

The requirements contained herein shall not relieve the project's sponsor from complying with other land development or environmental standards established by other public agencies having jurisdiction.

### Section 1723. Signs.

#### 1. Intent

The Township finds that signs and other visual outdoor advertising tends to promote commerce and are related to the health, safety, and/or general welfare of the residents of the community, and that the preservation of the existing character of the community requires regulation of signs and of other visual outdoor advertising. The Township finds that failure to regulate the size, location, and construction of signs and other outdoor advertising may have an adverse effect upon the promotion of business and commerce in the Township, may lead to poor identification of businesses, may have an adverse effect upon the existing aesthetic character of the Township and may cause deterioration of business and residential areas of the community. Therefore, the purpose of this section and the subsections thereunder is to permit such signs and visual outdoor advertising as will not, by reason of their size, location, or manner of display, endanger public health and/or safety; confuse or mislead traffic; or obstruct vision necessary for traffic and pedestrian safety; and further, to regulate signs and other visual outdoor advertising in such a way as to prevent the placement of signs, and such other visual outdoor advertising in a manner that will conceal or obscure other signs and other visual outdoor advertising on adjacent businesses; to keep the number of signs and sign messages at a minimum level reasonably necessary to identify a business and its products; to keep signs within a reasonable scale with respect to the buildings to which they relate; and further, to prevent off-premise signs from conflicting with business, residential, and public land uses, and to prohibit signs and other visual outdoor advertising which will have an adverse effect upon the existing aesthetic character of not only the zoning district in which they are located, but also upon the overall existing aesthetic character of the Township.

#### 2. Definitions

The following definitions shall apply to the specific types signs (see also Sign Types diagram):

- a. **Abandoned:** A sign that has not advertised or identified a business, lessor, owner, or activity conducted upon or product available on or off the premises where such sign is displayed for six (6) consecutive months.
- b. **Accessory:** A sign which is accessory to the principal use of the premises.
- c. **Nonaccessory:** Any sign which contains a message unrelated to or not advertising a business transacted or goods sold or produced on the premises on which the sign is located; also called a remote sign.
- d. **Canopy (Awning) Sign:** A sign that is painted on, attached to, and made an integral component of an awning or canopy that is otherwise permitted by Ordinance. (Ordinance No. 80-3)

- e. Construction Sign: Temporary signs identifying active or pending development projects constructed or installed in accordance with Section 1723, 9, d requirements. (Ordinance No. 80-24)
- f. Decorative Display: A temporary display designated for the entertainment or cultural enrichment of the public and having no direct or indirect sales or advertising.
- g. Directory Sign: An off-premises ground sign listing only the name(s) of tenants or occupants of a building, group of buildings, and/or business district, their professions or business activities, and their direction or location.
- h. Freestanding Sign: A sign attached to a permanent foundation, supported above the ground not less than five (5) feet, as measured from grade to the bottom of the sign by one or more poles, posts, or similar uprights with or without braces, upon which announcements, declarations, displays, etc., may be placed. (Ordinance No. 80-10)
- i. Inflatable Sign: A sign consisting of a balloon or other gas filled figure.
- j. Monument Sign: A sign extending upward from grade which is attached to a permanent foundation for a distance not less than fifty (50) percent of its length, and which may be attached or dependent for support from any pole, posts, or similar uprights provided such supports are concealed within the sign structure. (Ordinance No. 80-10)
- k. Marquee Sign: A sign attached to or hung from a marquee, canopy, or other structure projecting from and supported by the building and extending beyond the building wall.
- l. Portable Sign: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; sign converted to a- or t-frames; menu and sandwich board signs; balloons used as signs; and umbrellas used for advertising. (Ordinance No. 80-50)
- m. Projecting Sign: A sign which is affixed to any building or structure other than a marquee, and any part of which extends beyond the building wall and the horizontal sign surface is not parallel to the building wall.
- n. Residential Development Sign: A sign identifying the name of a subdivision, condominium complex, or other residential development. (Ordinance No. 80-29)
- o. Roof Sign: A sign which is erected, constructed, and maintained above any portion of the roof or exterior wall of a building or structure.
- p. Temporary Construction Sign: A sign identifying the names of the project developers, contractors, engineers, architects, and financial institutions, along with the project name and its features, which is located on a site being developed or improved. (Ordinance No. 80-29)
- q. Temporary Sign: A sign, banner, or other advertising device constructed of cloth, canvas, fabric, plastic, or other light temporary material, with or without a structural frame, or any other sign, intended for a limited period of display.

