

## ARTICLE VII. SIGNS\*

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\*State law references: Highway advertising act, MCL 252.301 et seq.

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### Sec. 32-680. 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.

(Code 1992, § 19-79(a); Ord. No. 101, § 4.24, 3-23-1971; Ord. No. A27, § 2(4.24(b)), 5-16-1984; Ord. No. 156-A73, §§ 4--11, 3-20-1996; Ord. No. 156-A96, § 1, 9-19-2001)

### Sec. 32-681. Purpose.

The purpose of this section and the subsections thereunder is to:

- (1) 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;
- (2) Regulate signs and other visual outdoor advertising in such a way as to prevent the placement of signs, and other visual outdoor advertising in a manner that will conceal or obscure other signs and other visual outdoor advertising on adjacent businesses;
- (3) Keep the number of signs and sign messages at a minimum level reasonably necessary to identify a business and its products;
- (4) Keep signs within a reasonable scale with respect to the buildings to which they relate;
- (5) Prevent off-premises signs from conflicting with business, residential and public land uses; and
- (6) 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.

(Code 1992, § 19-79(a); Ord. No. 101, § 4.24, 3-23-1971; Ord. No. A27, § 2(4.24(b)), 5-16-1984; Ord. No. 156-A73, §§ 4--11, 3-20-1996; Ord. No. 156-A96, § 1, 9-19-2001)

### **Sec. 32-682. Scope of application.**

All signs erected or located in any zoning district shall comply with the following regulations; however, the following signs shall not be included in the application of the regulations contained herein:

- (1) Signs not exceeding one square foot in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations. Numbering of buildings shall conform to the requirements of section 6-84 of this Code.
- (2) Flags and insignia of any government except when displayed in connection with commercial promotion.
- (3) Legal notices or identification, informational or directional signs erected or required by governmental bodies.
- (4) Integral decorative or architectural features of buildings, including ornamental banners used at a private residence, except letters, trademarks, moving parts or moving lights.
- (5) Signs directing and guiding traffic and parking on private property, but bearing no advertising matter.
- (6) Yard sale signs; provided, that no person shall attach in any way posters, notices or advertisements to utility poles, meter posts, or trees in or along any street right-of-way within the township; and that no person shall put up any notice upon any building, wall or fence or other property of another person without having first obtained the consent of the owner of such property. The maximum time limit for all yard sale signs is three consecutive days within six calendar months.
- (7) Gasoline price signs; provided, the total sign area is less than 12 square feet.
- (8) At gasoline stations, corporate identification signs of less than ten square feet for each side of the canopy, attached directly to a canopy providing coverage to pump islands.
- (9) Signs painted on, or affixed to, glass surfaces of windows or doors and pertaining to and identifying only the lawful business conducted therein, not exceeding two square feet in area.
- (10) Wall murals and similar graphics containing no direct advertisement, subject to the review and approval of the planning commission.
- (11) All incandescent light sources shall be shielded from view of a residential property.

(Code 1992, § 19-79(c); Ord. No. 101, § 4.24, 3-23-1971; Ord. No. A27, § 2(4.24(b)), 5-16-1984; Ord. No. 156-A73, §§ 4--11, 3-20-1996; Ord. No. 156-A96, § 1, 9-19-2001)

### **Sec. 32-683. Prohibited signs.**

The following signs are prohibited in the township:

- (1) Marquee, projecting or roof signs.
- (2) Permanent exterior banners, pennants, spinners, and streamers.
- (3) Exterior string lights used in connection with commercial premises, other than holiday decorations.
- (4) Any sign which is structurally or electrically unsafe.
- (5) Signs painted directly on structures or signs painted on, attached, or affixed to any tree, rock, or similar organic or inorganic natural matter.
- (6) Freestanding signs, except as may be provided by section 32-688.
- (7) Nonaccessory signs, except as provided under temporary signs in section 32-689.
- (8) There shall be no flashing, oscillating, intermittent or running circulatory lights on any sign in the township, except that time/weather/stock market signs may be permitted provided the frequency of the message change shall be not less than every ten seconds, the illumination of the sign shall be no brighter than one footcandle measured four feet from the sign, and the area displaying time/weather/stock market messages is included within the maximum sign area permitted on site. (See also definition of *Changeable copy sign*.)
- (9) There shall be no red, blue or green illumination on any sign located in the same line of vision as a traffic control system, no interference with vision clearance along any highway, street or road or at any intersection of two or more streets. No sign shall be so located, directed, or constructed as to be a hazard to pedestrians or vehicular traffic safety as determined by the county sheriff or township building official.

