

SIGN REGULATIONS

§ 150.190 PURPOSE.

(A) The purpose of this chapter is to regulate on-site and outdoor advertising to protect the public health, safety, and general welfare, to protect property values, and to protect the character of the various neighborhoods in the township.

(B) The principal features are the restriction of advertising to the use of the premises on which the sign is located and restrictions by zoning district of the total sign area and height.

(C) Any sign placed on land or on a building for the purpose of identification or for advertising a use conducted on the premises shall be deemed an accessory use.

(D) It is intended that the display of signs will be appropriate to the land, building, or use to which they are an accessory and be adequate, but not excessive, for the intended purpose of identification or advertisement.

(E) With respect to signs advertising business uses, it is specifically intended, among other things, to avoid excessive competition and clutter among sign displays.

(F) Outdoor advertising signs (billboards), which advertise products or businesses not connected with the site or building on which they are located, are deemed to constitute a principle use of a lot.

(Ord. -, Article V, § 5.2.1, passed 9-12-2006)

§ 150.191 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ABANDONED SIGN. A sign which no longer advertises or identifies a business, lessee, owner, or activity conducted upon or product available on the premises where the sign is displayed.

ANIMATED SIGN OR CHANGING MESSAGE SIGN. Any sign which includes action or motion, the optical illusion of action or motion, or color changes of all or any part of the sign facing; requires electrical energy or is set in motion by movement of the atmosphere or a sign made up of a series of sections that turn and stop to show 2 or more pictures or messages in the copy area. An **ELECTRONIC MESSAGE SIGN** is one type of this sign.

ANNOUNCEMENT BULLETIN. A **CHANGING MESSAGE SIGN** used by a church, civic organization, public building, or school, which may include an **ELECTRONIC MESSAGE SIGN**.

BILLBOARD. See **OUTDOOR ADVERTISING SIGN**.

BUSINESS CENTER. A group of two or more separate commercial establishments which:

(1) Although separated by walls, are under one common ownership or management, share a common parking area, or otherwise present an appearance of one continuous commercial area; or

(2) Have a common arrangement for the maintenance of the grounds and are connected by party walls, partitions, covered canopies or other structural members to form one continuous structure.

CANOPY OR MARQUEE SIGN. Any sign attached to or constructed within or on a canopy or marquee.

COMMUNITY WELCOME SIGN. An off-premise sign erected or authorized by the Township for the purpose of displaying the names, information and emblems of service clubs, places of worship, civic organizations, and quasi-public uses.

DIRECTIONAL SIGN. A sign containing only directional information and the identification of the activity about public places owned or operated by federal, state, or local governments or their agencies, publicly or privately owned natural phenomena, historic, cultural, scientific, educational, or religious site, deemed to be in the interest of the traveling public.

DISTRICT. Zoning district as established by this chapter.

ELECTRONIC MESSAGE SIGN: A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means, including animated graphics and video.

(1) **FADE:** A mode of message transition on an electronic message sign accomplished by varying the light intensity, where the first message gradually and uniformly reduces intensity to the point of not being legible and the subsequent message gradually and uniformly increases intensity to the point of legibility.

(2) **DISSOLVE:** A mode of message transition on an electronic message sign accomplished by varying the light intensity or pattern, where the first message gradually and uniformly appears to dissipate and lose legibility simultaneously with the gradual and uniform appearance and legibility of the second message.

(3) **ANIMATED AND FLASHING SIGNS:** A sign that has moving, blinking, chasing, scrolling, or other animation effects, with the exception of fading and dissolving, either inside or outside a building and which are visible from a public right-of-way.

(4) **ELECTRONIC DISPLAY SCREEN:** A sign or a portion of a sign, that displays an electronic image or video, which may or may not include text. Electronic display screens include television, plasma, digital, flat, LED screens, video boards, holographic displays, or other technologies of a similar nature.

(5) **ELECTRONIC MESSAGE CENTER:** A sign or portion of a sign that uses changing lights to form a message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.

FREESTANDING SIGN. A sign supported by a structure independent of any other structure designed to identify to persons not on the premises, only the title of the business or profession conducted on the premises, and the information shall be supported by a structural frame independent of any other structure.

HEIGHT OF SIGN. The vertical distance to the top edge of the copy area or structure, whichever is higher, as measured from the adjacent street grade.

IDENTIFICATION SIGN.

(1) A sign which carries only the name of the firm, the major enterprise, or the principal product, or service offered for sale on the premises or a combination of these things only to identify location of the premises and not to advertise.

