

April 3, 2019

Township Board  
Northfield Township  
8350 Main Street  
Whitmore Lake, MI 48189

## **MEMORANDUM: Sign Ordinance Revisions**

Honorable Trustees,

The Planning Commission and the Board have previously reviewed the revisions to sign regulations and no changes have been made since the prior review.

Prior to being authorized and taking affect, the Michigan Zoning Enabling Act requires that Planning Commission hold a public hearing. Planning Commission held a public hearing on March 20, 2019 and voted to send the regulations to the Board for consideration.

### **The primary purpose for revising the sign regulations:**

To update Northfield Sign regulations to be consistent with the U.S. Supreme Court *Reed v. Town of Gilbert* decision which generally limits sign regulations to time, place, and manner distinctions.

- Regulations must be content neutral
  - Common regulations like "political signs," "real-estate signs," and "gas station signs" regulate content and do not serve a legitimate public purpose and are not consistent with the U.S. Supreme Court decision.
- Regulations that protect public health, safety, and welfare are defensible. Standards consistent with the U.S. Supreme Court decision include, but are not limited to, the following examples:
  - How big can a sign be? *Sign size can be regulated.*
  - Is the text legible? *Sign text legibility and color can be regulated.*
  - Is the sign blocking views? *The locations of signs can be regulated.*
  - Is the sign made of a durable material? *The type of sign, structure, and materials can be regulated.*
  - Does the sign match the character of the district it's placed in? *The appearance of signs can be regulated to conform to community preferences.*
  - Is the sign reflective? *The colors and materials of signs can also be regulated for safety.*
  - Is the sign illuminated? *The illumination of signs can be also regulated to avoid nuisance and ensure public safety.*

***The Board may approve, request Planning Commission modify, or deny the Zoning Ordinance Revisions.***

ORDINANCE NO. 19-63

NORTHFIELD TOWNSHIP, WASHTENAW COUNTY MI

AN ORDINANCE OF THE BOARD OF TRUSTEES OF NORTHFIELD TOWNSHIP, MICHIGAN, TO AMEND THE SIGN REGULATIONS ORDINANCE, ARTICLE XXVI, SECTIONS 36-788 through SECTION 36-805

**Whereas** The Planning Commission has reviewed the Township's Sign Regulations Ordinance Article XXVI and,

**Whereas** The Planning Commission believes that the changes will make the sign regulations more clear and defensible for content neutrality and,

**Whereas**, The Planning Commission finds it necessary to remove sign definitions from Section 36-29 of the Zoning Ordinance into the Sign Regulations, Article XXVI. While it is best to have general zoning ordinance definitions in one article, sign-related definitions are best kept in the sign article so they are easier to administer and understand and,

**Whereas**, The Planning Commission finds it necessary to add new definitions to describe sign types and included graphics. By having clear definitions of sign types, it will become much easier to adopt and administer regulations of these sign types later in the article and

**Whereas**, The Planning Commission wishes to amend Article XXVI - Sign Regulations, Sections 36-788 through sections 36-805 to create a more clear sign regulation ordinance.

**Now, therefore, be it ordained** by the Northfield Township Board of Trustees that the below be amended as follows:

**Section 1: Article II. Definitions-Definitions., Section 36-29 remove the following:**

*Sign* means any structure or part thereof, or device attached thereto or painted or represented thereon, or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, word, model, banner, emblem, insignia, device, code mark, or other representation used as, or in the nature of, an announcement, advertisement, direction, or designation of any person, firm, organization, place, commodity, service, business, profession, or industry which is located upon any land or in any building, in such manner as to attract attention from outside the premises.

*Sign, billboard. See Sign, outdoor advertising.*

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

*Sign, electronic message, or (EMS)* means an electrically activated changeable sign whose variable message capability can be electronically programmed.

*Sign, freestanding,* means an identification sign supported by a structure independent of any other structure. Identification signs on water towers or other elevated tanks should be considered as free standing signs.

*Sign, ground,* means any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure. See *Sign, freestanding*.

*Sign, identification,* means a sign which carries only the name of the firm, the major enterprise, or the principal product or service offered for sale on the premises, or a combination of these things, only to identify location of said premises and not to advertise, and allocated only on the premises on which the firm, major enterprise, or principal product or service is situated.

*Sign, outdoor advertising,* means a sign, including billboards, on which the written or pictorial information is intended to advertise a use located on other premises, and which is intended primarily for advertising purposes, erected by the outdoor advertising industry in the conduct of the outdoor advertising business.



Typical Portable Sidewalk Sign

*Sign, portable sidewalk,* means a sign that is not permanent, not affixed to a building or structure, or permanently attached to the ground. See illustration below. These signs are usually, but not always, placed along the sidewalk or road frontage of a business to advertise specials, specific items, or events that are offered on-site. Portable sidewalk signs that advertise off-site specials, specific items, or events are prohibited.

*Sign, wall,* means any sign attached parallel to a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

## Section 2: Article XXVI Sign Regulations - Purpose, Section 36-788 through Registry, Section 36-805; remove the following:

### **Sec. 36-788. - Purpose.**

- (a) The purpose of this article is to regulate all exterior signs placed for exterior observance so as to protect property values, to protect the character of the various neighborhoods in the township, to protect health and safety, and to protect the public welfare.
- (b) The principal features are the restriction of advertising to the use of the premises on which the sign is located and the restriction of the total sign area permissible per site. Any sign placed on land or on a building for the purposes of identification or for advertising a use conducted therein or thereon shall be deemed to be accessory and incidental to such land, building, or use. It is intended that the display of signs will be appropriate to the land, building, or use to which they are appurtenant and be adequate, but not excessive, for the intended purpose of identification or advertisement. With respect to signs advertising business uses, it is specifically intended, among other things, to avoid excessive competition and clutter among sign displays in their demand for public attention. It is further intended that all signs within one complex or center be coordinated with the architecture in such a manner that the overall appearance is harmonious in color, form, and proportion.
- (c) It is also intended by this article that all temporary signs erected for directional purposes, for public information or to call attention to special events shall be confined to those that are of general public interest and that such signs shall be limited to the giving of information.

(Ord. of 7-22-2013, § 62.01; Ord. of 6-4-2014, § 62.01)

### **Sec. 36-789. - General sign regulations.**

The following general sign regulations apply to all zoning districts within the township:

- (1) **Traffic control.** No sign shall be erected or replaced at any location where, by reason of position, size, shape, color, 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.
- (2) **Sign character and setbacks.** All signs shall be designed, constructed, and maintained so as to be appropriate in appearance with the existing or intended character of their vicinity so as not to change the essential character of such area. All ground signs shall maintain a minimum 15-foot setback from all road rights-of-way and shall be located no closer than 15 feet from the edge of the principal entrance driveway and all property lines.
- (3) **Permit required.** Unless exempt under the provisions of this article, a permit for any sign, whether freestanding or mounted on or applied to a building, including signs painted on building walls or other structures, or for any change in copy, shall be obtained from the township zoning administrator before such sign may be erected, replaced, or relocated. Strings of pennants or flags attached to or part of a sign, or independently displayed for purposes of advertising, unless permitted elsewhere within these provisions, shall be prohibited.
- (4) **Sign height.**
  - a. No freestanding sign shall exceed a height of 15 feet.
  - b. Computation of height. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of:

1. Existing grade prior to construction; or
  2. The newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.
- c. In cases where the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the lot, whichever is lower.

(Ord. of 7-22-2013, § 62.02; Ord. of 6-4-2014, § 62.02)

### **Sec. 36-790. - Signs permitted in all zoning districts.**

Subject to the other conditions of this chapter, the following signs shall be permitted anywhere within the township:

- (1) One sign shall be permitted for all building contractors, one for all professional design firms and one for all lending institutions on sites under construction, each sign not to exceed six square feet overall, with not more than a total of three such signs permitted on one site. The above signs may be combined into a single sign not to exceed 32 square feet in area. The sign shall be confined to the site of the construction, construction shed, or construction trailer and shall be removed within 14 days of the issuance of a certificate of occupancy.
- (2) One temporary real estate "for sale" sign located on the property and not exceeding six square feet in area shall be permitted for each lot. If the lot or parcel has multiple frontages, one additional sign not exceeding six square feet in area shall be permitted on the property on each street frontage. Under no circumstances shall more than two such signs be permitted on a lot. Such signs shall be removed within seven days following the sale.
- (3) Street banners advertising a public entertainment or event, if such banners are approved by the township board and in locations designated by the township board, may be displayed 14 days prior to and seven days after the public entertainment or event.
- (4) 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 and set back in accordance with these standards. Each sign shall not be more than three square feet in area. The top of such sign shall not exceed eight feet above grade. In the event that more than one sign is to be placed at one location, all civic organizations and service clubs signs must be consolidated and confined within a single frame, and all signs for places of worship shall be consolidated and confined within a single frame which may be separate from that for civic organizations and service clubs.

