum Sign Area</u>	<u>Maximum Sign Height^(1,2)</u>	<u>Minimum Sign Setbacks</u>	<u>Lighting⁽²⁾</u>
<u>AG, PL</u>	<u>1 on each frontage</u>	<u>28 square feet</u>	<u>6 feet</u>	<u>Front-yard: front lot line or 20 feet from the edge of the travelled road, whichever is greater</u> <u>Side-yard: 20 feet</u>	<u>Yes</u>
<u>RR, LR, CU, MH</u>		<u>16 square feet⁽³⁾</u>	<u>5 feet</u>		
<u>C-1, RC</u>		<u>32 square feet⁽⁴⁾</u>	<u>8 feet⁽⁵⁾</u>	<u>Front-yard: front lot line or 20 feet from the edge of the travelled road, whichever is greater</u> <u>Side-yard: 20 feet</u> <u>Waterbody-yard: 20 feet</u>	

- (1) Framing Height: Framing or decorative elements may extend eighteen (18) inches above the maximum sign height.
- (2) Lighting: Illuminated signs shall meet the standards of this Article and the Environmental Standards Article.
- (3) Sign Area in Residential Districts: Signs for special land uses in residential districts shall have a maximum sign area of twenty-four (24) square feet.
- (4) Signs in Waterbody Yards: Permanent signs in waterbody yards are only allowed in Commercial (C-1) and Recreation Conservation (RC) Districts. Permanent signs located in a waterbody yard shall have a maximum sign area of sixteen (16) square feet.
- (5) Sign Height in Commercial and Recreation Conservation Districts: If year-round decorative landscaping is installed and maintained to screen the base of the sign from view from the frontage, the sign height may be increased equal to the height of the landscaping up to a maximum sign height of twelve (12) feet.
- (6) Multiple-Dwelling Developments: Residential developments with more than ten (10) lots shall have a maximum sign area of thirty (30) square feet and may have one (1) sign at each entrance. Signs may be located within an island at the entrance but shall not be located within clear-vision zones.
- (7) Business Center Sign: A sign located at a business center shall have an additional four (4) square feet of sign area for each unit, up to a maximum sign area of forty-four (44) square feet, and an additional sign height of one (1) foot for each unit, with a maximum sign height increase of two (2) feet.
- (8) Ground Clearance: Signs shall be designed so as not to create a hazard to pedestrians or cyclists.

(B) Structure-Mounted Signs: Permanent wall, perpendicular, awning, and canopy signs shall be allowed accessory to a permitted or special land use as outlined in the table below:

<u>Table 22.40(B)- Permanent Structure-Mounted Sign Standards</u>			
<u>Zoning District</u>	<u>Number</u>	<u>Maximum Sign Area⁽¹⁾</u>	<u>Lighting</u>
<u>AG</u>		<u>8 square feet</u>	<u>No</u>
<u>PL</u>	<u>1 on each frontage</u>	<u>12 square feet</u>	<u>Yes⁽²⁾</u>
<u>RR, LR, CU, MH</u>		<u>6 square feet</u>	
<u>C-1, RC</u>	<u>1 on each frontage plus 1 per unit⁽³⁾</u>	<u>12 square feet or 10 percent of the façade area, whichever is greater</u>	

(1) Sign Area: This area excludes window signs.

(2) Lighting: Illuminated signs shall meet the standards of this Article and the Lighting Article.

(3) Number: One (1) additional canopy sign shall be allowed along each frontage. This additional sign shall have a maximum sign area of four (4) square feet.

(4) Depth: Wall signs shall not extend more than one (1) foot from the structure façade. Awning signs shall not extend more than one half (0.5) inches from the awning surface. Canopy signs shall not extend more than six (6) inches from the canopy façade.

(5) Ground Clearance: Awning and canopy signs shall have a ground clearance of at least eight (8) feet. Perpendicular signs shall have a ground clearance sufficient to not create a hazard to pedestrians, cyclists, or motorists.

(C) Sign Materials: Permanent signs shall be designed to be complementary with the character of the principal building and the landscaping to promote an overall unified and consistent aesthetic effect.

