

**ARTICLE 25.00
SIGN REGULATIONS**

Section 25.01 PURPOSE

Regulation of the location, size, placement and certain features of signs including changeable copy signs, the use of LCD (Liquid Crystal Displays) and LED (Light Emitting Diode displays) is necessary to enable the public to locate goods, services and facilities without difficulty and confusion, to prevent wasteful use of natural resources in competition among businesses for attention, to prevent hazards to life and property and to assure the continued attractiveness of the community and protect property values. It is further determined that signs which may lawfully be erected and maintained under the provisions of this Ordinance are consistent with customary usage, and that signs which may not lawfully be erected or maintained under the provisions hereof are not consistent with customary usage, are an abuse thereof and are an unwarranted invasion of the rights of legitimate business interests and of the public. The regulations found in this Article are based on the following tenets:

1. The primary use of a sign should be to assist the motorist in locating the place of business.
2. The rules shall apply equally to all business in a given zoning district.
3. The control of signs is necessary to ensure that the public can locate goods, services and facilities without difficulty and confusion.
4. The control of signs, their placement and other aspects such as size, height etc. is an essential governmental function provided the business has the opportunity to identify its location and type of business.
5. The control of signs is necessary to prevent hazards to life and property and to assure the continued attractiveness of the community and protect property values.
6. If not appropriately controlled, signs will result in visual clutter and pollution which will negatively impact the image and overall health and vitality of the Community.
7. The repetition of moving, changing signs along every commercial property in a specific road corridor would lead to visual clutter and pollution.

Amended May 22, 2007, by Zoning Ordinance No. 200-89.

Section 25.02 DEFINITIONS

The following definitions are a key element to carrying out the purpose and intent of this Article, therefore they have been included or repeated in this Section.

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- Section 25.02.1 **GROUND POLE OR FREE STANDING SIGN.** A sign supported by one or more upright poles, columns, or braces placed in or upon the ground and not attached to any building or structure. This sign must direct attention to a business, commodity, service or entertainment located on the premises upon which the sign is located. A minimum clear vision area of 10 ft. shall be maintained at all times between grade and the bottom of the sign. The support structure of the sign shall be reduced to its smallest width so as to minimize their visual intrusion into this area while maintaining structural integrity.
- Section 25.02.2 **WALL OR FLAT SIGN.** A sign painted on the outside of a building or which is attached directly to or upon a building wall which does not extend more than twelve (12) inches therefrom nor shall it extend above the eave or roof line, with the exposed face of the sign in a place parallel to the building wall.
- Section 25.02.3 **PROJECTING SIGN.** Any sign other than a wall sign that is attached to and projects from the wall or face of a building or structure that project or overhangs the building line more than twelve (12) inches.
- Section 25.02.4 **MARQUEE SIGN.** A sign painted, stamped, perforated, stitched or otherwise applied on the valance of an awning, canopy or otherwise attached to a marquee projecting from and supported by the building.
- Section 25.02.5 **ARCHITECTURAL CANOPY SIGN.** An illuminated architectural canopy sign (back lit awning) is an enclosed, illuminated structure that is attached to the wall of a building with the face of the sign approximately parallel to the wall and with the message integrated into its face.
- Section 25.02.6 **ROOF SIGN.** Any sign erected upon, against or directly above a roof or roof eaves, or on top or above the parapet or on an architectural appendage above the roof or roof eaves.
- Section 25.02.7 **BILLBOARD.** A sign that identifies or communicates a commercial or non- commercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located.
- Section 25.02.8 **PREMISES.** Means the contiguous land in the same ownership which is not divided by any public highway or alley.

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Section 25.02.9 PORTABLE SIGN. Any sign not permanently affixed to the ground or to a building, including any sign attached to or displayed on a vehicle that is used for advertising a business establishment, product, service, or entertainment, when that vehicle is so parked as to attract the attention of the motoring or pedestrian traffic.

Section 25.02.10 INSTITUTIONAL BULLETIN BOARD. A sign containing a surface area not to exceed thirty (30) square feet, upon which is displayed the name of a religious institution, school, library, community center or similar institution and the announcement of its institutional services or activities.

Section 25.02.11 TEMPORARY SIGN. A display, informational sign, banner or other advertising device constructed of cloth, canvas, fabric, wood or other temporary material, with or without a structural frame and intended for a limited period of display period not to exceed ninety (90) days, unless otherwise provided.

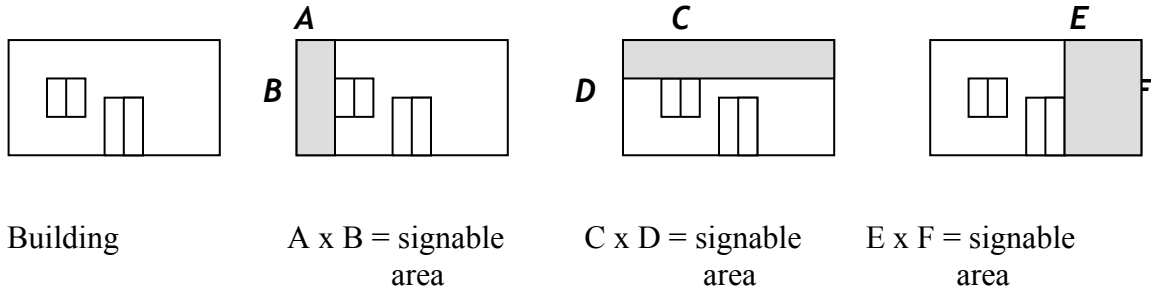
tion 25.02.12 MEASUREMENT OF SIGN AREA. The entire area within a rectangle or square enclosing the extreme limits of writing, representation, emblem or any figure of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed. Where a sign has two or more faces, the area of all faces shall be included in determining the are of the sign, except that where two such faces are placed back to back and are at no point more than two (2) feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal area.

Section 25.02.13 MONUMENT SIGN. A ground sign that is mounted on a base which is in contact with or close to the ground. The base of a monument sign shall be no less than 75% of the greatest horizontal dimension of the sign face. The vertical separation between the lowest point of the sign face and the highest point of the sign base shall be no greater than 12 inches.

