

CHARTER TOWNSHIP OF PITTSFIELD
WASHTENAW COUNTY, MICHIGAN
ZOA #21-214
SIGN REGULATIONS
FIRST READING

AN ORDINANCE TO AMEND THE PITTSFIELD CHARTER TOWNSHIP
ZONING ORDINANCE
BY AUTHORITY OF PUBLIC ACT #110 OF 2006, AS AMENDED, THE CHARTER TOWNSHIP OF
PITTSFIELD, WASHTENAW COUNTY, MICHIGAN, HEREBY ORDAINS:

Sec. 15.01 PURPOSE

- A. The intent of this article is to regulate the location, size, construction, and manner of display of signs in order to minimize their harmful effects on the public health, safety and welfare. While this article recognizes that signs are necessary to satisfy the needs of sign users for adequate identification and communication, failure to regulate them may lead to poor identification of individual businesses, deterioration and blight of the business and residential areas of the Township, conflicts between different types of land use, reduction in traffic safety to pedestrians and motorists, and other impacts that are contrary to the purposes, intent, and interests identified in this section.
- B. The following municipal interests are considered by the Township to be compelling government interests. Each interest is intended to be achieved under this Article in a manner that represents the least restrictive means of accomplishing the stated interest, and in all events is intended to promote an important government interest that would not be effectively achieved absent the regulations in this Article. Regulating the location, size, construction, and manner of display of signage in the most narrowly tailored manner represents the least restrictive means of addressing the targeted government interests of avoiding unsafe and nuisance-like conditions while maintaining and improving pedestrian and vehicular safety and efficiency; character and quality of life; economic development and property values; property identification for emergency response and wayfinding purposes; and unique character of areas of the Township.
 - 1. Public Safety. Maintaining pedestrian and vehicular safety are predominant and compelling government interests throughout the Township, with particular emphasis on the safety of pedestrians. The safety path and sidewalk networks provide facilities for pedestrians situated between vehicular roads and private properties throughout the Township. In areas of the Township without sidewalks or safety paths, pedestrians typically travel along the edges of roadways.

Since most signage on the private properties is intended and designed to attract the attention of operators of motor vehicles, thereby creating

distractions that can jeopardize traffic and pedestrian safety, this ordinance is intended to regulate signs so as to reduce such distractions and, in turn, reduce the risk of crashes, property damage, injuries, and fatalities, particularly considering the rate of speed at which the vehicles are traveling in the districts identified in this article.

This Ordinance is also intended to protect public safety by requiring signs that are poorly maintained and/or structurally unsafe to be repaired or removed to protect against fallen signs or deteriorating sign debris from entering improved roadways, sidewalks and safety paths and causing dangerous conditions for vehicular traffic and pedestrians.

- a. The Township encourages signage that will inform motorists and pedestrians of their desired destinations without conflicting with other structures and improvements. These interests are legitimately supported by limiting the maximum size of signage, providing setbacks, and specifying minimum-sized characters for efficient perception by motorists and pedestrians, while minimizing distractions that could put pedestrians at risk.
 - b. In some circumstances, adjusting the size, setback, and other regulations applicable to signage may be important to avoid confusion and promote clarity where vehicular speeds vary on commercial/business thoroughfares.
 - c. In multi-tenant buildings and centers, it is compelling and important to provide distinct treatment with a gradation of regulation for individual identification depending on base sign size, amount of road frontage, and the like, all intending to provide clarity to alleviate confusion and thus additional traffic maneuvers, provide a minimum size of characters to allow identification, and maintain maximum-sized overall signage to prevent line-of-sight issues.
 - d. Maximum size and minimum setback of signage is compelling and important to maintain clear views for both traffic and pedestrian purposes.
2. Character and Quality of Life. Achieving and maintaining attractive, orderly, and desirable places to conduct business, celebrate civic events, entertain people, and provide for housing opportunities is directly related to the stability of property values needed to provide and finance quality public services and facilities within the Township. This article intends to allow signs that are of sufficient, but not excessive, size to perform their intended function as necessary to provide and maintain the Township's character and support neighborhood stability. Signs that contribute to the visual clutter, contribute to the potential conflict between vehicular and pedestrian traffic, and distract from scenic resources and views, will be prohibited in efforts to preserve the character, aesthetic qualities and unique experience within the Township. It is also the intent of this ordinance that signs will reflect the character of unique districts as may be established by the Township's Master Plan, other adopted plans, or this article and other parts of the zoning ordinance.
3. Economic Development and Property Values. The establishment of the restrictions in this article has a direct relationship to creating stability and predictability, allowing each private interest to secure reasonable exposure of signage, and thus promoting business success. The application of the restrictions in this article allows businesses to reasonably command attention to the content and substance of their messages while concurrently allowing the promotion of other visual assets, including (without limitation) landscaping and architecture, all of which contribute to economic development and property value enhancement.
4. Avoidance of Nuisance-Like Conditions. Due to the concentration of people and activities, there is a potential for, and it is a compelling interest to avoid, blight, physical clutter, and visual clutter in the Township. The result of these conditions leads to diminished property values, reduced attractiveness of the community, and reduced quality of life within the districts. Minimum regulations that substantially relate to signage are important and necessary for the maintenance and well-being of positive conditions, good character and quality of life in the Township. Ultimately, these regulations are compelling and important for the protection of all police power values.

- a. An excessive number of signs in one location creates visual blight and clutter, as well as confusion of the public. Thus, limiting the number of signs on properties, establishing setbacks from property lines, and requiring reasonable spacing between signs are compelling interests that can be pursued with minimum regulation.
 - b. Signs that are too large can lead to confusion, undermine the purposes of the signs, and ultimately lead to physical and visual clutter. Establishing maximum sizes can be the subject of clear and effective regulations that address this compelling and important interest.
 - c. Requiring maintenance specifications for signs can minimize the creation of blight and clutter due to the deterioration of signs that are not durable or otherwise well-constructed, and such regulations would be consistent with construction codes for other structures.
 - d. There is a compelling governmental interest that signs avoid glare, light trespass, safety, and skyglow. The selection of proper fixture type(s) and location, use of supportive lighting technology, and control of light levels in a reasonable fashion is consistent with regulations that are narrowly tailored to achieve the Township's interests.
5. Property Identification for Emergency Response and Wayfinding Purposes. Locating a business or residence by police, fire, and other emergency responders can be a matter of life and death, and thus it is a compelling interest to ensure that proper, understandable, unambiguous, and coordinated signage be permitted and required, and specifications for such purposes can be accomplished in a simple and narrow manner. Wayfinding for vehicular and pedestrian purposes is also a compelling interest to avoid confusion in public rights-of-way, and unnecessary intrusions on private property. Sign specifications for such wayfinding can be coordinated with property identification for such emergency and other purposes.
6. Maintaining Unique Character of Areas of the Township. Acknowledge the unique character of certain areas and districts, and establish special time, place and manner regulations that reflect the unique aesthetic, historical, and/or cultural characteristics of these areas/districts.
7. Protection of the Right to Receive and Convey Messages. The important governmental interests and regulations contained in this article are not intended to target the content of messages to be displayed on signs, but instead seek to achieve non-speech objectives. In no respect do the regulations of signage prohibit a property owner or occupant from an effective means of conveying the desired message. Nothing in this article is intended to prohibit the right to convey and receive messages, ~~specifically noncommercial messages such as religious, political, economic, social, philosophical or other types of speech~~ protected by the First Amendment of the United States Constitution.

~~The purpose of this Section is to regulate on-site signs and outdoor advertising so as to provide an opportunity for identification while protecting the health, safety, and general welfare, protecting property values, and protecting the character of the various neighborhoods in Pittsfield Township.~~

~~The principle features are the restriction of advertising the use of the premises on which the sign is located and the restriction of the total sign area permissible per site. Any sign placed on land or on a building for the purposes of identification or for advertising a use conducted on the premises shall be deemed an accessory use. It is intended that the display of signs will be appropriate to the land, building, or use to which they are appurtenant and be adequate, but not excessive, for the intended purpose of identification or advertisement. With respect to signs advertising business uses, it is specifically intended, among other things, to avoid excessive competition and clutter among sign displays. Outdoor advertising signs (billboards) which advertise products or businesses not connected with the site or building on which they are located, are deemed to constitute a principle use of a lot.~~

Sec. 15.02 GENERAL SIGN REGULATIONS

The following regulations shall apply to all signs in Pittsfield Township. ~~All signs must direct attention to a business or profession conducted on the premise or to a commodity, service, or entertainment primarily sold, offered, manufactured, processed, or fabricated thereon unless specified elsewhere in these regulations.~~

A. *Construction Standards.*

1. **General Requirements.** All permanent signs shall be designed and constructed in a safe and stable manner in accordance with the Township's adopted Building and Electrical Codes. All electrical wiring associated with a freestanding sign shall be installed underground.
2. **Building Code Compliance.** All permanent signs shall be designed to comply with minimum wind pressure and other requirements set forth in the adopted Building Code.
3. **Framework.** All signs attached to a structure shall be designed so that the supporting framework, other than the supporting elements on a freestanding sign, is contained within or behind the face of the sign or within the building to which the sign is attached so as to be totally screened from view.

