

Charter Township of Fort Gratiot Sign Ordinance

Section 38-626

(a) Purpose.

The regulations in this section shall govern the type, use, size, height, and number of signs permitted on any parcel of land in the Township, based on the zoning district designation of the subject property, as shown on the Official Zoning Map of the Charter Township of Fort Gratiot, as amended. This section is intended to apply reasonable regulations concerning the use of signs and outdoor advertising structures, in order to achieve the following objectives:

- (1) Prevent excessive visual clutter and degradation of the visual environment in the Township, which is likely to occur in the absence of reasonable regulations regarding the use of signs.
- (2) Provide adequate opportunity for various types of land uses to identify their location, the nature of the use and manage the use of signs as a means of communication to the general public.
- (3) To ensure that the size, design, type and placement of signs does not conflict with safe and efficient movement of vehicular traffic in the Township.
- (4) To ensure that signs and sign structures are designed, constructed, installed, operated, and maintained so as not to constitute a safety hazard.
- (5) To protect and promote the health, safety and general welfare of the Township and its residents.

(b) Definitions.

For the purpose of this section, the following words and phrases shall have the meanings hereinafter defined:

Abandoned sign shall mean a sign which no longer correctly advertises or directs a person to a bona fide business, person, goods, product, activity, or service.

Awning/Canopy sign shall mean a sign which is part of or located on a canopy or awning which is attached to and projects from a building wall.

Balloon sign shall mean a tethered sign, with or without words, consisting of an envelope inflated with pressurized or heated air, or a lighter-than-air gas, and displayed for the purpose of advertising or attracting attention.

Banners shall mean a sign intended to be hung either with or without a frame, possessing characters, letters, illustrations, or ornamentations applied to paper, plastic, or fabric of any kind. National flags, flags of political subdivisions, and symbolic flags of any institution shall not be considered banners for the purpose of this section.

Bench sign shall mean a sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way or exterior of any business premises.

Billboard sign shall mean a sign which advertises an establishment, service, merchandise, use, entertainment, activity, product or message which is not conducted, sold, produced, manufactured, or furnished upon the parcel or lot on which the sign is located, and additionally shall include those signs as regulated by the state pursuant to Act No. 106 of the Public Acts of Michigan of 1972 (MCL 252.301 et seq.; MSA 9.391(101) et seq.), as amended.

Building(s) shall mean any fully enclosed structure which has a permanent roof, is not a temporary structure, is not a pavilion, is not a pole type building, is not a building used strictly for storage purposes, and is not an amusement device.

Business center shall mean a single building containing two or more business establishments. Lodging uses with on-premise restaurants shall be included within this definition.

Business complex shall mean a land parcel containing two or more buildings, each containing one or more individual business establishments.

Business establishment shall mean a business operating independently of any other business on the same parcel or in the same building, separated from other businesses by walls, and with one or more doors that provide exclusive ingress and egress to that business.

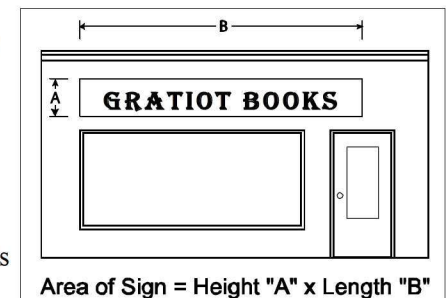


Figure 1-Display Area

Construction sign shall mean a sign containing identifying information concerning construction activity in progress on the premises on which the sign is located, such as the name of the future occupant or business, development name, type of development, name of the developer, and names of architects, engineers, contractors and lenders involved in the construction activity.

Corner locations shall mean those properties with two or more frontages.

Directional sign, on-premise shall mean a sign whose primary purpose is to direct the movement or parking of vehicles within the premises. Examples of signs which are included in this definition include directional signs at driveway entries from the public road, signs directing the movement of traffic within a parking area or driveway, signs identifying barrier-free parking spaces, signs identifying rear access doors in a multi-business establishment, signs prohibiting parking in loading areas or signs identifying loading dock names or numbers at a product distribution facility.

Display area shall mean the entire area within a circle, triangle or parallelogram enclosing the extreme limits or writing, lighting, representation, emblem or any figure of similar character, together with any frame or other material 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.

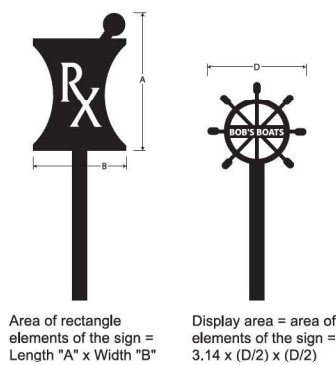


Figure 2-Illustration
Measurement of "Display Area"

Display area – exceptions. The area of an awning/canopy sign shall be measured as provided in the main body of this definition, and the sign shall be treated as if it were a wall sign attached to the same wall to which the awning or canopy is attached, for purposes of determining maximum allowed sign area. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign; except that where two such faces are placed back to back and are at no point more than three 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; When the exact area of an irregular shaped sign can be provided, that calculation will be used in place of the calculation illustrated in Figure 2.

