



(2) "On-premises advertising sign" means an advertising sign whose message relates to a business, service, commodity or profession lawfully being conducted, sold or offered on the same premises.

(b) "Billboard" (Outdoor Advertising Structure) means a sign that is affixed to or erected upon a free-standing framework designed or intended to be used for posting information not pertaining directly to the use of the premises on which it is located.

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(c) "Election campaign sign" means a sign advertising candidates or soliciting votes in support of or against any proposition or issue at any general, primary, special, school or other election.

(d) "Free-standing sign" means a sign supported by one or more uprights, poles or braces placed in the ground and not attached to any building. Such sign may also be commonly known as a ground sign or pole sign.

(e) "Identification sign" means a sign that identifies an activity, business, owner or resident and/or a street address and which sets forth no other advertisement.

(f) "Illuminated sign" means a sign that provides artificial light directly (or through any transparent or translucent material) from a source of light connected with such sign, or a sign illuminated by a light so shielded that no direct rays from it are visible from any public right-of-way or from the abutting property.

(g) "Institutional bulletin board" means a sign containing a surface area 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.

(h) "Marquee sign" means an identification sign attached to a marquee, canopy or awning projecting from and supported by the building, above sidewalk level.

(i) "Pole sign" means a freestanding sign supported by one or more uprights, poles or braces placed in the ground and not attached to any building.

(j) "Portable sign" means a freestanding sign not permanently anchored or secured to either a building or the ground, but usually anchored or secured to a trailer or frame capable of being moved from place to place.

(k) "Projecting sign" means a sign which projects from and is supported by a wall of a building, which does not extend beyond the minimum required setback line or into and over a street right-of-way, and which is not less than nine feet, at its lowest point, above the sidewalk or ground level.

(l) "Real estate sign" means a sign located on premises containing land or buildings for sale, rent or lease, or buildings under construction and intended for sale, rent or lease.

(m) "Surface display area" means the entire area of any sign within a single continuous perimeter enclosing the extreme limits of lettering, representations, emblems or other figures, together with any material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed. Structural members bearing no sign copy shall not be included. One side or all faces of a freestanding or projecting sign shall be included in calculating surface display area if the advertising is the same on both sides.

(n) "Temporary sign" means a display or informational sign with or without a structural frame, including seasonal produce sales and decorative displays for holiday or public demonstrations.

(o) "Wall sign" (fascia sign) means a sign which is attached directly to or painted upon a building wall and which does not extend more than eighteen inches therefrom nor above the roof line, with the exposed face of the sign in a plane parallel to the building wall.

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(p) "Window sign" means a sign affixed to, in contact with, or within twelve inches of, a window, and which was installed for purposes of viewing from outside the premises. This does not include merchandise located in a window.

(Ord. 212. Passed 6-19-90.)

1466.02 PROHIBITED SIGNS.

Any sign not expressly permitted by this chapter is prohibited.

(Ord. 212. Passed 6-19-90.)

1466.03 SIGNS PERMITTED WITHOUT A PERMIT.

The following signs shall be permitted in the City without the necessity of obtaining a sign permit, subject to the requirements stated herein:

(a) House numbers legible from the street, and nameplates (fraternal, social, apartment and professional) identifying the occupant or address of a parcel of land, and not exceeding two square feet in display surface area;

(b) Memorial signs or tablets, especially those containing the names of buildings and dates of construction;

(c) "For sale" signs attached to vehicles;

(d) Flags bearing the official design of a nation, state, municipality, business, institution or organization;

(e) Traffic or other Municipal signs, and private traffic control signs which conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices;

(f) Park and playground signs;

(g) Election signs, subject to the following:

(1) They shall be removed within ten days following the election to which they pertain.

(2) They shall not be placed closer than 500 feet from any polling place entrance.

(h) One temporary, nonilluminated real estate sign per lot, advertising the sale or lease of property or buildings, not exceeding forty square feet in surface display area (but not more than twenty square feet per side), such sign being placed no closer to the street line than ten feet from the road right-of-way;

(i) Temporary construction signs, subject to the following:

(1) Their total surface display area shall not exceed thirty-two square feet.

(2) Their height shall not exceed eight feet.