B. *Illuminated Signs.*

1. Only indirectly illuminated signs shall be allowed in Recreation Conservation, ~~Agriculture~~Agricultural, and Residential Districts provided such sign is ~~so~~-shielded so as to prevent direct light rays from being visible from the public right-of-way or any adjacent residential property.
2. Indirectly or internally illuminated signs are permitted in Neighborhood Commercial, Regional Commercial, Industrial, Business, Planned Unit Development, Public Facilities, and Form-Based Districts. Indirectly illuminated ~~provided such~~ signs are shielded so as to prevent direct light rays from being visible from the public right-of-way or any adjacent residential property.

3. No sign shall have blinking, flashing, or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color, or which are so constructed and operating as to create an appearance of writing or printing. Nothing contained in this ordinance shall be construed as preventing use of lights or decorations related to religious and patriotic festivities.
4. Lighting of off-premise signs must be turned off after 11:00pm. Lighting of on-premise signs shall be turned off upon closing.
5. Neon signs are permitted in districts which permit internally illuminated signs. Neon lighting is prohibited outside of the sign structure and shall not be permitted as accent lighting along a building wall or window, unless as allowed ~~by~~ during the building and lighting review as part of Site Plan Review as set forth in Article 9.
6. The backlighting of awnings and signs is prohibited.
7. All electronic message signs shall comply with the standards set forth in Section 15.11.

C. *Measurement of Sign Area.*

1. The area of a sign shall be computed as including the entire area within the regular geometric form of a square, rectangle, triangle, or circle. If the sign utilizes more than one (1) separate geometric form, a square or rectangle may be combined with a contiguous circle or triangle. The form(s) shall encompass all the display area of the sign including all elements of the matter displayed.
2. 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 equal the area of one (1) face.
3. Frames and structural members not bearing copy or display material shall not be included in the computation of sign area.

D. *Height of Ground Sign.*

1. A ground sign shall not exceed a total height of eight (8) feet including the sign pedestal.
2. ***Sign Measurement.*** Sign height shall be measured to the top edge of the sign, from the adjacent grade. The total height of a ground sign including the sign pedestal and adjacent grade, shall be no higher than eleven (11) feet from the adjacent street grade.

E. *Setback Requirements for Signs.*

1. All signs shall meet the minimum yard requirements for the district where located, as set forth herein. In addition, all ground signs shall be located a minimum of five (5) feet from any private driveway on or adjacent to the property containing the ground sign, and fifteen (15) feet from any right-of-way or property line.

F. Flags.

1. In all single-family residential zoning districts, on developed residential lots, ~~flags other than corporate or commercial~~ flags shall be permitted without restriction.
2. All other districts, flags shall be subject to the following regulations:
 - a. Flags shall meet the yard requirements for signs.
 - b. Flag poles shall not exceed the height point of the roofline of the structure on the same lot.
 - c. The maximum permitted area of a flag shall be as follows:

Pole Height	Maximum Permitted Flag Area
46 feet & over	60 square feet
26 - 45 feet	40 square feet
21 - 25 feet	24 square feet
20 feet and under	15 square feet

~~The flag of the United States may be of the area specified for the next highest category.~~
The area of a flag shall not be included in the total sign area permitted on the lot.

d. No flag may exceed the height of the roof of principal building on the same lot.

~~d.e.~~ Up to three (3) flags of any combination ~~but not more than one (1) corporate flag~~ shall be permitted on each public street frontage of any lot, shopping center, or business center.

e. ~~There shall be no limit on the number of official National Flags.~~

f. ~~A corporate flag shall be located on the same lot as the business building or use.~~

f. All flags shall be displayed from a pole or other mounting which is permanently affixed to the ground or a building and dedicated to that purpose. A flag pole may not be roof mounted. A flag shall not be attached to any structure or on a separate lot which is designed for an alternative use.

Sec. 15.03 PROHIBITED SIGNS

- A. **Swinging Signs.** Signs which swing or otherwise noticeably move as a result of wind pressure because of the manner of suspension or attachment are prohibited.
- B. **Moving Signs.** Except as otherwise provided in this section, any sign or portion thereof which moves or assumes any motion constituting a non-stationary or fixed condition are prohibited, including banners, pennants, search lights, twirling signs, balloons, or other gas-filled figures.

C. ~~**Parking of Advertising Vehicles.** No vehicle, or trailer, which has attached thereto, or painted thereon, any sign or advertising device displaying the name of any business, product or service located on the subject premises, shall be parked between the hours of 11:00 p.m. or 6:00 a.m.:~~

1. ~~On private property, in any non-residential district, between the front line of the structures located thereon and the front property line;~~
2. ~~Nor shall any such vehicles be parked on a public right of way, or on public property so as to be visible from a public right of way. Vehicles engaged in attended loading activities and otherwise lawful parking shall be exempt from this provision.~~

D. ~~**Abandoned Signs.** Signs that advertise an activity, business, product, or service no longer conducted or available on the premises on which the sign is located are prohibited.~~

C. **Unlawful motor vehicle signs.** It shall be unlawful to park, place, or store a vehicle or trailer on which there is a motor vehicle sign on private property where an on-premises ground or wall sign is located if:

1. The motor vehicle sign is attached to a vehicle or trailer that is unregistered or not operable;
2. The motor vehicle sign is larger in any dimension than or extends beyond any surface of the vehicle or trailer to which it is attached;
3. The motor vehicle sign is attached to a vehicle or trailer that is parked or stored in a public right-of-way or an area not designed, designated, or commonly used for parking;
4. The motor vehicle sign is attached to a vehicle or trailer that is regularly parked or stored in a “front yard” or “side yard,” as such terms are defined by this Ordinance, that abuts a street, when there are other areas of the property designed, designated, or available for the parking or storage of the vehicle or trailer that are not visible from the street or do not abut streets; or
5. The motor vehicle sign is attached to a vehicle or trailer that is regularly parked or stored within fifty (50) feet of a street, when there are other areas of the property designed, designated, or available for the parking or storage of the vehicle or trailer that are more distant from the street or not visible from the street.
6. The foregoing prohibition shall not apply if:
 - a. The vehicle is temporarily parked in a particular location in the course of conducting personal activities or business activities that involve the loading or unloading of goods for customers, providing services to off-site customers, conducting off-site business, or engaging in work breaks;
 - b. The activities in subsection C.6.a., above, are being actively undertaken during the period of such parking;

- c. The activities in subsection C.6.a., above, require the presence of the vehicle for purposes of transporting equipment, people, supplies and/or goods necessary for carrying out such activities; and
 - d. The activities in subsection C.6.a., above, are not, other than incidentally, related to advertising, identifying, displaying, directing, or attracting attention to an object, person, institution, organization, business, product, service, event or location.
- D. **Portable Signs.** Portable signs, including sandwich board signs, and sidewalk, curb signs, or banners are prohibited.
- E. ***Painted Wall Signs.*** Signs which are painted directly on to the wall, or any other structural part of a building are prohibited.
- F. ***Roof Signs.*** Signs which are erected or constructed wholly on and over the roof of a building, supported by the roof structure and extending vertically above the highest portion of the roof are prohibited.
- G. ***Fence Signs.*** Signs which are pasted or attached to utility poles or placed upon trees, fences, rocks, or in an unauthorized manner to walls or other signs are prohibited.
- H. ***Projecting Signs.*** Signs located in, or which project into or overhang any public right-of-way, are prohibited, except as allowed by local, state, or federal law or regulation, as otherwise permitted in a form-based district.
- I. Electronic Message Signs, (EMS) including LED signs, except as otherwise permitted by this Ordinance are prohibited.
- J. ***Miscellaneous Signs.***
- 1. Tacking, pasting, or otherwise affixing of signs or posters visible from a public way except “no trespassing”, “no hunting”, “beware of animal”, warning of danger signs, and other legal postings as required by law, located on the walls of buildings, barns, sheds, on trees, poles, posts, or fences is prohibited.
 - 2. Signs which imitate an official traffic sign or signal which contains the words “stop”, “go”, “slow”, “caution” “danger”, “warning”, or similar words except as otherwise provided in this Section or by other applicable law.
 - 3. Signs which are of a size, location, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection are prohibited.
 - 4. Signs which contain statements, words, or pictures of an obscene, or pornographic nature, ~~or immoral~~

~~character~~ is prohibited.

5. Signs which emit audible sound, odor, visible matter are prohibited.

Sec. 15.04 SIGNS PERMITTED IN ALL DISTRICTS WITHOUT A SIGN PERMIT

Subject to the other conditions of this ordinance, the following signs shall be permitted anywhere within Pittsfield Township without a permit.

A. Directional Signs.

1. A directional sign shall be located on the property to which it is directing traffic and shall be located behind the front right-of-way line and shall not exceed six (6) square feet in area for each sign and four (4) feet in height.
2. A directional sign may bear the logo of a business for which it directs entering and exiting traffic if it is the determination of the Zoning Administrator that such logo is reasonably necessary for the effectiveness of the directional sign on which it is located.