Electronic changeable message sign shall mean a sign whose informational content can be changed or altered by means of electronically controlled electronic impulses.

Encroaching sign shall mean a sign which projects beyond the private property line into and over a public right-of-way.

Flag, Business shall mean a flag displaying the name, insignia, emblem, or logo of a profit making entity.

Flag, Public shall mean a flag displaying the name, insignia, emblem, or logo of any nation, state, municipality, educational institution, civic/religious/fraternal organization, or branch of the U.S. military.

Frontage shall mean that portion of any property abutting a street or access road; a corner lot and a through lot having frontage on both abutting streets.

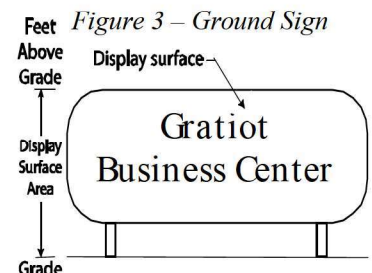
Grade/Grading. Grade shall be determined by measuring the horizontal distance 20 feet in all directions from the base of the sign, and then calculating the average of those measurements.

Ground sign shall mean a sign which is supported by one or more uprights in or upon the ground, where any part of the display surface is less than eight feet (8') above the grade at the base of the sign.

Height of sign shall mean the maximum vertical distance from grade to the uppermost extremity of a sign or sign support.

Home occupation sign shall mean any sign used for the purpose of advertising services in conjunction with a lawful home occupation.

Identification sign shall mean a sign that identifies the name of the property owner, resident, or business on the property, with or without the street address.



Industrial park shall mean a grouping of several industrial businesses on contiguous parcels, accessed by the same public or private street and sharing a common location identity.

Institutional sign shall mean a sign containing a surface area upon which is displayed the name of a church, school, library, museum, day care center, cemetery, community center and similar institutions and the announcement of its services or activities.

Marquee sign shall mean a sign that is attached to the underside of a marquee, or other covered structure and projecting at a right angle from and supported by a building or marquee and does not project horizontally beyond the marquee or covered structure.

Mobile sign shall mean a sign supported on a mobile chassis other than a motor vehicle.

Nonconforming sign shall mean any sign that does not conform to the requirements of this section.

Off-premises sign shall mean a sign which advertises a business, product, service, event, person or subject which is not sold, produced, manufactured or furnished at the property on which said sign is located.

On-premises sign shall mean a sign that advertises a business, product, service, event, person or subject that is located on the same premises as the business, product, service, event, person or subject being advertised.

Pole sign shall mean a sign having a sign face that is elevated above the ground by one or more uprights or poles, with all parts of the display surface of the sign eight feet (8') or more above the grade at the base of the sign.

Political sign shall mean a sign which contains a message or graphic related to an election conducted by a governmental entity.

Projecting sign shall mean a sign attached to and projecting perpendicularly from a building wall, excluding awning/canopy signs, as defined herein. One face only shall be used for computation of the display area of a projecting sign.

Real estate sign shall mean a sign announcing or advertising the availability of an improved or unimproved lot, parcel or building, or portion thereof, for sale, lease, or rent.

Roof sign shall mean a sign that is erected, constructed, and maintained upon or above the roof of the uppermost building line and that is wholly or partially supported by such building.

Setback, required, shall mean the minimum required horizontal separation distance between a public or private road right-of-way to any part of a sign, including any above-ground portions of a sign which project beyond the point of attachment of the sign to the ground.

Service signs shall include signs advertising recent service on or to a property, such as lawn care, snow plowing, and other general maintenance. The service must have taken place on the property on which a sign is placed.

Signs shall mean and include every individual announcement, declaration, demonstration, display, illustration, insignia, surface or space when erected or maintained out of doors in view of the general public for identification, advertisement or promotion of the interests of any person. This definition shall include billboard signs and signs painted directly on walls of structures.

Supports and uprights shall mean those members necessary for the structural support of the sign. Decorative trim applied to such members for aesthetic purposes shall be considered as a part of the supports and uprights.

Temporary sign shall mean a sign intended to be displayed for a limited period of time and/or for a specified event or product, and which is not permanently attached to a building wall or to the ground. Types include, but are not limited to, banners, cardboard, corrugated plastic (or any other material) product signs, balloons, yard signs, pennants, string lights, ribbons, or other such features which are hung or strung across any property.

Figure 4 – Pole Sign

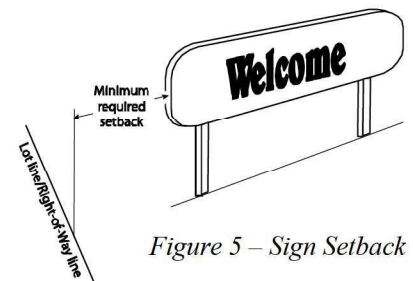
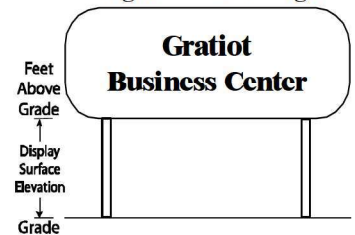


Figure 5 – Sign Setback

Uppermost building line shall mean the uppermost horizontal line of a building formed by a roof, wall, or parapet wall, not including chimneys, flagpoles, electrical/mechanical equipment, TV antennas and other similar equipment and extensions

Wall sign shall mean a sign that is attached directly to a wall, mansard roof, roof overhang, parapet wall, or above a marquee of a building with the exposed face of the sign in a plane parallel to the building wall or to the surface on which it is mounted, and which projects not more than 18 inches from the building or structure wall, and which does not have any part of such sign or sign supports extending above the uppermost building line. This definition shall include writing, letters or numbers placed or painted directly on a building wall surface.