(D) Sign Construction Standards: The following standards shall apply to all permanent signs:

(1) Fastenings: All signs shall be erected in such a manner and with such materials to remain safe and secure during the period of use, and all bolts, cables, and other metallic parts of signs shall be kept free from corrosion.

(2) Sign Safety: All signs and support structures shall have a clearance of at least eight (8) feet from any electrical transmission lines. All signs shall comply with the minimum wind pressure and other standards of the Building Code.

(E) Illumination: Signs shall only be illuminated using approved electrical devices directed solely at the sign or internal to it, according to the following standards:

(1) Timer Controls: Illuminated signs shall be equipped with a functional timer control. Signs shall not be illuminated after 10:00 pm or one half (1/2) hour after the use of the site ends for the day, whichever is later, nor before 6:00 am or one half (1/2) hour before the beginning of the use of the site for the day, whichever is earlier.

(2) Non-glare, Shielded Lighting: Lights shall be steady, stationary, and shaded and/or shielded downward with light directed away from adjacent properties and streets.

(3) Backlighting: Signs with internal illumination shall have the lettering and graphics in a lighter color than the background to the maximum extent practical.

(4) Wiring: Electrical service to illuminated signs not attached to a building shall be located underground.

(F) Electronic Message Signs: Electronic message signs shall meet the following additional standards:

- (1) Message Changes:** Messages or images shall be displayed for at least one (1) hour and the time to change the message or image shall be one (1) second or less.
- (2) Light Intensity:** Electronic message signs shall not display light of such intensity as to cause glare, impair the vision of an ordinary driver, or constitute a nuisance. Maximum luminance shall not exceed three-tenths (0.3) footcandles above ambient light levels at a distance, measured perpendicularly from the sign face, based on the size of the electronic message sign area as outlined in the table below. Maximum luminance shall not exceed one-tenths (0.1) footcandles above ambient light levels at adjacent lot lines of residentially-zoned or residentially-used lots.

<u><i>Table 22.40(F)(2)- Light Intensity of Electronic Message Signs</i></u>	
<u><i>Sign Area</i></u>	<u><i>Distance Measurement is Taken</i></u>
<u>10 square feet</u>	<u>32 feet</u>
<u>15 square feet</u>	<u>39 feet</u>
<u>20 square feet</u>	<u>45 feet</u>
<u>25 square feet</u>	<u>50 feet</u>
<u>30 square feet</u>	<u>55 feet</u>
<u>35 square feet</u>	<u>59 feet</u>
<u>40 square feet</u>	<u>63 feet</u>

- (3) Dimming:** Electronic message signs shall have a 16-stage or better automatic dimmer without a manual override that adjusts the intensity of light based on the ambient light levels.
- (4) Certification:** The applicant shall provide written certification from the sign manufacturer that the light intensity has been factory-programmed not to exceed the above light intensity.

SECTION 22.45 - LEGALLY NONCONFORMING SIGNS

The continued use of legally nonconforming signs shall be permitted, as outlined in this Section. Such signs shall not be enlarged, expanded, or extended, with the intent that legally nonconforming signs shall eventually be eliminated or replaced upon their natural deterioration or destruction. The continuance of legally nonconforming signs shall be subject to the standards of this Section.

- (A) Structural Changes:** The faces, supports, or other parts of legally nonconforming signs shall not be structurally changed or enlarged unless the resulting changed, altered, substituted, or enlarged sign conforms to the standards of this Ordinance.
- (B) Destruction:** Legally nonconforming signs that have been destroyed or damaged by more than fifty (50) percent of the replacement cost shall not be reconstructed except in conformity with the standards of this Ordinance.

SECTION 22.50 - REMOVAL OF SIGNS

(A) *Permanent and Temporary Signs:* Permanent and temporary signs erected or maintained in violation of this Ordinance shall be removed.

(1) *Notice:* The Zoning Administrator shall order the removal by delivery of a written notice to the property owner. The notice shall order removal of the sign or outline what action would bring the sign into compliance with this Ordinance and shall outline a reasonable length of time, at least fourteen (14) days, for removal or compliance.