- B. **Temporary Signs.** Temporary signs that are less than twelve (12) square feet in area or less. When additional sign area is permitted during the time frame and conditions specified in Section 15.12, no temporary sign shall require a permit.

~~**B. — Garage and Estate Sales.** Garage sale and estate sale signs in residential zoning districts, provided that such signs:~~

- ~~1. Are not attached to public utility poles.~~
- ~~2. Do not exceed six (6) square feet in area; a maximum of three (3) feet in height.~~
- ~~3. Are erected no more than three (3) days before, and are removed within one (1) business day after, the announced sale.~~

~~**C. — Election and Free Expression Signs.** Election Signs / Free Expression Signs, subject to the following conditions:~~

- ~~1. Each sign shall have a maximum height of forty eight (48) inches from the ground, maximum width of ninety six (96) inches, including the support structure, and no more than six (6) square feet in area.~~
- ~~2. Such signs shall be set back at least ten (10) feet from the road right-of-way. Permission to locate such signs on private property shall be obtained from the owner or occupant of the property on which such signs are located.~~
- ~~3. Signs which advocate or oppose a candidate for public office or a position on an issue to be~~

~~determined at an election shall be removed within two (2) days after the election.~~

- ~~4. Free expression or ideological opinion signs not related to an election shall not be subject to any specific time limit but must be removed if they become unsafe or otherwise prohibited by Section 15.03.~~

~~**D. Business Signs.** Business signs containing information on credit cards, business affiliations, hours of operation, open/closed, etc. The combined area of all such signs shall not exceed four (4) square feet and shall not be included in the maximum window coverage calculation.~~

~~**E. Yard Sale Direction Signs.** In residential districts, temporary direction signs, not exceeding three (3) square feet in area and three (3) feet in height, shall be permitted on approach routes to a private garage or rummage sale, for a period not to exceed seventy-two hours. Said signs shall contain the address and dates of the sale and shall be removed within four (4) hours of the end of the sale.~~

~~**F. Construction Maintenance or Service Work Being Performed Signs.**~~

- ~~a. **Number.** May display one (1) sign on parcel(s) of which work is being completed.~~
- ~~b. **Duration.** May remain on-site during duration of work. Must be removed when work is complete.~~
- ~~c. **Size.** Six (6) square feet and maximum of four (4) feet in height.~~

C. Signs Exempt from Regulations.

1. Signs not exceeding one (1) square foot in area bearing only property numbers, post box numbers, names of occupants or premises, or other identification of premises not having commercial connections.
2. Legal notices, identification, information, or directional sign erected, or required by governmental bodies.
3. Integral decorative or architectural features of building, except letters, trademarks, moving parts, moving lights, or backlit areas.

Sec. 15.05 PERMITTED SIGNS IN RECREATION-CONSERVATION, AGRICULTURAL, AND RESIDENTIAL DISTRICTS

Subject to the other conditions of this ordinance, the following signs shall be permitted in the Recreation-Conservation, ~~Agriculture~~Agricultural, and Residential Districts within Pittsfield Township with a sign permit.

A. ~~Identification~~ Ground Sign for Permitted or Conditional Use Other than Residential.

1. **Number.** One ~~(1)~~ identification ground sign shall be permitted for each public street frontage.

2. **Size.** Each sign shall not exceed ~~eighteen (18)~~ square feet in area, ~~no more than~~ and eight ~~(8)~~ feet in height.

B. Residential Development Signs.

1. **Number.** One ~~(1)~~ identification sign within the boulevard at the entrance to the development or two ~~(2)~~ single-sided signs incorporated into a landscape wall as shown on an approved landscape plan shall be permitted for each public street frontage for a subdivision, multiple-family building development or mobile home park.
2. **Size.** ~~Each~~ No sign shall ~~not~~ exceed ~~thirty-two (32)~~ square feet in area.

~~***C. Residential Development Announcement Signs.***~~

~~***D.***~~

1. ~~**Number.** One (1) announcement sign per entrance, with maximum of two (2) shall be permitted to announce neighborhood events and activities.~~
2. ~~**Size.** Each sign shall not exceed sixteen (16) feet in area and six (6) feet in height.~~
3. ~~**Location.** The sign must be oriented towards the residential development and not towards any adjacent arterial or collector road. Said signs shall be set back the full distance of the front yard for the district in which it is located from any arterial or collector road right-of-way, and shall be setback one (1) foot from any local or neighborhood road right-of-way, or private drive easements.~~

~~**4.3. Illumination.** Signs shall not be illuminated.~~

~~**5.4. Material.** Signs shall be made of substantial building materials.~~

D. Identification Ground Signs for a Permitted Use Other than Residential.

1. **Number.** One ~~(1) identification ground~~ sign shall be permitted for each public street frontage.
2. **Size.** Each sign shall not exceed ~~eighteen (18)~~ square feet in area or eight ~~(8)~~ feet in height.

Table 15.05
Recreation-Conservation, Agricultural, and Residential Districts Signage Regulations

Use	Number	Size	Setback	Notes
<u>Ground Identification</u> Sign for Permitted Use or Conditional Use Other than Residential	One (1) for each public street frontage	Eighteen (18) square feet, no more than eight (8) feet in height	Ground: Fifteen (15) feet from the road right-of-way.	
Residential Development Sign	One (1) for each public street frontage	Thirty-two (32)square feet	Ground: Fifteen (15) feet from the road right-of-way.	One (1) additional sign advertising “For Rent” or “Vacancy” may be placed on each public street frontage of a rental residential development, provided that such sign shall not exceed three (3) square feet in area and is incorporated into the identification sign.
Residential Development Announcement Sign	One (1) per entrance, with a maximum of two (2)	Sixteen (16) square feet, no more than six (6) feet in height	Oriented towards the residential development Set back the full distance of the front yard for the district in which it is located from any arterial or collector road right-of-way, and shall be set back one (1) foot from any local or neighborhood road right-of-way, or private drive easements.	Said sign shall not be illuminated. Said sign shall be made of substantial building materials.
<u>Ground Identification</u> Sign for Permitted Use Other than Residential	One (1) for each public street frontage	Eighteen (18) square feet, no more than eight (8) feet in height	Ground: Fifteen (15) feet from the road right-of-way.	Signs not permitted for home occupation business

Sec. 15.06 PERMITTED SIGNS IN C-1 AND C-2 DISTRICTS

Subject to the other conditions of this ordinance, the following signs shall be permitted in the C-1, Neighborhood Commercial District and C-2, Regional Commercial District, with a sign permit.

A. Signs Permitted in Shopping or Business Centers.

1. Ground Sign.

- a. **Number.** One (1) ground sign shall be permitted for each public street frontage.

b. **Area.** No ground sign shall exceed ~~sixty-five (65)~~ square feet in area.

c. **Setback.** Ground: Fifteen (15) feet from the road right-of-way.

2. **Wall Sign.**

a. **Number.** Each business in the center shall be permitted one wall sign. All ~~occupants/businesses~~ without ground floor frontage shall be permitted one ~~(1)~~ combined exterior wall sign, in addition to the number of signs allocated to the center.

b. **Area.** The area of wall signs permitted for each business shall be determined as one square foot of sign area for each one ~~(1)~~ linear foot of building frontage occupied by a business to a maximum area of ~~two hundred (200)~~ square feet. All businesses without ground floor frontage, in a given building, shall be permitted one ~~(1)~~ combined exterior wall sign not more than ~~twenty-four (24)~~ square feet in area.

3. **Window, Canopy, and Awning.**

a. ~~**Windows. Number and Size.**~~ Window signs must be located inside the window. ~~There is no limit on number, but total window signs area cannot occupy more than twenty-five percent (25%) of the total each individual window area.~~

b. ~~**Canopies and Awnings.**~~ A canopy and awning sign are permitted in lieu of a wall sign. The area of awning and canopy signs permitted for each business shall be determined as one ~~(1)~~ square foot of sign area for each one ~~(1)~~ linear foot of building frontage occupied by a business to a maximum area of ~~two hundred (200)~~ square feet. For canopies and awnings upon which a sign is to be displayed, the entire area of such canopy and awning shall be considered to be a sign area.

c. ~~Window signs must be located inside the window.~~

4. ~~**Drive-through Accessory Signs/Menu/Price Boards.**~~ In addition to the signs permitted in paragraphs 1, 2, and 3 above, drive-thru businesses with pick up windows may have two ~~drive-through accessory signs menu/price boards~~ per drive-aisle. The total square footage for ~~accessory signs menu boards~~ per drive-aisle shall not exceed ~~thirty-two (32)~~ square feet in area.

B. **Signs Permitted on Parcels Not Located in a Shopping Center~~s~~ or Business Center~~s~~.**

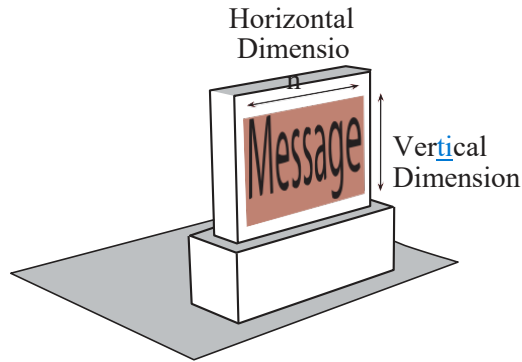
1. **Ground Sign.**

a. **Number.** One ~~(1)~~ ground sign shall be permitted for each public street frontage.

b. **Area.** No ground sign shall exceed ~~sixty-five (65)~~ square feet in area.

c. **Setback.** Ground: ~~Fifteen (15)~~ feet from the road right-of-way.