- r. Wall Sign: A sign which is attached directly to a building wall with the horizontal sign surface parallel to the building wall, including signs painted on any building wall.
- s. Window Sign: A sign painted on or affixed to glass surfaces of windows or doors and pertaining to and identifying only the lawful business conducted therein, or the products or services offered on site. (Ordinance No. 80-24)
- t. Changeable Copy Sign: A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or surface of the sign. (Ordinance No. 80-70)
- u. Electronic Changeable Copy Sign: A sign where the information is routinely changed by an electronic or electrical signal. A sign on which the only copy which changes is an indication of the date, time, temperature, or stock market averages shall be considered an informational sign, and not an electronic changeable copy sign, for purposes of regulation under this chapter. (Ordinance No. 80-70)
- v. Public Informational Sign: A changeable copy sign on which the only copy which changes is an indication of the date, time, temperature or stock market averages. (Ordinance No. 80-70)

3. General Conditions

Except as otherwise provided, the following conditions shall apply in all districts:

- a. Prior to the erection or structural alteration of a sign, a building permit shall be secured from the Building Official. A scale drawing of the outside dimensions of the sign or the total area encompassed by a line around all lettering or symbols shall be presented to the Building Official so that he may ensure that the provisions of this Ordinance are met. Evidence shall also be presented to the effect that the sign will be securely attached to the building or supporting structure and will not present a hazard. For freestanding or monument signs, a site development plan of the intended location of the sign and a scale drawing of the total sign structure shall also be presented to the Building Official.
- b. Illumination of signs shall be in accordance with Section 1717.d.
- c. No sign, except those maintained by the Township, County, State, or Federal governments, shall be located in, project into, or overhang a public right-of-way or dedicated public easement.
- d. All site plans submitted in accordance with Article XVIII shall identify the location(s), height, type, and size of all existing and proposed signs.
- e. Signs shall contain no wording, symbol, figure, or similar form expressing obscene, immoral, pornographic, or otherwise offensive and objectionable reference.
- f. Any sign, which is placed in a manner to attract the attention of the general public outside of the building, whether the sign is located inside of the building or installed on the exterior of the building is to be considered a wall sign/window sign and shall comply to all applicable Sections of the Zoning Ordinance. (Ordinance No. 80-29)

#### 4. Measurement of Sign Area and Sign Height

##### a. Sign Area

The area of sign shall be computed as including the entire area within a regular geometric form or combination of such forms suitable as the display area of the sign and including all of the elements of the matter displayed. An area so created shall include all solid surfaces including cladding, as well as all openings. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back-to-back, parallel to one another, and less than twenty-four (24) inches apart, the area of the sign shall be the area of one (1) face. Where a sign has two (2) or more faces, that portion of the sign structure connecting the sign faces shall not be used for display purposes. (Refer also to Section 1723.10, Prohibited Signs.) (Ordinance No. 80-29)

##### b. Sign Height

The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of: 1) existing grade prior to construction; or, 2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zoning lot, whichever is lower.

#### 5. Permitted Signs in the Residential Districts

- a. One (1) sign advertising the sale or lease of the lot or building not exceeding six (6) square feet in area on any one (1) lot. Such sign not to be placed in the public right-of-way, and shall be removed within twenty-four (24) hours of closing.
- b. One (1) unlighted sign announcing a home occupation, or professional service, not-to-exceed two (2) square feet in area. The sign shall be attached flat against the front wall of the building, or placed immediately adjacent to the main driveway serving the site. (Ordinance No. 80-3)
- c. Residential development signs indicating only the name of the development and the management/developer thereof, subject to the following:
  - (1) The residential development signs shall be monument signs.
  - (2) There shall not be more than two (2) residential development signs for each major point of vehicular access to a development.
  - (3) Residential development signs shall not exceed fifty (50) square feet in gross surface area for each exposed face nor exceed an aggregate gross surface area of one hundred (100) square feet.

- (4) Residential development signs may be located in any required yard but shall not extend over any lot line or within fifteen (15) feet of any point of vehicular access from a zoning lot to a public roadway. The location and arrangement of all residential development signs shall be subject to the review and approval of the Building Official.
- (5) Residential development signs shall not project higher than five (5) feet. (Ordinance No. 80-24)
- (6) Residential development signs may be located within a public right-of-way of a local or collector residential street provided it is sited within a landscaped entryway island and located no closer than five (5) feet to the right-of-way of the intersecting street. (Ordinance No. 80-24)

d. Two (2) signs consisting of a combination of wall, freestanding, and/or monument signs identifying a park, school, commercial farms, church, public building, and any other authorized use subject to the following:

- (1) Each sign shall not exceed twenty-four (24) square feet in area, except that on sites of forty (40) acres or more, signs up to fifty (50) square feet shall be allowed.
- (2) Freestanding or monument signs shall not exceed five (5) feet in height, and placed no closer to the street right-of-way line than one-third (1/3) the minimum authorized front yard depth. (Ordinance No. 80-3)
- (3) Wall signs shall not project above the roof or parapet line and may not project more than one (1) foot beyond the face of the building wall. Wall signs shall be attached to, and be parallel to, the wall of the building.

e. One (1) unlighted sign announcing a bed and breakfast establishment or similar use not-to-exceed two (2) square feet in area. The sign shall be attached flat against the front wall of the building.

f. One (1) unlighted nameplate, identifying the name of the occupant, not-to-exceed two (2) square feet in area. The nameplate shall be attached flat against the front wall of the building.

g. Scoreboard(s) or nonaccessory signs made an integral part of a recreational building or stadium, provided that such signs do not exceed a maximum area of one hundred (100) square feet for each such sign so provided. (Ordinance No. 80-3)

#### 6. Permitted Signs in the Nonresidential Districts

Signs shall be limited to one (1) flat wall sign or canopy sign, and one (1) monument sign on the premises of a single business establishment or for three (3) or more businesses to be developed in accordance with an overall plan and intended to be built as an interrelated project, subject to the following conditions and/or exceptions. (Ordinance No. 80-50)

##### a. Wall Signs

- (1) Flat wall signs may not project above the roof or parapet line and may not project more than one (1) foot beyond the face of the wall of the building. Wall signs shall be attached to, and be parallel to, the wall of the building.

- (2) Except as provided below, wall signs shall be limited in number to one (1) wall sign per business on each wall having an individual means of customer access or which fronts a public road. The maximum size of any such sign shall not exceed ten (10) percent of the front building face area where so provided, however, no such sign shall exceed one hundred (100) square feet. (Ordinance No. 16-84)

Big box retail establishments shall be permitted to have primary identification wall signs in excess of one hundred (100) square feet in area subject to the following limitations.

- (i) Buildings with building face areas of 5,000 square feet to 7,000 square feet shall be allowed a sign area equal to 2.25 percent of the building face to which it is attached.
- (ii) Buildings with building face areas of 7,001 square feet to 10,000 square feet shall be allowed a sign area equal to 2.50 percent of the building face to which it is attached.
- (iii) Buildings with building face areas in excess of 10,000 square feet shall be allowed a sign area equal to 2.75 percent of the building face to which it is attached.

In addition, big box retail establishments shall be permitted one (1) additional directional or product informational wall sign not exceeding twenty-five (25) square feet each for each 1,000 square feet of building face, excluding the portico or similarly defined area intended to delimit the primary entrance. The additional directional or product informational wall signs shall be evenly distributed along the building face as an integral architectural detail.

- (3) In the instance of several tenants utilizing a common public entranceway, such as in the case of a shopping mall or multi-story office building, a common wall sign shall be permitted provided any such sign shall not exceed two (2) square feet in area for each tenant listed, or one hundred (100) square feet in area for all tenants listed, whichever is more restrictive. One (1) such sign per side of building having an individual means of customer access or which fronts a public road shall be permitted. This section shall not be interpreted to apply to businesses initially providing individual customer access points to the exterior subsequently enclosed by means of enclosed sidewalks or similar enclosure designed to provide climatic control. (Ordinance No. 16-84)
- (4) Nonresidential use structures containing a gross floor area of 10,000 square feet or more and having multiple tenants, may have one (1) wall sign identifying only the name and/or business for each tenant, provided no single sign is greater than one hundred (100) square feet and, provided further, that the total sign area on any wall does not exceed ten (10) percent of the building face area to which it is attached. (Ordinance No. 80-10)

b. Canopy Signs

- (1) Canopy signs may be installed in lieu of wall signs provided the canopy structure, to which they are a part, do not extend into a public right-of-way or encroach over abutting property lines.

- (2) The maximum size of any canopy sign shall not exceed ten (10) percent of the building facade where so provided, however, that no such sign shall exceed one hundred (100) square feet.
- (3) Any such canopy structure shall not be less than two (2) feet from any vehicular parking space or maneuvering lane.
- (4) A minimum underclearance of seven (7) feet shall be maintained above the sidewalk by all canopy structures.
- (5) Canopies hereafter erected shall, whenever practicable, match the established underclearance height and projection of canopies which exist on abutting parcels and/or businesses.
- (6) Where a building has a canopy constructed as an integral part of such building, one (1) additional sign may be permitted per customer access under the canopy and perpendicular to the building provided it is not more than two (2) square feet in area and further provided that a minimum underclearance of seven (7) feet shall be maintained above the sidewalk.
- (7) Only the copy area of the canopy should be identified as sign area used for calculation purposes.