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Section 25.02.14 MEASUREMENT OF HEIGHT AND DETERMINATION OF GRADE. The height of a sign, clearance for ground pole ,etc. shall be measured from the grade at the sign. This grade shall not be more than 1 foot above or below the grade elevation at the nearest street as determined at the elevation of the top of curb or the nearest edge of pavement if curbing is not provided, unless otherwise approved by the Planning Commission.

Section 25.02.15 SIGNABLE AREA. A continuous surface of wall which is unobstructed by windows, doors or other major architectural details. (see example below)



The actual signable area used shall be at the choice of the applicant

Section 25.02.16 PANEL SIGN. A sign whose letters and/or symbols are on a panel within a frame which is an integral part of the sign. This definition is intended to distinguish between panel signs and signs consisting of individual freestanding letters and/or symbols.

Section 25.02.17 CHANGING IMAGE SIGN. Any sign, display, device or portion of a sign which is designed to have the capability of movement or give the feeling of movement of the whole or any part thereof. Any portion of a sign that displays any artificial light which is not maintained stationary or constant in intensity and color at all times when such signs are in use or through some other automated method, results in movement, or the appearance of movement. Such signs shall include but are not limited to electronic signs including LED, LCD, video or other automatic changeable display, rotating and revolving signs, flashing signs and wind driven signs including flags, pennants and streamers. All such signs are not permitted.

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- Section 25.02.18 READER BOARDS, ELECTRONIC CHANGEABLE COPY. A portion of a permanent sign on which copy can be changed electronically in display, intensity or color. All such signs are not permitted.
- Section 25.02.19 READER BOARDS, MANUAL CHANGEABLE COPY. A portion of a permanent sign on which copy can be changed manually in the field.
- Section 25.02.20 LCD (LIQUID CRYSTAL DISPLAY) SIGN. A sign which would include as a part of its face a type of changeable copy which incorporates liquid crystals that become opaque or clear when exposed to a controlled voltage.
- Section 25.02.21 LED (LIGHT EMITTING DIODE) SIGN. A sign which would include as part of its face a type of changeable copy consisting of a small light source that emits colored light (usually red, but also green, yellow, blue and white) from a very small amount of electricity and is used for electronic “message” signs.

Amended May 22, 2007, by Zoning Ordinance No. 200-89.

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Section 25.03 SCHEDULE OF REGULATIONS FOR SIGNS

Section 25.03.1 TYPE OF SIGN FUNCTION AND STRUCTURE PERMITTED BY DISTRICT.

See changes in following section

DISTRICT	Permitted Sign Structure Type
A	2, 6
R-1-E, R-1-D, R-1-A, R-1-B, R-1-C, R-1-R	See Signs in All Districts
RMH	2,6*
R-3-A, R-3-B	2,6*
R-1-0	2,6*
OS	2,6*
LEM	1, 2, 3, 4, 6* **
VP	2, 3,6*
C-1	1, 2, 3, 4, 6*
C-2	1, 2, 3, 4, 6*
C-3	1, 2, 3, 4, 5, 6*
LM	2, 3, 4, 5, 6*
GM	2, 3, 4, 5, 6*
PS	1, 2, 3, 4, 6*

*The following area is the Central Core Business area for the Township and therefor signage in this area shall be restricted to "Monument and Wall Signs" only:

Both sides of Mall Road both east and west of Telegraph Road.
Both sides of North Monroe Street from the intersection of Telegraph Road and North Monroe Street to Stewart Road.
Both sides of Stewart Road from North Monroe Street to Telegraph Road.

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Both sides of Telegraph Road from the intersection of Telegraph Road and North Monroe Street to Stewart Road.

Both sides of Cole Road from North Monroe Street to Macomb Street

*The “North Dixie Highway Corridor” has been previously defined by the Community as a special corridor in that it parallels Lake Erie and must be recognized as an important Community resource unlike any other area in the Township. Signage in this Corridor shall be restricted to “Monument and Wall signs only and shall by design, reinforce the nautical theme of the Corridor.

Both sides of North Dixie Highway from I-75 east to the north boundary of the Township.

** All signs located in an LEM District shall be set back a minimum of 25 ft from the side property lines.

Gasoline Stations have special needs that can directly impact the safety of traffic flow. Signs for gasoline Stations shall be governed by Section 25.03.2 of this Article.

Key: Sign Structure Type

1. Ground pole or freestanding sign
2. Wall or flat sign
3. Projecting sign
4. Marquee sign
5. Billboard; Billboards shall be limited to areas adjacent to Interstate 275 & Interstate 75 only
6. Monument signs (Reader Boards may be incorporated subject to the following):
 - a. Reader boards shall be restricted to monument signs only.
 - b. Reader boards may be manual changeable copy only. Electronic changeable copy is not permitted.
 - c. The reader board must be integrated into the overall permanent sign and said sign shall read as a single unit.
 - d. Manual reader boards shall be limited to black letters on yellow or white background.
 - e. The message for a manual reader board should be as brief as possible.
 - f. The size of the area and the size of the letters to be used for a reader board shall be governed by the following requirements:

DISTANCE FROM STREET SETBACK LINE	TOTAL AREA OF SIGN	AREA OF READER BOARD	MAXIMUM HEIGHT LETTER, NUMBER, ETC.
Minimum distance from the street setback line	Maximum area of sign in square feet	Maximum area shall not exceed % of total area of sign	Maximum height shall not exceed the following
5 feet	30 square feet	20%	10 inches
10 feet	35 square feet	25%	11 inches
15 feet	40 square feet	30%	12 inches
20 feet	45 square feet	35%	13 inches
25 feet	60 square feet	50%	14 inches

Note: Roof signs are not permitted in any district.

Amended May 22, 2007, by Zoning Ordinance No. 200-89.

Section 25.03.2 AREA, HEIGHT AND PLACEMENT REGULATIONS FOR SIGNS, EXCEPT TEMPORARY SIGNS.

Section 25.03.2-1 GROUND POLE OR FREE STANDING SIGN

The height and area of the ground sign may increase as the set back distance from the Street Setback line increases consistent with the following:

STREET SETBACK Minimum distance from the Street Setback Line	HEIGHT Maximum Height of the Sign	AREA Maximum Area in Square feet.
5 ft.	15 ft.	30 sq. ft.
10 ft.	16 ft.	40 sq. ft.
15 ft.	17 ft.	50 sq. ft.
20 ft.	19 ft.	60 sq. ft.
25 ft.	21 ft.	80 sq. ft.
30 ft.	23 ft.	100 sq. ft.
35 ft.	25 ft.	120 sq. ft.