(2) The signs shall be located only on the premises on which the firm or major enterprise is situated, or on which the principal product is offered for sale.

OFFICIAL SIGNS AND NOTICES. An official sign or notice, including public utility signs and public service signs.

OFF-SITE SIGN (OFF-PREMISES SIGN). A sign other than an on-site sign, including **COMMUNITY WELCOME SIGNS.**

ON-SITE SIGN (ON-PREMISES SIGN). A sign which advertises or identifies only goods, services, facilities, events, or attractions on the premises where located.

OUTDOOR ADVERTISING SIGN.

(1) A sign, including billboards, on which the written or pictorial information is intended to advertise a use, product, service, goods, event, or facility located on other premises, and which is intended primarily for advertising purposes.

(2) Those signs are subject to the Highway Advertising Act of 1972, as amended, Public Act 106 of 1972, being M.C.L.A. §§ 252.301 *et seq.*

PORTABLE SIGN. Any sign not permanently attached to the ground or a building.

SIGN. Any device designed to inform or attract the attention of persons not on the premises on which the sign is located, provided, however, that the following shall not be included in the application of the regulations herein:

(1) Signs not exceeding 1 square foot in area bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations;

(2) Flags and insignias of any government except when displayed in connection with commercial connotations;

(3) Legal notices, identification, information, or directional signs erected, or required by government bodies;

(4) Integral decorative or architectural features of buildings, except letters, trademarks, moving parts or moving lights; and/or

(5) Signs directing and guiding traffic and parking to private property, but bearing no advertising matter. Also see **OUTDOOR ADVERTISING SIGN** and **FREESTANDING IDENTIFICATION SIGN** and sign provisions.

TEMPORARY SIGN. A sign that is intended to be displayed for a limited period of time, as specified in § [150.199](#).

WALL SIGN. A sign attached to or erected against the wall of a building with the face in a plane parallel to the plane of the building wall.

WINDOW SIGN.

(1) A sign installed on or in a window for the purposes of viewing from outside the premises.

(2) This term does not include merchandise located in a window.

(Ord. -, Article V, § 5.2.2, passed 9-12-2006)

§ 150.192 GENERAL SIGN REGULATIONS.

(A) *Generally.* The following regulations shall apply to all signs in Summit Township.

(B) *Specifically.*

(1) *Illuminated signs.*

(a) *Residential districts.* Only indirectly illuminated signs shall be allowed in any residential district, provided the sign is so shielded as to prevent direct light rays from being visible from a public right-of-way or any adjacent residential property.

(b) *Commercial, wholesale-warehouse, office, research development, and industrial districts.* Indirectly or internally illuminated signs are permitted provided the signs are so shielded as to prevent direct light rays from being visible from a public right-of-way or any adjacent residential property.

(c) *Writing or printing.*

1. No sign, including changing message signs, shall have blinking, flashing, or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color, or which are so constructed and operated as to create an appearance of writing or printing or a traffic signal, except that movement showing date, time, message, and temperature exclusively shall be permitted.

2. An electronic information display shall not flash or animate static information.

3. The only movement permitted is the changing of information against the solid background.

4. Nothing contained in this chapter shall be construed as preventing use of lights or decorations related to religious and patriotic festivities.

5. Beacon lights or search lights shall not be permitted as a sign for advertising purposes except as provided in § [150.199](#).

(d) *Signs and wiring.* All illuminated signs shall comply with the applicable National Electrical Code provisions concerning signs and wiring.

(2) *Measurement of sign area.* The area of a sign shall be computed as including the entire area within a regular geometric form or combination of the forms comprising all of the display area of the sign and including all of the elements of the matter displayed as measured 3 inches in from the outside border of the geometric form or combination of forms.

(3) *Height of sign.* No freestanding sign shall exceed a height of 35 feet.

(4) *Setback requirements for signs.*

(a) All signs shall be set back from the adjacent road by a distance of not less than ½ of the setback required for a structure on the parcel as provided for in the setback requirements of this chapter except that in office, commercial, and industrial districts where parcels adjoin a road right-of-way which is in excess of 80 feet the setback shall be not less than 1/4 of the required setback for a structure on the parcel.

(b) The Planning Commission may, as part of a site plan review, allow a sign in the above-mentioned exceptions to be closer to the road rights-of-way provided that no part of any sign extends beyond the subject parcel.

(5) *Business flags.* Business flags shall be permitted in commercial, office, wholesale and warehousing, research and development, and industrial zoning districts, subject to the following regulations.