Figure 15.06.B.1 Ground Sign



2. Wall Sign.

- a. **Number.** Each developed lot shall be permitted one ~~(1)~~ wall sign for each public street frontage. All occupants ~~businesses~~ without ground floor frontage shall be permitted one ~~(1)~~ combined exterior wall sign, ~~in addition to the number of signs allocated to the developed lot.~~
- b. **Area.** The area of wall signs permitted for each lot shall be determined as one ~~(1)~~ square foot of sign area for each ~~one (1)~~ linear foot of building frontage occupied by a business, to a maximum area of ~~two hundred (200)~~ square feet. All businesses without ground floor frontage, in a given building, shall be permitted one ~~(1)~~ space on a combined exterior wall sign not more than ~~twenty four (24)~~ square feet in area.
- c. ~~Window signs must be located inside the window.~~

Figure 15.6.B2-1 Wall Sign 1

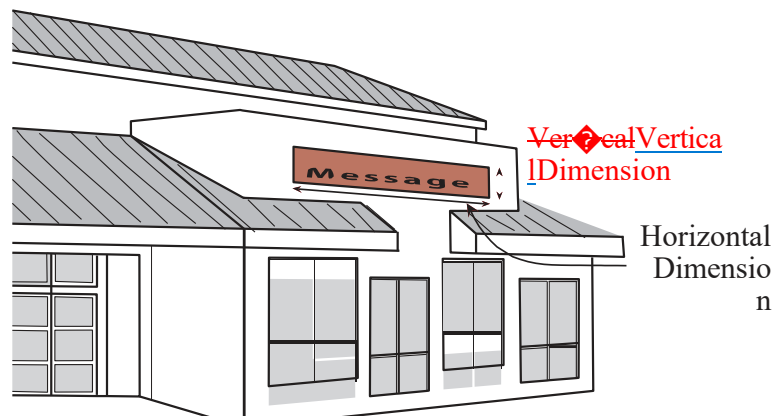
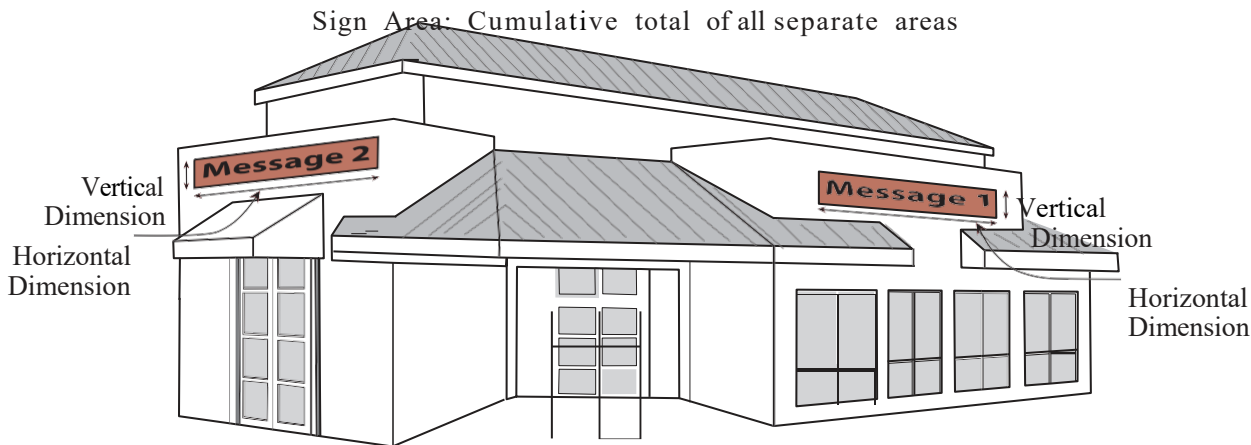


Figure 15.06.B.2-2 Wall Sign 2



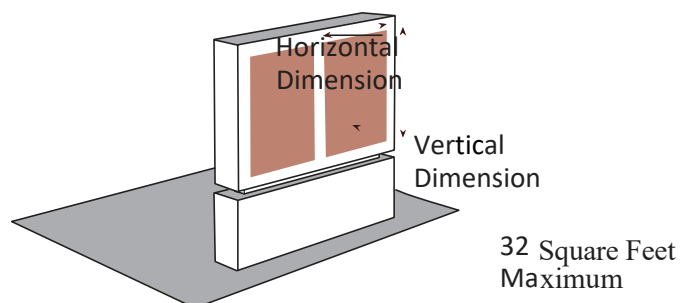
3. Window, Canopy, and Awning.

a. ~~Number and Size Windows.~~ Window signs must be located inside the window. There is ~~no~~ limit on number, but ~~total~~ window signs ~~area~~ cannot occupy more than ~~twenty-five percent (25%)~~ of the ~~each individual total~~ window ~~area~~.

b. A canopy and awning sign are permitted in lieu of a wall sign. The area of awning and canopy signs permitted for each business shall be determined as one (1) square foot of sign area for each one (1) linear foot of building frontage occupied by ~~an occupant~~ business to a maximum area of two one hundred (200) square feet. ~~For canopies and awnings upon which a sign is to be displayed, the entire area of such canopy and awning shall be considered to be a sign area.~~

4. ~~Drive-through Accessory Sign Menu/Price Boards.~~ In addition to the signs permitted in paragraphs 1, 2, and 3 above, drive-thru businesses with pick up windows may have two (2) drive-through accessory signs menu/price boards and each shall not exceed thirty-two (32) square feet in area.

Figure 15.06.C Drive-through Accessory Sign Menu/Price Sign



5. Vehicle Fueling/Multi-Use Stations.

a. ~~Fuel Price~~Supplemental Ground Sign.

- i. ~~**Location.** Said sign shall be mounted or attached to a business identification ground sign, provided that clear views of street traffic by motorists or pedestrians are not obstructed in any way.~~
- ii. ~~**Number.** An automobile service station may have one (1) additional sign for the purpose of advertising gasoline prices and other services provided on the premises.~~
- iii. ~~**Size.** Said sign shall not exceed eight (8) square feet in area and shall not advertise the brand name of gasoline or other materials sold on the premises.~~
- iv. ~~**Illumination.** The supplemental ground sign Fuel prices may be an EMSLED numerals provided the following requirements are met:~~
 - a. ~~Numerals shall not exceed 12 inches in height.~~
 - b. ~~All numerals shall be either red or green in color. LED background may only be black.~~
 - c. ~~The numerals may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.~~
 - d. ~~All requirements of Section 15.11 are met.~~

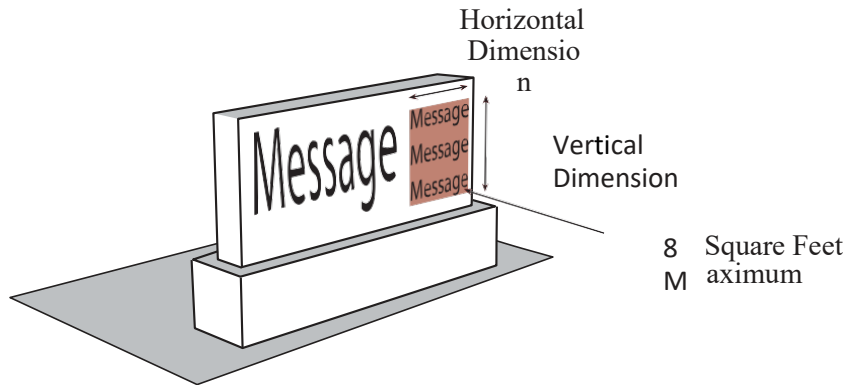
b. Canopy.

- i. ~~**Number.** An automobile fueling or service station may have one (1) additional sign to be located on fueling canopy for each public street frontage.~~
- ii. ~~A canopy and awning sign are permitted in lieu of a wall sign. The area of awning and canopy signs permitted for each business shall be determined as one (1) square foot of sign area for each one (1) linear foot of building frontage occupied by an occupant a business to a maximum area of two one hundred (200) square feet. **Size.** Said sign can be one-half (½) square foot of sign area for each one (1) linear foot of canopy face length adjacent to facing public street frontage.~~

c. Pump Signage.

- i. ~~**Number.** One (1) per fuel pump face.~~
- ii. ~~**Size.** Maximum of three (3) square feet.~~

Figure 15.06.D Supplemental Ground Vehicle Fueling Sign



**Table 15.06
C-1 and C-2 Districts Signage Regulations**

Use	Type	Number	Size	Notes
Shopping or Business Center	Ground	One (1) for each public street frontage	Sixty-five (65) squarefeet.	Setback: Fifteen (15) feet from the road right-of-way.
	Wall	One (1)	One (1) square foot of sign area for each one (1) linear foot of buildingfrontage. Maximum area of two hundred (200) square feet.	
	Window	No limit on number	Total window sign area cannot occupy more than twenty-five percent (25%) of each individual window.	Must be located on inside of window.
	Canopy and Awning	One (1) in lieu of wall sign	One (1) square foot of sign area for each one (1) linear foot of building frontage occupied by a business to a maximum area of two hundred (200) square feet.	For canopies and awnings upon which a sign is to be displayed, the entire area of such canopy and awning shall be considered to be the sign area.
	<u>Drive-through Accessory Menu Board Sign</u>	Two (2)	Thirty-two (32) square feet.	Only applicable for businesses with pick-up windows.