(2) *Removal:* Upon failure to remove the sign or bring the sign into compliance, the Township may remove the sign immediately and without further notice, at its discretion. Any cost incurred for removal may be assessed to the property owner.

(B) *Dangerous Signs:* Signs that pose an immediate threat to safety shall be removed immediately.

(1) *Notice:* The Zoning Administrator shall order the removal by delivery of a written notice to the property owner, except as outlined in this Section. The notice shall order removal of the sign or outline what action would bring the sign into compliance with this Ordinance and shall outline a reasonable length of time for removal or compliance.

(2) *Removal:* Upon failure to remove the sign or bring the sign into compliance, the Township may remove the sign immediately and without further notice, at its discretion. Any cost incurred for removal may be assessed to the property owner.

(3) *Emergency Removal:* The Township may remove a sign that poses an immediate threat to safety without delivery of a written notice to the property owner if the Zoning Administrator certifies the nature of the immediate threat and that a delay resulting from noticing the property owner is likely to cause harm to individuals or property. Any cost incurred for removal may be assessed to the property owner.

(C) *Signs in Right-of-Way:* Signs erected within a right-of-way in violation of this Ordinance may be removed by the Township without notice. Any cost incurred for removal may be assessed to the sign owner.

SECTION 22.55 - VIOLATIONS

The installation, construction, reconstruction, alteration, or maintenance of a sign requiring a Sign Permit without receiving a Sign Permit or the installation, construction, reconstruction, alteration, or maintenance of a sign in any manner inconsistent with this Ordinance is a violation of this Ordinance.

(A) *Party to Violation:* Any person, agent, or property owner who causes a sign to be in violation of this Ordinance shall be a party to the violation.

(B) *Separate Violation:* Each sign in violation of this Ordinance shall be considered a separate violation. Each day a sign is in violation of this Ordinance shall be considered a separate violation.

(C) *Nuisance Per Se:* Any sign installed, constructed, reconstructed, altered, or maintained in violation of this Ordinance shall be a nuisance per se, as outlined in Section 3.04 of this Ordinance.

(D) *Municipal Civil Infraction:* Violation of the provisions of this Article shall be a municipal civil infraction.

Section 22.01: PURPOSE

The purpose of this Article is to provide a framework within which the identification and informational needs of all land uses can be harmonized with the desires and aesthetic standards of the general public. It is intended through the provisions contained herein to give recognition to the legitimate needs of business, industry and other activities, in attaining their identification and informational objectives. It is a basic tenet of this Article that unrestricted signage does not support the existing character of the Township and does not benefit either private enterprise or the community at large as it creates traffic safety hazards, visual clutter, confusion for vehicle drivers and visual blight. It is similarly the intent of this Article to protect the character of residential neighborhoods by discouraging the encroachment of signage which undermines the intended character of such areas.

Section 22.02: DEFINITIONS

For the purposes of this Article, the following terms and phrases shall be defined as follows:

- A. Business Center:** A grouping of two or more business establishments on one (1) or more parcels of property which may share parking and access and are linked architecturally or otherwise developed as a unified grouping of businesses. A business center shall be considered one use for the purposes of determination of the maximum number of free-standing signs.
- B. Business Sign:** A sign advertising the name, services, goods or any other aspect or feature of a commercial or industrial business.
- C. Freestanding Sign:** A sign which is not attached to a principal or an accessory structure, including center pole signs, posts and panels, or monument signs, but excluding off-premises signs.
- D. Non-Commercial Sign:** A sign that contains non-commercial messages such as designation of public telephones, restrooms, restrictions on smoking, or political or religious philosophies.
- E. Off-Premises Sign:** A sign which identifies goods, services, facilities, events, or attractions which are available or provided at a location other than the lot or parcel upon which such sign is located.
- F. Portable Sign:** Any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building, including but not limited to "A-frame", "T-frame", or inverted "T-shaped" devices, including those signs mounted on wheeled trailers, hot air and gas filled balloons, sandwich boards, banners, pennants, streamers, festoons, ribbons, tinsel, pinwheels, non-governmental flags and searchlights, but excluding political signs, construction signs, signs pertaining to the sale, lease or rent of real estate, permanent changeable message signs, and regulatory/governmental signs.
- G. Real Estate Sign:** A temporary sign advertising a property or structure's availability for sale, lease, or rent.
- H. Roof Sign:** A sign mounted on the roof of a building or structure, lying either flat against the roof or upright at an angle to the roof pitch.
- I. Sign:** Any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names or marks, or other representation, or combination thereof, by which anything is made known, such as the designation of an individual, a firm, an association, a profession, a business, a commodity or product, which is located upon any land or on or in any building, in such manner as to attract attention from outside the premises.
- J. Wall Sign:** A sign which is attached directly to a building wall, or nonrigid fabric marquee or awning type structure attached to a building, with the horizontal sign surface generally parallel to the building wall, including signs painted on any building wall, or extending from the wall in the case of a canopy or awning type structure.

