

## **ARTICLE 8**

### **SIGN REGULATIONS**

#### **SECTION 8.01 GENERAL SIGN REGULATIONS**

No sign shall be erected at any location, where by reason of the position, size, shape, color, movement or illumination, it may interfere with, obstruct the view of, be confused with any authorized traffic sign, signal or device so as to interfere with, mislead, or confuse traffic. Consideration of traffic visibility and injurious effects on adjacent properties is essential. All signs shall be designed, constructed, and maintained so as not to change the essential character of such area. When determined necessary upon recommendation from the planning commission, the township board shall require the applicant to post a bond for compliance with the township clerk, the amount of said bond to be determined by the township board to ensure there is compliance with all provisions of this ordinance.

#### **SECTION 8.02 PERMITTED SIGNS IN AGRICULTURAL AND OPEN SPACE DISTRICTS**

In the “AA” and “AB” agricultural districts and the “OSC” Open Space Conservation district, only one (1) sign of each of the following types shall be permitted on each lot or parcel unless otherwise specified herein. The following signs are permitted:

- A. A non-illuminated sign advertising the sale or rental of the building or premises not exceeding six (6) square feet in area per side for a single or double faced sign and placed no closer to the street right-of-way line than five (5) feet.
- B. Non-illuminating trespassing, safety directional, caution or announcement signs each not exceeding two (2) square feet in area per side for a single or double-faced sign. More than one sign shall be permitted in these districts provided that said signs shall be placed no closer than fifty (50) feet between signs. These signs shall not be placed within the street right-of-way.
- C. A non-illuminated sign announcing a home occupation, service or produce offered on the premises, providing that such a sign shall not exceed twelve (12) square feet in area per side for a single or double faced sign; and shall be located no closer to the street right-of-way line than five (5) feet.
- D. A sign or bulletin board identifying a church, school, park, or other authorized use not to exceed thirty six (36) square feet in area per side for

a single or double faced sign and placed no closer than five (5) feet to any property line. Such a sign may be illuminated by a non-flashing reflective light and the source of illumination shall not be visible.

**SECTION 8.03 PERMITTED SIGNS IN RESIDENTIAL DISTRICTS**

In the “RA”, “RB”, “MHP” and “MF” residential districts, only one (1) sign of each of the following types shall be permitted on each lot or parcel unless otherwise specified herein. The following signs are permitted:

- A. A non-illuminated sign advertising the sale or rental of the building or property not exceeding six (6) square feet in area per side for a single or double faced sign and placed no nearer to the street right-of-way line than five (5) feet.
- B. A non-illuminated sign announcing a home occupation or service that is offered on the premises provided that such sign shall not exceed two (2) square feet in area and shall be attached flat against a building wall.
- C. One sign advertising a recorded subdivision or site condominium development not to exceed eighteen (18) square feet in area per side for a single or double faced sign and placed no closer to any street right of way line or property line than five (5) feet. These signs shall be removed within one year after the sale of ninety (90) percent of all lots or units within said subdivision or development.
- D. One sign identifying a multiple family building, subdivision or development, not having commercial connotations, not to exceed eighteen (18) square feet in area per side for a single or double faced sign and placed no closer to any street right of way line than five (5) feet.
- E. A sign or bulletin board identifying a church, school, park, or other authorized use not to exceed thirty six (36) square feet in area per side for a single or double faced sign and placed no closer than five (5) feet to any property line. Such sign may be illuminated by a non-flashing reflective light and the source of illumination shall not be visible.

