

ARTICLE 21.00

SIGNS

Section 21.01 Intent

These regulations are intended to permit signs and other displays that are needed for purposes of identification or advertising subject to limitations needed for safety, aesthetics, equal protection and fairness, and to support land use planning objectives. Nothing included in these provisions is intended to prohibit the rights of individual residents to make display political, religious or personal messages on their own property. The requirements of this Article are intended to ensure that no sign will by reason of its size, location, construction, installation, maintenance or manner of display endanger life and limb, confuse, distract or mislead traffic, obstruct vision necessary for traffic and pedestrian safety, or otherwise jeopardize the health, safety and welfare of the general public; to enhance the aesthetic appeal of the Township; to be fair to each property owner by establishing uniform standards that provide adequate exposure of signs to the public; and to foster the land use planning objectives of Charter Township of Bangor Master Plan and to prevent signs from causing annoyance or disturbance to the citizens and residents of the Township.

Section 21.02 Definitions

Words and phrases used in this Article shall have the meaning set forth in this Article. Words and phrases not defined in this Article but defined in Article 3.00 shall be given the meanings set forth in Article 3.00. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise.

Accessory Sign: A sign that pertains to the use of the premises on which it is located.

Animated Sign: A sign which uses lights, moving parts, or other means to depict action, create an image of a living creature or person, or create a special effect or scene.

Awning Sign: A sign that is painted on, printed on, or attached flat against the surface of an awning.

Banner Sign: A sign made of fabric, cloth, paper, or other non-rigid material that is typically not enclosed in a frame.

Billboard: See "Off-Premise Advertising Sign".

Bulletin Board: A type of "changeable copy" sign which displays only the name of an institution, school, religious institution, library, community center, fraternal lodge, golf course, country club, park or other recreational facility, and which displays announcements of its services and activities upon the premises.

Changeable Copy Sign (Automatic): A sign on which the message changes automatically on a lamp-bank or through mechanical or computerized means (for example, electronic or electric time and temperature signs).

Changeable Copy Sign (Manual): A sign on which the message is changed manually in the field (for example a read-a-board with changeable letters)

Community Special Event Sign: Temporary signs and banners, including decorations and displays celebrating a traditionally-accepted patriotic or religious holidays, or special municipal, non-profit association, or school activities.

Construction Sign: A temporary sign identifying the designer, contractors and sub-contractors, and material suppliers participating in construction on the property on which the sign is located.

Cylindrical Sign: A ground sign that is in the shape of a cylinder or barrel. A cylindrical sign has a footprint that is more or less in the shape of a circle.

Directional Sign: A sign that is intended to direct the flow of vehicular and pedestrian traffic to, from, and within a development site.

Festoon: A string of ribbons, tinsel, small flags, pinwheels or lights, typically strung overhead in loops.

Flashing Sign: A sign that contains an intermittent or sequential flashing light source.

Freestanding Sign: A sign that is erected upon or supported by the ground, including "pole signs" and "ground signs." Such signs are not attached to any building or structure.

Fuel Price Sign: A sign that is used to advertise the price of fuel. In the event that the brand identification sign is attached to or is a part of the sign advertising price, that portion of the sign used for advertising price shall be considered the fuel price sign.

Ground Sign: A three-dimensional, self-supporting, base-mounted, freestanding sign, consisting of two (2) or more sides extending up from the base, and upon which a message is displayed. A ground sign may also consist of a base-mounted cylindrical structure upon which a message is displayed.

Illegal Sign: A sign that does not meet the requirements of this ordinance and which has not received legal nonconforming status.

Illuminated Sign: A sign that is lit by artificial light by either emission or reflection.

Incidental Sign: A small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises. Examples of incidental signs include credit card signs, signs indicating the hours of business, no smoking signs, signs used to designate bathrooms, and business affiliation signs.

Inflatable Sign: A temporary sign consisting of a non-porous bag or balloon inflated with a gas.

Mansard: A sloped roof or roof-like facade. Signs mounted on the face of a mansard roof shall be considered wall signs.

Marquee: A permanent roof-like structure or canopy, supported by and extending from the face of the building.

Marquee Sign: A sign attached to or supported by a marquee structure.

Mansard Sign: See Wall Sign.

Moving Sign: A sign in which the sign itself or any portion of the sign moves or revolves. A "rotating sign" is a type of moving sign. Such motion does not refer to the method of changing the message on the sign.

Nameplate: A non-electric on-premise identification sign giving only the name, address, and/or occupation of an occupant or group of occupants.

Neon Sign: See "Outline Tubing Sign."

Nonconforming Sign: A sign that is prohibited under the terms of this Ordinance, but was erected lawfully and was in use on the date of enactment of this Ordinance, or amendment thereto.

Obsolete Sign: A sign that advertises a product that is no longer made, a business that is no longer in operation, or an activity or event that has already occurred.

Off-Premise Advertising Sign: A sign which contains a message unrelated to a business or profession conducted or to a commodity, service, or activity sold or offered upon the premises where such sign is located. A "billboard" is a type of off-premise advertising sign.

On-Premise Advertising Sign: A sign which contains a message related to a business or profession conducted or to a commodity, service, or activity sold or offered upon the premises where the sign is located.

Outline Tubing Sign: A sign consisting of glass tubing, filled with a gas such as neon, which glows when electric current is sent through it.

Parapet: The extension of a false front or wall above a roof line. Signs mounted on the face of a parapet shall be considered wall signs.

Pedestal Sign: A three-dimensional self-supporting, base-mounted freestanding sign, consisting of two (2) or more sides extending up from the base, and upon which a message is displayed. A pedestal sign may also consist of a base-mounted cylindrical structure upon which a message is painted or posted.

Pennant: A triangular, tapering flag, several of which are typically strung together on or across a site or building for the purpose of attracting attention.

Pole Sign: A type of freestanding sign that is elevated above the ground on a pole.

Political Sign: A temporary sign relating to matters to be voted on in a local, state, or national election or referendum.

Portable Sign: A sign designed to be moved easily and not permanently affixed to the ground or to a structure, including wheel-mounted signs.

Poster Panel: A type of temporary sign that is used to draw attention to matters that are temporary in nature, such as price changes or sales. "A" frame or sandwich signs are types of poster panel signs.

Projecting Sign: A sign, other than a flat wall sign, that projects more than fifteen (15) inches from the face of the building or structure upon which it is located. A projecting roof sign is one that projects beyond the face or exterior wall surface of the building upon which the roof sign is mounted.

Public Sign: A sign erected in the public interest by or upon orders from a local, state, or federal public official. Examples of public signs include: legal notices, safety signs, traffic signs, memorial plaques, signs of historical interest, and similar signs.

Real Estate Sign: A temporary sign which makes it known that real estate upon which the sign is located is for sale, lease, or rent.

Real Estate Development Sign: A sign that is designed to promote the sale or rental of lots, homes, or building space in a real estate development (such as a subdivision or shopping center) which is under construction.

Residential Entranceway Sign: A sign that marks the entrance to a subdivision, apartment complex, condominium development, or other residential development.

Roof Line: The top edge of a roof or building parapet, whichever is higher, excluding cupolas, pylons, chimneys, or similar minor projections.

Roof Sign: Any sign that extends above the roof-line or is erected over the surface of the roof, including a gambrel roof.

Rotating Sign: See "Moving Sign."

Sign: Any device, structure, fixture, or placard which uses words, numbers, figures, graphic designs, logos or trademarks for the purpose of informing or attracting the attention of persons and which is visible from any public street, right-of-way, easement, sidewalk, alley, park or other public place.

Temporary Sign: A sign not constructed or intended for long-term use. Examples of temporary signs include signs that announce a coming attraction, a new building under construction, a community or civic project, or other special events that occur for a limited period of time.

Time and Temperature Signs: Signs that display the current time and/or temperature.

Under Hanging Sign: A sign that is located on the underside of a canopy or walkway, typically for the benefit of pedestrians.

Vehicle Sign: Signs painted or mounted on the side of a vehicle, including signs on the face of a truck trailer.

Wall Sign: A sign attached parallel to and extending not more than fifteen (15) inches from the wall of a building. Painted signs, signs that consist of individual letters, cabinet signs, and signs mounted on the face of a mansard roof or face of a parapet shall be considered wall signs. Permanent signs that are not affixed directly to a window or are positioned next to a window so that they are visible from the outside shall also be considered wall signs.

Window Sign: A sign located in or on a window that's intended to be viewed from the outside. Permanent window signs that are not affixed directly to a window or are positioned next to a window so that they are visible from the outside shall be considered wall signs.

Section 21.03 Permits and Enforcement

A. Permit Required

It shall be unlawful for any person to erect, alter, relocate or structurally change a sign or other advertising structure within the boundaries of Bangor Township without first obtaining a permit in accordance with the provisions set forth herein, unless specifically exempted by this Article.

B. Applications

Application for a sign permit shall be made upon the Bangor Township Sign Application Form that can be obtained from the Inspection Department. The following information shall be required:

1. Name, address, and telephone number of the applicant.
2. Location of the buildings, structure, or lot on which the sign is to be attached or erected.
3. A sketch or drawing of the sign showing its position in relation to nearby buildings, structures, property lines, roadways and adjacent land uses within four hundred (400) feet of the sign and any landscaping to be used in conjunction with the sign. The scale to be utilized shall be 1" = 100'.
4. If a ground-mounted sign is requested, adequate staking of the proposed sign location to allow on-site inspection by a Township representative.
5. Plans showing the dimensions, lettering style, color, materials, supports, method of construction, method of illumination, and method of attachment to the building or in the ground. Scale of not less than 1" = 5'.
6. Name and address of the person, firm, or corporation owning, erecting, and maintaining the sign.
7. Written consent of the owner and/or lessee of the premises upon which the sign is to be erected.
8. Other information as may be required by the Township to make the determination that the sign is in compliance with all applicable laws and regulations.

C. Review of Application

1. Building Official Review

The Building Official shall have the authority to review and approve or deny an application for a sign permit, except as otherwise described below.

2. Planning Commission Review

Sign permit applications submitted in conjunction with the proposed construction of a new building or addition to an existing building shall be reviewed by the Planning Commission as a part of the required site plan review. Proposed sign locations must be shown on the site plan. The Planning Commission shall approve or disapprove a sign application.

3. Issuance of a Permit

Following review and approval of a sign application by the Planning Commission or Building Official, as appropriate, the Building Official shall have the authority to issue a sign permit.

D. Exceptions

A new permit shall not be required for servicing, repainting or repairing of an existing sign, cleansing of a sign, or changing of the message on the sign where the sign is designed for such changes without a change in sign structure (such as lettering on a marquee or numbers on a fuel price sign). Furthermore, a permit shall not be required for certain exempt signs listed in Section 21.04.A.

E. Permits, Fees and Registration

1. A fee shall be paid for the issuance of a sign permit or renewal in accordance with a schedule of fees that shall be adopted by the Township Board. Such schedule of fees shall be designed to reimburse the Township for all of its direct costs incurred in the inspection and regulations of signs and issuance of permits.
2. No building permit is required for renovation or repair of an approved sign if no structural change is involved. The Township may require other permits, such as an electrical permit.

F. Inspection and Maintenance**1. Inspection of New Signs**

All signs for which a permit has been issued shall be inspected by the Building Official. Approval shall be granted only if the sign has been constructed in compliance with the approved plans and applicable Zoning Ordinance standards.

2. Inspection of Existing Signs

The Building Official shall have the authority to routinely enter onto property to inspect existing signs.

3. Maintenance

All signs shall be maintained at all times in a safe, secure, and aesthetically attractive manner. Exposed surfaces shall be cleaned and painted as necessary. Broken and defective parts shall be repaired and replaced. Tattered, faded, or torn window signs shall be removed.

4. Signs in Violation of Ordinance Declared a Public Nuisance

Any sign that is erected, constructed, maintained, enlarged, altered, moved or converted in violation of any of the provisions of this Article is hereby declared to be a public nuisance per se.

5. Correction of Violations

- a. If the Building Official finds that any sign is in violation of this ordinance, he/she shall notify one or more of the responsible persons to correct the violations by repair, removal or other action, within a timetable established by the Building Official.
- b. The notice provided in Subsection (a) above, may be accompanied or followed by a written order, sent to the responsible persons, requiring correction of violations by repair, removal or other action within twenty-four (24) hours. Where there is imminent danger to public safety, immediate removal or action may be required, pursuant to this Ordinance or other applicable Ordinances.

- c. For purposes of this Article, responsible persons includes persons who own, erect or maintain a sign, the owner and/or operator of the business to which a sign pertains and the owner and/or operator of the building, structure or premises upon which the sign is located.

G. **Removal of Obsolete Signs**

Any sign that no longer identifies a business that is in operation, or that identifies an activity or event that has already occurred, shall be considered abandoned and shall be removed by the owner, agent, or person having use of the building or structure. Upon vacating a commercial, office, or industrial establishment, the property owner shall be responsible for removal of all signs and support structures used in conjunction with the business within thirty (30) days after vacating the business.

H. **Nonconforming Signs**

It is the intention of the Township to eliminate nonconforming signs, except as otherwise specifically set forth in this Article. No lawfully erected nonconforming sign shall be altered or reconstructed, unless the alteration or reconstruction is in compliance with Article 21.00 of this Ordinance, except that nonconforming signs shall comply with the following regulations:

1. **Repairs and Maintenance**
Normal maintenance shall be permitted, provided that any nonconforming sign that is destroyed by any means to an extent greater than fifty (50) percent of the sign's pre-catastrophe fair market value, exclusive of the foundation, shall not be reconstructed. Normal maintenance shall include painting of chipped or faded signs; replacement of faded or damaged surface panels; or, repair or replacement of electrical wiring or electrical devices. No nonconforming sign shall be structurally altered so as to prolong the life of the sign or to change its shape, size, type or design.
2. **Nonconforming Changeable Copy Signs**
The message on a nonconforming changeable copy sign or nonconforming bulletin board sign may be changed.
3. **Substitution**
No nonconforming sign shall be replaced with another nonconforming sign. However, the portion containing the message may be replaced with a different message without affecting the legal nonconforming status of a sign, provided that the sign structure or frame is not altered.
4. **Modifications to the Principal Building**
Whenever the principal building on a site on which a nonconforming sign is located is modified to the extent that site plan review and approval is required, the nonconforming sign shall be removed.
5. **Appeal to the Zoning Board of Appeals**
Any party who has been refused a sign permit for a proposed sign or received a correction or removal order for an existing sign may file an appeal with the Zoning Board of Appeals, in accordance with this Ordinance.

Section 21.04 General Provisions

A. Exempt Signs

A sign permit shall not be required for the following signs that shall be permitted subject to the applicable provisions herein:

1. Address numbers with a numeral height no greater than six (6) inches for residences and eighteen (18) inches for businesses.
2. Nameplates, not to exceed two (2) square feet, identifying the occupants of the building.
3. Memorial signs or tablets.
4. Signs on a bus, truck, trailer, or other vehicle while operated and used for transport in the normal course of a business, provided that the primary use of the vehicle displaying the sign shall not be for the purpose of advertising a business on the premises where the vehicle is parked. Such vehicle shall not be parked on premises the business is conducted from for longer than ninety-six (96) hours.
5. Public signs, including the authorized signs of a government body or public utility, including traffic signs, street name signs, legal notices, railroad crossing signs, warnings of a hazard, and similar signs.
6. Flags bearing the official design of a nation, state, municipality, educational institution, or noncommercial organization.
7. Incidental signs, provided that the total of all such signs shall not exceed two (2) square feet.
8. Traffic control signs which conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices.
9. Private road name signs shall comply with Bay County Road Commission standards.
10. Permanent signs on vending machines, fuel pumps, automatic teller machines (ATM) or ice containers indicating only the contents and operational instructions for the devices, provided that the sign area for each device shall not exceed four (4) square feet.
11. Real estate signs which advertise the rental, sale or lease of the property on which they are located, subject to the requirements of this Article.
12. "Help wanted" signs soliciting employees for the place of business where posted, provided that the maximum area for all such signs shall be four (4) square feet.
13. Any sign which is located completely within an enclosed building, and which is not visible from outside the building.
14. Plaques or signs designating a building as a historic structure, and names of buildings and date of construction when cut into a masonry surface or when constructed of bronze or similar material.

15. "No Trespassing," "No Hunting," and "No Dumping" signs. Such signs shall not exceed four (4) square feet in area.
16. Signs used to direct vehicular or pedestrian traffic to parking areas, loading areas, or of certain buildings or locations on the site, subject to the following conditions:
 - a) Directional signs shall not contain logos or other forms of advertising.
 - b) Directional signs shall not exceed four (4) square feet in area, or three (3) feet in height.
 - c) Directional signs may be located in the front setback area.
17. Historical markers.

B. Prohibited Signs

The following signs are prohibited in all districts:

1. Any sign not expressly permitted.
2. Signs that incorporate flashing or moving lights, or with intermittent or flashing illumination including beacons or searchlights; however, time and temperature signs and other automatic changeable copy signs shall be permitted provided such message does not change more often than once every four (4) seconds.
3. Banner signs, festoons, spinners, and streamers, unless specifically permitted elsewhere in this Article.
4. String lights used for commercial purposes, other than holiday decorations, which shall be permitted for a period not to exceed sixty (60) days.
5. Moving signs, including any sign which has any visible moving parts, visible revolving parts, visible mechanical movement, or other visible movement achieved by electrical electronic, or mechanical means, including intermittent electric pulsations or movement caused by normal wind current.
6. Any sign or sign structure which:
 - a) Is structurally unsafe;
 - b) Constitutes a hazard to safety or health, or which is unsightly by reason of inadequate maintenance, dilapidation, or abandonment;
 - c) Is capable of causing electric shock to a person who comes in contact with it; or
 - d) Is not kept in good repair, such that it has broken parts, missing letters, or non-operational lights.
7. Any sign erected on a tree or utility pole, except signs of a government or utility, except for "No Trespassing," "No Hunting," or "No Dumping" signs.
8. Obsolete signs, as specified in Section 21.03.G.

9. Portable signs, except where expressly permitted in this Ordinance.
10. Signs affixed to a parked vehicle or truck trailer that is being used principally for advertising purposes, rather than for transportation purposes.
11. Any sign that obstructs free access to or egress from a required door, window, fire, or other required exit.
12. Any sign which by reason of its size, location, content, coloring, or manner of illumination, constitutes in the opinion of the Bay County Sheriff a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, by distracting drivers, or by obstructing, or detracting from the visibility of any traffic sign or control devices on public streets and roads.
13. Any sign except those established by the Township, county, state, or federal government, which is located in, projected onto, or overhanging any public right-of-way or dedicated public easement.
14. Any sign that makes use of the words "Stop", "Look", or "Danger", or any other words, phrases, symbol or characters, in such a manner as to interfere with, mislead, or confuse traffic.
15. Any sign that in word, color, or form might be confused with recognized traffic safety symbols.
16. Any sign containing obscene, indecent, or immoral matter.
17. Any sign unlawfully installed, erected, enlarged, altered or maintained.
18. Roof signs.
19. Projecting signs.
20. Sandwich signs (except when used to advertise seasonal agricultural commodities).
21. Signs on street furniture, including but not limited to, signs on benches and trash receptacles.
22. Real estate signs no longer valid due to the sale, rental or lease of the property.
23. Inflatable signs.
24. Outline tubing (neon) signs.
25. Off-premise advertising signs.

C. Temporary Signs

Temporary signs shall be permitted as follows:

1. Construction Signs

- a) No more than one (1) sign shall be allowed per construction site.
- b) No portion of any freestanding construction sign may be placed within ten (10) feet of the road right-of-way line.
- c) No portion of any freestanding construction sign may be placed within a required side yard or within twenty (20) feet of a side lot line.
- d) No construction sign shall be placed in such a manner as to prevent any traveler on a curve of a highway from obtaining a clear view of approaching vehicles for a distance of four hundred and fifty (450) feet along the highway. Such signs shall meet the clear vision requirements of the agency with jurisdiction over the road.
- e) The maximum total sign face area to be allowed in Residential Districts shall not exceed six (6) square feet per face.
- f) The maximum total sign face area to be allowed in Non-Residential Districts shall be one (1) square foot for every two (2) linear feet of parcel frontage. In no case, however, shall the total face area (all sides combined) be allowed to exceed fifty (50) square feet.
- g) Construction signs shall not be erected prior to the issuance of a building permit and shall be removed within fourteen (14) days of completion of the project or upon installation of a permanent sign, whichever occurs first.

2. Real Estate Signs: Individual Property

- a) Individual property real estate signs shall be permitted in all Districts.
- b) No portion of any individual property real estate sign that is in excess of six (6) square feet of total face area may be placed within ten (10) feet of the road right-of-way line.
- c) No portion of any individual property real estate sign that is in excess of six (6) square feet of total face area may be placed within twenty (20) feet of a side lot line.
- d) No individual property real estate sign shall be placed in such a manner as to prevent any traveler on a curve of highway from obtaining a clear view of approaching vehicles for a minimum distance of four hundred fifty (450) feet along the highway. Such signs shall meet the clear vision requirements of the agency with jurisdiction over the road.
- e) There shall be no more than one (1) sign comprising not more than twelve (12) square feet in area (total of all faces) per parcel or lot (developed or undeveloped). Such signs shall be removed immediately after the property is sold rented or leased and may not be modified by indicating the property is no longer for sale, rent or lease. For the purpose of this Ordinance, a property shall be considered sold when a purchase agreement or similar document that limits the availability of the property has been executed by all parties in interest.

- f) The following supplementary regulations shall be adhered to on a District-specific basis:
 - 1. Residential Districts:
 - a) No permit is required.
 - b) No sign shall exceed a total face area of five (5) square feet per face or ten (10) square feet for all faces combined.
 - c) No sign shall exceed three (3) feet in height.
 - 2. Non-residential Districts:
 - a) Maximum allowable sign face area shall be one (1) square foot for every two (2) linear feet of parcel frontage. In no case however, shall the total face area (all sides combined) be allowed to exceed fifty (50) square feet.
- g) Signs that are free-standing and in excess of six (6) square feet of total face area must adhere to setback requirements for free-standing signs detailed in this Ordinance.

3. Real Estate Development Signs

- a) A sign permit shall be required for a real estate development sign. Such sign permit shall expire eighteen (18) months from the date of issue and shall be accompanied by a letter of credit to insure maintenance and removal.
- b) No portion of any real estate development sign may be placed within ten (10) feet of the road right-of-way line or less than seventy (70) feet from the centerline of the road.
- c) No portion of any real estate development sign may be placed within a required side yard or within twenty (20) feet of a side lot line.
- d) No real estate development sign shall be placed in such a manner as to prevent any traveler on a curve of a highway from obtaining a clear view of approaching vehicles for a distance of four hundred fifty (450) feet along the highway. Such signs shall meet the clear vision requirements of the agency with jurisdiction over the road.
- e) One (1) sign on-site shall be allowed for each individual development.
- f) The maximum total sign face area allowed in Residential Districts shall be fifty (50) square feet.
- g) The maximum total sign face area allowed in Non-Residential Districts shall be one hundred (100) square feet.

4. Temporary Advertising Signs

a) Temporary New Business Signs

- 1) Temporary new business advertising signs shall be permitted in the O-1, C-1, C-2, and RC zoning districts.
- 2) A temporary new business advertising sign shall not exceed thirty-two (32) square feet in total face area for all faces combined.
- 3) No portion of any temporary new business advertising sign may be located within ten (10) feet of the road right-of-way line, or less than seventy (70) feet from the centerline of the road.
- 4) No portion of any temporary new business advertising sign may be located within a required side yard or within twenty (20) feet of a side lot line.
- 5) No temporary new business advertising sign shall be located to prevent any traveler on a curve of a highway from obtaining a clear view of approaching vehicles for a minimum distance of four hundred fifty (450) feet along the highway, or shall meet county or state clear vision requirements (whichever department has jurisdiction).
- 6) A permit for a temporary new business advertising sign may be granted by the Building Official.
- 7) The maximum duration of display allowed for temporary new business advertising shall be thirty (30) days. Such signs may only be displayed within the first thirty (30) days of operation of any new business within the Township.

b) Other Temporary Signs

- 1) Signs for temporary or seasonal uses permitted by this Ordinance, shall be permitted, including but not limited to Christmas tree sales, and other similar temporary uses.
- 2) A temporary sign shall not exceed thirty-two (32) square feet in total face area for all faces combined
- 3) No portion of any temporary sign may be located within ten (10) feet of the road right-of-way line or less than seventy (70) feet from centerline of the road, whichever is greater.
- 4) No portion of any temporary sign may be located within a required side yard or within twenty (20) feet of a side lot line.
- 5) No temporary sign shall be located to prevent any traveler on a curve of a highway from obtaining a clear view of approaching vehicles for a minimum distance of four hundred fifty (450) feet along the highway, or shall meet county or state clear vision requirements (whichever department has jurisdiction).

- 6) The maximum duration of display allowed shall be limited to the duration of the temporary endeavor.

5. Community Special Events Signs

- a) Community special events, freestanding signs or wall signs shall be permitted in all Districts subject to the conditions stated hereunder and subject to a permit issued by the Township.
- b) No portion of any community special events sign may be placed within ten (10) feet of the road right-of-way line or less than seventy (70) feet from the centerline of the road.
- c) No portion of any community special events sign may be placed within a required side yard or within twenty (20) feet of a side lot line.
- d) No community special events sign shall be placed in such a manner as to prevent any traveler on a curve of a highway from obtaining a clear view of approaching vehicles for a distance of four hundred fifty (450) feet along the highway, or shall meet the county or state clear vision requirements (whichever department has jurisdiction).
- e) In no instance shall the face area of a community special events sign exceed fifty (50) square feet in total area.
- f) In no instance shall a community special events sign be displayed for more than fourteen (14) days. Such signs shall be removed immediately following the special event.
- g) Traditional religious holiday displays when occurring on private property are exempt from the above-listed regulations.
- h) All signs along State highways shall conform to the Michigan Department of Transportation standards.

6. Lawn Signs

- a) Garage sale signs, not exceeding four (4) square feet in area and not displayed in excess of three (3) days within a ninety (90) day period. Such signs shall not require a permit.
- b) Political campaign signs when erected to promote a specific election candidate or ballot issues shall be permitted without a permit in any residential zoning district. Such signs may not be erected more than thirty (30) days prior to the election and must be removed within ten (10) days of the election. When such sign is located within a nonresidential zoning district, the sign must be included within the total sign area permitted on the subject site.

7. Model Home Identification Signs

- a) One (1) identification sign shall be permitted per model home site.

- b) The model home identification sign shall be removed when the use of the home for sales and promotion ceases.
- c) The model home identification sign may be a freestanding sign or a wall sign.
- d) Maximum sign area permitted shall be six (6) square feet and maximum height of a freestanding sign shall be six (6) feet.

Section 21.05 Sign Design Standards

A. Construction Standards

All signs shall be designed, constructed, and maintained in a safe and stable manner in accordance with the applicable building code, electrical code, and other applicable codes and ordinances. All electrical wiring associated with a freestanding sign shall be installed underground. Construction of a sign shall be structurally sound so as to withstand wind load on its surfaces and vibrations so as to not blow down or change alignment.

B. Illumination

1. General Requirements

Signs shall be illuminated only by steady, stationary, shielded light sources directed solely at the sign, or internal to it. No intermittent flashing, rotating, moving or oscillating lighting shall be permitted.

2. Non-Glare, Shielded Lighting

Use of glaring, unshielded or undiffused lights or bulbs shall be prohibited. Lights shall be shaded so as not to project onto adjoining properties or thoroughfares.

3. Traffic Hazards

Sign illumination that could distract motorists or otherwise create a traffic hazard shall be prohibited.

4. Bare Bulb Illumination

Illumination by bare bulbs or flames is prohibited.

C. Location

1. Within a Public Right-of-Way

No sign shall be located within, project into, or overhang a public right-of-way, except as otherwise permitted herein.

2. Compliance with Setback Requirements

All signs shall comply with the setback requirements for the district in which they are located, except as otherwise permitted herein.

3. Sight Lines for Motorists

Signs shall comply with the requirements for unobstructed clear vision as described in this Ordinance.

D. Measurement of Sign Area, Height,

- 1. Sign area shall be computed as follows:

a) **General Requirements**

Where a sign consists of a generally flat surface or sign face on which lettering and other information is affixed, the sign area shall be computed by measuring the entire face of the sign, including any frame which forms an integral part of the display.

b) **Individual Letters**

Where a sign consists of individual letters, logo or other graphic features affixed directly to a building, the area of the sign shall be computed by measuring the area of the envelope required to enclose individual elements as a whole.

c) **Freestanding Sign**

The area of a double-faced freestanding sign shall be computed using only one (1) face of the sign provided that:

- 1) the outline and dimensions of both faces are identical (that is, the outlines of back-to-back faces shall be coterminous), and
- 2) the faces are back-to-back so that only one face is visible at any given time. The area of a double-faced signs shall be computed using the area of the larger face if the two (2) faces are of unequal area.

d) **Ground Sign or Pedestal Sign**

The area of a ground or pedestal sign shall be computed by measuring the entire vertical surface of a face upon which the letters and logo are attached. In the case of a multi-faced ground sign, the area of the sign shall be computed using only one face of the sign.

e) **Cylindrical Sign**

The area of a cylindrical ground sign shall be computed by multiplying the diameter of the cylinder by its height.

2. **Sign Height**

The height of a freestanding sign shall be measured from ground level at or beneath the midpoint of the face of the sign to the highest point of the sign or supporting structure. For the purposes of determining sign height, "ground level" shall be measured from the finished grade, or if there has been filling, from the native grade.

3. **Setback and Distance Measurements**

The following guidelines shall be used to determine compliance with setback and distance measurements:

- a) The distance between two signs shall be measured along a straight horizontal line that represents the shortest distance between the two signs.
- b) The distance between a sign and a parking lot or building shall be measured along a straight horizontal line that represents the shortest distance between the outer edge of the parking lot or building.
- c) The distance between a sign and a building or property line shall be measured along a straight horizontal line that represents the shortest distance between the sign and the building or property line.

E. **Sign Design Features**

The following standards shall apply to all signs:

1. **Character**
All signs shall be designed, constructed, and maintained so as to be appropriate in appearance with the existing or intended character of their vicinity and so as not to change the essential character of such area, as determined by the Township.
2. **Location**
Signs shall not cover architectural details such as arches, transom windows, moldings, columns, capitals, sills, cornices and similar details.
3. **Material**
Sign materials shall complement the construction materials and architectural style of the building facade.
4. **Lettering Style**
Lettering style shall be clean and simple to assure readability and shall be in harmony with the style of architecture of the building. No more than two (2) different type styles shall be used on each sign.
5. **Colors**
No more than three (3) colors that are in harmony with the building color and architecture may be used per sign.

Section 21.06 Residential District Signs

The following signs shall be permitted in all districts zoned for residential use (including the R-1, R-2, R-3, R-4, RM-1, RM-2, and RM-3 districts).

A. **Nameplate and Street Address**

A nameplate sign and street address shall be permitted in accordance with Section 21.04.A.

B. **Temporary Signs**

Real estate signs, garage sale signs, and other temporary signs shall be permitted in accordance with Section 21.04.C.

C. **Management Office Identification**

Rental or management offices in the RM districts shall be permitted one (1) identification sign not to exceed six (6) square feet in area. Review and issuance of permit by the Building Official shall be required.

D. **Residential Entranceway or Identification Signs**

Permanent residential entranceway or identification signs shall be permitted in accordance with the following regulations:

1. One (1) such sign shall be permitted to be located at each entrance to a subdivision or other residential development and shall be a monument sign directed toward traffic

approaching from both sides on the adjacent road. Such signs shall be carefully integrated with the landscaping and lighting and the entrance to create an aesthetically pleasing and safe identification for the use.

2. Entranceway structures shall not exceed eight (8) feet in height and twenty-five (25) square feet in size.
3. The sign shall cover no more than fifty (50) percent of the entranceway structure.
4. Such signs shall be set back a minimum distance of ten (10) feet from any property line or right-of-way line which ever is farther from the actual roadway.
5. An entranceway sign may be placed on a privately owned boulevard median island. When placed on the median island, the entranceway sign shall be set back from the intersecting road right-of-way line by not less than ten (10) feet. The maximum height of the sign together with the median island shall be thirty (30) inches above the finished surface grade of the street where the median island is located.
5. Such signs shall comply with the requirements for Unobstructed Sight Distance of this Ordinance.

E. Home Occupation Signs

1. Permits for signs for home occupations that were approved by Special Exception shall be issued by the Building Official.
2. Home occupation signs shall be limited to signs placed in the window of the structure in which the approved home occupation is conducted.
3. No more than one (1) sign shall be allowed for each home.
4. No sign for a home occupation shall have more than one (1) face, nor shall any sign face exceed three (3) square feet in area.

F. Signs for Nonresidential Uses in Residential Districts

Permitted nonresidential uses in residential districts, such as schools, municipal buildings, churches, and country clubs shall be permitted to erect the following signage:

1. **Institutional Bulletin Board**
There shall be no more than one (1) bulletin board sign per parcel.
 - a) **Size**
The total area of each institutional bulletin board sign shall not exceed forty eight (48) square feet. The changeable copy portion of the sign shall not exceed eighteen (18) square feet.
 - b) **Setbacks from Lot Lines**
Freestanding signs may be located in the required front yard, provided that no portion of any such sign shall be located closer than ten (10) feet to the existing or planned right-of-way line. No portion of any such sign shall be located within a required side yard or within twenty (20) feet of a side lot line. If a parcel is served

by a service road, no portion of a freestanding sign shall be closer than ten (10) feet to the edge of the road.

- c) **Setback from Lots in Residential Districts**
Freestanding signs shall be located no closer than fifty (50) feet to any residential district.
- d) **Setback from Building**
No part of a freestanding sign shall be attached to, supported by, or in any way connected to a building. A minimum two (2) foot horizontal separation and six (6) foot vertical separation shall be maintained between any sign or sign support and any building or other structure.
- e) **Height**
The maximum height of any freestanding sign shall be seven (7) feet.
- f) Such signs shall comply with the requirements for Unobstructed Sight Distance as described in this Ordinance.
- g) Review and issuance of a permit by the Building Official shall be required.

A monument sign may be substituted for an institutional bulletin board sign. The monument sign shall not exceed forty-eight (48) square feet in area and shall comply with all other regulations established for placement and approval of institutional bulletin board signs in this Article.

2. **Wall Signs**

- a) Wall signs shall be permitted subject to review and issuance of a permit by the Building Official.
- b) **Size**
The total area of wall sign shall not exceed one and one-half (1 1/2) square feet per linear foot of building frontage, not to exceed 45 square feet in area or ten (10) percent of the wall area, which ever is less.
- c) **Location**
Wall signs shall be permitted only on the side of a building that faces the front lot line.
- d) **Height**
The top of a wall sign shall not be higher the lesser of the following:
 - 1) The maximum height specified for the district in which the sign is located.
 - 2) The height of the building facing the street on which the sign is located.

Section 21.07 Nonresidential District Signs

The following signs shall be permitted in districts for nonresidential use (including districts zoned O-1, C-1, C-2, RC, I-1 and I-1districts).

A. Signs for Residential District Uses in a Nonresidential District

Signs for nonconforming residential district uses in a nonresidential district shall be governed by the sign regulations for residential district uses set forth in Section 21.06.

B. Signs for Nonconforming Nonresidential Uses

Signs for nonconforming nonresidential uses in an office, commercial or industrial district (for example, a nonconforming commercial use in an industrial district) shall be governed by the sign regulations that are appropriate for the type of use, as specified herein.

C. Temporary Signs

Real estate signs and other temporary signs shall be permitted in accordance with Section 21.04.C.

D. Freestanding Signs, Including Ground Signs and Pole Signs

Freestanding signs, as defined herein to include ground signs and pole signs, shall be permitted in office, commercial, and industrial districts subject to the following regulations.

1. Number

One (1) freestanding sign shall be permitted per parcel. In multi-tenant buildings, or shopping centers, the area of the one (1) permitted freestanding sign may be allocated for use by individual tenants.

2. Size

The total area of the freestanding sign shall not exceed one (1) square foot per two (2) linear feet of lot frontage, not to exceed a total sign area as follows:

| Zoning District in Which Sign is Located | Maximum Permitted Sign Area |
|--|------------------------------|
| RC and O-1 | 50 square feet |
| C-1 and C-2 | 160 square feet ¹ |
| I-1 and I-2 | 160 square feet |

¹ Multi-tenant structures housing more than two (2) individual businesses and having a gross floor area of ten thousand (10,000) square feet or more shall be allowed one (1) additional square feet of surface display area per side for every additional one hundred (100) square feet of building floor area in excess of the ten thousand (10,000) square feet to a maximum of four hundred (400) square feet of surface display area per side. (amended 04/08/08)

3. Setbacks from Lot Lines

Freestanding signs may be located in the required front yard, provided that no portion of any such sign shall be located closer than ten (10) feet to the existing or planned right-of-way line. No portion of any such sign shall be located within a required side yard or within twenty (20) feet of a side lot line. If a parcel is served by a service road, no portion of a freestanding sign shall be closer than ten (10) feet to the edge of the road.

4. Setback from Residential Districts

Freestanding signs shall be located no closer than fifty (50) feet to any residential district.

5. **Setback from Building**

No part of a freestanding sign shall be attached to, supported by, or in any way connected to a building. A minimum two (2) foot horizontal separation any six (6) foot vertical separation shall be maintained between any sign or sign support and any building or other structure.

6. **Clear Vision Area**

No ground sign shall be placed in such a manner as to prevent any traveler on any roadway from obtaining a clear view necessary for safe operation of his/her vehicle. All freestanding signs shall be located in conformance with the provisions of Article 5.00.

7. **Height**

The height of a freestanding sign in all nonresidential districts shall the limits as follows:

| Zoning District in Which Sign is Located | Maximum Permitted Sign Height |
|--|-------------------------------|
| RC and O-1 | 20 feet |
| C-1 and C-2 | 30 feet ¹ |
| I-1 and I-2 | 20 feet |

¹The maximum height permitted shall be 30 feet or the height of the principal structure, whichever is less.

8. **Street Address**

Where a freestanding sign is permitted, the street address number shall be clearly displayed on the sign in numerals not less than six (6) inches in height.

9. Review and issuance of a permit by the Building Official shall be required.

E. **Wall Signs**

1. Wall signs shall be permitted subject to review and issuance of a permit by the Building Official.

2. **Size**

The total area of wall sign shall not exceed two (2) square feet for every one (1) linear foot of building frontage, to a maximum of eighty (80) square feet. In the case of a multi-tenant building or shopping center, these size requirements shall apply to each business front individually.

3. **Location**

Wall signs may be located on the front vertical face of the building wall, generally parallel to the front lot line of the individual business.

4. **Number**

A commercial, office or industrial business shall be allowed one (1) wall sign. However, a commercial, office or industrial business on a corner lot where the business is clearly visible from both roads shall be allowed a wall sign identifying the business on each face parallel to a public road. In the case of a business located on a lot between two (2) parallel roads, one wall sign shall be permitted on each face parallel the road, except that a freestanding sign may be substituted for one wall sign. In the case of a multi-tenant building or shopping center, one (1) wall sign shall be permitted for each tenant having

an individual means of outdoor public access. Tenants who occupy a corner space in a multi-tenant structure shall be permitted to have one (1) sign on each side of the building. Where several tenants use a common entrance in a multi-tenant structure, only one (1) wall sign shall be permitted, but the total sign area should be allocated on an equal basis to all tenants.

5. **Rear Door Signs**

All businesses shall be permitted a rear access door identity name sign not to exceed two (2) square feet in area.

6. **Height**

The maximum height of a wall sign shall be the lesser of the following:

- a) The maximum height specified for the district in which the sign is located.
- b) The height of the building facing the street on which the sign is located.

F. **Awnings and Canopy Signs**

Signs on awnings and canopies in commercial, office, and industrial districts shall be permitted, subject to the following standards:

1. **Coverage**

The total area of the lettering and logo shall not exceed twenty-five percent (25%) of the total area of the awning or canopy that would be visible in a drawing of a facade on which the awning is located.

2. **Compliance with Size Requirements for Wall Signs**

The area of signs on awnings or canopies shall be counted in determining compliance with the standards for total area of wall signs permitted on the parcel.

3. **Projection**

Limitations imposed by this Ordinance concerning projection of signs from the face of a wall or building shall not apply to awning and canopy signs, provided that such signs shall comply with the setback requirements for the district in which they are located.

4. **Lighting**

Backlighting of any canopy or awning sign shall be prohibited.

G. **Motor Fuel Price Signs**

Fuel price signs shall be permitted subject to the following standards:

1. **Number**

In addition to other permitted signs, fuel filling stations shall be permitted one (1) fuel price sign per street frontage.

2. **Size**

Fuel price signs shall not exceed a total of ten (10) square feet in area in addition to other permitted signage.

3. **Setback**
Fuel price signs shall comply with the setback and height requirements specified for freestanding signs in the district in which the signs are located.

H. **Incidental Signs**

Incidental signs as defined in Section 21.02 shall be permitted in accordance with Section 21.05.A.

1. **Window Signs**
Temporary and permanent window signs shall be permitted on the inside in commercial and office districts provided that the total combined area of such signs (including incidental signs) shall not exceed one-quarter (1/4) of the total window area. The area of permanent window signs shall be counted in determining compliance with standards for total area of wall signs on the parcel.
2. **Time/Temperature/Stock Market Signs**
Time, temperature, and stock market signs shall be permitted in commercial and office districts, subject to the following conditions:
3. **Frequency of Message Change**
The message change shall not be more frequent than once every four (4) seconds.
4. **Size**
The area of these types of signs shall be included within the maximum wall or freestanding sign area, as appropriate for the location of the proposed sign, permitted on the site.
5. **Number**
One (1) such sign shall be permitted per lot or parcel.

I. **Underhanging Signs**

In the commercial districts, one (1) underhanging sign shall be permitted for each business located within a shopping center subject to the following conditions:

1. **Vertical Clearance**
A minimum vertical clearance of eight (8) feet shall be provided between the bottom edge of the sign and the surface of the sidewalk.
2. **Orientation**
Underhanging signs shall be designed to serve pedestrians rather than vehicular traffic. Such signs shall not be visible from any adjacent roadways.
3. **Size**
Underhanging signs shall not exceed four (4) square feet in area.

J. **Institutional Bulletin Board**

There shall be no more than one (1) bulletin board sign per parcel.

1. **Size**

The total area of each sign shall not exceed twenty (20) square feet.

2. **Setbacks from Lot Lines**

Freestanding signs may be located in the required front yard, provided that no portion of any such sign shall be located closer than ten (10) feet to the existing or planned right-of-way line. No portion of any such sign shall be located within a required side yard or within twenty (20) feet of a side lot line. If a parcel is served by a service road, no portion of a freestanding sign shall be closer than five (5) feet to the edge of the road.

3. **Setback from Residential Districts**

Freestanding signs shall be located no closer than fifty (50) feet to any residential or agricultural district.

4. **Setback from Building**

No part of a freestanding sign shall be attached to, supported by, or in any way connected to a building. A minimum two (2) foot horizontal separation and six (6) foot vertical separation shall be maintained between any sign or sign support and any building or other structure.

5. **Height**

The maximum height of any freestanding sign shall be seven (7) feet.

6. Such signs shall comply with the requirements for Clear Vision Area, Section 5.08.F.

7. Site plan review by the Planning Commission shall be required.

K. **Private Traffic Directing Signs**

1. **Approval**

Private traffic directing signs shall be subject to the approval of the Building Official.

2. **Size**

No private traffic directing sign shall exceed a maximum sign area of three (3) square feet per face.

3. **Height**

No private traffic directing sign shall exceed a total height of five (5) feet above grade.

4. **Visibility**

All private traffic directing signs must be visible and legible during day and night hours. Such signs shall only include directional information, the business names or logos shall be prohibited.

L. **Menu Boards**

Drive-through restaurants shall be permitted one auxiliary freestanding sign that may consist of a menu board, instructional sign or similar sign to assist the patron.

1. **Size**

No menu board shall exceed a maximum sign area of thirty-two square feet per face.

2. **Height**

No menu board shall exceed a total height of six (6) feet.

3. **Location**
Menu board signs shall not be visible from a public or private street.

M. **Marquee Signs**

Marquee signs shall be permitted for theatres located within a commercial district subject to the following requirements:

1. **Construction**
Marquee signs shall consist of hard incombustible materials. The written message shall be affixed flat to the vertical face of the marquee.
2. **Vertical Clearance**
A minimum vertical clearance of ten (10) feet shall be provided beneath any marquee sign.
3. **Number**
One (1) marquee sign shall be permitted per street frontage.
4. **Approval**
The Planning Commission shall review and approve marquee signs. The maximum size and area of the sign shall be determined by the Planning Commission upon the finding that it will be compatible with the surrounding area and the building's architecture.