(Code 1992, § 19-79(d); Ord. No. 101, § 4.24, 3-23-1971; Ord. No. A27, § 2(4.24(b)), 5-16-1984; Ord. No. 156-A73, §§ 4--11, 3-20-1996; Ord. No. 156-A96, § 1, 9-19-2001)

#### **Sec. 32-684. General conditions.**

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

- (1) A building permit shall be required for the erection, construction or alteration of any sign, except as herein provided, and each such sign shall be approved by the township building official as to its conforming to the requirements of the zoning district wherein such sign is to be located and the requirements of this section.
- (2) No sign, except those placed and maintained by the township, county or state shall be located in, overhang or encroach upon any public right-of-way.
- (3) Historical marker signs of a recognized township, state, county or federal historical preservation agency are permitted in any zoning district provided they do not exceed ten square feet in area on each side, seven feet in height, and provide a minimum ten-foot setback from any property line. Signs may be freestanding signs or placed on a wall face.

- (4) Illumination of signs shall be in accordance with the following standards:
  - a. In no case shall any sign exceed a lighting level of 800ths (0.08) footcandles and a luminous brightness of 2,400 foot lamberts, when measured at the property line. For purposes of this section, the term "foot lambert" shall be defined as the average brightness of any surface emitting or reflecting one lumen per square foot.
  - b. The background color of sign panels which are part of freestanding internally illuminated signs shall be designed so as to reduce the transmission of light and to prevent glare, and to meet the illumination standards of [subsection (4)a. of this section]. The reduction of light and glare may be accomplished by varying the thickness of the sign panel material, the use of a darker (higher opacity) color, or other like-means of construction producing the desired effect. No direct view of the light source (lamp) shall be observed from any adjacent property or roadway.
  - c. Signs in residential districts shall not be internally illuminated; instead, such lighting may only be provided by a projecting light source which is shielded to reduce glare and so arranged to reflect lights away from neighboring residences. In addition, all illuminated signs shall be located not less than 100 feet from an abutting residentially zoned property.
- (5) All site plans submitted in accordance with section 32-586 shall identify the location, height, type, and size of all existing and proposed signs.
- (6) Signs shall contain no wording, symbol, figure, or similar form expressing obscene, immoral, pornographic, or otherwise offensive and objectionable reference.
- (7) 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 with all applicable sections of the zoning chapter.

(Code 1992, § 19-79(e); Ord. No. 101, § 4.24, 3-23-1971; Ord. No. A27, § 2(4.24(b)), 5-16-1984; Ord. No. 156-A73, §§ 4--11, 3-20-1996; Ord. No. 156-A96, § 1, 9-19-2001; Ord. No. 156-A-133, § 1, 8-20-2008)

### **Sec. 32-685. Methodology for calculating sign area and height.**

The methodology for sign area and height calculations are as follows:

- (1) *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 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, parallel to one another, and less than 24 inches apart, the area of the sign shall be the area of one face. Where a sign has two or more faces, that portion of the sign structure connecting the sign faces shall not be

used for display purposes. (Refer also to sign types area calculations diagram in section 32-686.) For purposes of this section, sign surface area and signage shall have the same meaning.

- (2) *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 existing grade prior to construction; or, the newly established grade after construction, both exclusive of or not credited toward 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.

(Code 1992, § 19-79(f); Ord. No. 101, § 4.24, 3-23-1971; Ord. No. A27, § 2(4.24(b)), 5-16-1984; Ord. No. 156-A73, §§ 4--11, 3-20-1996; Ord. No. 156-A96, § 1, 9-19-2001)

### **Sec. 32-686. Maximum total allowable sign surface area, sign height and sign placement restrictions.**

Unless otherwise provided in this section, the total surface area devoted to all signs on any lot shall not exceed the limitations set forth in this section, and all signs except temporary signs, shall be included in this calculation.

- (1) The maximum total allowable signage permitted on any single-family residential lot or parcel shall be two square feet.
- (2) The maximum total allowable signage allowed, and sign height above grade, shall not exceed the amounts specified in the table below.

#### **GRAPHIC LINK: [Click here](#)**

- (3) If a lot has frontage on more than one major thoroughfare, then the maximum total allowable signage permitted on that lot shall be the sum of the sign surface area allotments related to each street on which the lot has frontage. However, the maximum allowable total signage that is oriented toward a particular street may not exceed the portion of the lot's maximum total allowable sign surface area allocation that is derived from frontage on the street.
- (4) Whenever a lot is situated such that it has no street frontage on any lot boundary and an applicant desires to install on such a lot a sign that is oriented toward a street, then the maximum total allowable signage permitted on that lot shall be the sign surface area that would be allowed if the lot boundary closest to the street toward which such sign is to be oriented fronted on such street. The applicant shall be restricted to using only one street and the closest lot boundary to this street for determining the maximum total allowable signage permitted. However, the applicant shall be given the opportunity to determine the one street used in the calculations.

