

CHAPTER 1284
Signs

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CROSS REFERENCES

Defacing signs on private property - see M.C.L.A. Sec. 750.385
 Posting signs without permission - see M.C.L.A. Secs. 752.821 et seq.
 Destruction of signs - see GEN. OFF. 666.01(20)
 Removal of signs - see GEN. OFF. 666.01(34)
 Obstructions by signs - see GEN. OFF. 666.01(36)

1284.01 PURPOSE.

Signs and other visual outdoor advertising are necessary to the commerce, health, safety and general welfare of the residents of the City. Further, failure to regulate their size, location and construction may lead to poor identification of individual businesses, deterioration of the business and residential areas of the City, intensification of the conflicts between different types of land use, reduction in the effectiveness of traffic control devices and safety hazards to pedestrians and motorists.

The purpose of this chapter is to regulate signs and outdoor advertising in a manner which will minimize their harmful effects while permitting maximum latitude for creative and effective advertising and identification. To achieve this purpose, this chapter shall:

- (a) Prevent the placement of signs in a manner that will conceal or obscure other signs or adjacent businesses;
- (b) Keep the number of signs and sign messages at a level reasonably necessary to identify a business and its products;
- (c) Keep signs within a reasonable scale with respect to the buildings to which they relate;
- (d) Prevent off-premise signs from conflicting with business, residential and public land uses;
- (e) Keep an area adjacent to streets clear of signs which might obstruct or distract the view of motorists; and
- (f) Reduce the visual and physical obstructions to motorists entering or leaving streets. (Ord. Unno. Passed 12-14-87.)

Signs may be erected or maintained in the City only as permitted by this chapter and are subject to all restrictions contained herein.

(Ord. Unno. Passed 12-14-87.)

1284.02 GENERAL REQUIREMENTS.

(a) The following signs are hereby prohibited:

- (1) Any sign which, by reason of its size, location, content, coloring or manner of illumination constitutes a traffic hazard or detriment to traffic safety by obstructing the vision of drivers or by obstructing or detracting from the visibility of any traffic control device on public streets or roads;
- (2) Signs which make use of words such as STOP, LOOK, DANGER or other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic;
- (3) Signs and sign structures that are no longer in use as originally intended, have been abandoned, are not structurally sound, pose a hazard to health and safety or are not kept in good repair;
- (4) Any sign which obstructs ingress or egress from any required door, window, fire or other required exitway;
- (5) Any sign unlawfully installed, erected or maintained after the effective date of this chapter (January 31, 1988);
- (6) Any sign installed prior to the effective date of this chapter without a permit when, in fact, previous zoning ordinance regulations required a permit; and
- (7) Billboards located within 100 feet of residential district lines.

(b) The following signs are allowed in any district and do not require a permit:

- (1) "No hunting," "no trespass," and on premise directional signs not exceeding four square feet in area;
- (2) Signs located in building interiors;
- (3) Identification, address or temporary "for sale" signs affixed to a wall, mailbox, post, lamp post, pillar or tree which otherwise meets the requirements of this chapter in terms of location and area;
- (4) Traffic control or other Municipal signs such as, but not limited to, directional signs on public rights of way, railroad crossing signs, warning, danger or temporary emergency signs and legal notices.
- (5) Memorial signs or tablets, names of buildings and dates of their erection, when cut into masonry surface or when constructed of bronze or other noncombustible material.

- (6) Flags bearing the official design of a nation, state or municipality.
(Ord. Unno. Passed 12-14-87; Ord. 2016-02. Passed 4-11-16.)

1284.03 DISTRICT REQUIREMENTS.

(a) Sign requirements for Residence Districts are as follows:

- (1) For each dwelling unit, one name plate not exceeding two square feet in area which indicates the name of the occupant or his or her home occupation;
- (2) For structures other than dwelling units, one identification sign not exceeding ten square feet in area, except a church bulletin board which may not exceed eighteen square feet in area; and
- (3) For rental or management offices in a multiple-unit housing development, one identification sign not exceeding six square feet in area.

(b) In the Commercial/Office District, freestanding, on-premise advertising signs or advertising pylons shall not exceed twenty feet in height or 100 square feet in area.

(c) In the IND Industrial District, only one identification sign shall be permitted per user, and that sign shall not exceed 100 square feet in area or twenty feet in height.

(Ord. Unno. Passed 12-14-87; Ord. Unno. Passed 7-10-89.)

1284.04 SPECIAL CONDITIONS.

(a) The light source which illuminates signs shall be directed or shaded so as not to interfere with the vision of persons on an adjacent highway or property.

(b) Signs used for advertising property for rent, lease or sale shall not exceed six square feet in area and shall be exempt from the permit and fee requirements of this chapter.

(c) No sign or billboard shall be erected or altered until it is approved by the Zoning Administrator and a permit is therefor issued.

(d) Free-standing off-premise billboards shall be considered a principal use, shall not exceed 200 square feet in area and must meet other applicable provisions of this chapter.

(e) Signs and billboards are prohibited from all public rights of way and dedicated public easements. In addition, signs are also prohibited from encroachment or suspension over a public way, right of way or easement except as allowed in Section 1284.07.

(f) The combination of square footage of signs and/or billboards on any one lot shall not exceed 200 square feet in total.

(Ord. Unno. Passed 12-13-87; Ord. Unno. Passed 7-10-89; Ord. 2007-10. Passed 8-13-07.)

1284.05 FEES.

Fees for the issuance of sign permits, as provided in Section 1284.04(c), shall be paid to the City Treasurer in advance of the issuance of the permit. Such fees are necessary to cover the costs involved and shall be established by Council.

(Ord. Unno. Passed 12-14-87.)

1284.06 APPEALS AND SPECIAL PROCEDURES.

Appeals and special procedures are the responsibility of the Zoning Board of Appeals. Fees for appeals shall be paid to the City Treasurer. Such fees shall be established by Council.

(Ord. Unno. Passed 12-14-87.)

1284.07 SIDEWALK SIGNS.

(a) Sidewalk signs mean a sign with two faces that adjoin at the top or a pedestal sign that has a base and single- or double-sided message board. The base of the sign is not permanently secured or anchored.

(b) One sidewalk sign is allowed for each business.

(c) Sidewalk signs are to be displayed only during the business' hours of operation.

(d) A sidewalk sign shall only be placed so as to allow at least sixty inches of clearance, or clearance as required by the Americans with Disabilities Act.

(e) The maximum size of each display face of a sidewalk sign is six square feet.

(f) The maximum height of the sidewalk sign is forty-two inches, as measured above the sidewalk.

(g) Sidewalk signs may be allowed if the proposed location does not inhibit the free flow of pedestrians and meets the clearance requirements of the Americans with Disabilities Act.

(h) All sidewalk signs shall be placed as close to the front of the building and at the farthest point from the roadway as possible.

(i) Businesses on corner lots may have one sidewalk sign on each roadway side of the business.

(Ord. 2007-09. Passed 8-13-07.)