(a) The flags shall be located on the same lot as the business building or use.

(b) Notwithstanding any other provision of this chapter, business flags shall meet the yard requirements for signs and the height limits for structures in the zoning district in which located.

(c) The area of each business flag shall not be included in the sign area that is permitted on a lot.

(d) All business flags shall be set back from adjacent road/street no less than ½ of the minimum setback required for a structure on the parcel as provided for in this chapter.

(6) *Official signs and notices.* A sign or notice erected and maintained by public officers or a public agency within their territorial or zoning jurisdiction is permitted pursuant to and in accordance with direction or authorization contained in federal, state, or local law for the purposes of carrying out an official duty or responsibility. This includes a historical marker authorized by state law and erected by a state or local government agency or nonprofit historical society.

(Ord. -, Article V, § 5.2.3, passed 9-12-2006) [Penalty, see § 150.999](#)

§ 150.193 PERMITTED SIGNS IN ALL DISTRICTS.

(A) *Generally.* Subject to the other conditions of this chapter, the following signs shall be permitted anywhere within the township.

(B) *Specifically.*

(1) *Community welcome signs.*

(a) Off-premise signs, as provided or authorized by the Township, which bear names, information, and emblems of service clubs, places of worship, civic organizations, and quasi-public uses shall be permitted.

(b) Each sign shall be not more than 8 square feet in area, shall not exceed a height of 8 feet, and shall be set back a minimum of 10 feet from the property line.

(c) All signs shall be consolidated within a single-frame, if more than 1 sign is placed at 1 location.

(2) *Directional signs.*

(a) Signs which direct traffic movement onto or within a property, and which do not exceed 8 square feet in area for each sign, shall be permitted.

(b) Horizontal directional signs, on and flush with paved areas may exceed 8 square feet.

(c) Directional signs shall be located on the property on which they are directing traffic and shall be located behind the front right-of-way line.

(3) *Announcement bulletins.*

(a) One church, civic organization, public building, or school announcement bulletin, which may include an electronic messaging board, shall be permitted on any site that contains a church, civic organization, public building, or school regardless of the district in which it is located, provided the bulletin does not exceed 32 square feet in area where the speed limit is 45 mph or less, and 60 square feet in area where the speed limit is 46 mph or more and a height of 8 feet, and is set back from an adjacent road a minimum of ½ of the setback required for a structure on the parcel as provided in this chapter.

(b) When a church, civic organization, public building, or school has an identification sign as permitted elsewhere in this chapter, the combination of the signs shall not exceed an additional 8 square feet, allowing a total of 40 square feet in the speed limit is 45 mph or less or a total of 68 square feet if the speed limit is 46 mph or more.

(Ord. -, Article V, § 5.2.4, passed 9-12-2006) [Penalty, see § 150.999](#)

§ 150.194 PROHIBITED SIGNS.

(A) *Miscellaneous signs and posters.*

(1) Tacking, pasting, or otherwise affixing signs or posters that are visible from a public way, and located on the walls of buildings, barns, sheds, or on trees, poles, posts, or fences shall be prohibited.

(2) Warning signs, such as “no trespassing” and “no hunting” and other postings required by law shall be exempt from this provision.

(B) *Banners.* Banners, pennants, searchlights, twirling signs, sandwich board signs, sidewalk or curb signs, balloons, or other gas-filled figures shall be prohibited, except as provided in § [150.199](#).

(C) *Swinging signs.* Signs that swing or otherwise noticeably move as a result of wind pressure because of the manner of suspension or attachment shall be prohibited.

(D) *Moving signs.* Except as otherwise provided in this section, any sign or any portion thereof that moves or assumes any motion constituting a non-stationary or fixed condition shall be prohibited.

(E) *Parking of advertising vehicles.*

(1) No person shall park any vehicle or trailer on a public right-of-way, public property, or on private property so as to be visible from a public right-of-way, which has attached thereto

or located thereon any sign or advertising device for the purpose of directing people to a business or activity.

(2) Currently licensed vehicles and trailers that have painted upon them in a permanent manner the name of the product, which they deliver and/or the name and address of the owner shall be excluded from this provision.

(F) *Abandoned signs.* Signs that advertise an activity, business, product, or service no longer conducted or available on the premises on which the sign is located, shall be prohibited.

(G) *Flags.* Flags other than those of any nation, state or political subdivision, or business as otherwise provided in this chapter shall be prohibited except as permitted under § [150.199](#).

(H) *Portable signs.* Portable signs, except any temporary sign permitted in § [150.199](#), shall be prohibited.