Window sign shall mean a sign attached to the inside or outside surface of a window on a building wall or door, or placed within six inches of the inside face of a window and intended to be viewed from outside the building.

(c) Administration and Permits.

The provisions of this section shall be administered by the township zoning administrator or his/her designee(s), who shall have the authority to issue sign permits. The applicant shall be responsible for obtaining an electrical permit or any other type of required permits, including submittal of additional documentation and payment of any additional fees.

- (1) *Sign permit required.* No person shall erect, replace, apply, structurally alter, or add to any sign without first obtaining a permit. Application for a permit to erect, replace, apply, structurally alter or add to a sign shall be made to the township, 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 agent or lessee.
- (2) *Zoning compliance permit required* for sign maintenance and change of message. Painting, re-painting, cleaning, maintenance, repair, and change of sign message or graphics shall not be considered erection or alteration of a sign which requires issuance of a sign permit, provided that no structural alterations or additions to the display area are made. Further, signs refaced with a covering, including, but not limited to, banners and/or coverings made of fabric or other material, shall be considered temporary and permitted for a duration of only 60 days, after which the covering shall be replaced with a permanent sign face.

(d) Impoundment.

Signs which are erected without a permit or which do not comply with provisions herein, may be removed, and impounded. A written notice of violation and intent to impound shall be sent by certified mail to the property owner and the owner of the sign (if so labeled) not less than ten (10) days prior to impoundment. Said notice shall also contain information regarding procedures required to obtain release of an impounded sign. Upon written application, up to two (2) extensions of fifteen (15) days each may be granted where there is clear and demonstrable evidence that the offending sign owner is actively working on resolving the outstanding violation(s). Signs impounded by the Township may be disposed of if not claimed and removed from the place of impoundment within ten (10) business days of the impoundment. If the Township has incurred costs related to the impoundment of a sign, the Township shall be reimbursed for such costs prior to its release.

(e) Nonconforming Signs.

- (1) It is the intent of this section to permit the continuance of an existing sign that was in conformance with all applicable regulations in effect prior to the effective date of this ordinance, although such sign may not conform to the provisions of this section.
- (2) Signs installed without the required permit shall be considered illegal and shall be either removed or made to conform to this chapter and a permit obtained.
- (3) Class B nonconforming signs shall not be structurally changed, altered, or enlarged unless such change, alteration, or enlargement is made to conform to this chapter.
- (4) Nonconforming signs shall not be moved in whole or in part to another location unless the sign at the new location conforms to this chapter.
- (5) Where any nonconforming sign exists on the premises, the Zoning Board of Appeals shall not authorize any variance to erect a new sign upon said premises.
- (6) Any development or redevelopment that requires planning commission approval for a property on which a nonconforming sign is located shall require that all nonconforming signs on the premises be brought into conformity with the provisions of this ordinance, unless otherwise permitted by the planning commission at the time of the development or redevelopment approval.

(f) Signs on Vacant or Unoccupied Premises.

Any sign located on vacant or unoccupied property which pertains to a use or activity which has not been in existence or operation for more than one hundred and twenty (120) days shall, within 30 days of the end of the 120-day period, remove all graphics, text copy or other business or premises identification from the subject sign. In the event the sign is an internally illuminated sign with removable graphic display panels, the panels containing the sign graphic or message shall be removed and replaced by a blank panel containing no graphic or message.

(g) Exemptions from Sign Regulations.

The following signs are exempt from the provisions of this Section and from the permit requirements:

- (1) Signs no greater than two (2) square feet in area posted on property boundaries in the AG zoning district, for purposes of conveying a non-commercial message, such as, but not limited to, a prohibition on hunting or trespassing.
- (2) Signs located in the interior of buildings.
- (3) Window signs, provided that the maximum size of any window sign shall not exceed twenty-five percent (25%) of the area of the window on which it is displayed. Painted messages, text, graphics, posters, balloons, paper advertisements, and similar items affixed to the window shall constitute a window sign.
- (4) Any identification, address, or for sale sign affixed to a wall, mailbox, post, lamppost, or pillar, and which is not larger than two (2) square feet in display surface.
- (5) Traffic control or other municipal signs such as, but not limited to, directional signs placed in rights-of-way, legal notices, railroad crossing signs, danger, and other temporary emergency signs.
- (6) Memorial signs or tablets, names of buildings and dates of erection when cut into any masonry surface or when constructed of bronze or other non-combustible material.
- (7) The display of the flag of the United States of America, or other political subdivision thereof, shall not be regulated when attached to a structure or standardized flagpole.
- (8) On-premises directional signs, subject to the following limitations:
 - a. In districts other than industrial zoning districts, the maximum size of an on-premise directional sign shall be four (4) square feet in area.
 - b. In industrial zoning districts, the maximum size of an on-premise directional sign shall be twelve (12) square feet in area.
 - c. On-premises directional signs shall be located a minimum of one (1) foot from the right-of-way.
 - d. An on-premise directional sign having a height greater than four (4) feet shall have a minimum setback from the right-of-way of ten (10) feet.
 - e. Multiple on-premise directional signs shall be mounted on the same structure, unless the need to do otherwise can be demonstrated, to the township zoning administrator, by the applicant to create a hardship which is non-financial in nature, in order to limit the detriment to environmental aesthetics and sight obstruction.
- (9) Signs maintained by the United States of America, the State of Michigan, any agencies or political subdivisions thereof, including local municipalities and local governmental units.
- (10) The display of temporary signs, per parcel, in conjunction with an official public, community, or not-for-profit event such as a fair, festival, commemorative event, election, or the like (but specifically excluding public holidays) shall be exempted from application and permit requirements for temporary signs provided that the following standards are met:
 - a. Signs shall not be displayed more than sixty (60) days prior to the event to which they pertain.
 - b. Signs shall be removed within ten (10) calendar days after the event to which they pertain.
- (11) Signage affixed to the face of a fuel pump at an auto service station.

- (12) Menu boards for a drive-in/drive-through business.
- (13) Directional signs in the interior of parking lots at institutional facilities, such as churches and educational facilities.
- (14) Cart corrals with a maximum height of 10 feet above grade and 12 square feet in display area, provided that only the store name and/or logo, symbols and text providing patrons with information concerning cart storage may be included in the display. The advertisement of products is prohibited on cart corrals.
- (15) Scoreboard and athletic field sponsorship signs facing playing fields not primarily visible from a public right-of-way.

(h) Prohibited signs.

The following signs are prohibited in the Township:

- (1) Signs that are placed within or encroach into a public right-of-way, including signs placed on utility poles, traffic control signs, structures, or devices. A sign that is unlawfully placed within a public right-of-way may be immediately removed and impounded by the zoning administrator or his authorized designees.
- (2) Roof signs, as defined herein.
- (3) Any sign which, by reason of its size, location, 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 control device on public streets and roads.
- (4) Signs which include display of such words as "Stop," "Look," "Danger" or any other words, phrases, symbols or characters, in such a manner as to interfere with, mislead or confuse traffic.
- (5) Signs and sign structures that are no longer in use as originally intended or have been abandoned, or that are structurally unsafe, constitute a hazard to safety and health, or that are not kept in good repair.
- (6) Any sign that obstructs free ingress to or egress from a required door, window, fire escape or other required exit way.
- (7) Any sign or other advertising structure containing any illegal matter.
- (8) Any sign unlawfully installed, erected, or maintained, including any sign installed prior to enactment of this section without a sign permit, when in fact such prior ordinance did require a sign permit.
- (9) Signs having flashing, blinking or running type lights are prohibited, i.e. pulsating or strobe lights.
- (10) Display or parking of a motor vehicle or trailer upon a lot or premises in a location visible from a public right-of-way for a time period exceeding forty-eight (48) hours, for the primary purpose of displaying a sign attached to, painted on, or placed on the vehicle or trailer. Licensed vehicles used regularly in the course of conducting the principal use located on the premises are permitted, provided that they are not parked in a manner or location for the purpose of serving as a means of attracting attention to the business or use. This is not intended to prohibit the parking of a private vehicle for sale if otherwise permitted at this location.
- (11) Signs, balloons, pennants, and any other items used as a means of advertising and that are defined as a sign herein, placed outside on a day-to-day basis.
- (12) Use of any temporary signs as defined and regulated herein without obtaining an affidavit.
- (13) Any type of inflatable device, character, air dancer, air tube, and similar devices, with or without words or symbols, and that may require the use of an air blower, motor with a blower, and any other machinery to operate the sign.
- (14) Signs having any visible portion either in motion or having the appearance of being in motion, whether on a continuous basis or at intervals, and regardless of whether the motion or appearance of motion is caused by natural or artificial sources, with the exception of electronic changeable message signs.
- (15) Off-premise signs, except for billboard signs as permitted in the Heavy Industrial (M-2) district.
- (16) Billboard signs used for on-premise advertising are prohibited.

- (17) Bench signs, except for a plaque or symbol of one (1) square foot or less identifying the name of individuals or organizations donating the bench or memorialized by the donated bench.
- (18) Signs that are painted directly onto the wall of a building.
- (19) All signs not specifically permitted or exempted are prohibited.

(i) Temporary Signs.