(3) Placement shall be ten feet inside the property boundaries to which the sign pertains.

(j) Trespassing, safety or caution signs, not exceeding two square feet in area;

(k) One nonilluminated sign attached to a residence, announcing a home occupation or professional service, not to exceed four square feet in surface display area and attached flat against a building wall;

(l) Garage or yard sale signs; and

(m) Signs placed in windows.

(Ord. 212. Passed 6-19-90.)

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1466.04 SIGNS PERMITTED WITH A PERMIT.

The following signs shall be permitted in the City upon obtaining a sign permit through the City Zoning Administrator in accordance with the terms of this chapter and subject to the requirements stated herein:

(a) An institutional bulletin board may be located on the premises to which the sign pertains, provided it does not exceed fifty square feet in surface display area.

(b) One sign, not to exceed thirty-two square feet, per entrance, may be placed to identify a subdivision or development. The sign may be illuminated. The sign may contain only the name of the subdivision or development and developer. The sign and structure must be harmonious and appropriate in appearance with the existing and intended character of the general vicinity.

(c) One sign may be placed flat against the main building, announcing the identification of an apartment development, and such sign shall not exceed twelve square feet in surface display area. Such a sign may be illuminated, provided that the source of the light is not visible beyond the property lines of the parcel upon which it is located.

(d) The following types of signs shall be permitted on the premises of offices, businesses or other commercial enterprises, except industries, and may be illuminated in accordance with the provisions of this section:

(1) Free-standing signs.

A. Two on-premises advertising signs per business not exceeding 140 square feet in surface display area. For every commercial business that owns over 100 feet of road frontage, that business would be allowed one more advertising sign per fifty feet of frontage, with a maximum of four signs per business.

B. Said signs may be located in the front yard with the leading edge of the sign at least ten feet back of the right-of-way line.

C. The bottom of free-standing signs shall be no less than six feet from ground level and the top of the sign shall be no higher than thirty feet in height.

(2) Wall signs.

A. One per building, not exceeding fifteen percent of the building face to which it is attached.

B. Wall signs shall be placed flat against the main building or parallel to the building on a canopy and may only face public streets or parking areas which are part of the development.

C. Wall signs shall not project above the roof line or cornice.

(3) Marquee signs.

A. Marquee signs shall not exceed the surface display area permitted for wall signs.

B. No portion of a marquee sign shall be higher than the roof line or cornice.

(4) Projecting signs.

A. One per building, with a surface display area not exceeding one and one-half square feet for each linear foot of the building frontage, up to a maximum of fifty square feet.

- B. Projecting signs shall be attached directly to a building by means of building mounts or hung from a mast arm. These support members may also include decorative appurtenances, but external bracing such as guy wires and metal framework shall be prohibited.
  - C. Signs must project at a ninety degree angle to the building surface to which they are attached.
  - D. Projecting signs shall not project beyond the minimum required setback line or into and over the street right-of-way.
  - E. The minimum clearance of a projecting sign over a sidewalk shall be nine feet.
- (5) Service station signs. In the case of gasoline service stations, a two-sided sign indicating only the price and grade of gasoline, as shown on the pumps, either side not to exceed sixteen square feet in surface display area, may be permanently attached to the support pole of the freestanding sign. If the support pole is poorly located, said price sign may be attached to a light standard or support. Price signs shall be attached with the bottom of the sign no lower than six feet from ground level.
- (6) Parking lot signs.
- A. One directional sign at each point of ingress or egress shall be permitted, which may bear the sponsor's ad, name or trademark, the enterprise it is intended to serve and directions for movement.
  - B. Surface display area per sign shall not exceed six square feet.
- (7) Individual letter signs. Signs consisting of free-standing individual letters or numbers identifying a business shall be permitted, provided that the letters do not extend over two feet above the roof line or cornice line of the building, and that the letters do not exceed two feet in height.
- (e) All signs as regulated by Section 1466.03(e) shall be permitted upon the premises of industries, provided, however, that the maximum permitted surface display area shall be 200 square feet.
- (f) One free-standing sign identifying an industrial complex, located at the entrance, not exceeding 100 square feet in surface display area, and not higher than six feet above the ground, shall be permitted. Such signs shall be at least thirty feet from any street line and may be illuminated, provided the source of illumination is not visible beyond the property line of the parcel.
- (g) Free-standing signs identifying shopping malls or shopping centers shall be permitted. The signs shall conform to Section 1466.04(d)(1). Each business within a mall or shopping center shall be permitted one wall sign conforming to the requirements of Section 1466.04(d)(2). Where the roof structure of a building containing more than one business is extended over a walkway along the outer edge of the building, one marquee sign and/or one underhanging sign may be permitted for each business in the building.
- An additional free-standing sign, not to exceed fifty square feet of surface display area, may be permitted for neighborhood or community shopping centers upon application for and granting of a special use permit by the Planning Commission. Such permit shall be applied for through the