Section 22.03: GENERAL STANDARDS

- A. Sign Area:** The area of a sign shall be computed by calculating the square footage of a sign face as measured by enclosing the most protruding points or edges of all sign faces of the sign within a single geometric form or combinations of such forms including any framing. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where (2) such similarly shaped faces are placed back to back, parallel to one another and no more than eighteen (18) inches apart from one another, the area of the sign shall be the area of one (1) face.

- ~~**B. Sign Setbacks:** Except as provided by Section 22.04, all permanent signs shall be setback a minimum distance of thirty (30) feet from a front lot line and side lot line on a corner lot and twenty (20) feet from all other lot lines, and no sign shall be located in a buffer area required by Article 23. All setbacks shall be measured from the nearest edge of the sign, measured at a vertical line perpendicular to the ground, to the right of way or property line.~~
- ~~**C. Sign Height:** The height of a freestanding sign shall be measured from the highest point of the sign, including all frame and structural members of the sign, to the ground elevation directly below the sign. Berms or other artificial means intended to increase the height of a sign by increasing the ground elevation below the sign is prohibited.~~
- ~~**D. Moving Parts:** Any sign which revolves or has any visible moving parts, visible revolving parts or visible mechanical movement of any type, or other apparent visible movement achieved by electrical, electronic or mechanical means, excepting those actions associated with time temperature signs and barber poles which do not include business messages, are prohibited. Flags, pennants, banners or strings of flags, pennants or banners, which move due to wind or mechanical devices and which draw attention to a location are considered moving signs and are prohibited, except as may be specifically authorized through the issuance of a temporary zoning permit.~~
- ~~**E. Traffic Hazards:** No sign shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision; or at any location where by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device; or which makes use of the words "stop", "look", "danger" or any word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic. Signs may be illuminated, but no flashing, blinking or moving illumination shall be permitted. The source of illumination shall be shielded from traffic and adjacent properties and shall not be visible beyond the property line of the parcel on which the sign is located.~~
- ~~**F. Roof and Portable Signs:** Roof and portable signs shall not be permitted except where specially authorized through the issuance of a temporary zoning permit. A stored vehicle with advertisement copy attached to a window or on its exterior shall not be considered a portable sign and shall not require the issuance of a temporary zoning permit provided the vehicle is currently registered with the Secretary of State, is in operable condition, and is part of a lawful and legitimate business currently in operation on the parcel where the vehicle is stored.~~
- ~~**G. Sign Materials and Maintenance:** Signs shall be designed to be compatible with the character of building materials and landscaping to promote an overall unified and aesthetic effect in accordance with the standards set forth herein. Signs shall not be constructed from materials that are remnants or manufactured for a different purpose. Every sign shall be constructed and maintained in a manner consistent with building code provisions and maintained in good structural and aesthetic condition at all times. All signs shall be kept neatly painted, stained, sealed or preserved including all metal parts and supports.~~
- ~~1. No wall sign consisting of paint applied to a wall surface shall be permitted unless first approved by the Planning Commission, upon a finding that the proposed sign and its color(s) can be covered or otherwise removed, upon the termination of the use of the lot for which the sign applies, in a manner that will not negatively impact surrounding land uses or views from adjacent roads.~~
- ~~**H. Free Standing Signs in Non-Commercial Districts:** Free standing signs are permitted in districts other than Commercial districts but only for public facilities, religious institutions, special land uses, and commercial or industrial uses located in such Districts.~~
- ~~**I. Lighting:** All lighting associated with signage shall comply with the provisions of Section 24.04.~~