See Section 25.08 for illumination

Section 25.03.2-2 MONUMENT SIGNS

Monument signs shall:

1. Have a brick or decorative masonry base that complements the architectural materials of the building.
2. The first 3 feet, of the brick or decorative masonry base, as measured from grade, shall not be used in calculating the sign area for the sign.
3. The base of the sign must be landscaped. The landscaping shall be of such size and character that it will help visually tie the sign to the ground but shall not obscure the sign message.
4. Sign message shall be at least 24 inches above the grade at the sign base.
5. The height and area of the monument sign may increase as the set back distance from the Street Setback line increase consistent with the following:

STREET SETBACK Minimum distance from the Street Setback Line	HEIGHT Maximum Height of the Sign	AREA Maximum Area in Square feet.
5 ft.	6 ft.	30 sq. ft.
10 ft	6 ft.	35 sq. ft.
15 ft.	7 ft.	40 sq. ft.
20 ft.	7 ft.	45 sq. ft.
25 ft.	8 ft.	60 sq. ft.

See Section 25.08 for illumination

Section 25.03.2-3 WALL SIGNS

Wall signs shall:

HEIGHT Maximum Height of the Sign	AREA Maximum Area in Square feet.
The average height of letters shall not exceed 21". No part of the sign shall extend beyond the eave or roof line	The area of the sign shall not exceed 40% of the signable area up to a maximum of 50sq ft. for an R-1-O & OS District and 100 sq. ft. for the remainder of zoning districts.

Section 25.03.2-4 PROJECTING SIGN

Type of Sign Structure	Surface Area Per Premises	Height	Placement	Illumination
Projecting	Maximum area shall not exceed thirty-five (35) square feet for a building with front elevation or face of forty (40) feet or less. Maximum area shall not exceed fifty (50) square feet for a building with a front elevation or face of forty (40) feet or more.	Maximum of twenty-five (25) feet, however, the sign shall not extend beyond the eave or roof line of the building.	Sign may not overhang any public right-of-way. There must be a minimum unobstructed distance of nine (9) feet from the sidewalk or grade to the bottom of the sign.	See Section 25.08. Illumination

Section 25.03.2-5 MARQUEE SIGN

Type of Sign Structure	Surface Area Per Premises	Height	Placement	Illumination
Marquee	Thirty-five (35) square feet.	Height shall not exceed top of face or valance or marquee, awning or canopy on which the sign is located	Shall be attached to and contained within the perimeter of the face or valance of a marquee, awning or canopy. Shall not exceed an eight (8) foot extension from the face of	See Section 25.08.. Illumination

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the building, not be closer than three (3) feet to the curb line and must have a minimum unobstructed distance of nine (9) feet from the sidewalk or grade to the bottom of the sign.

Note: See General provisions Section 4.37 for requirements on Flag Poles

Section 25.03.2-6 BILLBOARDS

Type of Sign Structure	Surface Area Per Premises	Height	Placement	Illumination
Billboard	Maximum of three hundred (300) square feet.	Maximum twenty-five (25) feet.	Billboards shall not be located within fifty (50) feet of any public right-of-way or one hundred (100) feet from any interstate freeway and there must be a minimum unobstructed distance of ten (10) feet from the grade to bottom of the sign. There shall be a minimum lineal distance of five hundred (500) feet between billboards located on either side of the highway or freeway and billboard may not be located on or adjacent to any residentially used or zoned lot or parcel.	See Section 25.08. Illumination

Section 25.03.2-7 GASOLINE SERVICE STATION SIGNS

CORNER LOT, DOUBLE STREET FRONTAGE

Type and Maximum Signs Permitted

- 1 Monument Sign (Reader boards may be incorporated subject to the requirements below)
- 2 Canopy Signs
- 2 Wall signs
- * Price of gasoline shall be incorporated into the monument or wall sign only and subject to the requirements for price signs below.

Setback, Height, Area and Reader Board Requirements

- 1 Monument Sign
 - a. Minimum Setback required: 5 Ft. as measured from the street setback line.
 - b. Maximum Area permitted : 42 sq. ft.

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- c. Maximum Height permitted: 6 ft.
- d. Reader boards shall be restricted to monument signs only.
- e. Reader boards may be manual changeable copy only. Electronic changeable copy is not permitted, except for price signs subject to the requirements below.
- f. The reader board must be integrated into the overall permanent sign and said sign shall read as a single unit.
- g. Manual reader boards shall be limited to black letters on yellow or white background.
- h. The message for a manual reader board should be as brief as possible.
- i. The area of the reader board shall not exceed 30% of the total sign area of the monument sign and the letters to be used for a reader board shall not exceed 12 inches.

Requirements for price signs

- a. The actual price of the fuel is the only portion of the sign that can be electronic changeable copy (LCD or LED).
- b. The electronic numerals used in the price of fuel shall not scroll, move, blink, flash, exit or enter from the outside area of the copy or across the face of the sign giving a sense of movement. The electronic numerals shall only change when there is an actual change of price at the dispenser or pump of the fuel.
- c. All electronic numerals used in the price of fuel shall be limited to the color red.
- d. The back ground for electronic numerals used in the price of fuel shall be limited to one color when the price is being viewed.
- e. All electronic numerals used in the price of fuel shall be designed to automatically adjust their brightness under varying light conditions to maintain legibility, avoid glare and eliminate visual impact on nearby areas of the Township particularly residential areas.

SINGLE STREET FRONTAGE LOT

Type and Maximum Signs Permitted

1 Monument Sign (Reader boards may be incorporated subject to the requirements below)

2 Canopy Signs

1 Wall signs

Setback, Height and Area Requirements

1 Monument Sign

- a. Minimum Setback required: 5 Ft. as measured from the street setback line.
- b. Maximum Area permitted: 42 sq. ft.
- c. Maximum Height permitted: 6 ft.
- d. Reader boards shall be restricted to monument signs only.
- e. Reader boards may be manual changeable copy only. Electronic changeable copy is not permitted ,except for price signs subject to the requirements below.
- f. The reader board must be integrated into the overall permanent sign and said sign shall read as a single unit.
- g. Manual reader boards shall be limited to black letters on yellow or white background.
- h. The message for a manual reader board should be as brief as possible.
- i. The area of the reader board shall not exceed 30% of the total sign area of the monuments sign and the letters to be used for a reader board shall shall not exceed 12 inches.