Zoning Administrator.

- (h) "A" frames, sandwich boards and menu signs shall be allowed under the following provisions:
  - (1) Only one such sign per storefront or building;

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- (2) Height of sign may not exceed 42 inches as the sign stands, width of sign may not exceed 24 inches;
  - (3) The sign may only be utilized during business hours.
- (Ord. 212. Passed 6-19-90; Ord. 268. Passed 4-15-03.)

#### **1466.05 SIGN ILLUMINATION.**

Signs for which illumination is permitted may be illuminated by a direct or indirect source of light, provided the light source is shielded in a manner so that no direct rays or glare emanating from the light source is visible from any public right-of-way or from the abutting property. Signs which incorporate any flashing or intermittent lights are prohibited. This shall not, however, preclude the use of time-temperature, programmable message or neon signs. Signs shall not revolve or move in any manner.

(Ord. 212. Passed 6-19-90.)

#### **1466.06 MOVING OR REVOLVING SIGNS PROHIBITED.**

Any sign which revolves or has any visible moving parts, visible revolving parts or visible mechanical movement of any type, or other apparent visible movement achieved by electrical, electronic or mechanical means, excepting those actions associated with time-temperature and programmable message signs, shall be prohibited.

(Ord. 212. Passed 6-19-90.)

#### **1466.07 SIGNS CONSTITUTING A TRAFFIC HAZARD.**

No sign shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision. No sign shall be erected at any location, if, by reason of its position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device. No sign shall be erected that makes use of the words "stop," "look," "danger" or any word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic.

(Ord. 212. Passed 6-19-90.)

#### **1466.08 TEMPORARY SIGNS.**

Any free-standing sign not permanently anchored or secured to either a building or the ground, including, but not limited to, "A" frame, "T" frame or inverted "T"- shaped structures, including those signs mounted on wheeled trailers, shall be permitted in the City upon obtaining a sign permit through the Zoning Administrator in accordance with the terms of this chapter and subject to the requirements stated herein:

- (a) All illuminated portable signs shall comply with the requirements of Section 1466.04.
- (b) No portable sign shall be located closer than one-half the setback distance, for a permanent structure, to the street right-of-way line.
- (c) No portable sign shall exceed fifty square feet in surface display area.

(Ord. 212. Passed 6-19-90.)

#### **1466.09 OUTDOOR ADVERTISING STRUCTURES.**

Outdoor advertising structures and/or billboards are prohibited.

(Ord. 264. Passed 1-15-02.)

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**1466.10 CONSTRUCTION REQUIREMENTS.**

Signs and sign structures shall be designed and constructed in accordance with the Uniform Building Code. All signs of electrical construction and installation shall comply with the National Electrical Code and shall be connected by a licensed electrician.

(Ord. 212. Passed 6-19-90.)

**1466.11 ADMINISTRATION; PERMITS.**

(a) The Planning Commission shall administer this chapter. If the Zoning Administrator finds that any of the provisions of this chapter are being violated, he or she shall notify the violator, in writing, setting forth the nature of the violation and the steps necessary to correct the violation. He or she shall order the discontinuance of any violation of this chapter. The failure to comply with any such order of the Zoning Administrator shall subject the violator to enforcement of the nuisance and penalty provisions of this chapter.

