

CHAPTER 1274
Signs

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| 1274.01 | Compliance required. | 1274.04 | Signs in Business and Industrial Districts. |
| 1274.02 | General requirements. | | |
| 1274.03 | Signs in Residential Districts. | | |

CROSS REFERENCES

- Zoning and planning in home rule cities - see M.C.L.A. Sec. 117.4i
 Regulation of location of trades, buildings and uses by local authorities -
 see M.C.L.A. Sec. 125.581
 Regulation of buildings; authority to zone - see M.C.L.A. Sec. 125.582
 Regulation of congested areas - see M.C.L.A. Sec. 125.583
 Uses of land or structures not conforming to ordinances; powers of legislative
 bodies; acquisition of property - see M.C.L.A. Sec. 125.583a
 Effect of zoning ordinance on zoning decision in presence of demonstrated
 need for certain land use - see M.C.L.A. Sec. 125.592

1274.01 COMPLIANCE REQUIRED.

No sign shall be permitted except as herein provided.

1274.02 GENERAL REQUIREMENTS.

In any district, all signs shall comply with the following general requirements:

- (a) There shall be no flashing, oscillating or intermittent type of illuminated sign within 100 feet of any Residential District or street intersection or railroad.
- (b) No sign shall project over public rights-of-way except those established and maintained by the City, Township, County, State or Federal Government.
- (c) No sign shall project above the maximum height limitation of the use district in which located.
- (d) A building permit shall be required for the erection, construction or alteration of any sign, except as hereinafter provided, and all such signs shall be approved by the Building Inspector as to their conformity to the requirements of the district wherein said sign or signs are to be located and the requirements of this section. No building permit shall be required for a sign described in Sections 1274.03(a) and (b) and 1274.04(a) and (b).
- (e) No sign shall resemble any official traffic control device or railroad sign or signal.

- (f) No sign shall use the word "stop" or "danger" prominently displayed, or present or imply the need for a requirement to stop or the existence of danger.
- (g) No sign shall be placed nearer any street than the minimum setback building line of the district wherein said sign is to be located.
- (h) All directional signs required for the purpose of orientation, when established by the City, Township, County, State or Federal Government, shall be permitted in all districts.
- (i) No person shall erect, display or maintain any sign which obstructs any fire escape, building entrance or public passage or which is at a horizontal distance of less than ten feet from any fire hydrant, traffic light or fire call box.
- (j) No person shall erect, display or maintain any sign at any location where, by reason of its position, size, shape, color, animation or illumination, it will interfere with or obstruct the view of traffic, nor shall any sign be permitted which may be confused with any authorized traffic sign, signal or device.

1274.03 SIGNS IN RESIDENTIAL DISTRICTS.

No sign shall be permitted in a Residential District except as herein provided:

- (a) One nonilluminated sign not exceeding two square feet in area which announces the name and professional activity of the occupant on each lot on which a dwelling unit is located shall be permitted.
- (b) One nonilluminated real estate or construction sign not exceeding eight square feet in area will be permitted on any property being sold, leased or developed. Such sign shall be removed promptly when it has fulfilled its function.
- (c) One sign with a surface area not exceeding six square feet which identifies the use on a premises for any permitted or conditionally permitted use in the respective Residential District in which the property is located shall be permitted.
- (d) One bulletin board not exceeding eighteen square feet in area will be permitted in connection with any church, school or similar public structure.
- (e) One reflective lighting sign with a surface area not exceeding twenty-five square feet which identifies a residential subdivision or a multiple residential complex shall be permitted.

1274.04 SIGNS IN BUSINESS AND INDUSTRIAL DISTRICTS.

In Business and Industrial Districts, no sign shall be permitted except as herein provided:

- (a) Except as otherwise specifically provided in this section:
 - (1) Not more than one sign shall be permitted on the premises of a business or industrial facility; provided that such sign shall not contain any information other than the name, symbol, phone number, and nature of the business or industrial activity conducted on or within the premises.
 - (2) If the business or industrial use or structure is located on premises bordering more than one public road, one such sign shall be allowed on each public road frontage.
 - (3) If the business or industrial use or structure is located on premises that are accessed by way of an easement or private right-of-way, one such sign shall be allowed at the entrance from the public road to and within said easement or private right-of-way.
- (b) No sign, except a sign offering the premises for sale, lease, or development, shall contain any information or advertising for any product or service that is not sold, processed, or manufactured on premises.
- (c) Notwithstanding anything in this section to the contrary, not more than one sign offering the premises for sale, lease, or for development may be placed on the premises in any location that is permitted for signs otherwise allowed.
- (d) No sign shall have an aggregate area that is greater than one and one-half square feet for each foot of width of the principal building on the premises. Freestanding signs shall not exceed beyond the existing roof line. Any sign attached to the building shall not extend above the roof line.
- (e) No sign shall be erected, displayed, or maintained within 30 feet of the edge of any road, easement, or private right-of-way, nor shall any sign be erected, displayed, or maintained within any sight clearance triangle created by the intersection of two roads or the intersection of an access easement or private right-of-way with a road, a "sight clearance triangle" being defined as being that area within the triangle that is created by beginning at the corner of where the road rights-of-way or the road right-of-way and access easement or private right-of-way intersect, as the case may be, and running along the edge of each 30 feet and then connecting the ends of those lines with each other.
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