Requirements for price signs

- a. The actual price of the fuel is the only portion of the sign that can be electronic changeable copy (LCD or LED).

- b. The electronic numerals used in the price of fuel shall not scroll, move, blink, flash, exit or enter from the outside area of the copy or across the face of the sign giving a sense of movement. The electronic numerals shall only change when there is an actual change of price at the dispenser or pump of the fuel.
- c. All electronic numerals used in the price of fuel shall be limited to the color red.
- d. The back ground for electronic numerals used in the price of fuel shall be limited to one color when the price is being viewed.
- e. All electronic numerals used in the price of fuel shall be designed to automatically adjust their brightness under varying light conditions to maintain legibility, avoid glare and eliminate visual impact on nearby areas of the Township particularly residential areas.

Amended May 22, 2007, by Zoning Ordinance No. 200-89.

Section 25.04 COMBINATION OF SIGNS

The following combination of signs shall be permitted:

- Section 25.04.1 Maximum of two (2) signs (not including temporary signs) which may not be of the same sign structure type, except for a corner property where three (3) signs are permitted, two of which may be wall signs.
- Section 25.04.2 A wall or flat sign may consist of several individual parts but shall not exceed the vertical or horizontal widths as specified in the Schedule of Regulations.
- Section 25.04.3 MORE THAN ONE OCCUPANT Where any premises have more than one occupant as in a shopping center each business may have a wall, projecting or marquee sign subject to the following:

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- a. The owner of the complex shall submit an overall sign plan for the complex. Once a type of sign has been approved (wall, projected or marquee) for the complex all business within the complex shall thereafter be required to have the same type of sign: wall, marquee or projecting.
- b. Said signs shall consist of individual letters and symbols and shall not be a “panel” sign.
- c. Subject to the following:
 - (1) The requirements for wall signs as found in Sec. 25.03.2-3 of this ordinance.
 - (1) The requirements for projecting signs as found in Sec. 25.03.2-4 of this ordinance.
 - (1) The requirements for marquee signs as found in Sec. 25.03.2-5 of this ordinance.

Section 25.05 TEMPORARY SIGNS

Temporary signs may be erected in accordance with the use, area, height and placement regulations of the Section for a specific period of time. Permits when required for such signs shall specify a maximum length of time that sign may be used and shall thereafter be removed. Where there is more than one street or vehicle entrance to any premises, one temporary sign may be permitted for each such established entrance way. (Also see Section 25.08. ILLUMINATION.)

Section 25.05.1 SCHEDULE OF USE, AREA, HEIGHT AND PLACEMENT REGULATIONS FOR TEMPORARY SIGNS.

Sign Function^d Permitted District	Type of Structure	Maximum Area (Square Feet)	Maximum Height (Feet)	Minimum Yard Setback (feet) a,e	Maximum Permitted Duration	Maximum Number of Signs	
Construction signs which identify the project developers contractors, engineers, architects on the site being developed	All	Ground-Pole	32 square feet	10 feet	25 / e	Only while a valid building permit is in effect until issuance of a Certificate of Occupancy	one (1) per entrance
Election campaign signs	All	Any	25 square feet	10 feet	10 / e	From 30 days prior to election until 10 days	Two (2) per premises

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						following election ^c	
Real estate signs	All	Any	10 square feet in Residential Districts	5 feet in Residential Districts	10 / e	No permit required for signs 10 square feet and under.- No sign shall remain over seven days after the property.	
			32 square feet in other districts for a one (1) year period	10 feet in other districts			
Garage, rummage, basement, porch, lawn or yard sale signs and signs of like character	All	Wall or Ground-Pole	2 square feet	5 feet	10 / e	not more than (6) days in one (1) year	Three (3) per sale on premises of sale only
Portable signs ^b	All, but only on occupied lots which have non residential uses	Portable	32 square feet	10 feet	10 / e	Not more than 14 consecutive days and 3 occasions during the Calendar year	One (1) per premises
Roadside stand	Agricultural	Wall or Ground Pole	10 square feet	10 feet	10 / e	Growing season	Two (2) per premises

Section 25.05.2 FOOTNOTES TO SCHEDULE OF USE, AREA, HEIGHT AND PLACEMENT REGULATIONS FOR TEMPORARY SIGNS.

- a. **All temporary signs** are prohibited from being placed in the public right-of-way subject to Section 25.07.12.
- b. **Portable Signs.** No portable sign shall be placed closer than ten (10) feet to any driveway, street, property line, alley, sidewalk, Street setback line or other public property, nor placed upon any property other than where the business or product advertised, is located or sold. Every application for a building permit for a portable sign must include a description or sketch showing how such sign shall be affixed to the ground or some stationary structure which will prevent its rolling, tumbling, blowing, or being pushed onto any driveway, street, alley or other public property. The permit shall specify that such sign shall not be displayed for a period greater than fourteen (14) consecutive days from the date of issuance. In addition said signs shall be limited to 3 occasions per calendar year. For the purposes of this Ordinance, a planned shopping center shall be considered one business premises (see Section 25.08 ILLUMINATION.)

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- c. **Election Campaign Signs** on private property shall be removed within ten (10) days of any election and the owner of the property on which it is placed shall be responsible for removal subject to the enforcement provisions of this Ordinance, except that the removal of election campaign signs for primary candidates who are also candidates in the General Election shall not be required until ten (10) days after the General Election.
- d. **Temporary Signs.** Such signs shall be limited only to those provided for herein in Section 25.05.1.
- e. The minimum side yard setback shall be one-half the side yard required for buildings.
- f. To insure timely removal, the property owner shall deposit with the Township \$100 cash or a irrevocable letter of credit; refundable upon timely removal of such portable sign. If said signs are not removed within the time frame designated by the permit (\$50.00) of the cash or irrevocable letter of credit shall be forfeited to the Township. A written notice shall be issued by the Building Inspector notifying the property owner that a portion of the bond has been forfeited and that the sign must be removed within 24 hours of receipt of the notice. If the sign is not removed, within 24 hours after notice by the Building Inspector, the remainder of the deposit (\$50.00) shall be forfeited to the Township and a ticket of ordinance violation shall be issued.