(I) *Unclassified signs.* The following signs are prohibited:

(1) Signs that imitate an official traffic sign or signal which contains the words stop, go slow, caution, danger, warning, or similar words except as otherwise provided in this section;

(2) Signs that are of a size, location, content, coloring, or manner of illumination which may be confused with or construed as a traffic-control device or which hide from view any traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection;

(3) Signs that contain statements, words, or pictures of an obscene, pornographic, or immoral character;

(4) Signs that are painted directly on to a wall or any other part of a building;

(5) Signs that are painted on or attached to any fence or any wall that is not a structural part of a building except to identify a residence;

(6) Signs that emit audible sound, odor, or visible matter; and

(7) Roof signs that extend above the peak of the roof.

(Ord. -, Article V, § 5.2.5, passed 9-12-2006) [Penalty, see § 150.999](#)

§ 150.195 PERMITTED SIGNS IN THE AGRICULTURAL DISTRICT.

(A) *Generally.* The regulations in this section are limited signs in the AG-1 District.

(B) *Farm product signs.*

(1) One on-site sign advertising the type of farm products grown on a farm premises.

(2) The sign shall not exceed 32 square feet in area.

(C) *Identification signs.*

(1) One identification sign shall be permitted for each public street frontage having a curb cut for a vehicle entrance, for a school, church building, or other authorized use or lawful nonconforming use, except a home occupation.

(2) As permitted in Sec. 150.193 (B) (3)), an 8 square foot identification sign is allowed as part of an announcement bulletin.

(3) Each sign shall not exceed 32 square feet in area.

(D) *Type 2 home occupation identification signs.*

(1) One identification sign shall be permitted for a type 2 home occupation.

(2) The sign shall not exceed 3 square feet in area and shall be attached flat against the front wall of the building.

(Ord. -, Article V, § 5.2.6, passed 9-12-2006) [Penalty, see § 150.999](#)

§ 150.196 PERMITTED SIGNS IN RESIDENTIAL DISTRICTS.

(A) *Generally.* The regulations in this section are limited signs in the RNF-1, RS-1, RS-2, RU-1, RU-2, RM-1, RM-2, MH-1, and PR-1 Districts.

(B) *Identification signs for various developments.*

(1) One identification sign shall be permitted for each public street frontage of a subdivision, a multiple-family building development, or a manufactured housing community.

(2) Each sign shall not exceed 32 square feet in area.

(3) One additional sign advertising “For Rent” or “Vacancy” may be placed on each public street frontage of a rental residential development provided that the sign shall not exceed 3 square feet in area and is incorporated into the identification sign.

(4) Each sign shall be set back not less than 5 feet from the right-of-way line of any public street, and shall not exceed 4 feet in height.

(C) *General identification signs.*

(1) One identification sign shall be permitted for each public street frontage having a driveway for a school, church, public building, or other authorized use or lawful nonconforming use, except type 2 home occupations.

(2) Where an announcement bulletin as permitted in § [150.193](#) is combined, the identification sign shall not exceed 8 feet in height.

(D) *Type 2 home occupation identification signs.*

(1) One identification sign shall be permitted for a type 2 home occupation.

(2) The sign shall not exceed 3 square feet in area and shall be attached flat against the front wall of the building.

(Ord. -, Article V, § 5.2.7, passed 9-12-2006) [Penalty, see § 150.999](#)

§ 150.197 PERMITTED SIGNS IN COMMERCIAL, OFFICE, AND INDUSTRIAL DISTRICTS.

(A) *Generally.*

(1) The regulations in this section are limited to signs in the O-1, C-1, C-2, C-3, I-1, I-2, PO-1, PC-1, AND PI-2 Districts.

(2) On-site canopy or marquee signs, wall signs, and freestanding signs are permitted in all commercial, office, and industrial districts subject to the following conditions.

(B) *Conditions.*

(1) Signs permitted for single buildings on developed lots or group of lots developed as 1 lot, not in a business center subject to division (B)(2) below:

(a) *Area.* Each developed lot shall be permitted at least 1 freestanding exterior sign and 1 exterior wall sign.

1. The area of freestanding exterior signs may be up to 80 square feet, except where the speed limit is 50 mph or greater, in which case the size of the sign may be up to 120 square feet on each street frontage.

2. The area of exterior wall signs permitted for each lot shall be determined as 2 square feet of sign area for each 1 linear foot of building length which faces 1 public street.