c. Monument Signs

- (1) Except as authorized by this subsection, no development may have more than one monument sign; however, a freestanding sign may be approved in its place by the Planning Commission only when consistent with the intended use of the property and upon an affirmative finding of facts that monuments sign(s) will not provide adequate identification of the premises owing to restricted sign visibility caused by area topographic conditions, the desire to preserve plant materials on site, the juxtaposition of existing signs and/or buildings in the vicinity, or roadway geometrics.
- (2) If a development is located on a corner lot that has at least one hundred (100) feet of frontage on each of the two intersecting public streets and/or dedicated easements, then the development may have not more than one monument sign or freestanding sign if approved under Section 6, c, (1) above, along each side of the development bordered by such streets or easements.
- (3) If a development is located on a lot that is bordered by two public streets and/or dedicated easements that do not intersect at the lot's boundaries (double frontage lot), then the development may have not more than one (1) monument sign or freestanding sign if approved under Section 6, c, (1) above, on each side of the development bordered by such streets or easements.

(4) Monument signs shall not: exceed a height of five (5) feet; exceed a sign area of sixty (60) square feet; and, be closer than five (5) feet to the front lot line. Notwithstanding the above, monument signs providing identification to a development in excess of ten (10) acres and/or a planned shopping center containing a gross floor area of not less than 50,000 square feet may be erected to a height of ten (10) feet and contain a maximum sign area of up to one hundred (100) square feet.

(5) Freestanding signs, if approved under Section 6, c, (1) shall not exceed a height of twenty (20) feet; not exceed a sign area of fifty (50) square feet, except that a maximum sign area of eighty (80) square feet shall be allowed for properties fronting M-15, between I-69 and the corporate limit of the City of Davison; and, not have more than two (2) sides. Freestanding signs may be ground supported anywhere back of the property line provided, however, that such signs shall not be placed closer than fifty (50) feet to any adjacent residential district, or another freestanding sign, or closer than a distance equal to its height to a public right-of-way, or adjacent nonresidential properties. Notwithstanding the above, freestanding signs which abut a freeway may be erected to a height of forty (40) feet and contain a maximum sign area of up to one hundred (100) square feet, provided it is located along the front lot line bordering the freeway.

(6) Notwithstanding the above limitations, the Planning Commission may permit additional monument signs or freestanding signs when approved under Section 6, c, (1) above, and may also modify area, placement and height restrictions provided all the following conditions are met:

- (i) The sign(s) shall be related and deemed reasonably necessary for the convenient, satisfactory, and efficient operation of the development.
- (ii) The sign(s) shall be of such size, character and location as to not adversely affect vehicular traffic or pedestrian traffic or contribute to visual blight.
- (iii) The sign(s) shall be of such design character as to uphold and enhance the character of the district in which it is located and its peculiar suitability for particular uses which it promotes. (Ordinance No. 80-50)
- (iv) The sign(s) shall be reasonably proportional in terms of area and height to the property they are intended to serve.
- (v) Approval of additional signs shall be based upon the submittal of a comprehensive site signage plan (wayfinding study) for the property or composite of three (3) or more businesses to be developed in accordance with an overall plan and intended to be built as an interrelated project. Such signage plan shall identify the proposed height, area and location for each sign, and be submitted to the Planning Commission for its review and approval. Approval by the Planning Commission shall be predicated upon a finding that the height, area and location of additional monument or freestanding signs shall be the minimal number and size necessary to achieve their design objectives.



- d. Except as may otherwise be provided below, an electronic changeable copy sign shall only be permitted as part of an approved monument sign, subject to the following conditions:
- (1) An electronic changeable copy sign which advertises only commodity pricing (i.e. fuel prices) shall be permitted as part of either an approved monument sign or a pre-existing freestanding sign. Such changeable copy area shall not exceed 50 percent of the total permitted sign area to which it is a part.
  - (2) Sign displays shall contain static messages only, changed through dissolve or fade transitions, or the use of other suitable transitions and frame effects that do not otherwise have the appearance of moving text and images caused by flashing, scrolling, or varying light intensity levels. Full animation or video broadcasting is expressly prohibited.
  - (3) Each message on the sign must be displayed for a minimum of eight seconds.
  - (4) Any sign shall be equipped with, and shall use, photosensitive or similar mechanisms to automatically adjust brightness and contrast based upon ambient light conditions.
  - (5) Illumination levels shall not exceed 7,000 nits when measured from the sign's face at its maximum brightness, from dawn to dusk. The illumination levels shall not exceed 2,450 nits when measured from the sign's face at its' maximum brightness, from dusk to dawn, In no instance shall lighting levels achieved from all on-sight sources of illumination exceed the standards of Section 1717.
  - (6) Any sign permit application shall include a certification from the owner, operator, and/or manufacturer of the sign stating that the sign shall at all times be operated in accordance with the requirements of Section 1723,6.d. The owner, operator, and/or manufacturer shall annually provide proof of such conformance to the township.
  - (7) Any electronic changeable copy sign found to be in violation of Section 1723,6.d shall be turned off until such time as the Building Official determines the sign is in full compliance with the requirements herein. All electronic changeable copy signs shall be designed to achieve a default status during periods of sign malfunction that will freeze the sign messages as one static display with a maximum illumination level of 500 nits.
  - (8) No electronic changeable copy sign shall be located closer than 200 feet to any residentially zoned property.
  - (9) No electronic changeable copy sign shall be located in demanding driver environments. For purposes of this section, a demanding driver environment shall be defined as meaning a public right-of way available for travel by motorized vehicles operating a Level of Service (LOS) D or worse or which, in the opinion of the Planning Commission, exhibits complex driving conditions such as, but not limited to; visual obstructions or distractions; a high proportion of commercial or non-motorized traffic; the presence of on-street parking; inadequate street off-sets; or, a high concentration of curb-cuts or driveways.