Section 25.06 SIGNS PERMITTED IN ALL DISTRICTS

The following types of signs shall be permitted in all districts where the principal use to which they are related is permitted. Permits shall not be required for signs enumerated in sub-sections Section 25.06.1 through Section 25.06.8.

- Section 25.06.1 House numbers, nameplates (fraternity, apartments, and professional) identifying the occupant or address or a parcel of land and not exceeding a total area of one square foot and election campaign signs in accordance with Section 25.05.1.
- Section 25.06.2 Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or when constructed of bronze or other incombustible material.
- Section 25.06.3 Signs painted on or permanently attached to motor vehicles which are legally licensed and primarily used upon the highways for the transporting of persons, goods or equipment; provided that no such vehicle displaying such sign may be parked in any location on a site where it shall be visible to the general public.

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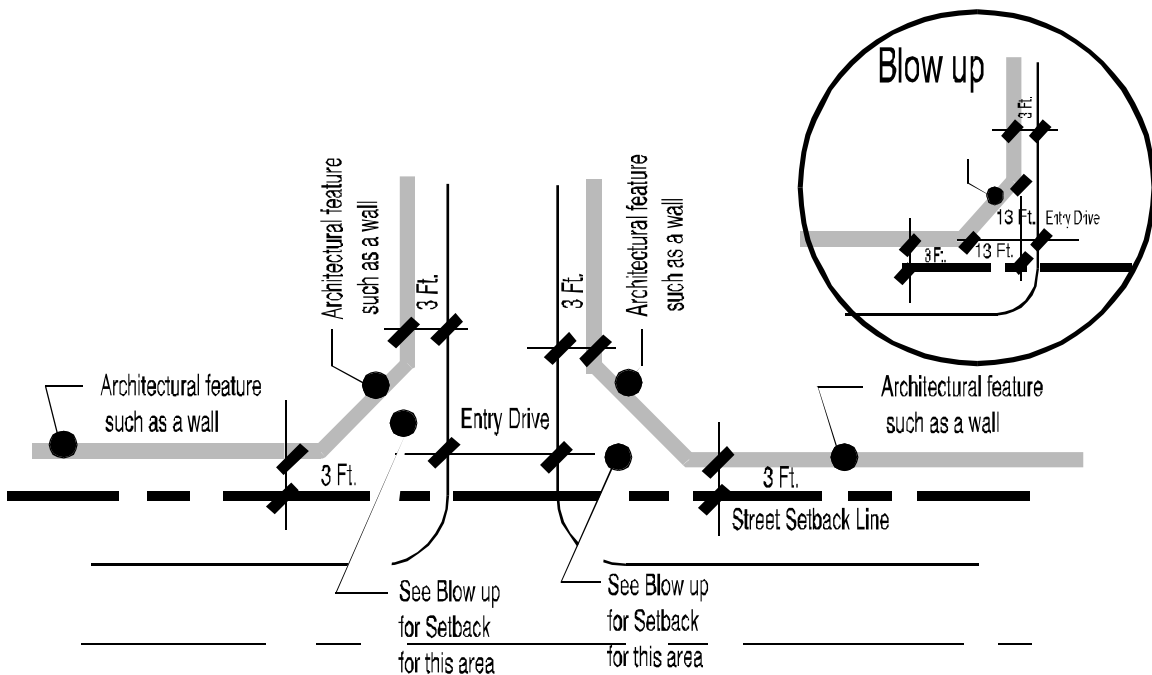
- Section 25.06.4 Traffic or other municipal signs, such as the following: legal notices, railroad crossing, danger and other emergency signs.
- Section 25.06.5 Gasoline service stations and automobile gasoline stations may display the following special signs which are deemed customary and necessary to their respective businesses:
- Section 25.06.5(a) Custom lettering or other insignia on a gasoline pumps consisting of the brand of gasoline sold, lead warning sign, and any other sign required by law and not exceeding a total of three (3) square feet on each pump.
- Section 25.06.6 Signs not exceeding two (2) square feet which contain only non-commercial messages and/or symbols, including designation of restrooms, telephone location, and direction of door openings.
- Section 25.06.7 Private traffic control signs which conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices published in accord with Section 608 of Public Act 300 of 1949, as amended.
- Section 25.06.8 Vending machines and vending structures shall be permitted two (2) signs. The total area of said signs shall not exceed ten (10) percent of the wall surface area of the side of the structures on which such signs are located, or in any case a maximum area of ten (10) square feet for all such signs.
- Section 25.06.9 Institutional bulletin boards subject to the height and placement regulations for ground pole and wall or flat signs. (See Section 25.03.2.)
- Section 25.06.10 **SITE ENTRY FEATURE WITH SIGNAGE**
- Section 25.06.10(a) Purpose of an Entry Feature with Signage. The major purpose and objective of an entry feature is to assist the motorist entering the site by helping to define, delineate and differentiate the entrance to the complex or development without being a visual intrusion or distraction surface area of the side of the structures on which such signs are located, or in any case a to the general public and the traveling motorist. The architectural feature may include signage which shall identify the name of the project or complex, shall be incorporated and made an integral part of the architectural feature and shall be (both the architectural feature and sign) reviewed and approved by the Frenchtown Charter Township Planning Commission. The R-1-R, Single Family residential areas have been previously identified as areas that were platted prior to 1970. These areas were characterized as resort communities, with predominately smaller lots and therefore have been addressed as unique residential zones with

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problems and assets unique to these areas. Therefore within that context, the R-1-R, “beach” or Resort District areas shall be exempt from the bulk of this section of the ordinance regarding Site entry features, provided the following specific requirements are met and maintained:

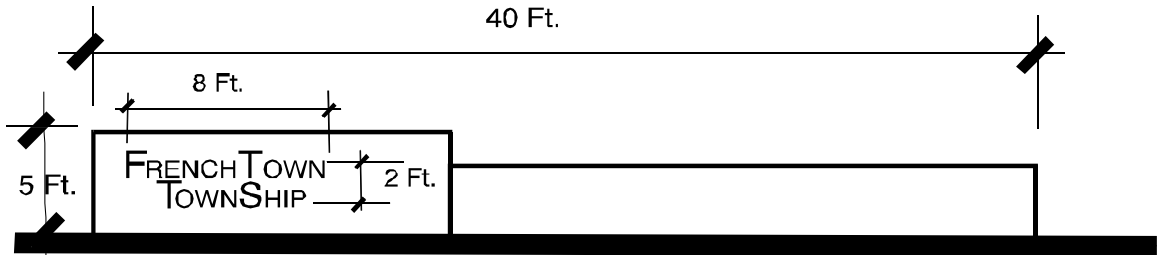
- (1.) One general architectural feature shall be submitted to the Planning Commission for approval.
- (2.) The feature may provide for some individual identification, however, its basic design and features shall be the same in all cases. The intent being to alert the traveling public from a distance that they are entering a “beach” or Association area.
- (3.) The Maximum sign area exclusive of the feature shall not exceed 16 sq. ft.
- (4.) A location plan shall be submitted for each feature proposed. The plan shall provide specific information to permit the Planning Commission to determine if the general concept of assistance to the traveler is being achieved without negatively impacting the sight distance for vehicular traffic flow and adjacent properties.

Section 25.06.10(b) Setbacks for an Entry Feature.



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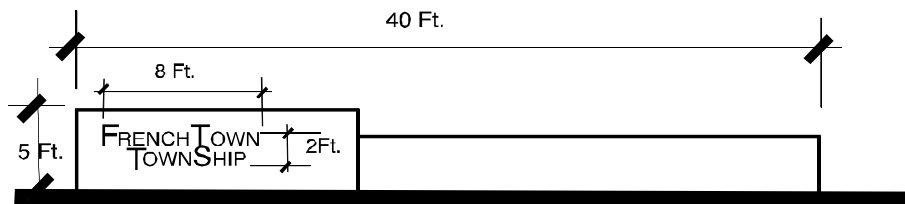
Section 25.06.10(c) Maximum Letter Size. The majority of the lettering shall not exceed 1.0 ft. (12 inches), except that a Total of four (4) letters or symbols may be 1.5 feet (18 inches) in height or less. (See illustration below).



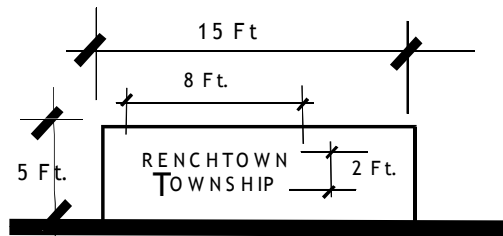
“F”, “T”, “T” & “S” is 1.5 Ft (18”) Lettering
 all other Lettering is 1.0 Ft (12”)
 Area 16 Sq Ft
 Ratio 16 Sq Ft / 162.5 Ft
 9.8%

Section 25.06.10(d) Neon Lettering. Neon lighting may be used on the inside of a sign or on the inside of a letter to produce a back light or glow on the surface on which the sign or letter is mounted. Neon lighting may not be used to form the actual letters of the sign. Neon lighting may not be used in, over or as part of the architectural feature where the neon tubing is visible.

Section 25.06.10(e) Maximum Sign Area. The maximum sign area permitted is 16 sq. ft. (see illustration below)



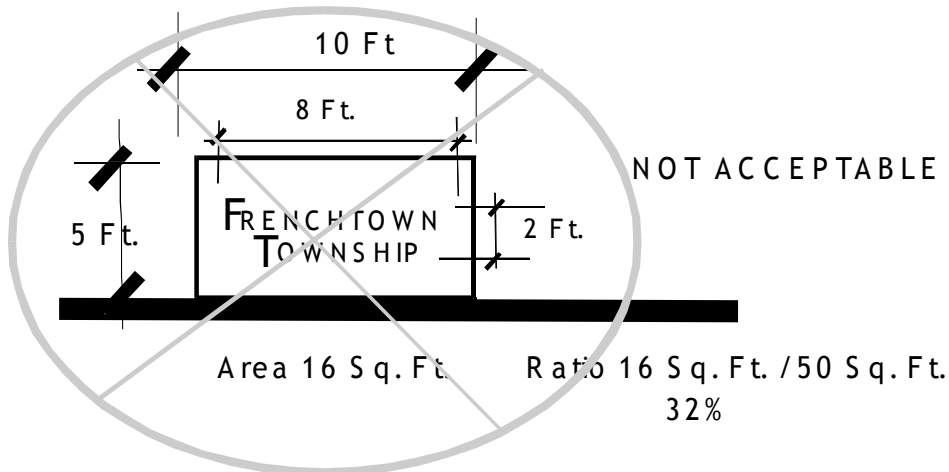
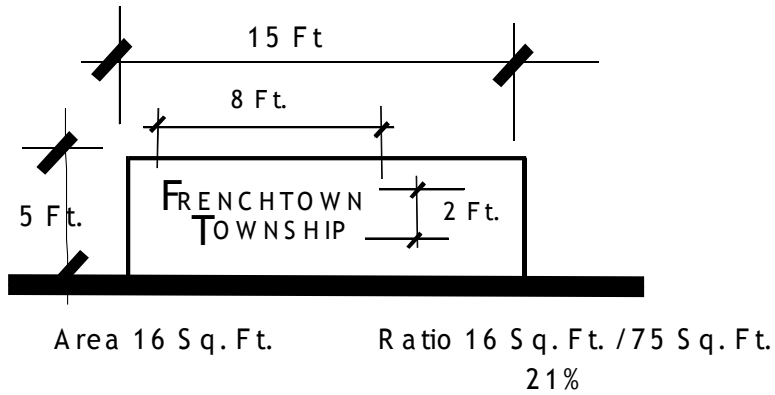
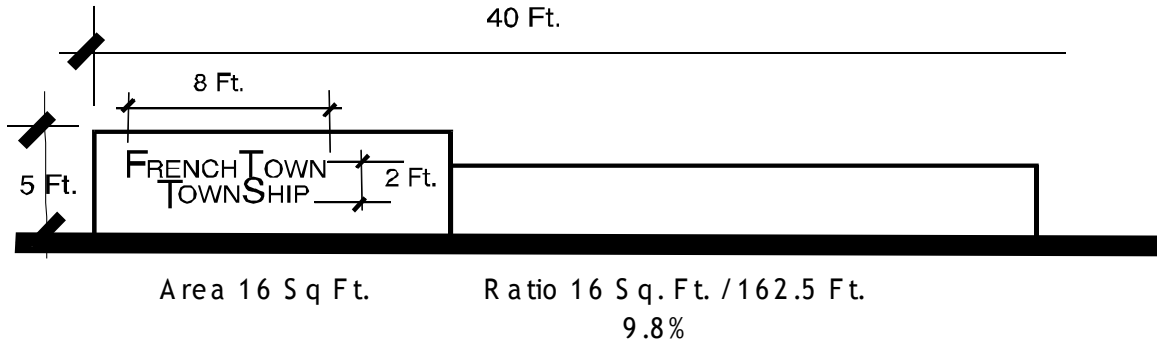
Area 16 S q. Ft