(b) *Number.*

1. Each developed lot shall be permitted 1 exterior freestanding on-site sign.

2. For every developed lot that has frontage on 2 collector or arterial streets, 2 exterior on-site signs shall be permitted.

3. Only 1 freestanding identification sign shall be permitted on any street frontage.

4. All businesses without ground floor frontage shall be permitted 1 combined exterior wall sign per road frontage, in addition to the number of signs allocated to the developed lot.

5. The total area of all exterior signs shall not exceed the total sign area permitted in division (B)(1)(a) above.

(2) Signs permitted for a shopping center, office park, industrial park, or other integrated group of stores, commercial buildings, office buildings, or industrial buildings, not subject to division (B)(1) above:

(a) *Freestanding signs.*

1. Each business center shall be permitted 1 freestanding identification sign for each frontage on a public street.

2. Each sign shall state only the name of the business center and the major tenants located therein.

3. The maximum permitted sign area shall be determined as 1 square foot for each 1 linear foot of building, which faces 1 public street.

4. The maximum area for each freestanding sign shall be 200 square feet.

5. Tenants of a business center shall not permit individual freestanding identification signs.

(b) *Wall signs.*

1. Each business in a business center with ground floor frontage shall be permitted 1 exterior wall sign.

2. The sign area for such an exterior wall sign shall be computed as 2 square feet for each 1 linear foot of building frontage occupied by the business. This area can be divided into another sign on another wall adjacent to a street.

3. All businesses without ground floor frontage shall be permitted 1 combined exterior wall sign not more than 24 square feet in area.

(c) *Office, commercial, and industrial park signs.*

1. A freestanding sign, identifying the primary tenants in an office park or an industrial park, may be installed at the entrance(s) to a park.

2. Each parcel in a park will be allowed 1 available space on a park sign.

3. Each space shall be no larger than 8 inches x 48 inches.

4. Park signs shall be no higher than 6 feet above the height of the public road at the point of the centerline most closely adjacent to the sign.

5. No park sign shall be greater than 8 feet long.

6. All park signs shall be located no closer to an adjacent road than 1/2 of the minimum setback required for a structure on the parcel as provided in this chapter.

(3) A time and temperature sign shall be permitted in addition to the above permitted signs, provided that ownership identification or advertising copy does not exceed 10% of the total sign area and further provided that the total area of the sign does not exceed 30 square feet.

(4) *Canopy and marquee signs.*

(a) No canopy or marquee sign shall extend into a public right-of-way except by variance granted by the Zoning Board of Appeals.

(b) In granting the variance, the Board of Appeals shall assure that the requirements of § [150.367](#) are complied with; that the minimum clearance of the sign is 8 feet measured from the sidewalk surface to the bottom edge of the sign; that the sign does not obstruct pedestrian or vehicular view; and that the sign does not create a hazard for pedestrian or vehicular traffic.

(5) *Permitted automobile service station signs.*

(a) In addition to the provisions of divisions (B)(1) and (B)(2), an automobile service station may have 1 additional sign for each public street frontage having a driveway, for the purpose of advertising gasoline prices and other services provided on the premises.

(b) The sign shall be mounted on a freestanding structure or on the structure of another permitted sign, provided that clear views of street traffic by motorists or pedestrians are not obstructed.

(c) The sign shall not exceed 8 square feet in area.

(6) *Prohibited automobile service station signs.*

(a) Notwithstanding any of the provisions of §§ [150.165 et seq.](#), [150.190 et seq.](#), [150.215 et seq.](#), [150.235 et seq.](#), [150.250 et seq.](#), [150.270 et seq.](#), [150.295 et seq.](#), [150.315 et seq.](#), and [150.330 et seq.](#), no signs shall be located on fuel pump islands, except those constituting an integral part of the pump or those required by state law or regulation.

(b) No signs shall be attached to light standards.

(c) No signs shall be attached to fuel pump canopies except those identifying self-service and full-service pumps or similar messages.

(Ord. -, Article V, § 5.2.8, passed 9-12-2006) [Penalty, see § 150.999](#)

§ 150.198 OUTDOOR ADVERTISING SIGNS (OFF-SITE SIGNS).

(A) *Generally.* Outdoor advertising signs shall be permitted only in accordance with the following regulations.

(B) *Specifically.*

(1) Outdoor advertising signs shall be permitted only in the agricultural district (AG-1) on state or federal highways and the C-3, I-1 I-2, PC-1, and PI-2 districts, subject to the Highway Advertising Act of 1972, as amended, Public Act 106 of 1972, being M.C.L.A. §§ 252.301 *et seq.*

(2) *Requirements for multiple signs.*

(a) Where 2 or more outdoor advertising signs are located along the frontage of a street or highway, they shall be not less than 1,000 feet apart.