**SECTION 8.04 PERMITTED SIGNS IN THE COMMERCIAL AND INDUSTRIAL DISTRICTS**

A sign in any “HS” commercial or “LI” industrial district is permitted only where it advertises a business occupying the same lot of land upon which the sign is erected. Signs shall conform to the building set back and height requirements, except for, and in addition to, the requirements provided below:

- A. In any commercial or industrial district a sign may be affixed flat against the wall of the building, or may project there from not more than forty-eight (48) inches, provided that such signs do not project over a sidewalk or public right of way. Projecting signs shall be at least twelve (12) feet above finished grade. The total sign area shall not exceed one (1) square foot for each foot in length or height of the wall, which ever is greater, to which it is affixed. No such sign shall extend above the roof of the building to which it is affixed.
- B. One freestanding identification sign may be erected for a shopping center or other integrated group of stores or commercial buildings. The area for said sign shall not exceed 200 square feet in area per side for a single or double faced sign, not closer to the side or rear property line than one-third (1/3) the distance of the required building set back and not closer than five (5) feet to any street right-of-way.
- C. One freestanding identification sign may be erected for each separate enterprise situated on an individual lot not located within a shopping center. Such sign shall not exceed eighty (80) square feet in area per side for a single or double-faced sign. Such sign shall not be closer to the side or rear property line, than one third (1/3) the distance of the required building set back and not closer than five (5) feet to any street right-of-way line.
- D. All signs may be illuminated internally or by reflected light, provided the source of light is not directly visible and if so arranged to reflect away from adjoining premises and provided that such illumination shall not be so placed as to cause confusion or hazard to traffic or conflict with traffic control signs or lights. No illumination involving movement by reason of the lighting arrangement or other devices shall be permitted.

**SECTION 8.05      OUTDOOR ADVERTISING SIGNS (BILLBOARDS)**

Outdoor advertising signs located along an interstate or state primary highway shall be regulated by the provisions specified in Act 106, Public Acts of 1972.

Outdoor advertising signs (billboards) are permitted only along roads maintained by the county road commission shall be permitted under the following conditions:

- A. Outdoor advertising signs (billboards) are permitted only in the agricultural, commercial and industrial districts.
- B. Outdoor advertising signs are required to have the same set back as other principal structures or buildings in the zone in which they are situated.

- C. Where two (2) or more outdoor advertising signs are along the frontage of a single street or highway, they shall not be less than one thousand (1000) feet apart. A double face, (back to back) structure shall be considered a single sign. V-type signs shall not be permitted.
- D. The total surface area, of any outdoor advertising sign shall not exceed two hundred (200) square feet per side for a single or double-faced sign.
- E. No outdoor advertising sign shall be erected on the roof of any building, nor have one sign above another sign.
- F. Outdoor advertising signs may be illuminated by reflected light only, provided the source of the light is not directly visible and is so arranged to reflect away from the adjoining premises and provided that such illumination shall not be so placed as to cause confusion or a hazard to traffic or conflict with traffic control signs or lights. No illumination involving movement by reason of the lighting arrangement or other devices shall be permitted.
- G. Outdoor advertising signs shall be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that a use will not change the essential character of the same area.
- H. Outdoor name or identification signs are exempt from the provisions of this section provided that all such signs shall be flush with the building wall or roof.

## **SECTION 8.06      SIGNS FOR GASOLINE SERVICE STATIONS**

Notwithstanding other provisions of this ordinance, signs for gasoline service stations shall conform to the following requirements:

- A. One (1) permanently installed sign shall be permitted for each service station and shall be installed in such a manner that vision shall not be obstructed in any other way than by necessary supports to a height of sixteen (16) feet, but no such sign shall exceed twenty-five (25) feet in height or sixty (60) square feet in area per side for a single or double faced sign.
- B. All appropriate legends may be attached against the main building or on gasoline pumps.
- C. All temporary signs to be viewed from outside the building shall be firmly attached flat against a wall of said building, but in no case shall said sign

cover more than 25 percent of the total exterior wall space of any gasoline service station.

**SECTION 8.07 ELIMINATION OF NONCONFORMING SIGNS**

All signs and billboards erected after the effective date of this ordinance shall conform to the regulations as set forth in this ordinance and its amendments. Any existing sign or billboard not conforming shall be deemed a nonconforming use, and shall adhere to the requirements for nonconforming buildings and uses under Article 7 of this Ordinance.