Use	Type	Number	Size	Notes
Signs Permitted on Lots Not Located in a Shopping Center or Business Center	Ground	One (1) for each public street frontage	Sixty-five (65) squarefeet.	Setback: Fifteen (15) feet from the road right-of-way.
	Wall	One (1)	One (1) square foot of sign area for each one (1) linear foot of building frontage. Maximum area of two hundred (200) square feet.	
	Window	No limit on number	Total window sign area cannot occupy more than twenty-five percent (25%) of each individual window.	Must be located on inside of window.
	Canopy and Awning	One (1) in lieu of wall sign	One (1) square foot of sign area for each one (1) linear foot of building frontage occupied by a business to a maximum area of two hundred (200) square feet.	
	<u>Drive-through Accessory Menu Board Sign</u>	Two (2)	Thirty-two (32) square feet.	Only applicable for businesses with pick-up windows.
Automobile Station Signage	Supplemental Ground Fuel Price Sign	One (1)	Eight (8) square feet in area.	Said sign shall be mounted or attached to business identification ground sign.
	Canopy	<u>One in lieu of wall sign</u> One (1) <u>additional sign for each public street</u>	<u>One (1) square foot of sign area for each one (1) linear foot of building frontage occupied by a business to a maximum area of two hundred</u>	
	Fuel Pump	One (1) per fuel pump	Maximum of one (1) square foot.	

Sec. 15.07 PERMITTED SIGNS IN FORM-BASED ZONING DISTRICTS

Subject to the other conditions of this Ordinance, the following signs shall be permitted in the Form-Based Districts, with a sign permit.

A. **Intent.** Recognizing that there are areas within the Township in which the Master Plan places greater emphasis on regulating urban form and character of development as well as use and intensity of use, this section is intended to focus on sign standards that:

1. Acknowledge the differing design concerns and needs for signs in certain specialized mixed-use areas.

2. Coordinate the placement and physical dimensions of signs within the different districts.
3. Protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscapes that affects the image of the Township.
4. Provide for signs as an effective channel of communication, while ensuring that signs are designed and proportions in relation to adjacent structures and structures to which they are attached.
5. Addressing the business community's need for adequate ~~business identification and advertising~~ communication by improving the readability, and therefore, the effectiveness of signs by preventing ~~their~~ improper placement, over-concentration, excessive height, area, and bulk.

B. General Regulations.

1. Ground Signs.

- a. **Lot Requirements.** Ground sign(s) are only permitted on lots that are at least fifty (50) feet in width and for lots where the building is setback a minimum of ten (10) feet from the public right-of-way.
- b. **Number.** One (1) ground sign shall be permitted for each lot.
- c. **Area.** Parcels less than one (1) acre: shall not exceed twenty (20) square feet in area. Parcel one (1) acre or greater: shall not exceed sixty (60) square feet in area.
- d. **Height.** Parcels less than one (1) acre: shall not exceed four (4) feet in height. Parcels one (1) acre or greater: shall not exceed six (6) feet in height.
- e. **Setback.** Two (2) feet from right-of-way and three (3) feet from sidewalk.
- f. **Landscaping.** One (1) square foot of landscaping adjacent to the sign per one (1) square foot of sign area. Landscaping shall include a decorative combination of ground cover and shrubs to provide seasonal interest.

2. Wall Signs.

- a. **Number.** Each developed lot shall be permitted one (1) wall sign per frontage on right-of-way and parking lot. All ~~occupants~~ businesses without ground floor frontage shall be permitted one ~~(1)~~ combined exterior wall sign, in addition to the number of signs allocated to the developed lot.
- b. **Area.** The area of wall signs permitted for each lot shall be determined as one (1) square foot of sign area for each one (1) linear foot of building frontage occupied by a business to a maximum area of one hundred (100) square feet. All businesses without ground floor frontage, in a given building, shall be permitted one (1) combined exterior wall sign not more than twenty-four (24) square feet in area.

3. *Window Signs.*

- a. **Windows.** Window signs must be located inside the window. There is no limit on number, but window signs cannot occupy more than 25% of the total window area.
- ~~a. **Number and Size.** No limit on number but total window sign area cannot occupy more than twenty five percent (25%) of each individual window.~~
- ~~b. Window signs must be located inside the window.~~

4. *Canopy and Awning Signs.*

- a. A canopy and awning sign is permitted in lieu of a wall sign. The area of awning and canopy signs permitted for each business shall be determined as one (1) square foot of sign area for each one (1) linear foot of building frontage occupied by an occupant a business to a maximum area of one hundred (100) square feet.
- ~~a. A canopy and awning sign are permitted in lieu of a wall sign.~~
- ~~b. Signs displayed on canopies or awnings shall not exceed fifteen percent (15%) of the awning surface area.~~

5. *Blade (Projecting).*

- a. **Number.** Shall be limited to one (1) sign with no more than two (2) sign surfaces.
- b. **Area.** Shall not exceed eight (8) square feet in sign area.
- c. **Height from Grade.** The lowest part of the sign shall be a minimum of eight (8) feet above grade.
- d. **Projection Distance.** Sign may not project more than four (4) feet from the attached façade.

6. **Vehicle Fueling/Multi-Use Station Signage.** All vehicle fueling/multi-use station signageshall comply with Section 15.06.B.5

C. **Design Standards.** All signs shall comply with Design Standards as set forth in Section 5.03.

D. **Comprehensive Sign Plans.**

1. ***Intent.*** The intent of a sign package is to ensure that properties with multiple buildings, buildings with multiple occupants or tenants, and adjoining property owners are able to provide signage that is well designed and consistent throughout that building, property, or area, while providing some flexibility in the design of the signs that are approved through a sign package.
2. ***Process.*** A sign package may be submitted to the Planning Commission for its review and approval in accordance with this Section for (i) any property containing more than one (1) building; (ii) any multiple tenant building; and (iii) adjacent buildings on multiple parcels that wish to carry out sign consistency.
3. ***Contents of Sign Package.*** As part of the Site Plan Review process as set forth in Article 9, an application for approval of a sign package shall include details regarding the design and location of all proposed signs for which a sign permit is required. The sign package shall

clearly define the areas of the building or property for which approval of a sign package is requested. At a minimum, the following details shall be provided in the application submittal for approval of a sign package:

- a. Sign design, material(s), anchorage, and support(s).
 - b. Sign location(s).
 - c. Sign color(s).
 - d. Sign dimensions.
 - e. Method of illumination.
4. ***Standards.*** No sign package shall be approved by the Planning Commission unless the Planning Commission finds that the sign package incorporates signage that is:
- a. Unified and consistent throughout the building or property;
 - b. Of a higher quality than would be otherwise required under the applicable sign regulations; and
 - c. Compatible with the design and materials of the building or buildings, and consistent with the area surrounding the building or property.
5. ***Relief.*** The following relief may be granted by the Planning Commission provided that all standards as set forth in Section 15.08.D.4 are found:
- a. To increase the sign area of a sign by no more than thirty-three and one-third percent ($33\frac{1}{3}\%$).
 - b. To increase the height of a sign by no more than thirty-three and one-third percent ($33\frac{1}{3}\%$).
 - c. To permit one (1) additional sign on any lot, provided that no relief shall be granted to permit an additional Ground Sign.

Table 15.07
Form-Based District Signage Regulations

Type	Number	Size	Height	Notes
Ground (on parcel less than one (1) acre)	One (1) for each public street frontage.	Twenty (20) square feet.	Four (4) feet	Lot Requirements: Ground sign only permitted for lots that are at least fifty (50) feet in width and for lots where the building is set back a minimum of ten (10) feet from public right-of-way Setback: Two (2) feet from right-of-way and three (3) foot sidewalk. Landscaping: One (1) square foot of landscaping adjacent to sign per one (1) square foot of sign area. Landscaping shall include a decorative combination of ground cover and shrubs to provide seasonal interest.
Ground (on parcel one (1) or greater)	One (1) for each public street frontage	Sixty (60) square feet	Six (6) feet	Lot Requirements: Ground sign only permitted for lots that are at least fifty (50) feet in width and for lots where the building is set back a minimum of ten (10) feet from public right-of-way Setback: Ground: One-half (½) the yard requirements for the district where located. Landscaping: One (1) square foot of landscaping adjacent to sign per one (1) square foot of sign area. Landscaping shall include a decorative combination of ground cover and shrubs to provide seasonal interest.
Wall	One (1) <u>per frontage on Right of Way and parking lot</u>	One (1) square foot of sign area for each one (1) linear foot of building frontage, or a maximum of one hundred (100) square feet.		
Window	No limit on number	Total window sign area cannot occupy more than twenty-five percent (25%) of each individual window.		Must be located on inside of window.
Canopy and Awning	A canopy and awning sign are permitted in lieu of a wall sign	<u>The area of awning and canopy signs permitted for each business shall be determined as one (1) square foot of sign area for each one (1) linear foot of</u>		Lettering on a canopy sign shall not exceed six (6) inch type.