(b) A double-face (back to back) of a V-type structure shall be considered a single sign, provided the interior angle of the signs does not exceed 20 degrees.

(3) *Requirements for single signs.*

(a) The total surface area, facing in the same direction, of any outdoor advertising sign, shall not exceed 300 square feet.

(b) Signs may be single- or double-faced and shall contain no more than 2 faces, or panels.

(4) *Height requirements for signs.*

(a) Outdoor advertising signs shall not exceed 20 feet in height from ground level.

(b) The permitted height may be increased to 40 feet by the Zoning Administrator if it can be shown that excessive grades, buildings, bridges, and similar conditions obstruct views of the sign.

(5) Outdoor advertising signs shall not be erected on the roof of any building nor have 1 sign above another.

(Ord. -, Article V, § 5.2.9, passed 9-12-2006) [Penalty, see § 150.999](#)

§ 150.199 TEMPORARY SIGNS.

(A) *Single-family and two-family real estate development signs.*

(1) In single-family and 2-family (RNF-1, RS-1, RS-2, RU-1, RU-2, AND MH-1) districts, 1 sign for each public street frontage advertising a recorded subdivision or development shall be permitted.

(2) Each sign shall not exceed 64 square feet in area.

(3) Each sign shall be removed within 2 years after it is erected or when 75% of all lots or units within the subdivision or development are sold, whichever first occurs.

(B) *Multiple-family real estate development signs.*

(1) In multiple-family (RM-1 and RM-2) districts, 1 sign, not to exceed 64 square feet in area, shall be permitted on each public street frontage of a new multiple-family development for the purpose of advertising new dwelling units for rent or sale.

(2) Each sign shall be removed within 60 days of the initial rental or sale of 70% of the dwelling units within the development.

(C) *Building contractor signs.*

(1) One identification sign shall be permitted for all building contractors, one for all professional design firms and 1 for all lending institutions on sites under construction, each sign not to exceed 6 square feet in area, with not more than a total of 3 such signs permitted on 1 site.

(2) If all building contractors, professional design firms, and lending institutions join together in 1 identification sign, the sign shall not exceed 32 square feet in area, and not more than 1 sign shall be permitted on a site.

(3) Signs shall have a maximum height of 10 feet and shall be confined to the site of the construction, construction shed, or construction trailer and shall be removed within 14 days after the issuance of a certificate of occupancy.

(D) *Special event signs.*

(1) Temporary signs announcing any special sales, annual, charitable, educational or religious event or function, located entirely within the premises on which the event or function is to occur, shall be permitted on an annual basis.

(2) A single special event a year is allowed by permit.

(3) A special event may last up to 30 days.

(4) A permit must be in effect for at least 30 days prior to the special event.

(5) The date of the special event must be identified at the time of the application.

(6) Maximum sign area shall not exceed 32 square feet.

(7) If building-mounted, signs shall be flat wall signs and shall not project above the roofline.

(8) If ground-mounted, signs shall not exceed 6 feet in height.

(9) Signs shall be set back in accordance with § [150.192](#).

(E) *Banners, pennants, searchlights, and balloons.*

(1) Banners, pennants, search lights, balloons, or other gas-filled figures are to be considered temporary signs and are therefore allowable during special events as defined in division (D) above.

(2) The signs shall not obstruct pedestrian or vehicular view and shall not interfere in any way with safe traffic flow.

(F) *Real estate open house direction signs.*

(1) Temporary real estate direction signs, not exceeding 3 square feet in area and 4 in number, showing a directional arrow and placed back of the property line, shall be permitted on approach routes to an open house, only for the day of the open house.

(2) Signs shall not exceed 3 feet in height.

(G) *Real estate signs.*

(1) In residential districts, 1 temporary real estate “For Sale,” “For Rent,” or “For Lease” sign, located on the property and not exceeding 6 square feet in area shall be permitted.

(2) In all other zoning districts, 1 sign of this type shall be permitted, provided it does not exceed 32 square feet in area and is set back in accordance with § [150.192](#).

(3) If the lot has multiple frontages, 1 additional sign not exceeding 6 square feet in area in residential districts or 32 square feet in area in all other districts shall be permitted.

(4) Under no circumstances shall more than 2 such signs be permitted on a lot.