Area 16 S q. Ft.

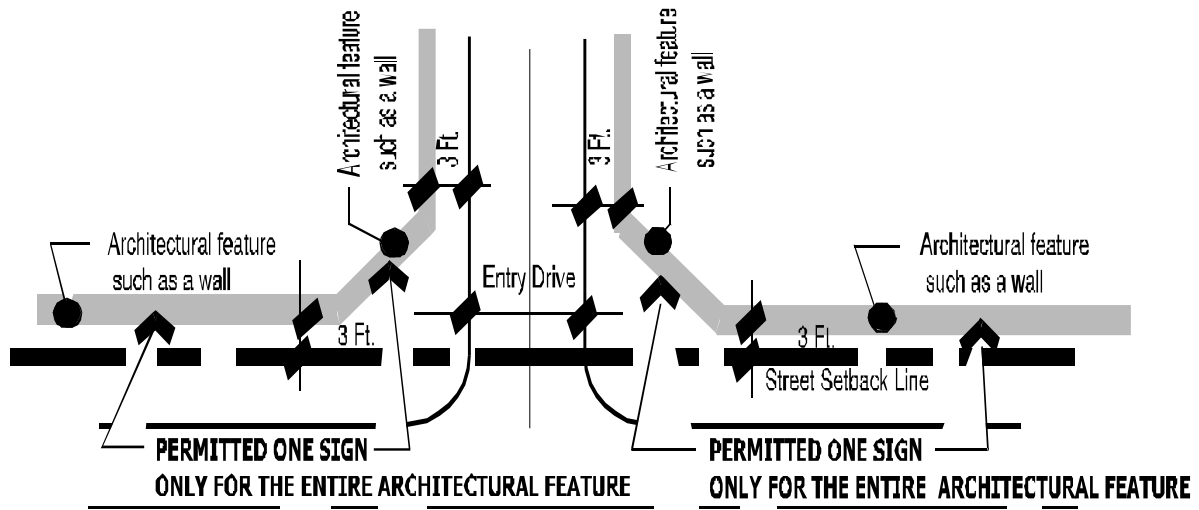
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sign area to the area of the architectural feature is 26% (see illustration below).



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Section 25.06.10(g) Maximum Number of Signs on an Architectural Feature. The maximum number of signs permitted is one sign on each side of the entry drive.



Section 25.07 SIGNS NOT PERMITTED IN ANY DISTRICT; ILLEGAL AND ABANDONED SIGNS

The following signs shall not be permitted, erected, or maintained in any district:

Section 25.07.1 Signs which incorporate in any manner any flashing or moving lights, parts or scrolling messages. This shall include all electronic changeable copy signs and specifically prohibit any part of a sign to include LCD or LED displays (stationary or changing) except information that provides service information. Such service information shall be limited to:

- a. Time (Monument sign only)
- b. Temperature (Monument sign only)
- c. Price of fuels for automobiles and trucks only in conjunction with a gasoline station dispensing such fuels.

The electronic numerals used in the Time, Temperature or price of fuel shall not scroll, move blink, flash, exit or enter from the outside area of the copy or across the face of the sign giving a sense of movement. The electronic numerals shall only change when there is an actual change of time, temperature or price at the dispenser or pump of the fuel.

Amended May 22, 2007, by Zoning Ordinance No. 200-89.

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- Section 25.07.2 Banners, pennants, spinners, and streamers used in connection with commercial premises for commercial purposes, other than holiday decorations.
- Section 25.07.3 Any sign or sign structure which (1) is structurally unsafe, or (2) constitutes a hazard to safety or health by reason of inadequate maintenance, the sign is dilapidated or abandoned, or (3) is not kept in good repair, or (4) is capable of causing electrical shocks to persons likely to come in contact with it.
- Section 25.07.4 Any sign which, by reason of its size, location, content, coloring or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, or by obstructing, or detracting from the visibility of any traffic sign or control device on public streets and roads.
- Section 25.07.5 Any sign which obstructs free ingress to or egress from a required door, window, fire escape or other required entrance or exit way.
- Section 25.07.6 Signs which make use of words, such as "Stop", "Look", "Danger", or any other words, phrases, symbols or characters, in such a manner as to interfere with, mislead or confuse traffic.
- Section 25.07.7 Any sign or other advertising structure containing any obscene, indecent or immoral matter.
- Section 25.07.8 Any sign unlawfully installed, erected or maintained.
- Section 25.07.9 Any sign, except billboards, now or hereafter existing which no longer advertises a bona fide business conducted, or a product sold, or construction signs located on premises where a building permit is no longer in effect. Ninety (90) days after certified notice to the owner(s) of property on which such signs are located, the Building Official may remove such sign(s) without further notice or obligation by the Township and the cost of said removal shall be placed as a lien on said property. No permits shall be issued by the Township, for said property until the lein has been satisfied.

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Section 25.07.10 The Township Building Official shall have the authority to immediately remove or cause to be removed any sign which has been placed or located within the public right-of-way contrary to the provisions of the Ordinance or not authorized by the Monroe County Road Commission. The Township or its agents shall not incur any obligation to retain, store, or maintain any materials or salvage resulting from the removal of such signs.