(b) Application for a permit to erect or replace a sign shall be made to the Zoning Administrator by submission of the required forms, fees, exhibits and information by the owner of the property on which the sign is to be located, or by his or her agent or lessee. The application shall contain the following information:

- (1) The property owner's name and address in full;
- (2) The applicant's name and address;
- (3) The address of the property on which the sign is to be situated;
- (4) The business to which the sign belongs or relates;
- (5) The total display area in square feet;
- (6) The proposed setback from any right-of-way;
- (7) The sign type;
- (8) The sign purpose;

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- (9) The sign height;
- (10) The height and width of the building to be served; and
- (11) A drawing of the proposed sign indicating proposed copy.

Sign permits issued on the basis of plans and applications approved by the Zoning Administrator authorize only the design and construction set forth in such approved plans and applications, and no other design.

The Zoning Administrator shall not approve plans or issue sign permits for any sign which does not conform to the provisions of this chapter.

The Zoning Administrator shall maintain a record of all sign permits issued, and said record shall be open for public inspection.  
(Ord. 212. Passed 6-19-90.)

#### **1466.12 PERMIT FEES.**

Permit fees will be established by resolution of Council.

(Ord. 212. Passed 6-19-90.)

#### **1466.13 VARIANCE PROCEDURES.**

These variance procedures are instituted to provide an opportunity for the relaxation of the terms of this chapter where it would not be contrary to the public interest and where, owing to the conditions peculiar to the sign request and not the result of the action of the applicant, literal enforcement of this chapter would result in an unnecessary and undue hardship.

- (a) An applicant for a variance shall file a written request with the Zoning Board of Appeals, setting forth the specific variance requested and the reasons for the variance.
- (b) The Zoning Administrator shall investigate the request and prepare a written recommendation regarding the request for the Zoning Board of Appeals.
- (c) The applicant shall be afforded an opportunity to appear before the Zoning Board of Appeals in support of the request for a variance.
- (d) The Zoning Board of Appeals shall not approve an application for a variance unless it finds that:
  - (1) Strict enforcement of this chapter would cause unnecessary hardship and deprive the applicant of rights enjoyed by similarly situated City residents or businesses.
  - (2) The conditions and circumstances of the applicant are unique and not applicable to other City residents or businesses.
  - (3) The conditions and circumstances were not created by the applicant.
  - (4) The requested variance will not confer special privileges that are denied other similarly situated residents or businesses.
  - (5) The requested variance is not contrary to the spirit and interest of this chapter.

(Ord. 212. Passed 6-19-90.)

#### **1466.14 VIOLATIONS AS NUISANCES.**

Violations of the provisions of this chapter are hereby declared to be a public nuisance which may be enjoined or which may subject the violator to civil damages and the fines and penalties herein provided for.

(Ord. 212. Passed 6-19-90.)

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**1466.15 NONCONFORMING SIGNS.**

For the purpose of this chapter:

- (a) A nonconforming sign is one that does not conform with the provisions of this chapter but which was lawfully existing and maintained within the City prior to and at the time of the effective date of this chapter, or was lawfully in existence and in use on property inside the City on the date that this chapter went into effect.
- (b) A nonconforming sign shall not be repaired, altered, reconstructed, relocated or expanded in any manner unless or until the sign is made to conform with the provisions of this chapter. Ordinary maintenance and minor repairs which will not increase the normal life of the sign and which are required for safety purposes will be permitted. Structural alterations to a nonconforming sign are prohibited.
- (c) Notwithstanding any other provision contained in this chapter, in the event a change in the ownership or name of the business identified or advertised by a nonconforming sign necessitates the replacement of a sign face, the nonconforming sign may be altered by either repainting the sign face or replacing one or more removable panels on the sign without first making the entire sign conform with the provisions of this chapter. Nothing contained herein shall extend or alter the applicable period of time within which the nonconforming sign must be made to conform to the provisions of this chapter. The "in-place" cost of a nonconforming sign altered pursuant to this chapter shall be the valuation of the sign as originally erected, without including any portion of the cost of alteration.
- (d) If the use of a nonconforming sign is discontinued for more than one year, it shall not thereafter be used unless and until the sign is made to conform with the provisions of this chapter.  
(Ord. 212. Passed 6-19-90.)

**1466.99 PENALTY.**

(EDITOR'S NOTE: See Section 202.99 for general Code penalty if no specific penalty is provided.)