(5) The signs shall be removed within 7 days following the sale, rent, or lease.

(6) In no case shall a sign advertising the sale, rent, or lease of a building that is not located on the property on which the sign is located, be permitted.

(Ord. -, Article V, § 5.2.10, passed 9-12-2006) [Penalty, see § 150.999](#)

§ 150.200 ELECTRONIC MESSAGE SIGNS.

(A) *Allowed as a permitted or conditional use.*

(1) Electronic message signs shall be allowed in O-1, PO-1, C-1, C-2, C-3, PC-1, I-1, I-2 and PI-1 districts as permitted signs. Said signs may be attached, detached, or low profile signs. The square footage of these signs shall be counted into the maximum sign area allowed for the district.

(2) Electronic message signs may be allowed as a conditional use in RM-1, RM-2 and PR-1 districts, when parcels so zoned are located on a road or street where one or more adjacent properties are used and zoned for office, commercial or industrial purposes. The square footage of these signs shall be applied towards the maximum sign area allowed in the district.

(3) Electronic message signs may also be allowed as a conditional use for all announcement bulletins, to include schools, churches, civic organizations and public buildings in any district.

(B) All electronic signs that contain an electronic changeable copy module shall be subject to the following limitations in all districts:

(1) Electronic signs may not contain animation or any flashing, scrolling, or any type of video,

(2) Electronic signs shall contain static messages only, changed only through dissolve or fade transitions, but which may otherwise not have movement, or the appearance or optical illusion of movement or varying light intensity, of any part of the sign structure, design or pictorial segment of the sign. The change of messages using a dissolve or fade transition shall not exceed of three (3) seconds of time between each message displayed on the sign.

(3) Electronic message signs for all announcement bulletins that are detached shall not be located within one hundred feet (100') of any current or future residential single and two family use as zoned or designated in the Master Plan for the Township, as measured from the base of the sign to the nearest point of the residential property. The announcement bulletin must also have frontage on a road or street as required for the district in which they are located.

(4) Messages displayed shall only direct attention to a business, product, service or entertainment conducted, sold or offered on the premise on which the sign is located including contiguous or adjacent property under the same ownership. Community emergency alerts such as inclement weather or Amber alerts, time and temperature, and public service announcements are exempt from this requirement.

(5) Electronic signs shall not cause glare or rapid blinking, nor be intensely lighted that may create a nuisance or hazard to vehicular traffic, pedestrians, adjacent properties or is otherwise detrimental to the public health, safety or welfare. These signs shall have a minimum of eight (8) second intervals between screen changes.

(6) Electronic signs shall have automatic dimmer software or solar sensors to control brightness for nighttime viewing.

(7) Electronic message signs operating between sunset and sunrise shall be set at not more than forty percent (40%) of the maximum capable light output.

(8) Applications for sign permits containing an electronic display shall include the manufacture's specifications including the maximum capable light output.

(9) No more than one (1) electronic sign is permitted per premises, regardless of the number of signs permitted or the number of uses. If a business use has frontage on two (2) or more roads/streets one (1) additional electronic message sign may be allowed as a Conditional Use.

(B) All electronic signs that contain an electronic changeable copy module shall be subject to the following limitations in all office, commercial and industrial districts:

(1) In the office, commercial and industrial districts the electronic message sign may be [an attached sign, a low profile sign, or] a detached sign not to exceed twenty feet (20') in height.

(C) All electronic signs that contain an electronic changeable copy module shall be subject to the following limitations in the RM-1, RM-2 and PR-1 districts, and for announcement bulletins placed in any residential district:

(1) Electronic message signs shall be placed perpendicular to the street onto which it is constructed.

(2) Electronic message signs located within the RM-1, RM-2 and PR-1 districts may have a detached low profile sign, or an attached sign.

§ 150.201 EXEMPTED SIGNS.

(A) *Generally.* The following types of signs are exempted from all provisions of this chapter, except for construction and safety regulations and the following standards.

(B) *Noncommercial and public interest signs.*

(1) Signs of a noncommercial nature and in the public interest, erected by, or on the order of a public officer, in the performance of a public duty, such as directional signs, regulatory signs, warning signs, official signs and notices, and informational signs; and

(2) Names of buildings, date of erection, monument citations, commemorative tablets, and the like, when carved into stone, concrete, or similar material or made of other permanent type construction and made an integral part of the structure.

(C) *Political Signs.*

(1) Political signs are exempt for a period of not more than 60 days before and 7 days after a general election or primary. However, the signs of a primary winner may remain throughout the general election.

(2) The signs are not permitted in public rights-of-way nor may they interfere with the vision of motorists

(3) A total of 3 signs per property are allowed. The total square footage of all political signs shall not exceed 12 square feet in the RNF-1, RS-1, RS-2, RU-1 RU-2, MH-1, RM-1, RM-2, and PR-1 districts and 32 square feet in the AG-1, RM-1, RM-2, O-1, C-1, C-2, C-2, C-3, I-1, I-2, PO-1, PC-1, and PI-2 districts.

(4) The top of the sign shall not exceed 8 feet above ground level in all districts.

(Ord. -, Article V, § 5.2.11, passed 9-12-2006)

§ 150.202 NONCONFORMING SIGNS.

Nonconforming signs shall not:

(A) Be re-established after the activity, business, or usage to which it relates has been discontinued for 90 days or longer;

(B) Be structurally altered so as to prolong the life of the sign or so as to change the shape, size, type, or design of the sign; and/or

(C) Be re-established after damage or destruction, if the estimated expense or reconstruction exceeds 50% of the replacement cost as determined by the Building Inspector.

(Ord. -, Article V, § 5.2.12, passed 9-12-2006) [Penalty, see § 150.999](#)

§ 150.203 PERMITS AND FEES.

(A) (1) A permit shall be required to erect or replace a sign, or to change the copy of a sign, that is regulated by §§ [150.193](#) and [150.195](#) through [150.199](#)(E).

(2) The application shall be made by the owner of the property, or authorized agent thereof, to the Township Zoning Administrator by submitting the required forms, fees, exhibits, and information.

(3) Fees for sign permits shall be established by resolution of the Township Board.

(B) An application for a sign permit shall contain the following:

(1) The applicant's name and address in full, and a complete description of the relationship to the property owner;

(2) If the applicant is not the property owner, the signature of the property owner concurring in submittal of the application;

(3) The address of the property;

(4) An accurate scale drawing of the property showing location of all buildings and structures and their uses, and location of the proposed sign; and

(5) A complete description and scale drawing of the sign, including all dimensions and the area in square feet.

(C) All signs shall be inspected by the Township Zoning Administrator for conformance to this chapter prior to placement on the site.

(D) (1) A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of 6 months after the date of the permit.

(2) The sign permit may be extended for a period of 30 days upon request by the applicant and approval of the Zoning Administrator.

(E) Painting, repainting, cleaning, and other normal maintenance and repair of a sign or a sign structure, unless a structural or size change is made, shall not require a sign permit.

(F) Signs for which a permit is required shall be inspected periodically by the Zoning Administrator for the compliance with this chapter and other codes, requirements, and laws of the township, including, but not limited to, the National Electrical Code, State Construction Code, and State Mechanical Code.

(G) (1) The applicant is also responsible for getting any other federal, state, or locally required permission before erecting a sign.

(2) Other permissions may include, but are not limited to proposed signs that are visible to a state highway, which require permits via the Highway Advertising Act of 1972, as amended, Public Act 106 of 1972, being M.C.L.A. §§ 252.301 *et seq.*

(Ord. -, Article V, § 5.2.13, passed 9-12-2006) [Penalty, see § 150.999](#)

§ 150.204 REMOVAL OF SIGNS.

(A) (1) The Zoning Administrator shall order the removal of any sign erected or maintained in violation of this chapter except for legal nonconforming signs.

(2) Thirty-days notice in writing shall be given to the owner of the sign or of the building, structure, or premises on which the sign is located to remove the sign or to comply with this chapter.

(3) The township may, after 30-days notice, remove the sign.

(4) The township shall also remove the sign immediately and without notice if it reasonably appears that the condition of the sign is such as to present an immediate threat to the safety of the public.

(5) Any cost of removal incurred by the township shall be assessed to the owner of the property on which the sign is located and may be collected in the manner of ordinary debt or in the manner of taxes and the charge will be a lien on the property.

(B) (1) A sign shall be removed by the owner or lessee of the premises upon which the sign is located within 30 days after the business, which it advertises, is no longer conducted on the premises.

(2) If the owner or lessee fails to remove the sign, the township shall remove it in accordance with the provisions stated in division (A) above.

(3) These removal provisions shall not apply where a subsequent owner or lessee conducts the same type of business and agrees to maintain the signs to advertise the type of business being conducted on the premises and provided the signs comply with the other provisions of this chapter.

(Ord. -, Article V, § 5.2.14, passed 9-12-2006) [Penalty, see § 150.999](#)