Type	Number	Size	Height	Notes
Blade (projecting)	Shall be limited to one (1) sign with no more than two (2) sign surfaces	Eight (8) square feet	The lowest part of the sign shall be a minimum of eight (8) feet above grade.	Sign may not project more than four (4) feet from the attached façade.

Sec. 15.08 PERMITTED SIGNS IN PF, I AND BD ZONING DISTRICTS

Subject to the other conditions of this ordinance, the following signs shall be permitted in the Public Facility District, General Industrial District and Business District, with a sign permit.

A. ***Business and Industrial Park ~~Identification~~ Signs.*** For industrial and business park developments one (1) ground ~~identification~~ sign shall be permitted for each public street frontage. The maximum area of each ground sign shall be sixty-five (65) square feet.

B. *Ground Signs.*

1. ***Number.*** Each developed lot shall be permitted one (1) ground sign for each public street frontage.
2. ***Area.*** No ground sign shall exceed sixty-five (65) square feet in area.

C. *Wall Signs.*

1. ***Number.*** Each building shall be permitted one (1) wall sign. All ~~occupants~~ businesses without ground floor frontage shall be permitted one (1) combined exterior wall sign, in addition to the number of signs allocated to the developed lot.
2. ***Area.*** The area of wall signs permitted for each lot shall be determined as one (1) square foot of sign area for each one (1) linear foot of building frontage occupied by a business to a maximum area of two-hundred (200) square feet. All businesses without ground floor frontage, in a given building, shall be permitted one (1) combined exterior wall sign not more than twenty-four (24) square feet in area.

~~D. ***Tenant Identification Signs.*** For a multi-tenant building, each tenant shall be permitted one (1) tenant identification sign. Such sign shall include only the name of the tenant business and shall only consist of lettering or characters not in excess of six (6) inches in height.~~

D. ***Business, Office and Industrial Park Signs.***

Business park internal signs. For business, office and industrial parks, an internal ground sign per park shall be permitted in addition to other signs permitted under the following regulations.

1. ***Only one (1) internal sign per park shall be permitted.***

2. The sign shall not exceed twenty-four (24) square feet in area or six (6) feet in height from finished grade.
3. The sign shall be located no closer than fifty (50) feet to any property line, and shall be located in a manner which is observable to users once they have entered the premises.

Table 15.08
PF, I, and BD Zoning Districts Signage Regulations

Type	Number	Size	Notes
Park Ground Identification Sign	One (1) for each public street frontage.	Sixty-five (65)square feet.	Setback: Fifteen (15) feet from the road right-of-way.
Ground	One (1) for each public street frontage.	Sixty-five (65)square feet.	Setback: Fifteen (15) feet from the road right-of-way.
Wall	One (1)	One (1) square foot for each one (1) linear foot of building frontage to a maximum of two-hundred (200) square feet in area.	
Tenant Identification Internal Sign	One (1)	<u>Twenty-four (24) square feet</u>	<u>Letters may be six (6) inches in height</u>

Sec. 15.09 PERMITTED SIGNS IN PUD DISTRICTS

Signs shall be permitted in each use area in a PUD district in accordance with the sign regulations in the zoning district that is most similar to that use area, provided, however, those more restrictive sign regulations in the approved area plan shall control.

Sec. 15.10 OUTDOOR ADVERTISING SIGNS

- A. ***Districts.*** Outdoor advertising signs shall be permitted only on parcels abutting interstate highways, freeways, and other primary highways in C-2 and I districts provided that such a sign shall not be placed on a parcel having any other structure within one hundred (100) feet of the sign, and no other structure shall be placed on the parcel within one hundred (100) feet of the sign, except that minimum distances from other outdoor advertising signs shall be regulated as set forth in Section 15.11.B and that signs shall not be located within fifty (50) feet of any boundary of such parcel.
- B. ***Number.*** Where two (2) or more outdoor advertising signs are located along the frontage of any freeway, they shall not be less than twenty-five hundred (2,500) feet apart. When two (2) or more outdoor advertising signs are located along the frontage of any primary highway other than freeways, they shall be not less than seventeen hundred (1,700) feet apart. A double face(back to back) or a v-type structure shall be considered a single sign provided the two (2) faces

are not separated by more than two (2) feet, or the interior angle does not exceed twenty (20) degrees, whichever is applicable.

- C. **Area.** The total surface area, facing in the same direction, of any outdoor advertising sign, shall not exceed three hundred (300) square feet. Signs may be single or double faced and shall contain no more than two (2) faces, or panels.
- D. **Height.** Outdoor advertising signs shall not exceed twenty (20) feet in height from ground level. The permitted height may be increased to forty (40) feet by the Zoning Administrator if it can be shown that excessive grades, building interference, bridge obstruction, and similar conditions obstruct views of the sign.
- E. **No Signs on Roof.** Outdoor advertising signs shall not be erected on the roof of any building, nor have one (1) sign above another.
- F. **Interchange Distance.** A sign structure shall not be permitted adjacent to or within five hundred (500) feet of an interchange, an intersection at grade, or a safety roadside rest area. The five hundred (500) feet shall be measured from the point of beginning or ending of pavement widening at the exit from or entrance to the main traveled way.

Sec. 15.11 ELECTRONIC MESSAGE SIGNS

Electronic Message Signs (EMS) shall be permitted within all commercial, form-based, industrial, business, or public facility zoning districts, as either a free-standing or a wall-mounted sign subject to the sign regulations for each zoning district, and subject to the following additional regulations:

- A. An Electronic Message Sign EMS shall only be permitted as part of a static sign and shall not exceed fifty (50%) of the total sign area of the static sign.
- B. Frequency of message change shall be no more than once every thirty (30) seconds.
- C. Scrolling words or images are prohibited.
- D. The rate of change between two (2) messages shall be one (1) second or less.
- E. EMS owners shall permit Township, state, and federal governments to post messages in the event of an emergency.
- F. The electronic message sign may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance. Maximum sign luminance shall not exceed 0.3 footcandles above ambient light measurement based upon the size of the sign (in square feet) and distance measured perpendicular to the sign face in accordance with the following table:

Maximum Allowed Ambient Light Level	Area of Sign (sq.ft)	Measurement of Distance (ft)*
0.3 footcandles	10	32
0.3 footcandles	15	39
0.3 footcandles	20	45
0.3 footcandles	25	50
0.3 footcandles	30	55
0.3 footcandles	35	59
0.3 footcandles	40	63
0.3 footcandles	45	67
0.3 footcandles	50	71
0.3 footcandles	55	74
0.3 footcandles	60	77
Source: Model Code, Illuminating Engineering Society of North America		
* Measured in feet, perpendicular to the face of the sign.		

- G. Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory-programmed not to exceed the above listed light levels.
- H. In no case shall EMS luminance exceed 0.1 footcandles above ambient light along any adjacent property line that is zoned or used for residential purposes.

Sec. 15.12 TEMPORARY SIGNS

Non-illuminated temporary exterior signs may be erected in accordance with the regulations of this Section.

A. *General Regulations.*

1. It is the intent of these regulations to minimize the proliferation of temporary signs in the Township.
2. Temporary signs shall not be illuminated.
3. Unless otherwise specified, all temporary signs shall be located on the premises they are intended to serve.

B. ~~**Single-Family and Two-Family Districts.** In single family and two family districts, one (1) sign for each public street frontage advertising a recorded subdivision or development shall be permitted. Each sign not to exceed thirty two (32) square feet in area. Each sign shall be removed within one (1) year after the sale of ninety percent (90%) of all lots or units within said subdivision or development.~~