Section 22.04: SIGNS PERMITTED in ALL DISTRICTS

- ~~**A.** The following signs are permitted in any zoning district unless specified otherwise, provided all standards of this Article and Ordinance are met and a zoning permit for such sign is issued where required so (see Section 22.08):~~
- ~~1. **Decorative flags** or flags with the insignia of a nation, state, community organization, college, university, or corporation.~~
- ~~2. **Miscellaneous signs** affixed to vending machines, gas pumps, and ice containers indicating the contents or announcing on premises sales, provided each sign does not exceed two (2) square feet in area.~~
- ~~3. **Political advertising signs** related to a candidate running for office or a proposition up for public vote, provided each sign shall not exceed sixteen (16) square feet in area and such signs shall be removed within three (3) days of the election.~~

- ~~4. **Warning signs** such as no trespassing and warning of electrical current or animals, provided that such signs do not exceed six (6) square feet, or if more than one such sign is posted, each sign shall not exceed two (2) square feet and shall be spaced no closer than necessary to alert the public of the restriction.~~
- ~~5. **Regulatory, direction, and street signs** erected by a public agency in compliance with the Michigan Manual of Uniform Traffic Control Devices.~~
- ~~6. **Signs which assist motorists** in determining or confirming a correct route, driveway, or parking area location, provided that such signs shall not exceed four (4) square feet in area or three (3) feet in height, and provided that any property identification or logo on such signs shall be included in the calculation of total permitted wall or freestanding sign area.~~
- ~~7. **Residential identification signs** for single family dwellings, two family dwellings, and home occupations, and residences with family home day care facilities, provided only one (1) sign shall be permitted per lot and shall not exceed two (2) square feet in sign area.~~
- ~~8. **Residential development signs** identifying a platted subdivision, condominium subdivision, multiple family development, mobile home park, or other unified residential development consisting of at least five (5) dwelling units, provided such signage does not exceed one (1) sign per vehicle entrance, is no closer than fifteen (15) feet to the right of way of a street, and has a sign area not exceeding thirty two (32) square feet and a height not exceeding four (4) feet.~~
- ~~9. **Real estate signs** advertising a single lot or building not exceeding an area of six (6) square feet provided such signs are no closer than fifteen (15) feet to the right of way of a street. A platted subdivision, condominium subdivision, multiple family development, mobile home park, or other unified residential or non residential development consisting of at least five (5) dwelling units, or three (3) acres of land in the case of a non residential development, is permitted one real estate sign no closer than fifteen (15) feet to the right of way of a street, and having a sign area not exceeding eighteen (18) square feet and a height not exceeding five (5) feet. Such sign shall be removed within sixty (60) days after the sale of eighty (80) percent of all lots or units within said subdivision or development. Open house signs shall be permitted during the time of the open house provided such sign does not exceed nine (9) square feet in area or four (4) feet in height and is no closer than fifteen (15) feet to the right of way of a street.~~
- ~~10. **Construction signs** are permitted in any district with a maximum height of four (4) feet and not exceeding sixteen (16) square feet in area for all districts, and provided only one (1) such sign per lot. Such sign shall be setback a minimum of fifteen (15) feet from any property line or street right of way, and shall be erected only during the construction period and removed within fourteen (14) days of the issuance of an occupancy permit.~~
- ~~11. **Signs directing the public to a model home or unit**, or the rental office in a multiple family development, provided no more than two (2) signs shall be placed upon a single lot or parcel and each sign does not exceed six (6) square feet.~~
- ~~12. **Signs carved** into stone, concrete, or similar material, or made of bronze, aluminum, or other noncombustible material, which identify the name of a building, a building's date of erection, or monumental citations, provided such signs do not exceed twenty five (25) square feet in area and are an integral part of the structure.~~
- ~~13. **Historical markers**, plaques, or signs describing state or national designation as an historic site or structure and/or containing narrative, not exceeding sixteen (16) square feet in area.~~
- ~~14. **Non-commercial signs**, provided such signs do not exceed two (2) square feet in area unless permitted otherwise by this Article or Ordinance.~~
- ~~15. **Garage sale** and estate sale signs provided such signs shall not exceed six (6) square feet in area, are not erected more than three (3) days prior to the sale, and are removed within one (1) business day of such sale.~~
- ~~16. **One bulletin board sign** or other sign is permitted on a site in any district which is used for a church or other religious institution, school, museum, library, or other nonprofit institution. Such sign shall have a maximum height of four (4) feet and shall not exceed sixteen (16) square feet. Such sign shall be setback a minimum of fifteen (15) feet from any property line or street right of way.~~
- ~~17. **Agri-business or recreational use sign** identifying a permitted agri-business such as a greenhouse or orchard, or a recreational use such as a golf course or riding stable, is permitted provided such sign does not exceed thirty two (32) square feet in sign area and four (4) feet in height and only one (1) such sign is permitted per lot. In the case of~~