- (5) The sign surface area of any sign located on a wall of a structure may not exceed 20 percent of the total surface area of the wall on which the sign is located.
- (6) Except as may otherwise be provided herein, freestanding and monument signs shall be setback a minimum of ten feet back of the property line, except that such signs shall not be located closer than a distance equal to its height to an abutting residential district.
- (7) No sign may extend above any parapet or be placed upon any roof surface, except that for purposes of this section, roof surfaces constructed at an angle of 75 degrees or more from horizontal shall be regarded as wall space.
- (8) No sign attached to a building may project more than 14 inches from the building wall.
- (9) Monument signs shall not exceed a height of ten feet and shall be subject to height and setback limitations imposed by the following diagram.

**GRAPHIC LINK: [Click here](#)**

(Code 1992, § 19-79(g); Ord. No. 101, § 4.24, 3-23-1971; Ord. No. A27, § 2(4.24(b)), 5-16-1984; Ord. No. 156-A73, §§ 4--11, 3-20-1996; Ord. No. 156-A96, § 1, 9-19-2001)

**Sec. 32-687. Permitted signs in residential districts and the REC district.**

Signs are allowed in the R-1, R-1-R, R-1-S, R-2, R-3 and REC districts subject to the following:

- (1) One unlighted sign announcing a home occupation, or professional service, not-to-exceed two square feet in area shall be permitted. The sign shall be attached flat against the front wall of the building, or placed immediately adjacent to the main driveway serving the site.
- (2) Residential development signs indicating only the name of the development and the management/developer thereof, shall be permitted, subject to the following:
  - a. The residential development signs shall be monument signs.
  - b. There shall not be more than one residential development signs for each major point of vehicular access to a development.
  - c. Residential development signs shall not exceed 32 square feet in gross surface area.
  - d. Residential development signs may be located in any required yard but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway or private easement. The location and arrangement of all residential development signs shall be subject to the review and approval of the building official.
  - e. Residential development signs shall not project higher than eight feet.

- f. 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 feet to the right-of-way of the intersecting street.
- (3) Two signs consisting of a combination of wall, and/or monument signs (or freestanding sign if approval under subsection (7) of this section identifying a park, school, farms, church, public building, and any other authorized use shall be permitted subject to the following:
    - a. Each sign shall not exceed 24 square feet in area, except that on sites of 40 acres or more, signs up to 50 square feet shall be allowed.
    - b. Freestanding or monument signs shall not exceed five feet in height, and placed no closer to the street right-of-way line than one-third the minimum authorized front yard depth.
  - (4) One unlighted sign announcing a bed and breakfast establishment or similar use not-to-exceed two square feet in area shall be permitted. The sign shall be attached flat against the front wall of the building.
  - (5) Scoreboard or nonaccessory signs made an integral part of a recreational building or athletic field shall be allowed, provided that such signs do not exceed a maximum area of 100 square feet.
  - (6) In the R-2 district, one monument sign indicating the name of the multiple-family development shall be allowed. It shall not exceed eight feet in height, a sign area of 32 square feet, and placed no closer than one-third the minimum authorized front yard depth.
  - (7) Signs in the REC district shall be allowed subject to the following:
    - a. One monument sign shall be permitted for each primary point of vehicular access from a public right-of-way and/or parkway street. Monument signs shall not exceed a height of eight feet and 50 square feet in area per sign face. Monument signs may be located anywhere back of the property line, provided, however, that such signs shall not be placed closer than 50 feet to any residential district or another freestanding sign, or a distance equal to its height to an adjacent public right-of-way and/or parkway street, or adjacent nonresidential property.
    - b. One wall sign shall be permitted for each building on the building side having the primary entrance. Wall signs shall be attached to, and parallel to, the wall of the building. The maximum size of any such sign shall not exceed ten percent of the building face to which it is attached, however, in no instance shall such sign exceed 100 square feet.
    - c. Scoreboards or nonaccessory signs shall be permitted by right provided they are made an integral part of a recreational stadium or similar use area and do not exceed a maximum area of 100 square feet.
    - d. The following additional types of signs are permitted without limitation as specified in this subsection.

1. Monument signs erected to designate hours of activity or conditions of use for parks, parking lots, recreational areas, and other similar use areas provided they do not exceed 24 square feet in area per sign face.
2. Directional signs used in conjunction with trails, drives or off-street parking areas, provided any such sign does not exceed four square feet in area per sign face, is limited to traffic control functions, does not obstruct traffic vision, and does not contain any advertising copy or logo.
3. Menu boards, not exceeding 20 square feet in total area, when used in conjunction with a food service area or concession stand.
4. Signs used for public convenience identifying public restrooms, first aid stations, telephones, and similar use areas, provided they do not exceed four square feet in area per sign face.
5. Informational kiosks intended for public or semi-public use not exceeding a height of ten feet or 20 square feet in area, per sign face.

(Code 1992, § 19-79(h); Ord. No. 101, § 4.24, 3-23-1971; Ord. No. A27, § 2(4.24(b)), 5-16-1984; Ord. No. 156-A73, §§ 4--11, 3-20-1996; Ord. No. 156-A96, § 1, 9-19-2001)

### **Sec. 32-688. Permitted signs in the nonresidential districts.**

Signs are allowed in the RO-1, C-1, C-2, M-1, M-2 and M-3 districts subject to the following conditions:

- (1) *Number of signs permitted.* Except as may be otherwise specified herein, there shall not be more than two signs allowed for any one business establishment or composite of businesses under single ownership or control with frontage on a single public street or dedicated easement or three signs allowed for any one business or composite of businesses under single ownership or control with frontage on more than one public street or dedicated easement.
- (2) *Wall signs.*
  - a. Flat wall signs shall be attached to, and be parallel to, the wall of the building to which they are attached and may not be painted or otherwise imprinted directly upon any building wall.
  - b. Wall signs shall be limited in number to one wall sign for each business having an individual means of customer access. The maximum size of any such sign shall not exceed 20 percent of the applicable building face area to which it is attached provided, however, that no such individual sign shall exceed 100 square feet in area.
  - c. 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 not exceeding 20 percent of the building face to which it is attached shall be permitted. Only one such sign per side of building



having an individual means of customer access shall be permitted.

(3) *Canopy signs.*

- a. 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.
- b. The maximum size of any canopy sign shall not exceed 20 percent of the building facade to which they are pertinent, however, no such sign shall exceed 100 square feet in area.
- c. Any such canopy structure shall not be less than two feet from any vehicular parking space or maneuvering lane.
- d. A minimum underclearance of seven feet shall be maintained above the sidewalk by all canopy structures.
- e. Canopies hereafter erected shall, whenever practicable, match the established underclearance height and projection of canopies which exist on abutting parcels and/or businesses.
- f. Only the copy area of the canopy should be identified as sign area used for calculation purposes.

(4) *Monument signs.*

- a. 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 monument signs will not provide adequate identification of the premises owing to restricted sight 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.
- b. If a development is located on a corner lot that has at least 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 subsection (4)a. of this section, along each side of the development bordered by such streets or easements.
- c. 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 monument sign or freestanding sign if approved under subsection (4)a. of this section, on each side of the development bordered by such streets or easements.
- d. The maximum sign area allowed for freestanding signs if approved under subsection (4)a. of this section, shall be 50 square feet, except that a maximum sign area of up to 100 square feet shall be permitted for planned shopping centers containing a gross floor area of not less than

50,000 square feet. In addition, the area of a monument sign may be increased in size by 20 percent over that allowed for freestanding signs as an incentive to reduce overhead visual clutter and to improve site aesthetics on township business properties.

- e. Notwithstanding the above limitations, the planning commission may permit additional monument signs or freestanding signs when approved under subsection (4)a. of this section, which shall be found to meet the following conditions:
  - 1. That the sign shall be related and reasonably necessary or convenient for the satisfactory and efficient operation of a complete and integrated planned shopping center;
  - 2. That the sign shall be of such character, size and location as not to adversely affect vehicular or pedestrian traffic; and
  - 3. That the sign shall be of such character and design as to uphold and enhance the character of the planned shopping center district and its peculiar suitability for particular uses and to conserve property values.

(5) *Window signs and changeable copy signs.*

- a. Additional window signs shall be permitted in the C-1 or C-2 districts provided they do not, in combination with any wall signs which may also be used, exceed 20 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 measurement of the total window width.
- b. A changeable copy sign shall be allowed in the C-1 and C-2 districts in addition to the conditions of this subsection provided the ownership identification or advertising copy does not exceed ten percent of the total sign area and further provided that the total sign area does not exceed 32 square feet.

(Code 1992, § 19-79(i); Ord. No. 101, § 4.24, 3-23-1971; Ord. No. A27, § 2(4.24(b)), 5-16-1984; Ord. No. 156-A73, §§ 4--11, 3-20-1996; Ord. No. 156-A96, § 1, 9-19-2001)

**Sec. 32-689. Temporary signs.**

- (a) Special decorative displays or signs used for holidays, public demonstrations or promotion of civic welfare or charitable purposes when authorized by the township building official. In evaluating such a petition, the township building official 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.
- (b) Temporary signs for up to four special events per year such as grand openings, fairs and festivals, and announcements of new products, service, or management shall be permitted subject to the following:
- (1) Nonilluminated portable signs shall be permitted subject to the following:
    - a. They do not exceed 40 square feet in area on any side.
    - b. They are not located closer than ten feet to a public right-of-way.
    - c. No portable sign shall exceed ten feet in height.
    - d. No portable sign shall be located in such a manner as to interfere with vehicular or pedestrian traffic flow or visibility.
    - e. Only one portable sign per lot shall be permitted.
  - (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 a residential development site containing more than 20 acres.
  - (3) Banners, pennants, spinners, or streamers are permitted provided they are located only in an office, business, or industrial district.
  - (4) Special event signage shall be limited to not more than 14 days per event.
- (c) Temporary construction signs identifying construction projects to occur or occurring, subject to the following:
- (1) There shall not be more than one temporary on-site construction sign for each project or development, except that where a project or development abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
  - (2) Not more than two temporary off-site construction signs for each project or development are permitted.
  - (3) On-site temporary construction signs shall not exceed 64 square feet. Off-site temporary construction signs shall not exceed 24 square feet.
  - (4) Temporary construction signs may be located in any required yard but shall not extend over any lot line or within 15 feet of any point of vehicular access or public roadway.
  - (5) Temporary construction signs shall not project higher than 15 feet.
  - (6) Temporary construction signs shall be permitted only as accessory to an

approved project or development. Temporary construction signs may be erected and maintained for not more than a six-month period and shall be removed within 14 days of the termination of construction of the project or development, except that the planning commission may at its discretion, upon application by the owner and for cause shown, provide extensions, each no longer than six months in duration.

- (7) The site where off-site construction signs are installed shall not contain such signs which exceed a ratio of one off-site construction sign per acre of land. In addition, such signs shall be located not less than 100 feet apart from each other or from any other sign on the same premises or adjoining property.
- (d) Political signs promoting political parties, candidates, or proposals shall be permitted within any zoning district for a maximum of 10 days after the election. Signs in residentially zoned areas shall not exceed 32 square feet in total for all signs so provided on each zoning lot.
- (e) Real estate signs shall be permitted subject to the following:
  - (1) In areas principally zoned for single-family residential use, there shall be not more than one sign not more than six square feet in area per parcel or lot (developed or undeveloped) and such sign shall not require a permit.
  - (2) In areas principally zoned for other than single-family residential use, there shall be not more than one sign not more than 32 square feet in area. The sign must be located on the property which is offered for sale, rent, or lease. The sign may be a wall or ground sign.
  - (3) Real estate signs shall be removed immediately after the property is sold, rented, or leased. Modifications of the sign by placing a "sold," "rented," or "leased" sticker or similar exhibit indicating the property is no longer for sale, rent, or lease is prohibited. For purposes of this section, a property shall be considered sold, rented, or leased when a purchase agreement or similar document which limits the availability of the property has been executed by all parties in interest.

(Code 1992, § 19-79(j); Ord. No. 101, § 4.24, 3-23-1971; Ord. No. A27, § 2(4.24(b)), 5-16-1984; Ord. No. 156-A73, §§ 4--11, 3-20-1996; Ord. No. 156-A96, § 1, 9-19-2001)

### **Sec. 32-690. Nonconforming signs.**

Any sign which was of record on the effective date of the ordinance from which this section is derived (September 19, 2001) that could not be established under the terms of this section may be continued so long as it remains otherwise lawful. Nonconforming signs, however, shall not:

- (1) Be re-established after the activity, business, or use to which it relates has been discontinued for 90 days or longer.
- (2) 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.
- (3) Be re-established after damage or destruction, if the estimated expense of

reconstruction exceeds 50 percent of the replacement cost as determined by the township 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 14 days, that sign shall be considered abandoned and shall be removed within 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, and any other party having control over such sign may be prosecuted.

(Code 1992, § 19-79(k); Ord. No. 101, § 4.24, 3-23-1971; Ord. No. A27, § 2(4.24(b)), 5-16-1984; Ord. No. 156-A73, §§ 4--11, 3-20-1996; Ord. No. 156-A96, § 1, 9-19-2001)

Secs. 32-691--32-709. Reserved.