4. ~~**Multiple-Family Districts.** In multiple-family districts, one (1) sign on each public street frontage of a new multiple-family development advertising the new dwelling units for rent or sale, not to exceed thirty-two (32) square feet in area, shall be permitted. Each sign shall be removed within sixty (60) days of the initial rental or sale of seventy percent (70%) of the dwelling units within the development.~~
5. ~~**Real Estate Directional Signs.** Directional real estate signs shall be permitted in residential districts on weekends between 6:00pm Friday and 8:00pm the Sunday following fifty (50) consecutive hours as follows:~~
 - a. ~~Temporary real estate direction signs referencing an individual parcel in a residential zone, which is, or has been, occupied as a legal residence, shall be permitted on approach routes to an open house, only for the day of open house. Said signs shall not exceed three (3) square feet in area, three feet in height and four (4) in number, shall show a directional arrow, and be placed back of the property line. Such signs shall not be attached to any traffic sign or other structure. All such signs shall be located within a one and one-half (1½) mile radius of the geographic center of the property referenced on said sign.~~
 - b. ~~In a subdivision or other residential development under construction, in which less than ninety-five percent (95%) of the available lots have been sold, temporary real estate direction signs advertising open model homes shall be permitted to be displayed during the period specified above. Said signs shall not exceed three (3) square feet in area, three (3) feet in height and four (4) in number per subdivision or development, shall show a directional arrow and be placed back of the property line. Such signs shall not be attached to any traffic sign or other structure. All such signs shall be located within a one and one-half (1½) mile radius of the geographic center of the property referenced on said sign.~~
6. ~~**Real Estate Signs.**~~
 - a. ~~In residential districts, real estate signs shall be freestanding (such as lawn signs) or wall mounted, and offer an open house on the premises or offer the premises on which they are located "for sale" or "for rent," provided that there shall not be more than one (1) such sign per parcel. Signs in residential districts shall not exceed six (6) square feet in area, and no freestanding sign shall project higher than six (6) feet above normal grade. Signs shall be removed after the sale or rental of the property.~~
 - b. ~~In nonresidential districts, real estate signs shall be freestanding or wall mounted, and offer the premises on which they are located "for sale" or "for rent," provided that there shall not be more than one (1) such sign per street frontage. Such signs in nonresidential districts shall not exceed thirty-two (32) square feet in area per side. No freestanding sign shall project higher than eight (8) feet above normal grade, and no wall mounted sign shall project higher than ten (10) feet above normal grade. Signs shall be removed after the sale or lease of the property, or, in the case of rental property, after final occupancy has been issued to the entire development.~~

7. ***Temporary Agricultural Retail Signs.*** ~~Temporary agricultural retail signs are used by farms and agricultural enterprises are permitted subject to the following:~~
- a. ~~A maximum of four (4) agricultural retail signs shall be permitted for two (2) consecutive periods of seventy-five days or one (1) consecutive period of five months per calendar year.~~
 - b. ~~Agricultural retail signs may be erected on either on-premise or off-premise with the written approval of the property owner.~~
 - c. ~~Agricultural retail signs shall not exceed five (5) feet in height and twenty (20) square feet in area per side.~~
 - d. ~~A maximum of twelve (12) temporary directional signs, not exceeding three (3) square feet in area and three (3) feet in height, shall be permitted on approach routes to agricultural retail locations hosting an event. Directional signs may be erected either on-premise or off-premise with written approval of the property owner and displayed for a maximum period of twenty-four (24) hours per event.~~
 - e. ~~A sign permit application, detailing the size and location, must be submitted and a permit issued prior to the use of temporary agricultural retail signs.~~
8. ***Construction Signs.*** ~~One (1) identification sign shall be permitted for all building contractors, one (1) for all professional design firms and one (1) for all lending institutions on sites under construction, each sign not to exceed six (6) square feet in area, with not more than a total of three (3) such signs permitted on one (1) site. If all building contractors, professional design firms and lending institutions combine together in one (1) identification sign such sign shall not exceed thirty-two (32) square feet in area with not more than one (1) sign permitted on one (1) site. Signs shall have a maximum height of ten (10) feet and shall be confined to the site of construction, construction shed, or construction trailer and shall be removed within fourteen (14) days after the issuance of a certificate of occupancy.~~
9. ***Public Charitable, Educational, or Religious Event.*** ~~Temporary signs announcing any annual or semi-annual public charitable, educational, or religious event or function, located entirely within the premises on which the event or function is to occur shall be permitted. Maximum sign area shall not exceed twenty-four (24) square feet. Signs shall be allowed no more than fourteen (14) days prior to the event or function and shall be removed within one (1) day after the event or function. If building-mounted, signs shall be flat wall signs and shall not project above the roof line. If ground-mounted, signs shall not exceed six (6) feet in height.~~
- B. ***Permits Required.*** All permitted temporary signs, that are twelve (12) square feet or greater, except those signs where additional sign area is permitted during the time frame and conditions specified in this section shall require a permit from the zoning administrator.

Banners meeting the requirements of this section shall be considered temporary signs.

- C. **Temporary Ground Signs.** The setback height and area of temporary ground signs are set forth in Table 15.12 C-1

2

Table 15.12 C-1
Setback, Height and Area for Temporary Ground Signs Per Premise

Sign Zone	Minimum Setback (ft) ^a	Maximum Height(ft)	Maximum Area(sq. ft.)	Maximum Area of Individual Sign ^b
<u>RC, AG, and Residential Zoning Districts</u>	<u>5'</u>	<u>6'</u>	<u>32</u>	<u>16</u>
<u>All Non-Residential Zoning Districts</u>	<u>15'</u>	<u>6'</u>	<u>32</u>	<u>16</u>

a. Front yard

b. Either on same or adjacent properties

- D. **Temporary Wall Signs.** The maximum area of temporary wall signs are set forth in Table 15.12 D-1.

Table 15.12 D-1
Setback, Height and Area for Temporary Wall Signs Per Premise

Sign Zone	Total Maximum Area (sq. ft.)	Maximum Area of Individual Sign
<u>RC, AG, and Residential Zoning Districts</u>	<u>16</u>	<u>8</u>
<u>All Non-Residential Zoning Districts</u>	<u>24</u>	<u>12</u>

- E. **Standards for All Temporary Signs.**

1. Temporary signs shall be constructed of durable, all-weather materials and designed to remain in place and in good repair so long as they remain on display.

2. The maximum display time of temporary signs is 30 days unless additional time is granted under subsection 3 or 4 below. After this time expires, the sign shall be removed. Once the temporary sign is removed, there shall be a gap of at least thirty (30) days between display of a temporary sign on the same property.
3. In recognition that there is a need for additional expression of speech prior to a scheduled election, the following applies for a period of thirty (30) days prior to and three (3) days after a Township-designated election day on which there is at least one ballot item: the maximum allowable area of temporary signs shall be increased to sixty-four (64) square feet per premise in all districts. The maximum area of an individual sign remains as stated in the table above during this period.
4. When all or a portion of a building or land area is listed for lease, the maximum display time of freestanding temporary signs and temporary signs mounted on buildings shall be ninety (90) days. When all or a portion of a building or land area is listed for sale, the maximum display time of freestanding temporary signs for all uses and temporary signs mounted on buildings for all uses except residential uses shall be the duration the building, building unit or land is listed for sale. In all cases, the sign area limits in Table 12.07 B-2 apply.
5. Display of temporary banners and temporary signs mounted on building walls (temporary wall signs) shall be limited to a total of twenty-eight (28) days per calendar year. Such signs shall not be displayed for any continuous period greater than fourteen (14) days.

Sec. 15.13 NON-CONFORMING SIGNS

A. Non-conforming signs shall not:

1. Be re-established after the related activity, business or usage has been discontinued for ninety (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.
3. Be re-established after damage or destruction, if the estimated expense of reconstruction exceeds fifty percent (50%) of the replacement cost as determined by the Building Inspector.

Sec. 15.14 PERMITS AND FEES

- A. ***Application.*** Application for a permit to erect or replace a sign, or to change copy, shall be made by the owner of the property, or an authorized agent, to the Township Zoning Administrator, by submitting the required forms, fees, exhibits, and information.
- B. ***Application Requirements.*** An application for a sign permit shall contain the following:

1. The applicants name and address in full, and a complete description of his/her relationship to the property owner.
2. The property owner's written consent to the application.
3. The address of the property.
4. An accurate scale drawing of the property showing location of all buildings and structures and their uses, and location of the proposed sign.
5. A complete description and scale drawings of the sign, including all dimensions and the area in square feet.
6. English translation if sign copy is in another language.

C. *Inspection.*

1. All signs must be inspected and approved by the Township Zoning Administrator or designee for conformance to this ordinance prior to placement on the site. Foundations must be approved by the building inspector prior to pouring of the concrete for the sign support structure.
2. Signs for which a permit is required shall be inspected periodically by the Zoning Administrator or designee for compliance with this ordinance and other laws.

D. ***Expiration.*** A sign permit shall become null and void if the work for which the permit was issued has not been completed six (6) months after the date of the permit. Sign permits may be extended for a period of thirty (30) days upon request by the applicant and approval of the Zoning Administrator or designee.

E. ***Maintenance.*** Painting, repainting, cleaning, and other normal maintenance and repair of a sign or a sign structure, unless a structural or size change is made, shall not require a sign permit.

Sec. 15.15 REMOVAL OF SIGNS

A. ***Legal Non-Conforming.*** The Zoning Administrator shall order the removal of any sign erected or maintained in violation of this ordinance except for legal non-conforming signs. In the case of permanent signs, written notice shall be given to the owner of the sign or of the building, structure, or premises on which said sign is located ordering removal of the sign or such action as is necessary to bring the sign into compliance with this ordinance and specifying a reasonable period of time for removal and/or compliance. Upon failure to remove the sign or to comply with this notice within the specified time, the Township may remove the sign immediately and without further notice, at its discretion. Any sign deemed a safety hazard, signs prohibited under the provisions of Section 15.03, and signs improperly erected in any public right-of-way, may be removed without notice. Any cost of removal incurred by the

Township may be assessed to the owner of the property on which such sign is located and such charge shall be a lien on the property.