Section 25.07.11 Any sign which is erected or maintained upon any tree or trees or painted or drawn upon rocks or other natural resources.

Section 25.07.12 Any sign erected, constructed or placed within the public right-of-way except those signs required for proper traffic control, and approved by the Monroe County Road Commission and the State Highway Department.

Section 25.07.13 Roof signs.

Section 25.07.14 Any sign, display, device or portion of a sign which is designed to have the capability of movement or give the feeling of movement of the whole or any part thereof. Any portion of a sign that displays any artificial light which is not maintained stationary or constant in intensity and color at all times when such signs are in use or through some other automated method, results in movement, the appearance of movement. Such signs shall include but are not limited to electronic signs including (moving or stationary) LED, LCD, video or other automatic changeable display, rotating and revolving signs, flashing signs and wind driven signs including flags, pennants and streamers. All such signs are not permitted, except information that provides service information. Such service information shall be limited to:

- a. Time (Monument sign only)
- b. Temperature (Monument sign only)
- c. Price of fuels for automobiles and trucks only in conjunction with a gasoline station dispensing such fuels.

The electronic numerals used in the time, temperature or price of fuel shall not scroll, move, blink, flash, exit or enter from the outside area of the copy or across the face of the sign giving a sense of movement. The electronic numerals shall only change when there is an actual change of time, temperature or price at the dispenser or pump of the fuel. In no case shall any such change occur in intervals of less than one minute.

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Section 25.07.15 Any portion of a permanent sign on which copy can be changed electronically in display, intensity or color, including (moving or stationary) LED, LCD, is not permitted except information that provides service information. Such service information shall be limited to:

- a. Time (Monument signs only)
- b. Temperature (Monument signs only)
- c. Price of fuels for automobiles and trucks only in conjunction with a gasoline station dispensing such fuels.

The electronic numerals used in the time, temperature of price of fuel shall not scroll, move, blink, flash, exit or enter from the outside area of the copy or across the face of the sign giving a sense of movement. the electronic numerals shall only change when there is an actual change of time, temperature or price at the dispenser or pump of the fuel.

Amended May 22, 2007, by Zoning Ordinance No. 200-89.

Section 25.08 ILLUMINATION

No sign shall be illuminated except in accordance with the following restrictions:

Section 25.08.1 No sign shall contain any moving, flashing or animated light except that a sign which incorporates information that provides service information may consist of LED or LCD for that portion only. Such service information shall be limited to:

- a. Time (Monument sign only)
- b. Temperature (Monument sign only)
- c. Price of fuels for automobiles and trucks only in conjunction with a gasoline station dispensing such fuels.

The electronic numerals used in the Time, Temperature or price of fuel shall not scroll, move, blink, flash, exit or enter from the outside area of the copy or across the face of the sign giving a sense of movement. The electronic numerals shall only change when there is an actual change of time, temperature or price at the dispenser or pump of the fuel. In no case shall any such change occur in intervals of less than one minute.

Amended May 22, 2007, by Zoning Ordinance No. 200-89.

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- Section 25.08.2 No external red or green lights shall be used, if such colors would create a driving hazard.
- Section 25.08.3 No illumination shall be permitted which casts glare upon any portion of any residential premises, oncoming traffic, vehicles or public or private roadway.
- Section 25.08.4 The provisions of this paragraph shall apply not only to exterior signs, but also to interior signs which are designed or placed to show through windows or doors of buildings.
- Section 25.08.5 All signs or billboards illuminated by electricity or having electrical wires or appliances attached to it for any purpose, shall comply with the rules and regulations of the National Board of Fire Underwriters and State Electrical Administrative Board, Michigan Department of Labor relative to electrical wiring. The wiring of such signs or billboards shall be approved by the Building Official and no alteration shall be made in any wiring or any such sign or billboard unless approved and authorized by the Building Official.
- Section 25.08.6 Uplighting of all signs shall be prohibited.

Section 25.09 PERMITS REQUIRED; FEES

Except as otherwise provided, it shall be unlawful for any person to erect, alter, relocate, repair, or maintain within the Township of Frenchtown any sign or advertising structure without first obtaining a permit from the Township Building Official as herein prescribed. A separate permit shall be required for a sign or signs for each business and a separate permit for each group of signs on a single supporting structure. When electricity is required to operate or light the sign, a separate electrical permit shall be required.

- Section 25.09.1 OWNER'S CONSENT. Before any permit is granted for the erection of an outdoor sign display structure, plans shall be filed with the Building Official showing the dimensions, materials and required details of construction, including loads, stresses and anchorage. When required by the Building Official, the seal of a Michigan registered engineer shall be affixed to such plans. The application shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected.

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Section 25.09.2 **ALTERATIONS.** No sign shall be enlarged or relocated except in conformity with the provisions of this Ordinance. The changing moveable parts of an existing sign that is designed for such changes, or the repainting or repositioning of display matter shall not be deemed an alteration provided the conditions of the original approval and the requirements of the Ordinance are complied with.

Section 25.09.3 **FEES.** The Frenchtown Township Board shall determine the fee schedule for sign permits.

Section 25.10 MAINTENANCE

All signs, together with their structural elements shall be kept in good repair and in a proper state of preservation. The Building Official may order the removal of any sign that is not maintained in accordance with the provisions of this Ordinance, sixty (60) days after certified notice of the violation and rights of appeal to owner of said sign.

Section 25.11 NON-CONFORMING SIGNS

Any non-conforming sign shall not be enlarged, reworded, redesigned or altered in any way unless it is brought into conformity. Any such sign which has been destroyed or damaged to such an extent that the cost of restoration would exceed thirty-five (35) percent of the replacement value of the sign at the time of the destruction or damage, shall not be repaired or rebuilt or altered unless in conformity with this Section. The exemption herein granted shall terminate with respect to any sign which: (1) shall have been abandoned for a period of six months; (2) advertises or calls attention to any products, business or activity which are no longer carried on or sold, whether generally or at the particular premises; or (3) shall not have been repaired or properly maintained within sixty (60) days after certified notice of the violation and rights of appeal has been given by the Building Inspector.