(Ordinance No. 80-70)

- e. Notwithstanding the above limitations, additional window signs shall be permitted provided they do not exceed 10 percent of the building face area to which they are a part and do not exceed 50 percent of the window surface area to which they are attached. In addition, windows providing interior views to passersby shall maintain such views equal to not less than 50 percent of horizontal straight line measurements of the total window width. (Ordinance No. 80-24)

#### 7. Other Permitted Signs

- a. Highway signs erected by the U.S. Government, State of Michigan, Genesee County, or Davison Township.
- b. Governmental use signs erected by governmental agencies to designate hours of activity or conditions of use for parks, parking lots, recreational areas, other public space, or for governmental buildings.
- c. Directional signs in conjunction with drives or off-street parking areas, provided any such sign does not exceed four (4) square feet in area, is limited to traffic control functions, and does not obstruct traffic vision. Advertising copy or logos may be permitted, provided they are subordinate to the directional characteristics of the sign.
- d. Historic signs designating sites recognized by the State Historical Commission as Centennial Farms or Historical Landmarks.
- e. Placards posted to control or prohibit hunting and/or trespassing within the Township.
- f. Essential service signs denoting utility lines, railroad lines, hazards, and precautions.
- g. Memorial signs or tablets which are either: (1) cut into the face of masonry surface; or (2) constructed of bronze or other incombustible material when located flat on the face of a building.
- h. Menu boards and drive-through signs used in connection with fast-food restaurants.
- i. A public informational sign as part of an approved freestanding sign or monument sign. (Ordinance No. 80-70)

#### 8. Temporary Signs

- a. Nonilluminated temporary signs promoting political parties, candidates, or proposals so long as such signs are not installed more than thirty (30) days before the election/voting event and are removed within three (3) days after the completion of such activities. Such signs in all zoning districts shall not exceed thirty-two (32) square feet.
- b. Special decorative displays or signs used for holidays, public demonstrations or promotion of civic welfare or charitable purposes when authorized by the Building Official. In considering such authorization, the Township shall consider the following standards:
  - (1) The size, character, and nature of the display or sign shall consider the proposed site of display for proper scale and relationship with the site and adjoining properties.

- (2) The duration of the time period during which the display or sign will be utilized shall coincide with the purposes for which it was approved.
  - (3) The arrangements made for the removal of the sign or display after the termination of the event.
  - (4) The effect of the proposed sign or display on light and air circulation for lots which are both adjoining and in the surrounding neighborhood of the proposed sign or display.
  - (5) Whether or not the sign or display will constitute a traffic hazard.
- c. Temporary signs for up to four (4) special events per year such as grand openings, fairs and festivals, and announcements of new products, service, or management, subject to the following:
- (1) Nonilluminated portable signs shall be permitted subject to the following:
    - (i) They do not exceed forty (40) square feet in area on any side.
    - (ii) They are not located closer than ten (10) feet to a public right-of-way.
    - (iii) No portable sign shall exceed ten (10) feet in height.
    - (iv) No portable sign shall be located in such a manner as to interfere with vehicular or pedestrian traffic flow or visibility.
    - (v) Portable signs shall be limited to fourteen (14) days per event period. (Ordinance No. 80-3)
    - (vi) Only one (1) portable sign per lot shall be permitted. (Ordinance No. 80-3)
  - (2) Search lights, twirling signs, sandwich board signs, sidewalk or curb signs, or inflatable signs are permitted, provided they are located only in an office, business or industrial district, or residential areas containing more than twenty (20) acres.
  - (3) Banners, pennants, spinners, or streamers are permitted provided they are located only in an office, business, or industrial district.
- d. Temporary construction signs identifying construction projects to occur or occurring, subject to the following:
- (1) There shall not be more than one (1) temporary on-site construction sign for each project or development, except that where a project or development abuts two (2) or more streets, additional such signs, one (1) oriented to each abutting street, shall be permitted.