- (1) *Affidavit Required.* A temporary sign shall not be placed on any lot, parcel, or premises, with the exception of single-family, two-family and multiple family residential uses, unless an affidavit authorizing such temporary sign has been issued by the zoning administrator or his/her designee(s). Fees and/or a refundable deposit may be required, and shall be set by resolution of the Township Board. The affidavit shall contain a waiver, executed by the applicant prior to issuance, authorizing the zoning administrator or his/her designee(s) to enter upon the property for the purpose of inspecting or removing the temporary sign if not otherwise removed upon expiration of the permit.
 - a. Affidavits authorizing the display of temporary sign shall not exceed ninety (90) days in any calendar year.
 - b. Affidavits must be submitted at least ten (10) business days prior to the beginning of the display period.
 - c. A temporary sign for which an affidavit has been issued, or which is placed or displayed in violation of this ordinance, or has not been properly maintained, or has become detached or has become a hazard to safety, may be impounded by the Township. Upon removal and impoundment of a temporary sign, the Township shall notify the sign owner and/or permit applicant of the Township's intent to dispose of the sign. If it is not claimed and removed from the Township's place of impoundment within five (5) business days from the date of the notice, the Township may dispose of the sign in any manner it deems appropriate.
 - d. The Township may, by resolution of the Board of Trustees, set an amount for a refundable deposit which may be required to be submitted with an affidavit to financially guarantee conformance with the provisions contained herein. The deposit shall be forfeited if the sign is not removed upon expiration of the affidavit, or if the Township must remove and impound the sign.
 - e. The Township may, by resolution of the Board of Trustees, set a fee amount for a temporary affidavit.
- (2) *Standards for Display of Temporary Signs.* The display of temporary signs, including banners, shall conform to the provisions of Schedule E, herein. In addition, the following standards shall apply to display of temporary signs for all non-residential uses, in all zoning districts.
 - a. There shall not be more than three (3) temporary signs displayed per business on a property at any one time. Except that, balloons and/or strings of pennants shall be permitted in addition to the permitted temporary signs.
 - 1. Balloons must be a standard size of 11" or less with a maximum four foot (4') tether.
 - 2. Pennants, string lights, ribbons, or other such features which are hung or strung across any property shall be 100' or less in length for each 50' of lot width.
 - b. A temporary sign shall not employ any form of flashing lights.
 - c. A label indicating the owner's name, address, and telephone number shall be attached to all temporary signs (except permitted balloons and pennants).
 - d. Mobile signs shall be subject to the following additional standards:
 - 1. Illuminated mobile signs shall be installed in conformance with all State and Township electrical codes. No flashing or moving lights shall be used on any mobile sign.
 - 2. All mobile signs and components shall be firmly anchored to the ground in a manner that ensures that the sign will not constitute a safety hazard in the event of high winds, as determined by the Building Official.

- (3) *Additional Standards of Display.* For outdoor and/or open-air display areas for which a special land use permit has been issued, or for retail nurseries, and lawn and garden supply stores, the following additional requirements shall apply:
 - a. In addition to those temporary signs otherwise permitted by this section, a maximum of twelve (12) pole banners, not to exceed fifteen (15) square feet each, may be continuously displayed on outdoor display area lamp posts, provided that an annual temporary sign permit is obtained in accordance with this section.
 - b. Notwithstanding the above, no temporary sign permit shall be issued by the Township, nor remain valid for any premises unless all merchandise is confined solely to those areas that have been designated and approved for outdoor display as delineated on the site plan for the premises which was previously reviewed and approved by the Planning Commission and does not infringe in any manner upon any required landscaping feature or area.
- (4) *Special Circumstances.* Where temporary signs are permitted, an additional 30 days may be granted in a calendar year for each the following reasons that may occur in that year.
 - a. Owner and/or name change;
 - b. Hiring and/or job fairs;
 - c. Grand opening;
 - d. Location closing, permanently;
 - e. Location closing temporarily, i.e., renovation, repair, new construction etc.

(j) Electronic Changeable Message Signs.

- (1) *Movement Prohibition:* The use of flashing, scrolling, or blinking characters is prohibited.
- (2) *Copy Sign Area:* No more than two-thirds (2/3) of the maximum display area of a permitted sign shall be devoted to an Electronic Changeable Message Sign. The display area of an Electronic Changeable Message Sign shall be the extreme limits of the face of the sign excluding the supports/uprights on which the sign is placed.
- (3) *Message Prohibition:* The message, which appears on an on-premise sign, shall not constitute off-premise commercial advertising.
- (4) *Emergency Messages:* The owner of an electronic message board, as a condition of permit approval, shall allow the Township to use the electronic message board to communicate emergency public service information approved by authorized Township public safety personnel relating to a national disaster or emergency that has been declared by the President of the United States. The operational restrictions on electronic message boards set forth herein shall not apply during any time that the electronic message board is used to communicate authorized emergency public service information.

The owner agrees to update with an approved emergency public service information communication, or discontinue the emergency public service message as soon as possible after receiving a request from authorized Township public safety personnel. The owner shall file and keep current at all times with the Township the name, email address, phone number, cell phone number, pager and other available emergency contact information of the employee(s) or representative(s) of the owner who has been authorized and designated by the owner to communicate the approved emergency public service message using the electronic message board.