(Ord. of 7-22-2013, § 62.03; Ord. of 6-4-2014, § 62.03)

### **Sec. 36-791. - Signs permitted in recreation-conservation and agricultural districts.**

Signs permitted in recreation-conservation and agricultural districts include:

- (1) One incidental sign advertising the type of farm products grown on the farmstead premises. Such sign shall not exceed 32 square feet in area.
- (2) One 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 18 square feet in area.

(Ord. of 7-22-2013, § 62.04; Ord. of 6-4-2014, § 62.04)

### **Sec. 36-792. - Signs permitted in residential districts.**

Signs permitted in residential districts include:

- (1) One sign for each public street frontage advertising a recorded subdivision or development, each sign not to exceed 18 square feet in area. Such sign shall be removed within one year after the sale of 90 percent of all lots or units within said subdivision or development.
- (2) One sign on each street frontage of a new multiple-family development advertising the new dwelling units for rent, not to exceed 18 square feet in area. Such sign shall be removed within 60 days of the initial rental of 90 percent of the dwelling units within the development or within the first phase, whichever is applicable.
- (3) One sign for each public street frontage identifying a multiple-family building, subdivision, or development, not having commercial connotations, each sign not to exceed 18 square feet in area.
- (4) One sign advertising "for rent" or "vacancy" may be placed on each frontage of a rental residential development provided that such sign shall not exceed three square feet in area and is incorporated into the identification sign permitted in subsection (3) of this section.
- (5) One sign for each public street frontage identifying a school, church, public building, other authorized use or lawful nonconforming use, each sign not to exceed 18 square feet in area.

(Ord. of 7-22-2013, § 62.05; Ord. of 6-4-2014, § 62.05)

### **Sec. 36-793. - Signs permitted in business and industrial districts.**

(a) A sign, except billboards, which shall be regulated as set forth in section 36-794, in LC, GC, RO, WLD-D, WLD-NV, WLD-W, and RTM districts, is permitted only where it identifies an enterprise occupying the same lot upon which the sign is located and shall conform to the following regulations:

- (1) An identification sign, limited to one sign per building, may be affixed to a wall of the building. If the building contains more than one enterprise, as in a shopping center, each enterprise located therein may have one such sign. Total sign area for wall signs shall not exceed two square feet for each foot of length of the wall to which it is affixed. Wall signs shall not project more than one foot from the wall face, as measured to the farthest face of the sign except as noted in this section.
- (2) Where more than one sign is permitted on a wall face, the minimum horizontal distance between such signs shall be two feet.
- (3) One freestanding identification sign may be erected for an individual lot, or group of lots developed as one lot, when not provided for by subsections (a)(4) and (a)(5) of this section, following, and shall not exceed 36 square feet in area for offices and eighty (80) square feet in area for other uses. If the lot fronts on more than one street, the total permitted sign area may be divided among two or more such signs, provided, however, that the maximum permitted sign area shall not be exceeded.
- (4) One freestanding identification sign may be erected for a research park or office center, or combined research park/office center. Such sign shall not exceed 36 square feet in area and shall contain only the name of the park or office center. If the lot fronts on two or more collector or arterial streets, one such sign may be permitted for each such frontage.
- (5) One freestanding identification sign stating the name of a shopping center or commercial development, and four major tenants therein, may be erected for a shopping center or other integrated group of store or commercial buildings. Sign design, color, and font must be coordinated and complementary. The sign area shall not exceed one square foot per front foot of

building, or buildings, for which it is erected; however, such sign shall not exceed 200 square feet in area. If the lot fronts on two or more collector or arterial streets, one such sign may be permitted for each such frontage.

- (6) Identification signs for rear or side entrances shall be permitted, at the rate of one such sign for each entrance, provided that the area of each such sign shall not exceed four square feet. The area shall not be included in the area limitations set forth elsewhere in this section.
- (7) Wall signs shall not extend above the top edge of walls.
- (8) One projecting sign may be permitted for each first floor business within the WLD district. The projecting sign may be a maximum of eight square feet in area (each side) and shall be included in the total amount of wall signs permitted for the subject building. Changeable copy shall not be permitted as part of projecting signs. Projecting signs must provide a clear distance of eight feet from the sidewalk or private drive or parking lot to the bottom edge of the sign. Projecting signs may extend over abutting sidewalk, but shall not extend over public or private roadways or parking areas. Signs which extend into the road right-of-way shall require approval by the county road commission. The leading edge of a projecting sign shall not extend more than four feet from the face of the building that it is attached to.
- (9) Portable sidewalk signs may be permitted in the LC—Local Commercial, the GC—General Commercial Districts, the WLD-D, WLD-NV, and the WLD-W districts, subject to the following:
  - a. The maximum area of a portable sidewalk sign is seven square feet per side with no dimension greater than 3½ feet. One portable sidewalk sign shall be permitted per business. In the instance where a business owns over 160 feet in frontage on a public roadway one additional portable sidewalk sign may be permitted. In no case shall more than two portable sidewalk signs be permitted per business. Portable sidewalk signs shall have a maximum of two sides.
  - b. The sign shall be located on the building side of the sidewalk where applicable, and placed in such a manner that a pedestrian travel area width of five feet is maintained between the sign and any street elements, including the back of curb.
  - c. The sign shall not interfere with the view, access to, or use of the subject and adjacent property. There shall be no obstruction of ingress and egress to any building caused by the sign.
  - d. A sign permit from the township is not required for any portable sidewalk sign displayed.
  - e. Sidewalk signs shall be moved inside of the business after business hours.
- (10) Window and door signs shall be permitted and shall not be included in total sign area computation set forth in subsection (a)(1) of this section if said signs do not occupy more than 25 percent of the total window area of the floor level on which displayed for any one building. If window signs occupy more than 25 percent of said window area for any one building, they shall be treated as exterior wall signs and shall conform to the standards of this section.
- (b) In LI and GI districts, a sign, except billboards, which shall be regulated as set forth in section 36-794, is permitted only where it identifies a business occupying the lot upon which the sign is located. Such signs shall conform to the following regulations:
  - (1) An identification sign, limited to one sign per building, may be affixed to a wall of the building. If the building contains more than one enterprise, each enterprise may have one such sign, similarly affixed. Total sign area shall not exceed one square foot for each foot in length of the wall to which it is affixed. A wall sign shall not project more than one foot from the face of the wall, measured to the farthest face of the sign.
  - (2) One freestanding identification sign may be erected for an industrial park, district, or subdivision, or for an individual lot or group of lots. The area of such sign shall not exceed 80 square feet. If the lot fronts on two or more collector or arterial streets, one sign may be permitted on each such frontage.

- (3) Identification signs for rear or side entrances shall be permitted, at the rate of one for each entrance, provided that the area of each such sign shall not exceed four square feet. The area shall not be included in the area limitations set forth elsewhere in this section.
- (4) Wall signs shall not extend above the top edge of walls.
- (c) Banners, pennants, searchlights, balloons, or other gas-filled or fan powered figures shall be permitted at the opening of a new business or for a special event or sale in the WLD, LC, GC, RO, LI, GI, PSC, RTM, and nonresidential PUDs for a period not to exceed 14 days in any 30-day period. The days of display must be specified on the sign permit. Each of these types of signs shall require a separate permit. Six of these types of signs (occasions) shall be permitted in any one calendar year per zoning lot. Such signs shall not obstruct pedestrian or vehicular view and shall not interfere in any way with traffic flow. Banners shall have a maximum area of 32 square feet. Balloons and gas-filled or fan-powered figures shall not exceed the maximum height restrictions for the district in which they are located. The setback standards of section 36-789(2) must be met for these types of signs.