- (2) Not more than two (2) temporary off-site construction signs for each project or development shall be permitted on commercial or industrial zoned property. (Ordinance No. 80-50)
- (3) On-site temporary construction signs shall not exceed sixty-four (64) square feet. Off-site temporary construction signs shall not exceed twenty-four (24) square feet.
- (4) Temporary construction signs may be located in any required yard but shall not extend over any lot line or within fifteen (15) feet of any point of vehicular access or public roadway.
- (5) Temporary construction signs shall not project higher than fifteen (15) feet.
- (7) Temporary on-site construction signs shall be permitted only as accessory to an approved project or development. Temporary on-site construction signs may be erected and maintained for not more than a twelve (12) month period and shall be removed within fourteen (14) days of the termination of construction of the project or development, except that the Planning/Zoning Administrator may at its discretion, upon application by the owner and for cause shown, provide extensions, each no longer than twelve (12) months in duration. (Ordinance No. 80-36)
- (8) The site where off-site construction signs are installed shall not contain such signs in excess of one (1) off-site construction sign per acre of land. In addition, such signs shall be located no less than one hundred (100) feet apart from each other or from any other sign on the same premises or adjoining property. (Ordinance No. 80-24)

#### 9. Prohibited Signs

- a. Marquee and roof signs, unless otherwise permitted by this Ordinance (refer to Section 1723,6,b,6). (Ordinance No. 80-3)
- b. Permanent exterior banners, pennants, spinners, and streamers.
- c. Exterior string lights used in the connection with commercial premise, other than holiday decorations.
- d. Any sign which is structurally or electrically unsafe.
- e. Signs painted directly on structures, or signs painted on, attached, or affixed to any tree, rock, or similar organic or inorganic natural matter.
- f. No person shall park any vehicle or trailer on public property, or on private property so as to be visible from a public right-of-way, which vehicle has attached thereto or located thereon any sign or advertising device for the purpose of providing advertisements of products located on the same or nearby property or directing people to a business or activity located on the same or nearby property. This subsection is not intended to apply

to standard advertising or identification practices where such signs or advertising devices are painted on or permanently attached to a business or commercial vehicle used in the normal day-to-day operations of the business. (Ordinance No. 80-50)

- g. Abandoned signs. (Ordinance No. 80-50)

#### 10. Nonconforming Signs

Nonconforming signs shall not:

- a. Be re-established after the activity, business, or use to which it relates has been discontinued for ninety (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. This shall not preclude the general maintenance and repair of nonconforming signs to keep them in a safe condition and in good repair.
- c. Be re-established after damage or destruction, if the estimated expense of reconstruction exceeds fifty (50) percent of the replacement cost as determined by the Building Official. If a nonconforming sign advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted at that site for a period of fourteen (14) days, that sign shall be considered abandoned and shall be removed within thirty (30) days after such abandonment by the sign owner, owner of the property where the sign is located, or other party having control over such sign. In case of a violation of this section, the sign owner, owner of the property, or other party having control over such sign may be prosecuted.
- d. Be allowed to remain as part of development site where a change of use will occur or where the estimated expense of site renovation, redevelopment, or remodeling exceeds fifty (50) percent of the existing state equalized value (SEV) for the development site as determined by the Building Official. In such instances, the nonconforming sign shall, within thirty (30) days after receiving such determination of value by the Building Official, be removed by the sign owner, owner of the property where the sign is located, or other party having control over such sign. Replacement signs shall be in accordance with Section 1723, 6. (Ordinance No. 80-50)

#### 11. Nonaccessory Signs

- a. Nonaccessory signs, except as otherwise permitted by Section 1723, 5, g and Section 1723, 9, d, are only permitted in the commercial and industrial districts. (Ordinance No. 80-24)
- b. Nonaccessory signs in the Commercial Districts shall consist solely of directory signs. For purposes of this Section, a directory sign shall be defined as an off-premises ground sign listing only the name(s) of tenants or occupants of a building, group of buildings, and/or business district, their professions or business activities, and their direction or location. Nonaccessory signs in the Commercial Districts shall be regulated as follows:

- (1) Directory signs shall not exceed a height of five (5) feet and a width of four (4) feet.
  - (2) The directory sign shall consist of individual sign panels, each of which is no greater than eight (8) inches in height and forty (40) inches in width.
  - (3) The design of directory signs shall be in accordance with Township specifications for such signs, as may be adopted by resolution of the Township Board.
  - (4) Directory signs shall not count toward the total number of signs permitted per business or maximum sign surface area permitted per business as specified in Section 1723.6. (Ordinance No. 80-3)
- c. Nonaccessory signs in the Industrial Districts shall be regulated as follows:
- (1) They shall be located a minimum of one thousand (1,000) feet from adjacent residentially zoned property;
  - (2) They shall be located a minimum of one thousand (1,000) feet from other freestanding signs or billboards on the same side of the right-of-way;
  - (3) They shall have the same setbacks as other principal structures in the zone in which they are situated, except that they shall be located no closer than two hundred (200) feet from any abutting public right-of-way;
  - (4) They shall not exceed three hundred (300) square feet in area;
  - (5) They shall not exceed forty (40) feet in height; and
  - (6) They shall be freestanding ground signs. No sign shall project over the roof of any building, nor have any (1) sign above another. (Ordinance No. 80-3)

## 12. Sign Permits

- a. Prior to the erection or structural alteration of a sign, a building permit shall be secured from the Building Department.
- b. Application for initial sign permits shall be made upon forms provided by the Building Department and shall contain or have attached thereto the following information:
  - (1) Name, address, and telephone number of the applicant.
  - (2) Location of building, structure, or lot to which or upon which the sign or other advertising structure is to be attached or erected.
  - (3) Position of the sign or other advertising structure in relation to nearby buildings or structures.

- (4) Blueprints or ink drawings, in a number specified by the Building Department, of the plans and specifications and method of construction and attachment to the building or in the ground.
  - (5) Name of person, firm, corporation or association erecting the structure.
  - (6) Written consent of the owner of the building, structure, or land to which or on which the structure is to be erected.
  - (7) Any electrical permit required and issued for said sign. Application requesting the electrical permit for the proposed sign must accompany the sign application.
  - (8) Such information as the Building Department shall require to show full compliance with the Township Ordinance.
- c. Every applicant, before being granted a permit hereunder, shall pay to the Building Department a permit fee for each sign or other advertising structure regulated by this chapter as may be established, by resolution, by the Township Board of Trustees.
  - d. It shall be the duty of the Building Department, upon the filing of an application for an erection permit, to examine such plans and specifications and other data and the premises upon which it is proposed to erect the sign or other advertising structure, and if it shall appear that the proposed structure is in compliance with all the requirements of this chapter and all other laws and ordinances of the Township, it shall then issue the erection permit. If the construction authorized under an erection permit has not been initiated within ninety (90) days after date of issuance, the permit shall become null and void.
13. Residential Address Signs (Ordinance No. 80-10)
- a. Prior to the occupancy of any residential dwelling unit, there shall be posted a residential address sign.
  - b. The residential address sign shall consist of numbers which are clearly visible from the adjoining street or road. In no instance shall the numbers be less than five (5) inches in height.
  - c. The color of the numbers shall sufficiently contrast with the color of the building or plate to which they are attached to make them readily distinguishable by passersby.
  - d. Only block numbers shall be used.
14. Maintenance of Signs
- a. All signs and sign components thereof, including without limitation supports braces, and anchors, shall be kept in a state of good repair. With respect to freestanding signs, components (supporting structures, backs, etc.) not bearing a message shall be constructed of materials that blend with the natural environment or shall be painted a neutral color to blend with the natural environment.

- b. If the Building Department shall find that any sign is unsafe or insecure, or is a menace to the public, written notice shall be given to the owner, agent, or person having the beneficial interest in the building or the premises on which such sign is located. Correction of the condition which caused the Building Department to give such notice shall be effected within ten (10) days after receipt of the notice. If such condition is not corrected after the conclusion of such ten (10) day period, the Building Department is hereby authorized to cause the sign to be removed forthwith at the expense of the owner, agent, or person having the beneficial interest in the building or premises on which such sign is located. Notwithstanding the foregoing provision, the Building Official is authorized to cause any sign to be removed summarily and without notice, at the expense of the owner, agent, or person having the beneficial interest in the building or premises on which such sign is located, whenever he/she determines that such sign is an immediate peril to persons or property.
- c. If the message portion of a sign is removed, leaving only the supporting "shell" of a sign, the owner of the property where the sign is located, or other person having control over such sign shall, without fourteen (14) days of the removal of the message portion of the sign, either the entire message portion of the sign, install a blank insert, or remove the remaining components of the sign. This subsection shall not be construed to alter the effect of Section 1723, 11 which prohibits the replacement of a nonconforming sign, nor shall this subsection be construed to prevent the changing of the message of a sign.