~~an agri business or recreational use located within a Commercial district, the above provisions shall not apply and the use's signage shall be regulated pursuant to Section 22.05.~~

- ~~18. A sign announcing any public, charitable, educational, or religious event or function, located entirely within the premises of that institution or event. Such sign shall be permitted no more than fourteen (14) days before or three (3) days after the event or function to which it pertains, and shall not be displayed for a period greater than twenty four (24) consecutive days. Maximum sign area shall be thirty two (32) square feet and shall be no more than four (4) feet in height.~~

Section 22.05: SIGNS IN NON COMMERCIAL DISTRICTS

~~Signs in Public Resources Districts, Agricultural and Conservation Districts, and Residential Districts shall comply with the following provisions except where otherwise permitted and regulated pursuant to Section 22.04.~~

~~A. Type and Usage: Signs shall be wall signs and/or freestanding signs and shall pertain exclusively to the use or uses located on the lot on which the sign is located.~~

~~B. Number, Size, and Area of Signs:-~~

~~1. Number:~~

~~a. Wall Signs: There is no limitation on the number of wall signs placed upon a building provided all maximum sign area requirements are met.~~

~~b. Freestanding Signs: No more than one (1) freestanding sign shall be permitted on a lot or parcel.~~

~~2. Size, Area, and Height:~~

~~a. Wall Signs:~~

~~1) The maximum total sign area of all wall signs upon a building shall not exceed ten (10) percent of the vertical surface area of the facade forming the principal business frontage. In the case of a corner lot, the total sign area of all wall signs affixed to any one of the frontage facades shall not exceed ten (10) percent of that frontage facade's vertical surface area.~~

~~2) Wall signs shall be placed flat against the main building or more or less parallel to the building on a canopy and may face only an abutting public street or parking area. Signs shall not project above the roof line or cornice. Wall signs shall not extend farther than twelve (12) inches from the wall, nor be closer than eight (8) feet from the ground below the sign, except that a wall sign may be less than eight (8) feet from the ground provided it does not extend more than three (3) inches from the wall.~~

~~3) One (1) identification sign for each side and rear entrance to a building shall be permitted, provided each such sign shall not exceed four (4) square feet in area. Such signs shall not be counted toward maximum sign area calculations in (1) above.~~

~~b. Freestanding Signs: The maximum sign area of a freestanding sign shall be thirty two (32) square feet. Freestanding signs shall not exceed a height of four (4) feet.~~

Section 22.06: SIGNS IN COMMERCIAL DISTRICTS

~~In addition to the signs permitted pursuant to Section 22.04, the following business signs shall be permitted in Commercial districts subject to the following restrictions:~~

~~A. Type and Usage: Signs shall be wall signs and/or freestanding signs and shall pertain exclusively to the land use or uses located on the lot on which the sign is located.~~

~~B. Number, Size, and Area of Signs:-~~

~~1. Number:~~

- a. ~~Wall Signs:~~ There is no limitation on the number of wall signs placed upon a building provided all maximum sign area requirements are met.
- b. ~~Freestanding Signs:~~ No more than one (1) freestanding sign shall be permitted on a lot or parcel except that a corner lot shall be permitted one (1) such sign along each road frontage.