- (5) *Public Nuisance Per Se:* It is the intent of the Township to make reasonable accommodation for responsible usage of electronic changeable message signs. However, this type of sign by its very nature is susceptible to becoming a nuisance to the public and contrary to the health, safety, and general welfare of the community if not operated in a responsible manner. Therefore, upon the issuance of a third notice of violation to an owner of a specific electronic changeable message sign within a 90-day period, or four (4) within a twelve (12) month period, said sign is hereby declared to be a public nuisance per se, and may be abated and removed by order of any court of competent jurisdiction, and, for each offense, a fine imposed of up to five hundred dollars (\$500.00) or ninety (90) days in jail, or both. Each day during which said sign remains in violation constitutes a separate offense.

(k) Maintenance of signs.

All signs, including those for which a permit is not required, together with all their supports, braces, guys, and anchors, shall be maintained in good working order; and when not galvanized or constructed of corrosion resistant, noncombustible materials shall be painted when necessary to prevent corrosion. The exteriors of all signs, supporting members, painted surfaces, advertising materials and lettering shall be kept painted and in good condition so as to present a neat and orderly appearance and so as not to create visual blight within the Township. All bulbs or component parts of the sign, including electrical switches, boxes and wiring used in the illumination of the sign, must be well maintained and in good repair. Loose or missing letters, figures, characters, or items such as, but not limited to, torn or damaged awnings or canopies shall constitute a maintenance violation. It shall be the duty and responsibility of the owner or lessee of every sign to maintain the immediate premises occupied by the sign in a clean, sanitary and healthful condition. Failure to maintain any sign in accordance with the standards prescribed herein shall constitute a violation of this ordinance.

(l) Variances and appeals.

The Zoning Board of Appeals may, upon application and a showing of unnecessary hardship or practical difficulty, grant variances from the provisions of this Section. However, the fact that other larger signs, constructed prior to the adoption of this ordinance, exist in the area shall not be sufficient reason to declare practical difficulty or unnecessary hardship. In addition, the Zoning Board of Appeals shall not have the power to add to the *types* of signs (such as “pole” in a district where only “monument” is permitted) permitted on any premises. A person aggrieved of the zoning administrator’s decision in refusing to issue a permit can seek review before the Zoning Board of Appeals.

(m) Signs permitted in Residential Districts (as defined in 38-111.)

In agricultural and residential districts, the requirements of Schedule A shall govern sign use, area, type, height, and numbers, in addition to requirements elsewhere in this chapter. All setbacks shall be measured from the right-of-way, height is measured from grade. No signage is permitted within a right-of-way.

Schedule A: Signs Permitted in Residential Districts (Per Section 38-111)

Use	Sign Type	Maximum Number of Signs	Maximum Display Area	Maximum Height	Location/Duration Standards
Principal Permitted Uses and Special Approval Uses, Institutional, Recreational and Public Facilities; but not including home occupations, and in-home state licensed residential care facilities, in-home family day care or in-home child daycare	Wall Sign*	No Maximum	Maximum of 2 walls, total area of all wall signs attached to any wall may not exceed 5% of the area of the wall (see Figure 6)		Below uppermost building line
	Ground Sign*	1 located adjacent to each street frontage	32 square feet each	8'	
Home occupations, and in-home state licensed residential care facilities, in-home family day care or in-home child daycare.	Ground Sign	1 (non-illuminated)	6 square feet	3'	
	Ground Sign	2 per farm enterprise	16 square feet each	8'	May not encroach on or over right-of-way. Minimum 10' setback required for any ground sign over 3' in height
Residential Development, including plat, condominium, apartment or mobile home park developments	Ground Sign	1 on each side of each street entrance. Where 2 signs per street entrance are used, the signs shall be identical in size, design and materials.	20 square feet per sign, with a maximum of 1 display face per sign.	8'	
	Temporary Signs for Single-Family and 2-Family Subdivisions and Condominiums in All Districts. Service signs include signs for lawn care, snow plowing, and other general maintenance. Permits not required.	Wall/Fence Entrance Sign			
Construction Signs		1 per development	32 square feet	8'	Displayed until 90% of lots sold.
Temporary signs for multiple family uses in any district. Permits not required.	Real estate sign	1/parcel	6 square feet	8'	Displayed until 10 days after closing
	Service sign	No maximum	12 square feet total area	5'	Not to be displayed for more than 14 days per calendar year
Housing Complex Management Office	Construction	1 per development	32 square feet	8'	Displayed until final occupancy
	Real estate	1 per development	10 square feet	5'	Displayed until 10 days after closing
Housing Complex Management Office	Service	No maximum	12 square feet total area	5'	Not to be displayed for more than 14 days per calendar year
	Wall Sign	1	6 square feet		Below uppermost building line

*An electronic message board may be permitted provided that it is not illuminated between the hours of 9:00 p.m. and 7:00 a.m., except during emergencies.

(n) Signs permitted in Office (O) districts.

In the O districts, the requirements of Schedule B shall govern sign use, area, type, height, and numbers, in addition to requirements elsewhere in this chapter. All setbacks shall be measured from the right-of-way, height is measured from grade. No signage shall encroach on or over any right-of-way.

Schedule B: Signs Permitted in Office (O) Districts

Use	Sign Type	Maximum Number of Signs	Maximum Display Area (Square Feet)	Maximum Height	Location/Duration Standards
Individual building containing one (1) business establishment, and individual buildings located within a business complex.	Wall Sign	No Maximum	Maximum of 2 walls**, total area of all wall signs attached to any wall may not exceed lesser of 10% of the area of the wall or 400 square feet (see Figure 6)		Below uppermost building line
	Ground Sign	1	40 square feet	8'	Minimum 10' setback required for any ground sign over 3' in height. A ground sign identifying a building within a business complex shall be located within 100' of the building it identifies, or on the same parcel as the building it identifies.
Business Center (a single building containing two or more businesses. Lodging uses with on-premise restaurants shall be included within this definition.)	Wall Sign	No Maximum	Maximum of 2 walls**. Total area of all wall signs attached to any wall may not exceed lesser of 10% of the area of the wall or 400 square feet (see Figure 6)		Below uppermost building line
	Pole Sign Ground Sign	1; either a pole or a ground sign	60 square feet 60 square feet	20' 8'	Minimum 10' setback Minimum 10' setback required for any ground sign over 3' in height
Business Complex (a parcel containing two or more buildings, each containing one or more individual business establishments.)	Pole Sign		60 square feet	20'	Minimum 10' setback
	Ground Sign	1 per driveway; either a pole or a ground sign	60 square feet	8'	Minimum 10' setback required for any ground sign over 3' in height
Temporary signs. Permits are not required.	Construction	3 per development	64 square feet total area	8'	Displayed until final occupancy
	Real Estate	1 per parcel	32 square feet	8'	Displayed until 10 days after closing or use opening.
	Service	No maximum	12 square feet total area	5'	Not to be displayed for more than 14 days per calendar year

** One additional sign, not to exceed 6 square feet may be placed on or adjacent to each rear entrance or service door for identification or directional purposes provided that no advertising is included in the display. The street address of the premises shall be clearly displayed on said sign.

(o) Signs permitted in Neighborhood Business (C-1) and General Business (C-2) districts.

In the C-1 and C-2 districts, the requirements of Schedule C shall govern sign use, area, type, height, and numbers, in addition to requirements elsewhere in this chapter. All setbacks shall be measured from the right-of-way, height is measured from grade. No signage shall encroach on or over any right-of-way.

Schedule C: Signs Permitted in Neighborhood Business (C-1) and General Business (C-2) Districts

Use	Sign Type	Maximum Number of Signs	Maximum Display Area (square feet)	Maximum Height (feet)	Location Standards
Individual building containing one (1) business establishment, including auto service stations	Wall sign	No maximum	Maximum of 2 walls**. Total area of all wall signs attached to any wall may not exceed lesser of 10% of the area of the wall or 650 square feet (see Figure 6)	Below uppermost building line	Projecting sign may extend a maximum of 5' from wall of building, with a minimum clearance above grade of 8'
	Pole sign	1; either pole or ground sign; located adjacent to each street	0.5 square feet per each lineal foot of street frontage with maximum of 100 square feet per sign	C-1 = 20'; C-2 = 30'; 8'	Minimum 10' setback
	Ground sign	1		Underside of building overhang	Minimum 10' setback required for any ground sign over 3' in height
	Marquee sign	1	6 square feet	Underside of building overhang	May not project beyond building overhang
Business Center (a single building containing two or more business establishments. Lodging uses with on-premise restaurants shall be included within this definition.)	Wall sign	No maximum	Maximum of 2 walls**. Total area of all signs attached to any wall may not exceed lesser of 10% of the tenant wall area or 650 square feet (see Figure 6)	Below uppermost building line	Projecting sign may extend a max of 5' from wall of building, with a minimum clearance above grade of 8'
	Pole sign	1; either a pole or ground sign; located adjacent to each street	Pole sign: 100 sq ft per sign, or 1 sq ft for each 1' of building wall length facing the street frontage, whichever is greater, up to a maximum of: C-1 = 150 sq ft, C-2 = 250 sq ft	C-1 = 20'; C-2 = 30'	Minimum 10' setback
	Ground sign	1 per business establishment	6 square feet per sign	8'	Minimum 10' setback required for any ground sign over 3' in height
	Marquee sign	No maximum	Maximum of 2 walls**. Total area of all wall signs attached to any wall may not exceed lesser of 10% of the area of the wall or 650 square feet	Underside of building overhang	May not project beyond building overhang
Auto Sales	Wall sign	No maximum	Maximum of 2 walls**. Total area of all wall signs attached to any wall may not exceed lesser of 10% of the area of the wall or 650 square feet	Below uppermost building line	Projecting sign may extend a maximum of 5 feet from wall of building, with a minimum clearance above grade of 8'
	Pole sign or Ground sign	1 for each new vehicle sales use and 1 for used vehicle sales use	Primary sign: 75 square feet; Additional sign(s): 50 square feet each	Primary: 30'; Add'l signs: 20' Ground: 8'	Minimum 10' setback; minimum 300' apart
Business Complex (a parcel containing two or more buildings, each containing one or more individual business establishments.)	Wall sign	No maximum	Maximum of two walls**, total area of all wall signs attached to any wall may not exceed lesser of 10% of the area of the wall or 650 square feet (see Figure 6)	Below uppermost building line	Minimum 10' setback required for any ground sign over 3' in height; minimum 300' apart
	Pole sign	1; either a pole or ground sign; located adjacent to each street	Pole: 100 sq ft per sign or 1 sq ft for each 1' of building wall length facing the street frontage, whichever is greater, up to a maximum of: C-1 = 150 sq ft, C-2 = 250 sq ft	C-1 = 20'; C-2 = 30'; 8'	Projecting sign may extend a maximum of 5' from wall of building with a minimum clearance above grade of 8'
	Ground sign	1 per business establishment	6 square feet per sign	Underside of building overhang	Minimum 10' setback required for any ground sign over 3' in height
	Marquee sign	3 per development 1 per parcel	64 square feet total area 32 square feet	8'	May not project beyond building overhang
Temporary signs. Permits are not required.	Construction	No maximum	12 square feet total area	5'	Displayed until final occupancy
	Real Estate	No maximum	12 square feet total area	5'	Displayed until 10 days after closing or use opening.
Service	No maximum	12 square feet total area	12 square feet total area	5'	Not to be displayed for more than 14 days per calendar year

** One additional sign, not to exceed 6 square feet may be placed on or adjacent to each rear entrance or service door for identification or directional purposes provided that no advertising is included in the display. The street address of the premises shall be clearly displayed on said sign.

(p) Signs permitted in Light Industrial (M-1) and Heavy Industrial (M-2) districts.

In the M-1 and M-2 districts, the requirements of Schedule D shall govern sign use, area, type, height, and numbers, in addition to requirements elsewhere in this chapter. All setbacks measured from the right-of-way. No signage shall encroach on or over any right-of-way.

Schedule D: Signs Permitted in the Light Industrial (M-1) and Heavy Industrial (M-2) Districts.

Use	Sign Type	Maximum Number of Signs	Maximum Display Area (square feet)	Maximum Height	Location Standards
Individual industrial building	Wall Sign	No maximum	Maximum of 2 walls**, total area of all wall signs attached to any wall may not exceed lesser of 10% of the area of the wall or 650 square feet (see Figure 6)	8'	Below uppermost building line
	Ground sign	1	75 square feet	8'	Minimum 10' setback required for any ground sign over 3' in height
Industrial Park	Pole sign	1; either a pole sign or a ground sign; per driveway access	Pole sign: 100 sq ft or 1 sq ft for each 1' of building wall length facing the street frontage, whichever is greater, up to a maximum of 250 square feet	30'	Minimum 10' setback
	Ground sign		75 square feet	8'	Minimum 10' setback required for any ground sign over 3' in height
Any parcel	Billboard sign	Minimum spacing of 1,500 ft between billboard signs on the same side of a public road	300 square feet	30'	M-2 District only. Minimum setback of 75' from a public R.O.W. Minimum setback of 500' from property boundary of a residential district or use, or from property boundary of a church, a public park, or a public or private elementary or secondary school
	Construction	3 per development	64 square feet total area	8'	Displayed until final occupancy
Temporary signs. Permits are not required.	Real Estate	1 per parcel	32 square feet	8'	Displayed until 10 days after closing or use opening.
	Service	No maximum	12 square feet total area	5'	Not to be displayed for more than 14 days per calendar year

** One additional sign, not to exceed 6 sq. ft. may be placed on or adjacent to each rear entrance or service door for identification or directional purposes provided that no advertising is included in the display. The street address of the premises shall be clearly displayed on said sign.

Figure 6

Illustration, Measurement of Maximum Display Area of Wall Signs

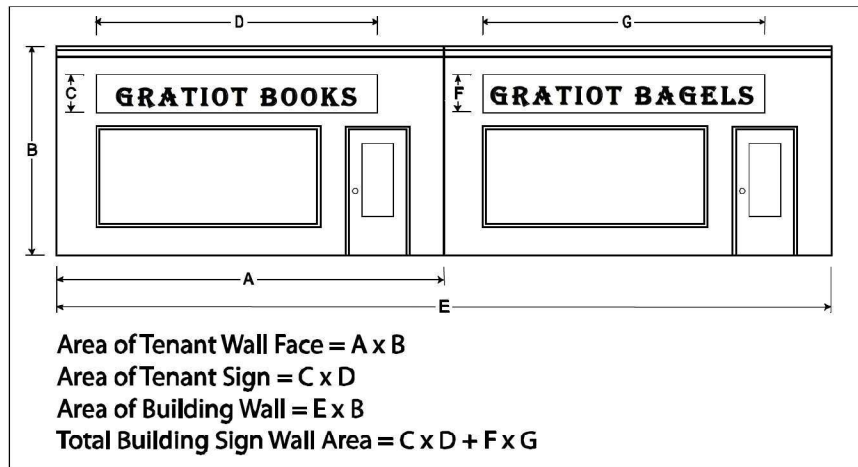


Figure 7: Temporary Signs



BANNER SIGN



FRAME SIGN

GROUND SIGN



TEMPORARY MOBILE SIGN



VEHICLE OR TRAILER SIGN