**Section 1724. Access Management Standards.** (Ordinance No. 80-29)

Vehicular access and ingress from all zoning lots, except residential developments involving five (5) or less dwelling units, shall adhere to the following standards and requirements.

1. General Performance Standards

It shall be unlawful to construct or use any direct access driveway which does not meet the following criteria:

- a. Any driveway design must allow an entering vehicle turning speed of 15 mph to help reduce interference with through street traffic.
- b. Driveway design and placement must be in harmony with internal circulation and parking design such that the entrance can absorb the maximum rate of inbound traffic during a normal weekday peak traffic period as determined by a competent traffic survey.
- c. There must be sufficient on-site storage to accommodate at least three queued vehicles waiting to enter or exit without using any portion of the street right-of-way or in any other way interfering with street traffic.
- d. Provisions for circulation between adjacent parcels should be provided through coordinated or joint parking systems, or other methods as specified in the Master Plan.
- e. Driveway entrances must be able to accommodate all vehicle types having occasion to enter the site, including delivery vehicles.



- f. Driveway placement should be such that loading and unloading activities will in no way hinder vehicle ingress or egress.
- g. Direct-access driveway placement must be such that an exiting vehicle has an unobstructed sight distance according to the following schedule:

<u>Roadway Design Speed</u>	<u>Sight Distance (Feet)</u>
35 mph	225
40 mph	275
45 mph	325
50 mph and above	350

- h. Driveway design must be such that an entering vehicle will not encroach upon the exit lane of a two-way driveway. Also, a right-turning exiting vehicle will be able to use only the first through traffic lane available without encroaching into the adjacent through lane.

2. Standards for Acceleration, Deceleration, and Passing Lanes

Acceleration, deceleration, and passing lanes shall be provided as follows:

- a. Driveways and/or streets providing ingress and egress to all two-lane, paved major or secondary thoroughfares shall be provided with paved acceleration and deceleration lanes and passing lanes. The requirement for the installation of a passing lane may be waived by the Planning Commission provided such waiver is obtained by the applicant from the Genesee County Road Commission or Michigan Department of Transportation by the time the application for site plan approval has been submitted.
- b. Driveways and/or streets providing ingress and egress to all three-lane, paved major or secondary thoroughfares shall be provided with paved acceleration and deceleration lanes.
- c. Driveways and/or streets providing ingress and egress to roads of four (4) or more lanes shall be provided with paved tapers or turning lanes for traffic safety as required by the Genesee County Road Commission or the Michigan Department of Transportation.
- d. Required lanes or tapers shall be indicated schematically on the site plan and shall be constructed in accordance with the standards for such facilities as established by the governing public agency.

3. Driveway Spacing

Unsignalized access spacing shall be determined as a function of the arterial roadway operating speeds. Spacing for adjacent access shall be determined according to the following schedule:

<u>Roadway Speed Limit</u>	<u>Minimum Spacing (Feet)</u>
30 mph	185
35 mph	245
40 mph	300
45 mph	350
50 mph and above	455

In the event that a particular parcel or parcels lacks sufficient arterial frontage to maintain adequate spacing, the Planning Commission may impose the next appropriate and available remedy from the following hierarchy of options:

- a. Require a shared driveway with the adjacent owner(s). In such case, the driveway midpoint may be located at the property line between two (2) parcels. However, all parties must agree to the joint driveway in writing in the form of an easement recorded for such purposes.
- b. Require the construction of a marginal access drive. For a narrow frontage, which will require a single outlet, the Planning Commission may instead accept money placed in escrow in the Township so as to provide for a marginal access drive equal in amount to the then current cost of installing such a drive along the length of the frontage of the property involved.
- c. Provide an access point to the side street when it is possible.
- d. Choose the next lowest spacing from the table above. For example, on a 45 mph roadway requiring 350 feet spacing, the distance may be reduced to no less than 300 feet which is the spacing for 40 mph.

#### 4. Bonus for Shared Access Points

When two (2) adjacent property owners agree to combine access points via a shared driveway or constructed marginal access drive, the Township may grant an incentive bonus. The total lot size and lot width will be reduced by ten (10) percent for both parties. In addition, the required number of parking spaces will be reduced by ten (10) percent for each development.

#### 5. Offset Distance Spacing

Driveways on opposite sides of an undivided roadway shall generally be aligned to be directly opposite each other. Where such alignment is not possible, such offset distances between access points on opposite sides of an undivided highway shall be in accordance with the following table:

<u>Roadway Speed Limit</u>	<u>Minimum Spacing (Feet)</u>
30 mph	325
35 mph	425
40 mph	525
45 mph	630
50 mph and above	750