~~2. Size, Area, and Height:~~

~~a. Wall Signs:~~

- 1) ~~The maximum total sign area of all wall signs upon a building shall not exceed ten (10) percent of the vertical surface area of the facade forming the principal business frontage. In the case of a business center as defined in this Article, any wall signs used to identify the business center and/or individual businesses shall be applied toward meeting the maximum ten (10) percent area. In the case of a corner lot, the total sign area of all wall signs affixed to any one of the frontage facades shall not exceed ten (10) percent of that frontage facade's vertical surface area.~~
 - 2) ~~Wall signs shall be placed flat against the main building or more or less parallel to the building on a canopy and may face only an abutting public street or parking area. Signs shall not project above the roof line or cornice. Wall signs shall not extend farther than twelve (12) inches from the wall, nor be closer than eight (8) feet from the ground below the sign, except that a wall sign may be less than eight (8) feet from the ground provided it does not extend more than three (3) inches from the wall.~~
 - 3) ~~One (1) identification sign for each side and rear entrance to a building shall be permitted, provided each such sign shall not exceed four (4) square feet in area. Such signs shall not be counted toward maximum sign area calculations in (1) above.~~
- b. ~~Freestanding Signs:~~ The maximum sign area of all freestanding signs on a lot shall be thirty two (32) square feet for uses of a primarily office character, and sixty four (64) square feet for uses of a primary character other than office use, except that in the case of a business center as defined in this Article which exceeds three hundred (300) feet in frontage along a single street, the maximum sign area of the business center freestanding sign shall be ninety six (96) square feet. Freestanding signs shall not exceed a height of twelve (12) feet.

Section 22.07: OFF – PREMISES SIGNS

Off premises signs or billboards are prohibited.

Section 22.08: NONCONFORMING SIGNS

It is the intent of this Section to permit the continuance of a lawful use of any sign existing at the effective date of adoption of this Article, although such sign may not conform with the provisions of this Article. It is also the intent that nonconforming signs shall not be enlarged upon, expanded or extended. Further, it is the intent that nonconforming signs shall be gradually eliminated and terminated upon their natural deterioration or accidental destruction. The continuance of all nonconforming signs and outdoor advertising structures within the Township shall be subject to the conditions and requirements set forth herein.

- A. ~~Structural Changes:~~ The faces, supports, or other parts of any nonconforming sign or outdoor advertising structure shall not be structurally changed or enlarged unless the resultant changed, altered, substituted, or enlarged sign conforms to the provision of this Article for the use it is intended, except as otherwise provided for.
- B. ~~Damages:~~ Should such sign be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost, exclusive of foundations, it shall not be reconstructed except in conformity with the provisions of this Ordinance.

Section 22.09: SIGNS REQUIRING PERMITS and PERMIT APPLICATIONS

A. ~~Signs Requiring Permits:~~ All signs larger in area than six (6) square feet, including wall signs, shall require a zoning permit prior to construction and/or placement, except that this provision shall not apply to flags of thirty two (32) square feet or less in area in residential districts. If site plan review is required for a proposed project which a proposed sign shall

~~be part of, the Planning Commission shall review the proposed signage as part of the site plan review procedure for the entire project. If the proposed sign is to be part of an existing development for which site plan approval has already been granted or was not necessary, the Zoning Administrator shall review the application to assure all applicable ordinance standards have been met prior to issuing a sign permit. The Zoning Administrator may defer action on proposed signage to the Planning Commission.~~

~~**B. Permit Applications:** An application for a sign which is not otherwise part of a request for site plan approval shall be available from the Zoning Administrator. The application shall be accompanied by a complete description and scale drawings of the sign, including all dimensions and the sign area in square feet.~~

~~**C. Exemption:** Signs posted pursuant to Section 18.25 are exempt from the sign permit requirements of this Section.~~

End of Article 22

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