(Ord. of 7-22-2013, § 62.06; Ord. of 6-4-2014, § 62.06; Ord. No. 17-53, §§ 12, 13, 2-14-2017)

### **Sec. 36-794. - Billboards (outdoor advertising signs).**

Billboards shall be permitted in the LI—Limited Industrial District, RTM—Research/Technology/Manufacturing District, and the GI—General Industrial District, and shall be considered a principal use of the lot. In addition, billboards must meet the following regulations:

- (1) **Spacing.** Billboards shall be spaced so that not more than three billboard structures 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 the township where the particular street or highway extends beyond such boundaries.
- (2) **Display areas.** Billboards that face U.S. 23 within and appropriate zoning district shall have a maximum surface display area of 672 square feet, known as a bulletin billboard. Billboards that face all other streets within the township within an appropriate zoning district shall have a maximum surface display area of 288 square feet, known as a poster billboard. The maximum size limitations shall apply to each side of a sign structure. Signs may be placed back to back or in V-type construction. Stacked signs and side by side shall not be permitted. If both sides of a V-type sign are visible from any one location it shall be considered a single sign for the purposes of calculating maximum sign area.
- (3) **Height.** The billboard shall not exceed 30 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.
- (4) **Placement on roof.** The billboard shall not be on top of, cantilevered, or otherwise suspended above the roof of any building.
- (5) **Setbacks.** No billboard shall be located closer than 50 feet to a non-right-of-way property line and must maintain a minimum of 15 feet from any right-of-way on the property pursuant to section 36-789(2). No billboard shall project over public property. Billboard signs shall be no closer than 25 feet to any other nonresidential structure on or off the same premises upon which the billboard is located. Billboards shall not be located within 300 feet of a residential zone and/or existing residence. No digital or LED billboard shall be located within 1,000 feet of an existing residence.
- (6) **Illumination.** Digital or LED billboards are allowed if the digital or electronic changeable copy portion of the billboard and the billboard meet all the following additional standards:



- a. The billboard shall possess automatic dimming capabilities so that the maximum luminescence level is not more than 0.3 footcandles over the ambient light levels measured at the following distance in relation to billboard size:
    1. A distance of 150 feet for sign faces less than or equal to 300 square feet;
    2. A distance of 200 feet for sign faces greater than 300 square feet but less than or equal to 378 square feet;
    3. A distance of 250 feet for sign faces greater than 378 square feet but less than 672 square feet; and
    4. A distance of 350 feet for sign faces equal to 672 square feet.
  - b. Any illumination shall be concentrated on the surface of the sign and is so located to avoid glare or reflection onto any portion of the street or highway, the path of on-coming vehicles, or any adjacent properties.
  - c. No billboard shall have flashing, strobing, intermittent, moving, rotating, or oscillating lights or images.
  - d. No digital or LED billboard shall be located within 4,000 feet of another digital or LED billboard or within 3,000 feet of a nondigital or non-LED billboard.
  - e. The rate of change between two static messages shall be one second or less.
  - f. There shall be a minimum of no less than seven seconds between copy changes.
  - g. The owner of a digital or LED billboard must reasonably coordinate with relevant public agencies to allow for the display of real-time emergency information such as Amber Alerts or natural disaster directives.
  - h. The digital or LED billboard will not distract, endanger, or disorient motorists.
- (7) **Construction.** Billboards shall be self-supported, pole-mounted structures constructed in such a fashion that it will withstand all wind and vibration forces that can normally be expected to occur in the vicinity. A billboard must be maintained so as to assure proper alignment of structure, continued structural soundness and continued readability of message.

(Ord. of 7-22-2013, § 62.07; Ord. of 6-4-2014, § 62.07; Ord. No. 17-53, § 14, 2-14-2017)

### **Sec. 36-795. - Signs for automobile service stations.**

Signs for automobile service stations shall be regulated as set forth in section 36-793(a). In addition, the following regulations shall apply:

- (1) The permitted wall sign or legend may be attached either to a wall of the building or to the canopy of a fuel pump island.
- (2) One permanent sign for the purpose of advertising gasoline prices and similar announcements, when mounted on a freestanding 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. Such signs shall not exceed six square feet in area. All temporary signs for such purposes and all banners, streamers, flags (other than state or national flags) and similar advertising objects shall be prohibited.

(Ord. of 7-22-2013, § 62.08; Ord. of 6-4-2014, § 62.08)

## Sec. 36-796. - Electronic message signs.

Electronic message signs (EMS) shall be permitted within all nonresidential zoning districts, as either a free-standing or wall-mounted sign subject to the sign regulations for each zoning district pursuant to section 36-793 and subject to the following additional regulations:

- (1) An electronic message sign (EMS) shall only be permitted as part of a static sign and shall be limited to 50 percent of the total sign area of the static sign.
- (2) Frequency of message change shall be no more than once every 30 seconds.
- (3) The rate of change between two static messages shall be one second or less.
- (4) Scrolling words or images are prohibited;
- (5) EMS owners shall permit township, state, and federal governments to post messages in the event of an emergency; and
- (6) The electronic message sign may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance. Maximum sign luminance shall not exceed 0.3 footcandles above ambient light measurement based upon the size of the sign (in square feet) and distance measured perpendicular to the sign face in accordance with the following table:

Maximum Light Levels of Electronic Signs

Maximum Allowed Ambient Light Level	Area of Sign (sq. ft.)	Measurement of Distance (ft.)*
0.3 footcandles	10	32
0.3 footcandles	15	39
0.3 footcandles	20	45
0.3 footcandles	25	50
0.3 footcandles	30	55
0.3 footcandles	35	59
0.3 footcandles	40	63
0.3 footcandles	45	67
0.3 footcandles	50	71
0.3 footcandles	55	74
0.3 footcandles	60	77

\*Measured in feet, perpendicular to the face of the sign.

Source: Model Code, Illuminating Engineering Society of North America

- (7) Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory-programmed not to exceed the above listed light levels.
- (8) In no case shall EMS luminance exceed 0.1 footcandles above ambient light along any adjacent property line that is zoned or used for residential purposes.

(Ord. of 7-22-2013, § 62.09; Ord. of 6-4-2014, § 62.09)

### **Sec. 36-797. - Exemptions.**

The following types of signs are exempted from all the provisions of this article except for construction and safety regulations, the setback provisions of section 36-789(2), and the following standards:

- (1) Signs of a noncommercial nature and in the public interest, erected by, or on the order of, a public officer in the performance of his public duty, such as directional signs, regulatory signs, and informational 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 15 feet from the property line. Maximum sign area shall be 24 square feet. Such signs shall be allowed no more than 14 days prior to the event or function and must be removed within seven days after the event or function. If building mounted, these signs shall be flat wall signs and shall not project above the roof line. If ground mounted, the top shall be no more than six feet above ground level.
- (3) 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.
- (4) Signs directing traffic movement onto a property or within a property, not exceeding eight square feet in area for each sign. Horizontal directional signs on and flush with paved areas are exempt from these standards.
- (5) Temporary real estate directional signs, not exceeding three square feet in area and four in number, showing a directional arrow and placed back of the property line, shall be permitted on approach routes to an "open house" and shall be displayed only during daylight hours. The tops of such signs shall not exceed three feet in height.
- (6) Political campaign signs announcing candidates seeking public political office and other data pertinent thereto.
- (7) National, state, municipal, and university flags.
- (8) "No trespassing," "no hunting," and similar signs prohibiting invasion of private property, provided the area of such sign shall not exceed two square feet.

(Ord. of 7-22-2013, § 62.10; Ord. of 6-4-2014, § 62.10)

### **Sec. 36-798. - Prohibited signs.**

The following signs are prohibited anywhere within the township:

- (1) Signs which imitate an official traffic sign or signal, which contain the words "stop," "go," "slow," "caution," "danger," "warning," or similar words except as provided in section 36-794(4).

- (2) Signs which are of a size, location, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection.
- (3) Signs which contain or consist of pennants, ribbons, streamers, spinners, strings of light bulbs, or other similar devices.
- (4) Signs which are placed on a street or other public right-of-way, unless otherwise permitted by these regulations.
- (5) Signs which are pasted or attached to utility poles, trees, or other signs, except as provided in section 36-797(8).
- (6) Signs which move in any manner or have a major moving part or give an illusion of motion unless otherwise permitted by these regulations.
- (7) Signs which swing or otherwise noticeably move as a result of wind pressure because of the manner of suspension or attachment.
- (8) All temporary signs, unless authorized elsewhere within this chapter.

(Ord. of 7-22-2013, § 62.11; Ord. of 6-4-2014, § 62.11)

#### **Sec. 36-799. - Permit and fees.**

- (a) Application for a permit to erect or replace a sign, or to change copy thereon, shall be made by the owner of the property on which the sign is to be located, or his authorized agent; to the township zoning administrator, by submitting the required forms, fees, exhibits, and information. Fees for sign permits shall be determined by resolution of the township board and no part of such fee shall be returnable to the applicant. No fee shall be required of any governmental body or agency.
- (b) The application shall contain the following information:
  - (1) The applicant's name and address in full, and a complete description of relationship to the property owner.
  - (2) The signature of the property owner concurring in submittal of said application.
  - (3) An accurate survey drawing of the property showing location of all buildings and structures and their uses, and location of the proposed sign.
  - (4) A complete description and scale drawings of the sign, including all dimensions and the area in square feet.
- (c) All signs shall be inspected by the township zoning administrator for conformance to this chapter prior to placement on the site. Foundations shall be inspected by the building inspector on the site prior to pouring of the concrete for the sign support structure.
- (d) Any sign involving electrical components shall be wired by a licensed electrician in accordance with the township electrical code and the electrical components used shall bear an Underwriters Laboratories, Inc., seal of inspection.
- (e) 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 months after the date of the permit. A permit may be renewed prior to expiration and no additional fee shall be collected for the renewal.
- (f) 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 a sign permit.
- (g) All signs shall comply with the requirements of the building code of the township.

(Ord. of 7-22-2013, § 62.12; Ord. of 6-4-2014, § 62.12)

### **Sec. 36-800. - Illumination.**

- (a) The light from any illuminated sign or from any light source, including the interior of a building, shall be so shaded, shielded, or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises nor adversely affect safe vision of operators of vehicles moving on public or private roads, highways, or parking areas. Light shall not shine or reflect onto or into residential structures.
- (b) No sign shall have blinding, flashing, or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color, or which are so constructed and operated as to create an appearance or illusion of writing or printing, except that movement showing the date, the time, and the temperature exclusively may be permitted. Illumination for electronic message signs (EMS) shall be regulated pursuant to section 36-796(6). Illumination for LED billboards shall be regulated pursuant to section 36-794(6). Nothing contained in this article shall, however, be construed as preventing the use of lights or decorations related to religious and patriotic festivities.
- (c) No exposed reflective type bulbs and no strobe lights or incandescent lamps shall be used on the exterior surface of any sign so as to expose the face of the bulb, light, or lamp to any public street or adjacent property.

(Ord. of 7-22-2013, § 62.13; Ord. of 6-4-2014, § 62.13)

### **Sec. 36-801. - Computation of surface area.**

The surface area of a sign shall be computed as including the entire area within a regular geometric form or combination of such forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing copy or display material shall not be included in computation of surface area. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back, parallel to one another, and no more than 24 inches apart, the area of the sign shall be the area of one face.

(Ord. of 7-22-2013, § 62.14; Ord. of 6-4-2014, § 62.14)

### **Sec. 36-802. - Removal.**

- (a) The zoning administrator shall order the removal of any sign erected or maintained in violation of this article. Thirty days' notice in writing shall be given to the owner of such sign or of the building, structure, or premises on which such sign is located, to remove the sign or to bring it into compliance with the article. Upon failure to remove the sign or to comply with this notice, the township shall remove the sign. The township shall also remove the sign immediately and without notice if it reasonably appears that the condition of the sign is such as to present an immediate threat to the safety of the public. Any cost of removal incurred by the township shall be assessed to the owner of the property on which such sign is located and may be collected in the manner of ordinary debt or in the manner of taxes and such charge shall be a lien on the property.
- (b) A sign shall be removed by the owner or lessees of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the township shall remove it in accordance with subsection (a) of this section. These removal provisions shall not apply where a subsequent owner or lessee conducts the same type of business and agrees to maintain the signs as provided in this article or changes the copy on the signs to advertise the type of business being conducted on the premises, and provided the signs comply with the other provisions of this chapter.

(Ord. of 7-22-2013, § 62.15; Ord. of 6-4-2014, § 62.15)

### **Sec. 36-803. - Nonconforming signs.**

Copy may be changed on nonconforming signs, provided that the sign area is not increased, and provided that no structural changes are made in the sign. All nonconforming signs are subject to the provisions included in article XXIX of this chapter, pertaining to nonconformities.

(Ord. of 7-22-2013, § 62.16; Ord. of 6-4-2014, § 62.16)

### **Sec. 36-804. - Responsibilities for signs.**

The following regulations apply to all signs, except those signs permitted in sections 36-790, 36-791, and 36-792(a), (b) and (d):

- (1) The advertiser is hereby made responsible for copy, structure, lighting, and all other parts of a sign.
- (2) Signs shall be constructed and erected only by individuals or companies licensed in the State of Michigan for such purpose.
- (3) All signs requiring permits shall display, in a conspicuous place, evidence of the permit and containing such data as might be required by the zoning administrator, including the name of the individual or company erecting the sign.
- (4) Each individual or company erecting signs within the township shall annually provide the zoning administrator with a certificate of public liability insurance. A permit for erecting a sign shall not be issued unless such certificate is on file with the zoning administrator.
- (5) All signs and components thereof shall be kept in good repair and in a safe, clean, neat, and attractive appearance.

(Ord. of 7-22-2013, § 62.17; Ord. of 6-4-2014, § 62.17)

### **Sec. 36-805. - Registry.**

The zoning administrator shall maintain an up-to-date registry of each sign erected in the township after the effective date of the ordinance from which this article is derived. The registry shall contain the following information: location of the sign, name and address of the property owner, advertiser, and individual or company erecting a sign and height, dimensions, and face area, and date of placement on the site.

(Ord. of 7-22-2013, § 62.18; Ord. of 6-4-2014, § 62.18)

## Section 3: Article XXVI Sign Regulations - Purpose, Section 36-788 through Registry, Section 36-805; add the following:

### **Sec. 36-788. - Purpose.**

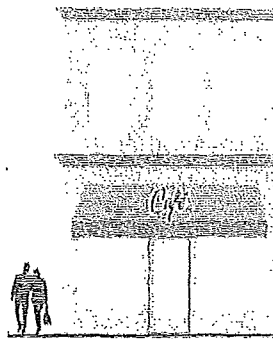
The purpose of this article is to provide regulations for signs in a manner that will minimize their negative effects while allowing for creative and effective communication of information. These regulations are intended to balance the public and private interests, with the goal of promoting a safe, well-maintained, vibrant, and attractive community while accommodating the need for signs to inform, direct, identify, advertise, advocate, promote, endorse, and otherwise communicate information. It is a basic tenet of this article that unrestricted signage does not benefit the community. The objectives of this Article are:

- (a) **Public Safety.** To promote free flow of motorized and non-motorized traffic and protect motorists, passengers, and pedestrians from injury and property damage caused by, or which may be fully or partially attributable to, visual clutter that confuses or misleads traffic, obstructs vision and is potentially harmful to property values, businesses, and community appearance, and to protect public safety by prohibiting or removing signs that are structurally unsafe or poorly maintained.
- (b) **Community Aesthetics.** To preserve the appearance of the township by preventing the placement of oversized signs that are out of scale with surrounding buildings and structures, or the placement of signs with materials or illumination that detracts from the character of the surrounding area, so as to protect the character of neighborhoods in the Township, and to protect the public welfare.
- (c) **Effective Communication.** To encourage the appropriate design, scale, and placement of signs in a manner that communicates effectively to the intended reader.
- (d) **Economic Development.** To allow for adequate and effective signage for businesses to inform, identify, and communicate effectively.
- (e) **Ease of Administration.** To have standards and administrative review procedures that are simple for property owners, tenants, and sign installers to understand and follow, and are easily enforceable by Township staff.
- (f) **Reduce Blight.** To reduce blight caused by poorly maintained signs and the proliferation of signs beyond what is permitted in this article.

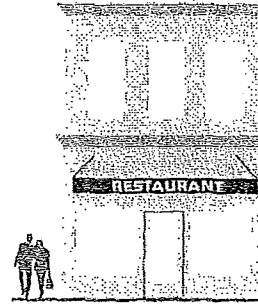
(Ord. of 7-22-2013, § 62.01; Ord. of 6-4-2014, § 62.01)

### **Sec. 36-789. - Definitions.**

- (a) **Sign Definitions, Sign Types.** The following definitions apply to types of signs based on the characteristics of the sign without respect to the content of the message:
  - (1) **Animated Sign.** A sign that has any visible moving part either constantly or at intervals; flashing, scintillating, intermittent, or osculating lights; visible mechanical movement of any description; or other apparent visible movement achieved by any means that move, change, flash, osculate or visibly alters in appearance to depict action, create an image of a living creature or person, or create a special effect or scene. An "Animated Sign" does not include an "Electronic Message Sign" as defined in this chapter.
  - (2) **Awning Sign or Canopy Sign.** A sign that is painted on or attached to an awning or canopy.

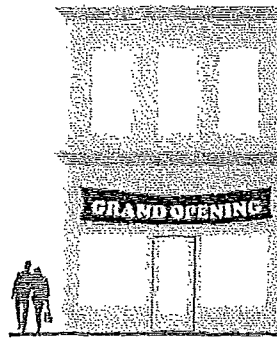


Awning Sign



Canopy Sign

- (3) **Banner Sign.** A sign on paper, cloth, fabric or other flexible or combustible material of any kind that is attached flat either to a wall or temporarily to a permanent sign face.

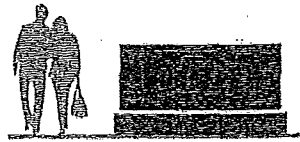


Banner Sign

- (4) **Billboard.** See *Outdoor Advertising Sign*.
- (5) **Building-Mounted Sign.** Display sign that is painted on, adjacent to or attached to a building wall, door, and window or related architectural feature including building directories, canopy signs, projecting signs or marquee signs, wall signs, and window signs.
- (6) **Changeable Copy Sign.** A permanent sign or portion thereof on which the copy or symbols change, either automatically through electrical or electronic means, or manually through the placement of copy and symbols on a panel mounted in or on a track system.
- (7) **Electronic Message Sign (EMS).** An electrically activated changeable copy sign whose variable message capability can be electronically programmed.
- (8) **Festoon.** A string of ribbons, pennants, spinners, streamers, tinsel, small flags, pinwheels, or lights, typically strung overhead and/or in loops.
- (9) **Flag.** A sign on paper, cloth, fabric or other flexible or combustible material of any kind that is attached to a permanent conforming pole or attached flat to a wall.
- (10) **Freestanding Sign.** Any sign that is affixed to the ground surface and supported by one or more uprights, poles, pylons, monuments, or braces placed in the ground and independent of any building or other structure. Signs on water towers or other elevated tanks should be considered as free standing signs.

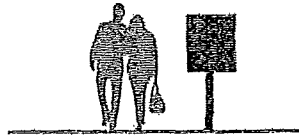


- a. **Freestanding Sign, Ground Sign or Monument Sign.** A freestanding sign supported by structures, columns, braces, or other supports that are placed on, or anchored in, the ground and that are independent from any building or other structure. A Ground Sign or Monument Sign must have a solid supporting base equal to or greater than the width of the sign face constructed of a decorative and durable material, and shall have no separations between the sign face and the base.



Monument Sign

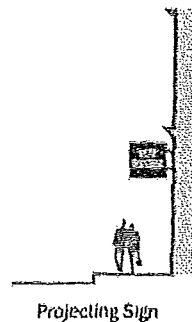
- b. **Freestanding Sign, Pole Sign.** A type of freestanding sign that is elevated above the ground on poles or braces.



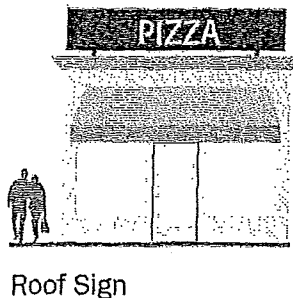
Pole Sign

- (11) **Incidental Sign.** A small sign, usually 2 square feet or less, designed and located to be read only by people within the site and generally not visible or legible from the right-of-way or adjacent properties. Examples of incidental signs include, but are not limited to, credit card signs, signs indicating hours of business, no smoking signs, signs used to designate bathrooms, handicapped signs, traffic control signs that conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices, and other signs providing information to be read at close proximity. The Zoning Administrator shall determine whether a sign is an Incidental Sign, based on the visibility of the sign from the lot line and right-of-way and/or the number of signs in close proximity of each other, and the Zoning Administrator may deny a Incidental Sign if it is a sign that is regulated by another standard in this Article.
- (12) **Interior Sign.** A sign placed within a building, but not including a window sign as defined by this Ordinance, that is not visible from any public street, sidewalk, alley, park or public property.
- (13) **Mural.** Any image or design that is painted or otherwise attached flat to a wall that is primarily artwork and does not function like a sign. For purposes of this Ordinance, a mural shall not be considered a sign. The Building Official or Zoning Administrator shall as necessary make a determination as to whether a design is a mural or a sign.
- (14) **Outdoor Advertising Sign.** A sign intended to advertise a use located on other premises and which is intended primarily for advertising purposes. Such sign, by virtue of its size and scale, would constitute the principal use of the premises on which the sign is located.
- (15) **People Sign.** A portable sign held by a person and displayed for the purposes of expressing a message.
- (16) **Projecting Sign.** A display sign attached to or hung from a structure projecting from and supported by the building and extending beyond the building wall, building line or street right-

of-way line. A "Projecting Sign" is differentiated from a "Wall Sign" based on the distance the sign projects from the surface of the building.



- (17) **Roof Sign.** A display sign that is erected, constructed and maintained on or above the roof of the building, or that extends above the roofline.



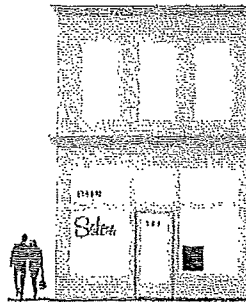
- (18) **Street Furniture Sign.** A sign applied to or affixed to the seat or back of a bench, lamp post, garbage can, tree, utility pole, or other public street furniture.
- (19) **Temporary Sign.** A sign, with or without a structural frame, intended for a limited period of display.
- Temporary Sign, Air-Activated Sign.** A Temporary Sign that is an air inflated object, which may be of various shapes, is made of flexible fabric, rests on the ground or structure and is equipped with a portable blower motor that provides a constant flow of air into the device. Air-activated signs are restrained, attached, or held in place by a cord, rope, cable, or similar method.
  - Temporary Sign, Balloon Sign.** A Temporary Sign that is an air inflated object, which, unlike air-activated signs, retains its shape. A balloon sign is made of flexible fabric, rests on the ground or structure, and may be equipped with a portable blower motor that provides a constant flow of air into the device. Balloon signs are restrained, attached, or held in place by a cord, rope, cable, or similar method.
  - Temporary Sign, Portable Sidewalk, Sandwich Board, or A-Frame Sign.** A sign that is not permanent, not affixed to a building or structure, or permanently attached to the ground. Such sign is usually placed along the sidewalk or road frontage of a business and is capable of being moved within the zoning lot on which it is located or from one zoning lot to another. Often referred to as "sidewalk signs," sandwich board signs include, but are not limited to, so called "A" frame, "T" shaped, or inverted "T" shaped stands.

- d. **Temporary Sign, Support Pole Sign.** A Temporary Sign that is attached as an appendage to a sign, sign support, light pole, utility pole, or any part of a pole or support.
  - e. **Temporary Sign, Yard Sign.** A portable temporary sign or sign board that is freestanding and temporarily anchored or secured to the ground.
- (20) **Vehicle Sign.** Any sign on a vehicle, trailer, truck, and similar vehicle used for transport, where the primary purpose of the vehicle is for transportation as part of the normal course of business.
- (21) **Wall Sign.** Any sign attached parallel to a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building and displays only one sign surface. A wall sign shall not project from the surface of the building wall more than 12 inches.



Wall Sign

- (22) **Window Sign.** A sign affixed to a window or so as to be observable from the exterior of the window to which such sign is located or affixed, including signs located inside a building but visible from the outside of the building.



Window Sign

(b) **Sign Definitions, General.**

- (1) **Abandoned Sign.** A sign or supporting structure that is no longer regularly maintained or a sign located on a lot with a vacant building. Whether a sign has been abandoned shall be determined by the intent of the sign owner and shall be governed by the applicable Case Law and Statutory Law on abandoned structures.
- (2) **Alteration.** Any change in copy, color, size, or shape, which changes appearance of a sign, or a change in position, location, construction, or supporting structure of a sign, except that a non-structural copy change on a sign is not an alteration.

- (3) **Awning.** A fireproof space frame structure with translucent flexible reinforced vinyl or canvas covering designed in awning form, and extending outward from the building wall.
- (4) **Building Frontage.** The length of the front (entry) portion of a building occupied by a single tenant, often facing a street fronting to the premises on which the tenant is located.
- (5) **Canopy.** A multi-sided overhead structure used as a common building architectural feature.
  - a. **Canopy, Attached.** A multi-sided overhead structure or architectural projection supported by attachment to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points.
  - b. **Canopy, Freestanding.** A multi-sided overhead structure supported by columns, but not enclosed by a wall.
- (6) **Clearance.** The vertical distance between the surface grade beneath the sign and the lowest point of the sign, including framework and embellishments.
- (7) **Damaged Sign.** A sign or supporting structure that is torn, defaced, dented, smashed, broken, vandalized, or destroyed.
- (8) **Decorative Display.** A decorative display designed for the entertainment or cultural enrichment of the public and intended to serve as a cosmetic adornment rather than to convey a message. A decorative display shall not be considered a sign and shall be temporary in nature.
- (9) **Directional Sign.** A sign that controls or directs traffic, pedestrian, or parking movements.
- (10) **Grade, Sign.** The average elevation of an area within a horizontal radius, equal to the height of the sign, extending around sign base
- (11) **Height, Sign.** The vertical distance measured from the sign grade at the center point of the sign location to the highest point of the sign.
  - a. **Height, Maximum.** Shall be measured from sign grade to the highest edge of the sign surface or its projecting structure.
  - b. **Height, Minimum.** Shall be measured from sign grade to the lowest edge of the sign surface or its projecting structure.
- (12) **Illegal Sign.** A sign for which no valid permit was issued by the Township at the time such sign was erected, or a sign that is not in compliance with the current zoning chapter and does not meet the definition of a nonconforming sign.
- (13) **Noncombustible Material.** Any material that will not ignite at or below a temperature of 1,200 degrees Fahrenheit and will not continue to burn or glow at that temperature.
- (14) **Nonconforming Sign.** A sign that was lawful at the time of its construction but which is not in compliance with current ordinance provisions for signs.
- (15) **Owner.** A person, firm, partnership, association, company, or corporation and/or its legal heirs, successors, and assigns.
- (16) **Sign.** Any structure or part thereof, or device attached thereto or painted or represented thereon, or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, word, model, banner, emblem, insignia, device, code mark, or other representation used as, or in the nature of, an announcement, advertisement, direction, or designation of any person, firm, organization, place, commodity, service, business, profession,

or industry which is located upon any land attached on or attached to any building, in such manner as to attract attention from outside the premises.

- (17) **Sign Area.** The entire area within a circle, triangle, rectangle, oval, or other geometric shape enclosing the extreme limits of writing, representation, emblem or any figure of similar character, together with any frame or other material or element forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding the necessary supports or uprights on which such sign is placed, as long as those supports do not contain signs. An awning shall not be deemed to be a sign frame.
- (18) **Sign Copy.** The words and images constituting the message of a sign.
- a. **Sign Copy, Animated Copy.** Any type of sign copy that flashes, moves, revolves, cycles or is otherwise altered or changed by mechanical or electrical means.
  - b. **Sign Copy, Changeable.** Moveable letters or other forms of sign copy, not including animated copy, that can be altered by natural, mechanical or electrical means without replacing the sign copy area.
- (19) **Unsafe Sign.** A sign that is not properly secured; is in danger of falling or has otherwise been found to be in a condition that is hazardous to the public health, safety or welfare by the Building Official or Code Enforcement Officer.

## **Sec. 36-790. - General sign regulations.**

The following general sign regulations apply to all zoning districts within the township:

- (1) **Traffic control.** No sign shall be erected or replaced at any location where, by reason of position, size, shape, color, 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.
- (2) **Sign character and setbacks.** All signs shall be designed, constructed, and maintained so as to be appropriate in appearance with the existing or intended character of their vicinity so as not to change the essential character of such area. All ground signs shall maintain a minimum setback of 15 feet from all road rights-of-way and shall be located no closer than 15 feet from the edge of the principal entrance driveway and all property lines.
- (3) **Permit required.** Unless exempt under the provisions of this article, a permit for any sign, whether freestanding or mounted on or applied to a building, including signs painted on building walls or other structures, or for any change in copy, shall be obtained from the township zoning administrator before such sign may be erected, replaced, or relocated.
- (4) **Sign height.**
  - a. No freestanding sign shall exceed a height of 15 feet above the sign grade.
  - b. **Computation of height.** The height of a sign shall be computed as the distance from the base of the sign at the center of the sign grade to the top of the highest attached component of the sign.
  - c. In cases where the sign grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the sign grade at the base of the sign is

equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the lot, whichever is lower.

- (5) *Maintenance.* All portions of signs and sign structures shall undergo maintenance as needed to keep them in good repair and working order.
- (6) *Illumination.* The following regulations shall apply to all signs.
  - a. The light from any illuminated sign or from any light source, including the interior of a building, shall be so shaded, shielded, or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises nor adversely affect safe vision of operators of vehicles moving on public or private roads, highways, or parking areas. Light shall not shine or reflect onto or into residential structures.
  - b. No sign shall have blinding, flashing, or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color, or which are so constructed and operated as to create an appearance or illusion of writing or printing. Illumination for electronic message signs (EMS) shall be regulated pursuant to section 36-797(6). Illumination for LED billboards shall be regulated pursuant to section 36-796(6). Nothing contained in this article shall, however, be construed as preventing the use of lighting as a decorative display.
  - c. No exposed reflective type bulbs and no strobe lights or incandescent lamps shall be used on the exterior surface of any sign so as to expose the face of the bulb, light, or lamp to any public street or adjacent property.

(Ord. of 7-22-2013, § 62.02; Ord. of 6-4-2014, § 62.02)

## **Sec. 36-791. - Signs permitted in recreation-conservation and agricultural districts.**

Signs permitted in the AR and RC zoning districts include the following:

	AR and RC Districts (Single-Family Lots)	AR and RC Districts (Residential Developments [e.g., subdivisions, site condominiums] and Non-Residential Uses only)
Permanent Freestanding Signs	Not permitted	Maximum Number: 1 per street frontage Maximum Area: 18 square feet per sign.
Yard Signs (temporary in nature)	Maximum Area (Total): 24 sq. ft. per lot Maximum Height: 8 feet	
Yard Signs (permanent in nature)	Maximum Number: 1 per lot frontage, not to exceed 2 per lot Maximum Height: 6 feet Maximum Area: 6 sq. ft. per sign	Maximum Number: 1 per lot or development Maximum Height: 8 feet Maximum Area: 32 sq. ft.

Yard Signs (semi-permanent in nature, small)	Maximum Number: 1 per lot Maximum Height: 3 feet Maximum Area: 3 sq. ft. Maximum Time Placement: 180 days in a calendar year
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(Ord. of 7-22-2013, § 62.04; Ord. of 6-4-2014, § 62.04)

## **Sec. 36-792. – Signs permitted in residential districts.**

Signs permitted in the LR, MR, MHP, SR1, and SR2 zoning districts include the following:

	LR, MR, MHP, SR1, and SR2 Districts (Single-Family Lots)	LR, MR, MHP, SR1, and SR2 Districts (Residential Developments [e.g., subdivisions, site condominiums] and Non-Residential Uses only)
Permanent Freestanding Signs	Not permitted	Maximum Number: 1 per street frontage Maximum Area: 18 square feet per sign.
Permanent Wall Signs	Not permitted	Maximum Area: 32 sq. ft.
Yard Signs (temporary in nature)	Maximum Area (Total): 24 sq. ft. per lot Maximum Height: 8 feet	
Yard Signs (permanent in nature)	Maximum Number: 1 per lot frontage, not to exceed 2 per lot Maximum Height: 6 feet Maximum Area: 6 sq. ft. per sign	Maximum Number: 1 per lot or development Maximum Height: 8 feet Maximum Area: 32 sq. ft.
Yard Signs (semi-permanent in nature)	Maximum Number: 1 per lot Maximum Height: 3 feet Maximum Area: 3 sq. ft. Maximum Time Placement: 180 days in a calendar year	

(Ord. of 7-22-2013, § 62.05; Ord. of 6-4-2014, § 62.05)

## Sec. 36-793. - Signs permitted in business districts.

Signs permitted within the LC, GC, RO, WLD-D, WLD-NV, WLD-W, PSC, and RTM zoning districts include the following:

	LC and GC Districts	WLD-D, WLD-NV, and WLD-W Districts	RO, PSC, and RTM Districts
<b>Permanent Freestanding Signs</b>	<b>Maximum Number:</b> 1 per street frontage of the lot. <b>Maximum Area:</b> 36 sq. ft. per sign, except that a lot with multiple tenants may have 1 sq. ft. per front foot of building provided the sign does not exceed 200 sq. ft.		
<b>Freestanding Canopy Signage</b>	<b>Maximum Area:</b> On a lot with an approved freestanding canopy, 6 sq. ft. of sign area is permitted on each side of the freestanding canopy.		
<b>Permanent Wall Signs</b>	<b>Maximum Number:</b> 1 per building, or 1 per tenant in a multi-tenant building <b>Maximum Area:</b> 2 sq. ft. for each foot of length of the front wall to which the sign is affixed. <b>Minimum Separation Distance Between Wall Signs:</b> Where there are 2 or more wall signs, the minimum distance between such signs must be at least 2 feet.		
<b>Permanent Projecting Sign</b>	Not permitted in LC and GC.	<b>Maximum Number:</b> 1 per first floor business. <b>Maximum Area:</b> 8 sq. ft., which is included in the total amount of wall signage for the building. <b>Minimum Height (Vertical Clearance):</b> 8 feet from the grade below to the bottom of the sign. <b>Maximum Projection:</b> Up to 4 feet from the face of the building.	Not permitted in RO, PSC, and RTM.
<b>Rear and Side Entrance Location Wall Signs</b>	<b>Maximum Number:</b> 1 per rear or side entrance to the building. <b>Maximum Area:</b> 4 sq. ft. per sign, which is excluded from the total amount of wall signage for the building.		
<b>Yard Signs</b>	<b>Maximum Area (Total):</b> 32 sq. ft. per lot <b>Maximum Height:</b> 8 feet		
<b>Portable Sidewalk Signs</b>	<b>Maximum Number:</b> 1 per business, plus up to 1 additional sidewalk sign per business if the business has more than 160 feet of lot frontage. <b>Maximum Area:</b> 7 sq. ft. per side of the sidewalk sign. <b>Maximum Height and Width:</b> 3.5 feet. <b>Location:</b> On the building side of the sidewalk, provided that a pedestrian travel area of at least 5 feet is maintained, that there is no obstruction of ingress or egress to any building caused by the sign, and that the sign shall not interfere with the view, access to, or use of the subject or adjacent property. <b>Duration:</b> The sidewalk sign may only be placed outdoors when the building is open to the public.		Not permitted in RO, PSC, and RTM
<b>Window and Door Signs</b>	<b>Maximum Area (Total):</b> 25% of the window and door area. Any area of window or door signage exceeding 25% of the window and door area shall be counted as wall signage.		



(Ord. of 7-22-2013, § 62.06; Ord. of 6-4-2014, § 62.06; Ord. No. 17-53, §§ 12, 13, 2-14-2017)

**Sec. 36-794. – Signs permitted in industrial districts.**

Signs permitted within the LI and GI zoning districts include the following.

	LI and GI Districts
Permanent Freestanding Signs	Maximum Number: 1 per street frontage of the lot. Maximum Area: 80 sq. ft. per sign.
Permanent Wall Signs	Maximum Number: 1 per building, or 1 per tenant in a multi-tenant building. Maximum Area: 1 sq. ft. for each foot of length of the front wall to which the sign is affixed.
Rear and Side Entrance Location Wall Signs	Maximum Number: 1 per rear or side entrance to the building. Maximum Area: 4 sq. ft. per sign, which is excluded from the total amount of wall signage for the building.
Yard Signs	Maximum Area (Total): 32 sq. ft. per lot Maximum Height. 8 feet

**Sec. 36-795 –Signage in Conjunction with an Approved Temporary Use in the WLD, LC, GC, RO, LI, GI, PSC, RTM and Non-residential PUD Districts**

Banners, pennants, searchlights, balloons, or other gas-filled or fan powered figures shall be permitted in conjunction with an approved temporary use permit in the WLD, LC, GC, RO, LI, GI, PSC, RTM, and nonresidential PUDs for a period not to exceed 14 days in any 30-day period. The days of display must be specified on the temporary use permit and sign permit. Each of these types of signs shall require a separate permit. Six of these types of signs (occasions) shall be permitted in any one calendar year per zoning lot. Such signs shall not obstruct pedestrian or vehicular view and shall not interfere in any way with traffic flow. Banners shall have a maximum area of 32 square feet. Balloons and gas-filled or fan-powered figures shall not exceed the maximum height restrictions for the district in which they are located. The setback standards of section 36-789(2) must be met for these types of signs.

**Sec. 36-796. - Billboards (outdoor advertising signs).**

Billboards shall be permitted in LI—Limited Industrial District, RTM—Research/Technology/Manufacturing District, and GI—General Industrial District, and shall be considered a principal use of the lot. In addition, billboards must meet the following regulations:

- (1) *Spacing.* Billboards shall be spaced so that not more than three (3) billboards structures 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 the township where the particular street or highway extends beyond such boundaries.

- (2) *Display areas.* Billboards that face U.S. 23 within an appropriate district shall have a maximum surface display area of six-hundred seventy-two (672) square feet, known as a bulletin billboard. Billboards facing all other streets within the township within an appropriate zoning district shall have a maximum surface display area of two-hundred eighty-eight (288) square feet, known as a poster billboard. The maximum size limitations shall apply to each side of a sign structure. Signs may be placed back to back or in V-type construction. Stacked signs and side by side shall not be permitted. If both sides of a V-type sign are visible from any one location it shall not be considered a single sign for the purposes of calculating maximum sign area.
- (3) *Height.* The billboard shall not exceed thirty (30) 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.
- (4) *Placement on roof.* The billboard shall not be on top of, cantilevered, or otherwise suspended above the roof of any building.
- (5) *Setbacks.* No billboard shall be located closer than fifty (50) feet to a non-right-of-way property line and must maintain a minimum of fifteen (15) feet from any right-of-way on the property. No billboard shall project over public property. Billboard signs shall be no closer than twenty-five (25) feet to any other nonresidential structure on or off the same premises upon which the billboard is located. Billboards are prohibited from locating within three-hundred (300) feet of a residential zone and/or existing residence. No digital or LED billboard shall be located within one-thousand (1,000) feet of an existing residence.
- (6) *Illumination.* Digital or LED billboards are allowed if the digital or electronic changeable copy portion of the billboard and the billboard meet all the following additional standards:
  - a. A billboard shall have automatic dimming capabilities so that the maximum luminescence level is not more than 0.3 footcandles over ambient light levels measured at the following distance in relation to billboard size, rounded to the nearest whole square foot:

Billboard Sign Face Area (sq. ft.)	Distance from Sign (ft.)
0 – 300	150
301 – 378	200
379 – 671	250
672	350

- b. Any illumination shall be concentrated on the surface of the sign and is so located to avoid glare or reflection onto any portion of the street or highway, the path of on-coming vehicles, or any adjacent properties.

- c. No billboard shall have flashing, strobing, intermittent, moving, rotating, or oscillating lights or images.
  - d. No digital or LED billboard shall be permitted within four-thousand (4,000) feet of another digital or LED billboard or three-thousand (3,000) feet of a nondigital or non-LED billboard.
  - e. The rate of change between two static messages shall be one second or less.
  - f. There shall be a minimum of no less than seven (7) seconds between copy changes.
  - g. The owner of a digital or LED billboard must reasonably coordinate with relevant public agencies to allow for the display of real-time emergency information such as Amber Alerts or natural disaster directives.
  - h. The digital or LED billboard will not distract, endanger, or disorient motorists.
- (7) *Construction.* Billboards shall be self-supported, pole-mounted structures constructed in such a fashion that it will withstand all wind and vibration forces that can normally be expected to occur in the vicinity. A billboard must be maintained so as to assure proper alignment of structure, continued structural soundness and continued readability of message.

(Ord. of 7-22-2013, § 62.07; Ord. of 6-4-2014, § 62.07; Ord. No. 17-53, § 14, 2-14-2017)

### **Sec. 36-797. - Electronic message signs.**

Electronic message signs (EMS) shall be permitted within all nonresidential zoning districts, as either a free-standing or wall-mounted sign subject to the sign regulations for each zoning district and to the following additional regulations:

- (1) An electronic message sign (EMS) shall only be permitted as part of a static sign and shall be limited to 50% of the total sign area of the static sign.
- (2) Frequency of message change shall be no more than once every thirty (30) seconds.
- (3) The rate of change between two static messages shall be one second or less.
- (4) Scrolling words or images are prohibited;
- (5) EMS owners shall permit township, state, and federal governments to post messages in the event of an emergency; and
- (6) The electronic message sign may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance. Maximum sign luminance shall not exceed 0.3 footcandles above ambient light measurement based upon the size of the sign rounded to the nearest whole square foot, and the distance measured perpendicular to the sign face in accordance with the following table:

Sign Face Area (sq. ft.)	Distance from Sign (ft.)*
0 – 10	32
11 – 15	39
16 – 20	45
21 – 25	50

26 – 30	55
31 – 35	59
36 – 40	63
41 – 45	67
46 – 50	71
51 – 55	74
56 +	77

\*Measured in feet, perpendicular to the face of the sign.

Source: Model Code, Illuminating Engineering Society of North America

- (7) Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory-programmed not to exceed the above listed light levels.
- (8) In no case shall EMS luminance exceed 0.1 footcandles above ambient light along any adjacent property line that is zoned or used for residential purposes.

(Ord. of 7-22-2013, § 62.09; Ord. of 6-4-2014, § 62.09)

### **Sec. 36-798. - Exemptions.**

The following types of signs shall not require a permit and are exempted from all the provisions of this article except for construction and safety regulations, the setback provisions of section 36-789(2), and the following standards:

- (1) Signs erected by an official governmental agency or a public officer in the performance of their public duty, as necessary to preserve the health, safety, and welfare of the community.
- (2) Sign copy carved into stone, concrete, or other similar material or permanent type construction and made an integral part of the structure or architecture of the building.
- (3) Signs recognizing an official national or state historical site or building.
- (4) Directional signs as necessary to direct 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.
- (5) Incidental signs, subject to the approval of the Zoning Administrator.
- (6) "No trespassing," "no hunting," and similar signs prohibiting invasion of private property, provided the area of such sign shall not exceed two square feet. The basis for exempting these types of signs is for the public safety benefit provided informing people that trespassing is prohibited.
- (7) Address numbers, being essential for public safety and emergency response, with a numeral height no greater than six (6) inches for each dwelling unit and eighteen (18) inches for any other use, including multiple-family buildings. The Police Chief or Fire Chief may approve a larger numeral height if deemed necessary for public safety and emergency response.
- (8) Interior signs.

- (9) Vehicle signs, provided the vehicle is licensed, registered, and lawfully parked in accordance with this Ordinance.
- (10) Any lawful sign in a public or private right-of-way installed by an authorized public agency.
- (11) Temporary signs authorized elsewhere within this chapter.

(Ord. of 7-22-2013, § 62.10; Ord. of 6-4-2014, § 62.10)

### **Sec. 36-799. - Prohibited signs.**

The following signs are prohibited anywhere within the Township:

- (1) Signs which imitate an official traffic sign or signal, which contain the words "stop," "go," "slow," "caution," "danger," "warning," or similar words.
- (2) Signs which are of a size, location, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection.
- (3) Signs which are placed on a street or other public right-of-way, unless otherwise permitted by these regulations.
- (4) All temporary signs, unless authorized elsewhere within this chapter.
- (5) Abandoned signs.
- (6) Festoons, except for decorations commemorating a holiday or approved in conjunction with a temporary land use.
- (7) Street furniture signs, unless otherwise permitted within this chapter.
- (8) Signs attached to other signs, unless otherwise permitted within this chapter.
- (9) Animated signs.
- (10) Roof signs.
- (11) Illegal signs.
- (12) Damaged signs.
- (13) Unsafe signs.
- (14) People signs. The basis for prohibiting people signs is that the movement and proliferation of people signs would degrade traffic safety and community aesthetics.

(Ord. of 7-22-2013, § 62.11; Ord. of 6-4-2014, § 62.11)

### **Sec. 36-800. - Permit and fees.**

- (a) Application for a permit to erect or replace a sign, or to change copy thereon, shall be made by the owner of the property on which the sign is to be located, or his authorized agent; to the township zoning administrator, by submitting the required forms, fees, exhibits, and information. Fees for sign

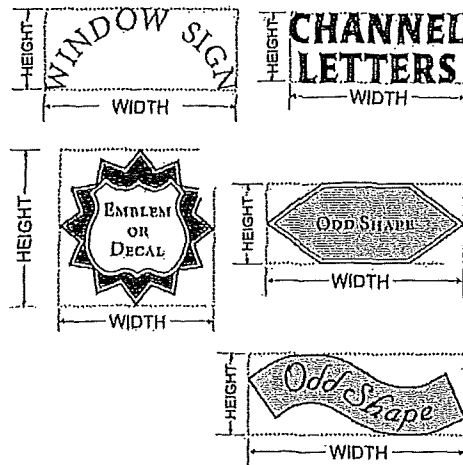
permits shall be determined by resolution of the township board and no part of such fee shall be returnable to the applicant. No fee shall be required of any governmental body or agency.

- (b) The application shall contain the following information:
  - (1) The applicant's name and address in full, and a complete description of relationship to the property owner.
  - (2) The signature of the property owner concurring in submittal of said application.
  - (3) An accurate detailed drawing of the property showing location of all buildings and structures and their uses, and location of the proposed sign.
  - (4) A complete description and scale drawings of the sign, including all dimensions and the area in square feet.
- (c) All signs shall be inspected by the township zoning administrator for conformance to this chapter prior to placement on the site. Foundations shall be inspected by the building inspector on the site prior to pouring of the concrete for the sign support structure.
- (d) Any sign involving electrical components shall be wired by a licensed electrician in accordance with the township electrical code and the electrical components used shall bear an Underwriters Laboratories, Inc., seal of inspection.
- (e) 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 months after the date of the permit. A permit may be renewed prior to expiration and no additional fee shall be collected for the renewal.
- (f) 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 a sign permit.
- (g) All signs shall comply with the requirements of the building code of the township.

(Ord. of 7-22-2013, § 62.12; Ord. of 6-4-2014, § 62.12)

### **Sec. 36-801. - Computation of surface area.**

The surface area of a sign shall be computed as including the entire area within a regular geometric form or combination of such forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing copy or display material shall not be included in computation of surface area. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back, parallel to one another, and no more than 24 inches apart, the area of the sign shall be the area of one face.



(Ord. of 7-22-2013, § 62.14; Ord. of 6-4-2014, § 62.14)

### **Sec. 36-802. - Removal.**

- (a) The zoning administrator shall order the removal of any sign erected or maintained in violation of this article. Thirty days' notice in writing shall be given to the owner of such sign or of the building, structure, or premises on which such sign is located, to remove the sign or to bring it into compliance with the article. Upon failure to remove the sign or to comply with this notice, the township shall take action to force the removal of the sign. The township shall also remove a sign immediately and without notice if it reasonably appears that the condition of the sign is such as to present an immediate threat to the safety of the public. Any cost of removal incurred by the Township shall be assessed to the owner of the property on which such sign is located and may be collected in the manner of ordinary debt or in the manner of taxes and such charge shall be a lien on the property.
- (b) A sign shall be removed by the owner or lessees of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises, thereby making the sign an Abandoned Sign. If the owner or lessee fails to remove the sign, the township shall take action to force the removal of the sign in accordance with subsection (a) of this section. These removal provisions shall not apply where a subsequent owner or lessee agrees to maintain the signs as provided in this article, and provided the signs comply with the other provisions of this chapter.

(Ord. of 7-22-2013, § 62.15; Ord. of 6-4-2014, § 62.15)

### **Sec. 36-803. - Nonconforming signs.**

- (a) Copy may be changed on nonconforming signs, provided that the sign area is not increased, and provided that no structural changes are made in the sign. All nonconforming signs are subject to the provisions included in article XXIX of this chapter, pertaining to nonconformities.
- (b) Nonconforming signs must be brought into compliance with the standards of this ordinance for all projects that require site plan approval.

(Ord. of 7-22-2013, § 62.16; Ord. of 6-4-2014, § 62.16)

## **Sec. 36-804. - Responsibilities for signs.**

*The following regulations apply to all signs:*

- (1) The sign user is hereby made responsible for copy, structure, lighting, and all other parts of a sign.
- (2) When or where applicable, signs requiring a permit shall be constructed and erected only by individuals or companies licensed in the State of Michigan for such purpose.
- (3) All signs requiring permits shall display, in a conspicuous place, evidence of the permit and containing such data as might be required by the zoning administrator, including the name of the individual or company erecting the sign.
- (4) Each individual or company erecting signs within the township shall annually provide the zoning administrator with a certificate of public liability insurance. A permit for erecting a sign shall not be issued unless such certificate is on file with the zoning administrator.
- (5) All signs and components thereof shall be kept in good repair and in a safe, clean, neat, and attractive appearance.

(Ord. of 7-22-2013, § 62.17; Ord. of 6-4-2014, § 62.17)

## **Sec. 36-805. - Registry.**

The zoning administrator shall maintain an up-to-date registry of each sign erected in the township after the effective date of the ordinance from which this article is derived. The registry shall contain the following information: location of the sign, name and address of the property owner, sign user, and individual or company erecting a sign and height, dimensions, and face area, and date of placement on the site.

(Ord. of 7-22-2013, § 62.18; Ord. of 6-4-2014, § 62.18)

## **Secs. 36-806—36-831. - Reserved.**



## Section 4: Miscellaneous

If any portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of any other portion of this Ordinance.

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency. Provided, however, that such repeal shall be only to the extent of such inconsistency, and in all other respects the ordinances or parts of ordinances are hereby ratified, re-established and confirmed.

## Section 5: Effective Date

The provisions of this Zoning Code amendment are hereby ordered to take effect the day following its publication in a newspaper of general circulation within the Township. This Ordinance is hereby declared to have been adopted by the Township Board of Trustees of the Township of Northfield in a meeting duly called and held on this \_\_\_\_ day of \_\_\_\_, 2019.

**TOWNSHIP OF NORTHFIELD,  
WASHTENAW COUNTY, MICHIGAN**

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Marlene Chockley, Supervisor

ATTEST:

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Kathy Manley, Clerk

I, Kathy Manley, Northfield Township Clerk, hereby certify as follows:

- A. The above Ordinance was passed by the Northfield Township Board of Trustees on the \_\_\_\_ day of \_\_\_\_, 2019. The names of the members voting thereon and how each member voted was as follows:

Yeas:

Nays:

Absent

- B. A true copy of the above Ordinance was published in Ann Arbor News, a newspaper circulating within the Township, on the \_\_\_\_<sup>th</sup> day of \_\_\_\_, 2019, and;

- C. The effective date of the above Ordinance is the \_\_\_\_<sup>th</sup> day of \_\_\_\_, 2019.

NORTHFIELD TOWNSHIP BOARD

By: \_\_\_\_\_

Kathy Manley, Clerk