- B. ***Expiration.*** A sign shall be removed by the owner or lessee of the premises upon which the sign is located within thirty (30) days after the business which it advertises is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the Township may remove it in accordance with the provisions stated in Section 15.15.A preceding. These removal provisions shall not apply where a subsequent owner or lessee conducts the same type of business and agrees to maintain the signs to advertise the type of business being conducted on the premises and provided the signs comply with the other provisions of this ordinance.
- C. ***Nuisance.*** Any sign maintained in violation of this ordinance is a nuisance per se as provided in Section 3.07 of this Ordinance and subject to the penalties contained therein.

Sec. 15.16 VIOLATIONS

- A. It is a violation of this ordinance to:
 - ~~1.~~ Install, authorize installation, create, erect, or maintain any sign in a way inconsistent with the terms of this Ordinance or that is inconsistent with any plan or permit governing such sign or the zoning lot on which the sign is located.
 - ~~2.~~ Install, authorize installation, create, erect, or maintain any sign requiring a permit without such a permit.
- B. ***Separate Violation.*** Each sign installed, created, erected, or maintained in violation of this Ordinance shall be considered a separate violation.
- C. ***Right-of-Way.*** Unless specified elsewhere in this ordinance any signs placed within a road right-of-way (ROW) and on utility poles will be considered a violation of this Ordinance and may be removed by the Township at the expense of the owner.

Sec. 15.17 ENFORCEMENT

Knowing and willful violation of the provisions of this ordinance shall be a municipal civil infraction. Enforcement of this ordinance may proceed through the municipal civil infraction process. Each day that such violation continues after receipt of written notice to remove a sign shall be deemed a separate offense. Violation of these regulations shall result in a revocation of the subject sign permit.

SIGN: ~~Any structure or part thereof, or device attached thereto or painted or represented thereon, or any material or thing, illuminate or otherwise, which displays or includes any numeral, letter, work, model, banner, emblem, insignia, device, code mark or other representation used as or in the nature of, an announcement, advertisement, direction or designation, of any person, firm, organization place, commodity, service, business, profession, or industry, or any backlit building area, which is located upon any land or in or on any building, in such a manner as to attract attention from outside the premises.~~ A structure, wall or other object which is affixed to, or painted, or otherwise located or set upon or in a building, structure or piece of land which displays a message and which is visible from any public street, sidewalk, alley, park, or public property. The term includes interior and exterior signs but not signs primarily directed at persons within the premises of the sign owners. The term does not include goods displayed in a business window.

- ~~1. ***ABANDONED SIGN:*** A sign which no longer advertises or identifies a business, lessor, owner, or activity conducted upon, or product available on, the premises where such sign is displayed.~~

1. ***BILLBOARD:*** See Outdoor Advertising Signs.

2. ***CANOPY OR MARQUEE SIGN:*** Any sign attached to, or constructed within or on, a canopy or marquee.

3. ***ELECTRONIC MESSAGE SIGN (EMSLD):*** ~~A sign with a fixed or changing message composed of a series of lights or light-emitting diodes (LED) that may be changed through electronic means. A sign or portion of a sign, that displays an electronic image or video, which may or may not include text, including any sign or portion of a sign that uses changing lights or similar forms of electronic display such as LED to form a sign message with text and or images~~

wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. This definition includes without limitation television screens, plasma screens, digital screens, flat screens, LED displays, video boards, and holographic displays. The following additional definitions shall apply to an EMS:

Display Time: The amount of time a message and/or graphic is displayed on an Electronic Message Sign.

Dissolve: A mode of messaging transition on an Electronic Message Sign accomplished by varying the light intensity or pattern, in which the first message gradually appears to dissipate and lose legibility with the gradual appearance and legibility of the second message.

Dynamic Frame Effect: An Electronic Message Sign frame effect in which the illusion of motion and/or animation is used.

Fade: A mode of message transition on an Electronic Message Sign accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

Frame: A complete, static display screen on an Electronic Message Sign.

Frame Effect: A visual effect on an Electronic Message Sign applied to a single frame. See also Dynamic Frame Effect.

LED: Light emitting diode.

Scroll: A mode of message transition on an Electronic Message Sign in which the message appears to move vertically across the display surface.

Transition: A visual effect used on an Electronic Message Sign to change from one message to another.

Travel: A mode of message transition on an Electronic Message Sign in which the message appears to move horizontally across the display surface.

4. **FREE STANDINGSIGN:** A sign supported by a structure, such as a pole or pylon, independent of any other structure. The definition shall not include a ground sign.
5. **GROUND SIGN:** A sign mounted directly on the ground or by a structure on a foundation.
6. **HEIGHT OF SIGN:** The vertical distance to the top edge of the copy area or structure, whichever is higher, as measured from the adjacent street grade.
7. ~~**IDENTIFICATION SIGN:** A sign which carries only the name of the firm, the major enterprise, or principal product or service offered for sale on the premises or a combination of these things only to identify location of said premises and not to advertise.~~

7. **OFF-SITE SIGN (OFF-PREMISES SIGN):** A sign other than an on-site sign.
8. **ON-SITE SIGN (ON-PREMISES SIGN):** A sign which ~~advertises or identifies only goods, services, facilities, events, or attractions~~communicates a message on the premises where located.
9. **OUTDOOR ADVERTISING SIGN:** A sign, including billboards, ~~on which the written or pictorial information is intend to advertise a use, product, service, goods, event or facility~~which communicates a message located on other premises, ~~and which is intended primarily for advertising purposes.~~
10. **PORTABLE SIGN:** Any sign not permanently attached to the ground or a building.
11. **TEMPORARY SIGN:** A sign that is intended to be displayed for a limited period of time.
12. **WALL SIGN:** A sign attached to or erected against the wall of a building with the face in a plane parallel to the plane of the building wall.
13. **WINDOW SIGN:** A sign installed on, or in, a window for the purpose of viewing from outside the premises. This term does not include merchandise located in a window.

SMOKING LOUNGE: A business establishment that is dedicated, in whole or in part, to the smoking of tobacco products, electronic cigarettes, and/or other substances, including but not limited to establishments also known as cigar bars, hookah lounges, tobacco clubs, tobacco bars, etc.

SOLAR ENERGY COLLECTOR: A panel or panels and/or other devices or equipment, or any combination thereof, that collect, store, distribute and/or transform solar, radiant energy into electrical, thermal or chemical energy for the purpose of generating electric power or other form of generated energy for use in or associated with a principal land use on the parcel of land on which the solar energy collector is located and, if permitted, for the sale and distribution of excess available electricity to an authorized public utility for distribution to other lands.

1. **BUILDING-MOUNTED SOLAR ENERGY COLLECTOR:** A solar energy collector attached to the roof or wall of a building, or which serves as the roof, wall or window or other element, in whole or in part, of a building.
2. **GROUND-MOUNTED SOLAR ENERGY COLLECTOR:** A solar energy collector that is not attached to and is separate from any building on the parcel of land on which the solar energy collector is located.

3. **COMMERCIAL SOLAR ENERGY SYSTEM:** A utility-scale facility of solar energy collectors with the primary purpose of wholesale or retail sales of generated electricity. Commonly referred to as solar farms.
4. **STORY:** That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

Publication and Effective Date

This Ordinance shall be published in the manner as required by law. Except as otherwise provided by law, this Ordinance shall be effective upon the eighth day following final publication of the Ordinance or at such later date after publication as may be specified by the township board. (MCL 125.3402 and Pittsfield Charter Township 2013 Board Rules)

This Ordinance was duly adopted by the Pittsfield Charter Township Board at its regular meeting called and held on the ____ day of _____, 2021, and was ordered given publication in the manner required by law.

Michelle Anzaldi
Charter Township of Pittsfield Clerk

Dated: _____, 2021

Mandy Grewal
Charter Township of Pittsfield Supervisor

Dated: _____, 2021

Planning Commission Public Hearing:

First Reading:

Posted:

Adoption:

Final Publication:

Effective Date:

CLERK'S CERTIFICATE

I, Michelle Anzaldi, Clerk of the Charter Township of Pittsfield, Washtenaw County, Michigan, hereby certifies that the foregoing constitutes a true and complete copy of Pittsfield Charter Township Zoning Ordinance Amendment #21-214 Sign Ordinance which was duly adopted by the Township Board of Pittsfield Charter Township at a Regular Meeting of said Board, held on April 8, 2020, after said Ordinance had previously been introduced at a Regular Meeting of the Board held April 14, 2021, and published in the form it was introduced in accordance with P.A. 359 of 1947, as amended.

I further certify that Treasurer Scribner moved for adoption of said Ordinance, and that Trustee Krone supported said motion.

I further certify that the following Members voted for adoption of said Ordinance: _____ and that the following Members voted against adoption of said Ordinance: _____, and that the following Members were absent or abstained from voting on the adoption of said Ordinance: _____.

I further certify that after its passage the Ordinance was published on _____, in accordance with P.A. 359 of 1947, as amended, by Ann Arbor News.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Township and that such recording has been authenticated by the signatures of the Supervisor and the Clerk.

Michelle Anzaldi
Charter Township of Pittsfield Clerk

Dated: _____, 2021

Planning Commission Public Hearing:
First Reading:
Posted:
Adoption:
Final Publication:
Effective Date: