

**GREEN OAK TOWNSHIP
ORDINANCE NUMBER H-01**

AN ORDINANCE TO AMEND THE GREEN OAK TOWNSHIP ZONING ORDINANCE, ADDING ARTICLE 13, TO REGULATE THE ERECTION, MAINTENANCE AND USE OF SIGNS WITHIN GREEN OAK TOWNSHIP, AND THE ADMINISTRATION AND ENFORCEMENT THEREOF.

GREEN OAK TOWNSHIP ORDAINS:

SECTION I. REPEALER.

Green Oak Township Ordinance Number 83, dealing with signs, is hereby repealed in its entirety and all other ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give the Ordinance full force and effect.

SECTION II.

A new Article 13 is hereby adopted, added to the Green Oak Township Zoning Ordinance and shall read as follows:

ARTICLE 13: SIGN ORDINANCE

SECTION 13.1 TITLE.

This Ordinance shall be known, and may be cited as the Green Oak Township Sign Ordinance and is incorporated as a separate section in the Green Oak Township Zoning Ordinance.

SECTION 13.2 PURPOSE AND AUTHORITY.

The following regulations are enacted for the purpose of preserving the residential character of the community, to render the area attractive to travelers, to protect residents from annoyances, and to provide for the safety of drivers and pedestrians by controlling distractions and impairments to visibility. The purpose of this Ordinance is to regulate and limit the construction or reconstruction of signs to protect the public peace, health, safety, property values, general welfare, to preserve the rural atmosphere of the Township, and to prevent the marring of the appearance of the Township by an excessive number of signs. Such signs as will not, by reason of their size, location, construction, or manner of display, endanger life and limb, confuse or mislead traffic, obstruct vision necessary for vehicular and pedestrian traffic safety, or otherwise endanger public welfare, shall be permitted except as may be otherwise provided for herein.

It is hereby determined that the number of signs in the Township is becoming excessive and such signs are unduly distracting to motorists and pedestrians, create traffic

hazards, and in some places reduce the effectiveness of signs needed to direct the public. It is also determined that the appearance of the Township is becoming marred by the excessive number of signs. It is also determined that the number of distracting signs ought to be reduced in order to reduce the aforementioned effects. It is also determined that the regulations contained in this Ordinance are the minimum amount of regulation necessary to achieve its purposes.

SECTION 13.3 DEFINITIONS.

The following terms, phrases, words and their derivatives shall have the meaning given herein, unless the context otherwise requires:

ANIMATED SIGN (See Flashing Sign). Any sign that uses movement or change of lighting to depict or create a special effect or scene.

AWNING SIGN. (See Canopy Sign). A sign which is printed or otherwise affixed to an awning which may be rolled or folded up against the wall to which it is attached.

BALLOON SIGN. Any air or gas-filled object used as a temporary sign to direct attention to any business or profession, or to a commodity or service sold, offered or manufactured, or to any festival or entertainment.

BANNER SIGN. Temporary signs produced on cloth, paper, fabric or other combustible material of any other kind, with or without frames. National, state or municipal flags, or the official flag of any institution or business shall not be considered banners.

BILLBOARD. A surface whereon advertising matter is set in view conspicuously and which advertising does not apply to premises or any use of premises wherein it is displayed or posted (an offsite sign) and is regulated in accordance with regulations governed by the Highway Advertising Act, P.A. 106 of 1972 as amended.

BUILDING SIGN. Any sign attached to any part of a building, as contrasted to a freestanding sign. For purposes of this ordinance, building signs shall include: awning/canopy signs, identification signs, integral signs, marquee signs, projecting signs, roof and integral roof signs, wall, window, and suspended signs.

BUSINESS CENTER. A grouping of two or more business establishments on one or more parcels of property which may share parking and access and are linked architecturally or otherwise present the appearance of a unified grouping of businesses. A business center shall be considered one use for the purposes of determining the maximum number of freestanding or ground signs. A vehicle dealership shall be considered a business center regardless of the number or type of models or makes available, however, used auto/truck sales shall be considered a separate use in determining the maximum number of freestanding signs, provided that the used sales section of the lot includes at least twenty-five percent (25%) of the available sales area.

BUSINESS SIGN. An accessory sign related to the business, activity or service conducted on the premises upon which the sign is placed.

CANOPY SIGN (See Awning Sign). Any sign that is a part of or attached to awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

CHANGEABLE COPY SIGN. A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the structural integrity of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this ordinance. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this ordinance.

COMMERCIAL MESSAGE. Any sign wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service, or other commercial activity.

CONSTRUCTION SIGN. A temporary sign that bears the names and addresses of the project, contractors, architects, developers, planners, financial institutions, or engineers engaged in the construction project.

FLAG. Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other entity.

FLASHING SIGN (See Animated Sign). Any sign, which, by method or manner of illumination, flashes on or off, winks, or blinks with varying light intensity, shows motion, or creates the illusion of motion or revolves in a manner to create the illusion of being on or off.

FREESTANDING OR GROUND SIGN. A sign supported directly by the ground or with support provided by uprights, braces, pylons or poles anchored in the ground that are independent from any building or other structure. For purposes of this ordinance, freestanding or ground signs shall include: billboards, incidental signs, monolith, subdivision entranceway, and business signs.

IDENTIFICATION SIGN. A sign which displays the name and/or address of a person or firm.

ILLUMINATED SIGN. A sign illuminated in any manner by an artificial light source.

INCIDENTAL SIGN. A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking", "entrance", "loading only", "telephone", and similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

INTEGRAL SIGN. A sign that may contain the name of the building, date of erection, or take the form of a monumental citation or commemorative tablet. The sign is often carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type construction and made an integral part of the structure.

LOT. Any piece or parcel of land or a portion of a subdivision, the boundaries of which have been established by some legal instrument of record, that is recognized and intended as a unit for the purpose of transfer of ownership.

MARQUEE. Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

MARQUEE SIGN. Any sign attached to, in any manner, or made a part of a marquee.

MONOLITH SIGN. A three-dimensional, self-supporting, base-mounted, freestanding sign, consisting of two (2) or more sides extending up from the base, and upon which a message is painted or posted. A monolith sign may also consist of a base-mounted cylindrical structure upon which a message is painted or posted.

NEON SIGN. A sign consisting of glass tubing, filled with neon gas, which glows when electric current is sent through it.

NON-CONFORMING SIGN. Signs which are prohibited under the terms of this Ordinance but were in use and lawful at the date of enactment of this Ordinance.

OBSOLETE SIGN. Signs that advertise a product that is no longer made or that advertise a business that has closed.

PENNANT SIGN. A sign or display consisting of long, narrow, usually triangular flags of lightweight plastic, fabric, or other materials, that may or may not contain a message, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

POLITICAL SIGN. A temporary sign relating to the election of a person to public office or relating to a political party or relating to a matter to be voted upon at an election called by a public body.

PORTABLE SIGN. A temporary sign which is not permanently affixed to a building face or to a pole, pylon, or other support that is permanently anchored in the ground. A portable sign is capable of being moved from one location to another. Portable signs include, but are not limited to: signs designed to be transported by means of wheels; signs converted to A- or T- frames; menu and sandwich board signs; balloons used as signs; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.

PRINCIPAL BUILDING. The building in which is conducted the principal use of the zone lot on which it is located. Zone lots with multiple principal uses may have multiple principal buildings, but storage buildings, garages, and other clearly accessory uses shall not be considered principal buildings.

PROJECTING SIGN. Any sign affixed to a building or wall in such a manner that its leading edge extends beyond the surface of the such building or wall.

REAL ESTATE SIGN. A temporary sign placed upon property for the purpose of advertising to the public the sale or lease of said property.

REAL ESTATE DEVELOPMENT SIGN. A sign informing when a subdivision or other real estate development will commence construction or will be available for occupancy or use on the premises upon which it is located.

RIGHT-OF-WAY. A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or other special use.

ROOF SIGN. Any sign erected and 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.

ROOF SIGN, INTEGRAL. Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six (6) inches.

SANDWICH SIGN. A temporary, portable sign consisting of two advertising boards laid back-to-back and at least partially supported by each other.

SETBACK. The distance from the property line to the nearest part of the applicable building, structure, or sign, measured perpendicularly to the property line or right-of-way line.

SIGN. The display of any words, numerals, figures, devices, designs or trademarks to make known an individual, firm, profession, business, product or message and which is visible to the general public.

STREET FURNITURE SIGN. A sign structure which by its design invites, entices, encourages or makes itself convenient or available to use by the general public for something more than mere visual attraction to its message. Street furniture signs include but are not limited to signage on benches and on table umbrellas used for outdoor, cafe-style dining.

STREET FRONTAGE. The distance for which a lot line of a zone lot adjoins a public street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street.

SUBDIVISION ENTRANCEWAY SIGN. A sign, depicting the name of a residential, office/service, commercial or industrial subdivision, located at the entrance to such subdivision.

SUSPENDED SIGN. A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

TEMPORARY SIGN. A sign which is used only temporarily and advertises a private or public seasonal or special event, function or sale. Temporary signs are not permanently mounted. For purposes of this ordinance, temporary signs shall include: balloon, banner, construction, political, portable and real estate signs.

WALL SIGN. A sign fastened to or painted on the wall area of a building or structure that is confined within the limits of the wall with the exposed face of the sign in a plane approximately parallel to the plane of such wall.

WINDOW SIGN. Any sign that is placed inside a window or upon the windowpanes or glass and is visible from the exterior of the window.

ZONE LOT. A parcel of land in single ownership that is of sufficient size to meet minimum zoning requirements for area, coverage, and use, and that can provide such yards and other open spaces as required by the zoning regulations.

SECTION 13.4 SIGNS PROHIBITED IN ALL DISTRICTS.

Unless otherwise permitted by this Ordinance, by variance or by legal non-conforming status as provided in this Ordinance, the following signs shall not be permitted.

1. Signs which imitate an official traffic sign or signal or which contain the words “stop”, “go slow”, “caution”, “danger”, “warning”, or similar words.

Signs which are of a size, location, movement, 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.
3. Signs in any public right-of-way, except as allowed by the Green Oak Township Board or Livingston County Road Commission.
4. Obsolete signs which advertise an activity, business product, or service no longer produced or conducted on the premises upon which the sign is located. Where the owner or lessor of the premises is seeking a new tenant, such signs may remain in place for not more than ninety (90) days from the date of vacancy.
5. Signs which are pasted or attached to utility poles or signs placed upon trees, fences, rocks or in an unauthorized manner to walls or other signs.
6. Signs advertising activities which are illegal under federal, state or Township laws or regulations.
7. Any sign displayed on an automobile, truck, or other motorized vehicle when that vehicle is used primarily for the purpose of such advertising display.
8. All portable or non-structural signs except as allowed under other sections of this Ordinance. For purposes of this Ordinance, a sign shall be considered non-structural if it has no permanently mounted, self-supporting structure or is not an integral part of a building to which it is accessory.
9. Roof signs except any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign

extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six (6) inches.

10. Flashing signs with moving or blinking lights, or signs with exposed incandescent light bulbs.
11. Any sign which has any visible moving parts, visible revolving parts, visible mechanical movement of any description, or other apparent visible movement achieved by electrical, electronic, or mechanical means, including intermittent electrical pulsations, or by action of normal wind current, except for time, temperature and stock market signs as provided in this Ordinance, but including animated signs.
12. String of lights or pennants used for commercial purposes.
13. Street furniture signs with the exception of signage on table umbrellas used for outdoor cafe-style dining.
14. A rotating search light or similar device which emits beams of light.
15. Signs on public or private towers. Any type of signage including logos shall not be permitted on a public or private radio, television, cellular phone, or water towers with the exception of the name of the municipality, unless approved by the Township Board of Zoning Appeals.
16. Any sign or sign structure which is structurally unsafe, or constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment, or is not kept in good repair, or is capable of causing electrical shock to persons likely to come in contact with it.
17. Any sign which obstructs a window, door or other opening that could be used for fire escape.
18. Any sign unlawfully installed, erected, or maintained.

SECTION 13.5 REMOVAL OF PROHIBITED SIGNS IN PUBLIC PLACES.

The Green Oak Township Building Official or designee shall have the authority to remove and discard any sign determined to be in violation of the preceding section and to be located upon public property. Such authority shall be in addition to the authority conferred upon the zoning administrator by Article 3 of the Zoning Ordinance of Green Oak Township or by general law.

SECTION 13.6 APPLICATION OF STANDARDS: EXEMPT SIGNS/TEMPORARY SIGNS.

13.6.1 The following signs are specifically exempt for the sign permit requirements but are subject to the following regulations and standards:

- (A) Business affiliation signs: signs not exceeding a total of two (2) square feet per business indicating acceptance of credit cards or describing business affiliations and are attached to a permitted sign, exterior wall, building entrance or window.
- (B) Construction signs: provided that there shall be only one such sign per development project; with a maximum height of six (6) feet and not exceeding sixteen (16) square feet in area for residential projects; a maximum height of six (6) feet and not exceeding thirty-two (32) square feet in area for non-residential projects; setback a minimum fifteen (15) feet from any property line or public street right-of-way; and that such signs shall be erected during the construction period only and shall be removed fourteen (14) days after an occupancy permit is issued.
- (C) Flags: insignia of any nation, state, community organization, college or university.
- (D) Garage sale and estate sale signs: provided that they are not attached to public utility poles and do not exceed six (6) square feet in area; and that they are erected no more than seven (7) business days before and are removed within one (1) business day after the announced sale.
- (E) Gas station pump island signs: located on the structural supports identifying "self-serve" and "full-serve" operations, provided that there is no business identification or advertising copy on such signs, that there are no more than two (2) such signs per pump island and that such signs do not exceed four (4) square feet in area.
- (F) Grand Opening Signs: Temporary signs of a commercial nature announcing grand openings or other special events or promotions, subject to the limitations as to size, height and location set forth in this section. Such signs shall be confined within private property and shall be displayed no more than three (3) times per year by any business or establishment, nor for any period in excess of seven (7) days. If affixed as an integral roof sign of a building or structure, no part of the sign shall be separated from the rest of the roof by a space of more than six (6) inches. Temporary signs of a commercial nature displayed upon balloons shall be allowed under the following supplemental provisions: if affixed to the roof of a building or structure, no part of the sign shall project more than thirty (30) feet above the roof line or, if affixed to the ground, the height of such sign shall not exceed thirty (30) feet above normal grade. All temporary commercial signs shall not exceed seventy-five (75) square feet in surface area.

- (G) Historical marker: plaques or signs describing state or national designation as an historic site or structure and/or containing narrative, not exceeding twelve (12) square feet in area.
- (H) Integral signs: names of buildings, dates of erection, monumental citations, commemorative tablets when carved into stone, concrete or similar material or made of bronze, aluminum or other non combustible material and made an integral part of the structure and not exceeding twenty-five (25) square feet in area.
- (I) Menu Board: up to two (2) signs each no greater than sixteen (16) square feet which display menu items and contain a communication system for placing food orders at an approved drive through restaurant, provided such sign(s) is not in the front yard.
- (J) Miscellaneous signs: on vending machines, gas pumps, and ice containers indicating the contents or announcing on-premise sales, provided that the sign on each device does not exceed two (2) square feet in area.
- (K) Model signs: temporary signs directing the public to a model home or unit, which do not exceed six (6) square feet in area.
- (L) Non-commercial signs: signs containing non-commercial messages, such as those designating the location of public telephones, restrooms, restrictions on smoking and restrictions on building entrances, provided that such signs do not exceed two (2) square feet in area.
- (M) Non-profit organization signs: church, school, museum, library or other non-profit institution bulletin boards that are permanent signs with a minimum setback from the street right-of-way of fifteen (15) feet, which do not exceed twenty-five (25) square feet and are a maximum of six (6) feet in height.
- (N) Owner/tenant signs: address or occupant name and other signs of up to two (2) square feet in area mounted on the wall of a commercial building.
- (O) Parking lot signs: indicating restrictions on parking, when placed within a permitted parking lot, are a maximum of ten (10) feet in height, and do not exceed six (6) square feet in area.
- (P) Public Signs: Signs of a non-commercial nature and in the interest of, erected by, or on the order of, a public officer or Building Official in the performance of public duty, such as directional signs, regulatory signs, warning signs, and informational signs.
- (Q) Public Notice Signs: Temporary signs announcing any public, charitable, educational, religious or other non commercial event or function, located entirely upon the property on which such event or function is held and set back no less than seven (7) feet from the property line, and having a

maximum sign area of thirty-two (32) square feet. Such signs shall be allowed no more than thirty (30) days prior to the event or function and must be removed within seven (7) days after the event or function. Such signs may be illuminated in accordance with the restrictions set forth in Section 13.7 hereof. If building-mounted, such signs shall be flat wall signs and shall not project above the roofline. If freestanding, the height of any such sign shall be no more than twelve feet above normal grade.

- (R) Political Signs: Temporary political campaign signs announcing candidates seeking public political office and other data pertinent thereto shall be permitted up to a total area of eight (8) square feet for each premises in a residential zone and thirty-two (32) square feet in a commercial or industrial zone. These signs shall be confined within private property and shall not encroach into the visibility triangle at street intersections. These signs may be displayed sixty (60) days prior to and seven (7) days after the election for which intended.

- (S) Real Estate Signs: Real estate signs in residential districts, which are freestanding (such as lawn signs) or wall-mounted signs offering an open house on the premises or offering 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, except that on a corner parcel two (2) signs, one (1) facing each street, shall be permitted. Such 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. Such signs shall be removed within thirty (30) days after sale or rental of a property.

Real estate signs in nonresidential districts, which are freestanding or wall-mounted signs offering 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, except that on a corner parcel two (2) signs, one (1) facing each street, shall be permitted. 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. Such signs shall be removed within thirty (30) days after sale or lease of a property, or in the case of rental property, thirty (30) days after final occupancy has been issued to the entire development.

- (T) Regulatory, directional and street signs: erected by a public agency in compliance with Michigan Manual of Uniform Traffic Control Devices Manual.
- (U) Rental office directional signs: Up to two (2) signs identifying or directing motorists to a rental or management office in a multiple family development, provided that such signs are a maximum of four (4) feet in height, are setback a minimum of fifteen (15) feet from any property line or public right-of-way, and do not exceed three (3) square feet in area.

- (V) Residential community or development identification signs: one permanent sign per driveway which does not exceed thirty-six (36) square feet in area and a maximum height of six (6) feet identifying developments such as office complexes, a college, a subdivision, an apartment complex, condominium communities, senior housing complexes, mobile home parks and similar uses.
- (W) Street address signs: (street numbers) not exceeding two (2) square feet in area.
- (X) Warning signs; such as no trespassing, warning of electrical currents or animals, provided that such signs do not exceed six (6) square feet.

SECTION 13.7 SIGN DESIGN STANDARDS.

13.7.1 Construction Standards.

- (A) General Requirements. All signs shall be designed and constructed in a safe and stable manner in accordance with the Township's adopted Building Code and electrical code. All electrical wiring associated with a freestanding shall be installed underground.
- (B) Building Code. All signs shall be designed to comply with minimum wind pressure and other requirements set forth in the adopted Building Code.
- (C) Framework. All signs shall be designed so that the supporting framework, other than the supporting poles on a freestanding sign, is contained within or behind the face of the sign or within the building to which it is attached so as to be totally screened from view.

13.7.2 Illumination.

- (A) General Requirements. If illumination is proposed, signs shall be illuminated only by steady, stationary, shielded light sources directed solely at the sign, or internal to it.
- (B) Non-Glare, Shielded Lighting. Use of glaring undiffused lights or bulbs shall be prohibited. Lights shall be shaded so as not to project onto adjoining properties or thoroughfares.
- (C) Traffic Hazards. Sign illumination that could distract motorists or otherwise create a traffic hazard shall be prohibited.
- (D) Bare Bulb Illumination. Illumination by bare bulbs or flames is prohibited.

13.7.3 Location.

- A) Within a Public Right-of-Way. No sign shall be located within, project into or overhang a public right-of-way, except as otherwise permitted herein.
- (B) Compliance with setback Requirements. All signs shall comply with the setback requirements except as otherwise permitted herein.
- (C) Sight Lines for Motorists. Signs shall comply with the requirements for unobstructed motorist visibility and clear vision requirements as established by Green Oak Township and the Livingston County Road Commission.

13.7.4 Measurement.

- (A) Sign Area. Sign area shall be computed as follows:
 - (1) General Requirements. Where a sign consists of a generally flat surface or sign face on which lettering and other information is affixed, the sign area shall be computed by measuring the entire face of the sign including any framing or borders.
 - (2) Individual Letters. Where a sign consists of individual letters and logo affixed directly to a building, the area of the sign shall be computed by measuring the area of the envelope required to enclose the lettering and logo.
 - (3) Freestanding Sign. The area of a double-faced freestanding sign shall be computed using only one (1) face of the sign provided that: 1) the outline and dimensions of both faces are identical, and 2) the faces are back-to-back so that only one face is visible from any given direction.
 - (4) Ground Sign. The area of a ground sign shall be computed by measuring the entire vertical surface of a face upon which the letters and logo are attached. In the case of a multi-faced ground sign, the area of the sign shall be computed using only one face of the sign.
 - (5) Cylindrical Sign. The area of a cylindrical ground sign shall be computed by multiplying the circumference of the cylinder by its height.
- (B) Setback and Distance Measurements. The following guidelines shall be used to determine compliance with setback and distance measurements:

- (1) The distance between two signs shall be measured along a straight horizontal line that represents the shortest distance between the two signs.
- (2) The distance between a sign and a parking lot or building shall be measured along a straight horizontal line that represents the shortest distance between the outer edge of the parking lot or building.
- (3) The distance between a sign and a building or property line shall be measured along a straight horizontal line that represents the shortest distance between the sign and the building.

SECTION 13.8 RESIDENTIAL DISTRICT SIGNS.

The following signs shall be permitted in all districts zoned for residential use:

- (A) Nameplate and Street Address. A nameplate sign or street address shall be permitted in accordance with Section 13.6 and shall not exceed two (2) square feet.
- (B) Real Estate Signs. Real estate signs shall be permitted in accordance with Section 13.6.
- (C) Garage Sale Signs. Garage sale signs shall be permitted in accordance with Section 13.6.
- (D) Church Signs. Church signs shall be permitted in accordance with Section 13.6.
- (E) Residential Entranceway Signs. Permanent residential entranceway signs shall be permitted in accordance with Section 13.6.

SECTION 13.9 NONRESIDENTIAL DISTRICT SIGNS.

The following signs shall be permitted in districts zoned for nonresidential use, including districts zoned LB, GB, HC, RO, LI, GI, and Non-Residential PUD (see Generalized Schedule of Sign Standards):

- (A) Signs for Residential District Uses In a Nonresidential District. Signs for non-conforming residential district uses in a nonresidential district shall be governed by the sign regulations for residential district uses.
- (B) Signs for Non-conforming / Nonresidential Uses. Signs for non-conforming / nonresidential uses in an office, commercial or industrial district (for example, a non-conforming commercial use in an industrial

district) shall be governed by the sign regulations which are appropriate for the type of use, as specified in this Section.

(C) Wall Signs. Wall signs shall be permitted in office, commercial and industrial districts subject to the following regulations:

- (1) Number. One (1) wall sign shall be permitted per street or highway frontage on each parcel. In the case of a multi-tenant building or shopping center, one (1) wall sign shall be permitted for each tenant having an individual means of public access. Tenants who occupy a corner space in a multi-tenant structure shall be permitted to have one (1) sign on each side of the building. Where several tenants use a common entrance in a multi-tenant structure, only one (1) wall sign shall be permitted, but the total sign area should be allocated on an equal basis to all tenants.
- (2) Size. The total area of a wall sign shall not exceed one (1) square foot per lineal foot of building frontage, but in no case shall the wall sign exceed sixty (60) square feet in area. Buildings which are setback more than one hundred fifty (150) feet back from the road right-of-way may be allowed to have a maximum square footage, (based upon the preceding lineal foot formula) not to exceed two hundred (200) square feet.
- (3) Location. One wall sign may be located on each side of a building that faces a street or highway.
- (4) Vertical Dimensions. The maximum vertical dimension of any wall sign shall not exceed one fourth (1/4) of the building height.
- (5) Horizontal Dimensions. The maximum horizontal dimension of any wall-mounted sign shall not exceed one-half (1/2) of the width of the building.
- (6) Height. The top of a wall sign shall not be higher than whichever is lowest:
 - a. The maximum height specified for the district in which the sign is located.
 - b. The top of the sills at the first level on windows above the first story.
 - c. The height of the building facing the street on which the sign is located.

(D) Freestanding Signs. Freestanding signs shall be permitted in the LB, GB, HC, RO, LI, GI, and non-residential PUD districts subject to the following regulations:

- (1) Number. One (1) freestanding sign shall be permitted per street or highway frontage on each parcel. In multi-tenant buildings or shopping centers the sign area may be used to identify the name of the shopping center or multi-tenant building.
- (2) Size. The total area of the freestanding sign shall not exceed one-half (1/2) of a square foot per lineal foot of lot frontage, but in no case shall the freestanding sign exceed forty-eight (48) square feet in area.
- (3) Setback from the Right-of-Way. Freestanding signs may be located in the required front yard, provided that no portion of any such sign shall be located closer than fifteen (15) feet to the right-of-way line. If a parcel is served by a private road or service road, no portion of a freestanding sign shall be closer than fifteen (15) feet to the edge of the road or private road easement/right-of-way.
- (4) Setback from Residential Districts. Freestanding signs shall be located no closer to any residential district than indicated in the following table:

<u>Zoning District in which Sign is Located</u>	<u>Required Setback from Residential District</u>
LB, RO	50 ft.
GB, HC, LI, GI	100 ft.

- (5) Height. The height of a freestanding sign in any nonresidential district shall not exceed six (6) feet.

(E) Marquee Signs. Marquee signs shall be permitted for theaters located in commercial districts subject to the following requirements:

- (1) Construction. Marquee signs shall consist of hard incombustible materials. The written message to be affixed flat to the vertical face of the marquee.
- (2) Vertical Clearance. A minimum vertical clearance of ten (10) feet shall be provided beneath any marquee.
- (3) Projection. Limitations imposed by this Ordinance concerning projection of signs from the face of a wall or building shall not

apply to marquee signs, provided that marquee signs shall comply with the setback requirements for the district in which they are located.

- (4) Number. One (1) marquee shall be permitted per street frontage.
- (5) Size. The total size of a marquee sign shall not exceed one and one-half (1 1/2) square feet per lineal foot of building frontage.
- (6) Compliance with Size Requirements for Wall Signs. The area of permanent lettering on a marquee sign shall be counted in determining compliance with the standards for total area of wall signs permitted on the parcel.

(F) Awnings and Canopies. Signs on awnings and canopies in commercial, office, and industrial districts shall be permitted, subject to the following standards:

- (1) Coverage. The total area of the lettering and logo shall not exceed twenty-five percent (25%) of the total area of the awning or canopy that is visible from the street.
- (2) Compliance with Size Requirements for Wall Signs. The area of sign on awnings or canopies shall be counted in determining compliance with the standards for total area of wall signs permitted on the parcel.
- (3) Projection. Limitations imposed by this Ordinance concerning projection of signs from the face of a wall or building shall not apply to awning and canopy signs, provided that such signs shall comply with the setback requirements for the district in which they are located.

(G) Gasoline Price Signs. Gasoline price signs shall be permitted subject to the following standards:

- (1) Number. One (1) gasoline price sign shall be permitted for each gas station.
- (2) Size. Gasoline price signs shall not exceed twenty (20) square feet in area. Gasoline price signs shall not be counted in determining compliance with the standards for total area of wall or freestanding signs permitted on the parcel.
- (3) Setback. Gasoline price signs shall comply with the setback and height requirements specified for freestanding signs in the district in which the signs are located.

- (H) Window Signs. Temporary and permanent window signs shall be permitted on the inside in commercial and office districts provided that the total combined area of such signs (including incidental signs) shall not exceed one-quarter (1/4) or 25% of the total window area.
- (J) Time/Temperature/Stock Market Signs. Time, temperature, and stock market signs shall be permitted in commercial and office districts, subject to the following conditions:
 - (1) Frequency of Message Change. The message change shall not be more frequent than once every ten (10) seconds.
 - (2) Size. The area of these types of signs shall not be included within the maximum sign area permitted on the site.
 - (3) Number. One (1) such sign shall be permitted per street frontage.

SECTION 13.10 SIGNS AND REQUIREMENTS RELATED TO SHOPPING CENTERS.

13.10.1 Shopping Center or Multi-Tenant Business Regulations.

- (A) One ground sign, used to identify the shopping center shall be permitted and shall conform with the requirements of Section 13.9.
- (B) Each business within the neighborhood shopping center may provide one wall sign conforming to the requirements of Section 13.9.

13.10.2 Where the roof structure of a building containing more than one business is extended over a walkway along the outer edge of the building, one underhanging sign may be permitted for each business in the building provided:

- (A) All such signs will be of identical size and shape.
- (B) Underhanging signs shall contain the name of the business only and shall not exceed four (4) square feet per side.
- (C) All such signs (marquee and underhanging) utilize identical lettering style and color scheme.
- (D) There is provided a vertical clearance of at least-eight (8) feet between the sign and any part of the sign structure and the surface of the sidewalk at ground level.

SECTION 13.11 COMMON SIGNAGE PLAN.

If the owners of two or more contiguous (disregarding intervening streets and alleys) zoned lots or the owner of a single lot with more than one building (not including any accessory building) in any commercial (business) or industrial zoning district file with the Building Official for such zone lots a Common Signage Plan conforming with the provisions of this section, a 25 percent increase in the maximum total sign area shall be allowed for each included zone lot. This bonus shall be allocated within each zone lot as the owner(s) elects.

13.11.1 Provisions of Common Signage Plan. The Common Signage Plan shall contain all of the information required for a Master Signage Plan and shall also specify standards for consistency among all signs on the zone lots affected by the Plan with regard to:

- (A) Lettering, graphic style, or color coordination;
- (B) Lighting;
- (C) Location of each sign on the buildings;
- (D) Material; and
- (E) Sign proportions.

13.11.2 Showing Window Signs on Common or Master Signage Plan. A Common Signage Plan or Master Signage Plan including window signs may simply indicate the areas of the windows to be covered by window signs and the general type of the window signs (e.g., paper affixed to window, painted, etched on glass, or some other material hung inside window) and need not specify the exact dimension or nature of every window sign.

13.11.3 Limit on Number of Freestanding/Ground Signs Under Common Signage Plan. The Common Signage Plan, for all zone lots with multiple uses or multiple users, shall limit the number of freestanding/ground signs to a total of one (1) for each street on which the zone lots included in the plan have frontage and shall provide for shared or common usage of such signs.

13.11.4 Other Provisions of Master or Common Signage Plans. The Master or Common Signage Plan may contain such other restrictions as the owners of the zone lots may reasonably determine.

13.11.5 Consent. The Master or Common Signage Plan shall be signed by all owners or their authorized agents in such form as the Building Official shall require.

13.11.6 Procedures. A Master or Common Signage Plan shall be included in any development plan, site plan, planned unit development plan, or other official plan required by Green Oak Township for the proposed development and shall be processed simultaneously with such other plan.

13.11.7 Amendment. A Master or Common Signage Plan may be amended by filing a new Master or Common Signage Plan that conforms with all requirements of the ordinance then in effect.

13.11.8 Existing Signs Not Conforming to Common Signage Plan. If any new or amended Common Signage Plan is filed for a property on which existing signs are located, it shall include a schedule for bringing into conformance, within three years, all signs not conforming to the proposed amended plan or to the requirements of this ordinance in effect on the date of submission.

13.11.9 Binding Effect. After approval of a Master or Common Signage Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan, and such plan may be enforced in the same way as any provision of this ordinance. In case of any conflict between the provisions of such a plan and any other provision of this ordinance, the ordinance shall control.

SECTION 13.12 BILLBOARDS.

In addition to the stated purposes and intent of this Ordinance; the following regulations are intended to protect the public health, safety, and welfare by regulating the location, size, height, spacing and other aspects of billboards. These regulations are necessary because billboards can reduce traffic safety by diverting the attention of motorists from the road, and because billboards are often incompatible with other signs and land uses in surrounding areas and result in aesthetic deterioration. Where permitted, billboards shall subject to the following restrictions as well as regulations established by the Michigan Highway Advertising Act. P.A. 106 of 1972 as amended.

- (A) District. Billboards shall be permitted in the Light Industrial LI, and General Industrial GI districts abutting the M-36 or U.S. 23 rights-of-way only.
- (B) Area. The total sign area of any billboard shall not exceed 672 square feet.
- (C) Setback. No billboard shall be closer than twenty-five (25) feet to a non right-of-way property line. No billboard shall project over public property. Billboard signs shall be no closer than five hundred (500) feet to any adjacent residential property line. Billboards shall be set back a minimum of twenty-five (25) feet from any other structure on or off the same premise upon which the billboard is located.
- (D) Distance From Other Signs. Billboards shall be spaced no closer than 1,250 feet between other billboard signs on the same side of the right-of-way.
- (E) Height. The top of any billboard shall be no higher than twenty-five (25) feet above normal grade.

- (F) Illumination. The light rays of a billboard with external illumination shall be cast directly upon the billboard and shall not be visible to motorists except as reflected from the billboard.
- (G) Construction. A billboard shall be self-supported and pole mounted.
- (G) A maintenance bond in an amount established by the Township Board shall be required. In the instances that a billboard is vacated, the cost of removal, if that burden is placed upon the Township, shall be assessed to the property owner.
- (G) “V” shaped billboards or double-sided billboards shall not be permitted.

SECTION 13.13 PERMITS / NON-CONFORMING SIGNS / APPEALS.

13.13.1 Plans, Specifications, and Permits.

- (A) Permits. It shall be unlawful for any person to erect, alter, relocate, or structurally change a sign or other advertising structure, unless specifically exempted by the Article, without first obtaining a permit in accordance with the provisions set forth herein. A permit shall require payment of a fee, which shall be established by the Township Board.
- (B) Application. Application for a sign permit shall be made upon forms provided by the Building Official. The following information shall be required:
 - (1) Name, address and telephone number of the applicant.
 - (2) Location of the building, structure, or lot on which the sign is to be attached or erected
 - (3) Position of the sign in relation to nearby buildings, structures, and property lines.
 - (4) Plans showing the dimensions, materials, method of construction, and attachment to the building or in the ground.
 - (5) Copies of stress sheets and calculations, if deemed necessary by the Building Official, showing the structure as designed for dead load and wind pressure.
 - (6) Name and address of the person, firm, or corporation owning, erecting and maintaining the sign.
 - (7) Information concerning required electrical connections.
 - (8) Insurance policy or bond, as required in this Article.

- (9) Written consent of the owner or lessee of the premises upon which the sign is to be erected.
- (10) Other information required by the Building Official to make the determination that the sign is in compliance with all applicable laws and regulations.

(C) Review of Application.

- (1) Planning Commission Review. Sign permit applications submitted in conjunction with the proposed construction of a new building or addition to an existing building shall be reviewed by the Planning Commission for signs located within the PUD, GB and HC zoning districts as a part of the required site plan review. Proposed signs must be shown on the site plan. Applicant shall have the option of submitting sign applications to the Planning Commission under procedures which are separate from site plan review.
- (2) Building Official Review. The Building Official shall review the sign permit application for any sign proposed on a site or existing building where no other new construction is proposed.
- (3) Issuance of a Permit. Following review and approval of a sign application by the Planning Commission or Building Official, as appropriate, the Building Official shall have the authority to issue a sign permit.

- (D) Exceptions. A sign shall not be enlarged or relocated except in conformity with the provisions set forth herein for new signs, nor until a proper permit has been secured. However, a new permit shall not be required for ordinary servicing or repainting of an existing sign message, cleaning of a sign, name changes, or changing of the message on the sign where the sign is designed for such changes (such as lettering on a marquee or numbers on a gasoline price sign). Furthermore, a permit shall not be required for certain exempt signs listed in Section 13.6.

13.13.2 Inspection and Maintenance.

- (A) Inspection of New Signs. All signs for which a permit has been issued shall be inspected by the Building Official or designee when erected. Approval shall be granted only if the sign has been constructed in compliance with the approved plans and applicable Zoning Ordinance and Building Code standards.

In cases where fastenings or anchorages are to be eventually bricked in or otherwise enclosed, the sign erector shall advise the Building Official when such fastenings are to be installed so that inspection may be completed before enclosure.

- (B) **Inspection of Existing Signs.** The Building Official or designee shall have the authority to routinely enter onto property to inspect existing signs. In conducting such inspections, the Building Official shall determine whether the sign is adequately supported, painted to prevent corrosion, and so secured to the building or other support as to safely bear the weight of the sign and pressure created by the wind.
- (C) **Correction of Defects.** If the Building Official or designee, finds that any sign is unsafe, insecure, improperly constructed, or poorly maintained, the sign erector, owner of the sign, or owner of the land shall make the sign safe and secure by completing any necessary re-construction or repairs, or entirely remove the sign in accordance with the timetable established by the Building Official.

13.13.3 Removal of Obsolete Signs.

Any sign that no longer identifies a business that is in operation, or that identifies an activity or event that has already occurred, shall be considered abandoned and shall be removed by the owner, agent, or person having use of the building or structure. Upon vacating a commercial or industrial establishment, the proprietor shall be responsible for removal of all signs used in conjunction with the business.

However, where a conforming sign structure and frame are typically reused by a current occupant in a leased or rented building, the building owner shall not be required to remove the sign structure and frame in the interim periods when the building is not occupied, provided that the sign structure and frame are maintained in good condition.

13.13.4 Non-conforming Signs

No non-conforming signs shall be altered or reconstructed, unless the alteration or reconstruction is in compliance with this ordinance, except that non-conforming signs shall comply with the following regulations:

- (A) **Repairs and Maintenance.** Normal maintenance shall be permitted, provided that any non-conforming sign that is destroyed by any means to an extent greater than fifty percent (50%) of the sign's precatastrophe fair market value, exclusive of the foundation, shall not be reconstructed. Normal maintenance shall include painting of chipped or faded signs; replacement of faded or damaged surface panels, name changes, repair or replacement of electrical wiring or electrical devices.
- (B) **Non-conforming Changeable Copy Signs.** The message on a non-conforming changeable copy sign or non-conforming bulletin board sign may be changed provided that the change does not create any greater nonconformity.

- (C) Substitution. No non-conforming sign shall be replaced with another non-conforming sign.
- (D) Modifications to the Principal Building. Whenever the principal building on a site on which a non-conforming sign is located is modified to the extent that site plan review and approval is required, the non-conforming sign shall be removed.

13.13.5 Appeal to the Zoning Board of Appeals

Any party who has been refused a sign permit for a proposed sign may file an appeal with the Zoning Board of Appeals, in accordance with Article 11 of this ordinance. In determining whether a variance is appropriate, the Zoning Board of Appeals shall study the sign proposal, giving consideration to any extraordinary circumstances, such as those listed below, that would cause practical difficulty in complying with the sign standards. The presence of any of the circumstances listed may be sufficient to justify granting a variance; however, the Zoning Board of Appeals may decline to grant a variance even if certain of the circumstances are present.

- (A) Permitted signage could not be easily seen by passing motorists due to the configuration of existing buildings, trees, or other obstructions.
- (B) Permitted signage could not be seen by passing motorists in sufficient time to permit safe deceleration and exit. In determining whether such circumstances exist, the Zoning Board of Appeals shall consider the width of the road, the number of moving lanes, the volume of traffic, and speed limits.
- (C) Existing signs on nearby parcels would substantially reduce the visibility or advertising impact of a conforming sign on the subject parcel.
- (D) Construction of a conforming sign would require removal or severe alteration to natural features on the parcel, such as but not limited to: removal of trees, alteration of the natural topography, filling of wetlands, or obstruction of a natural drainage course.
- (E) Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger the health or safety of passers-by.
- (F) Variance from certain sign regulations would be offset by increased building setback, increased landscaping, or other such enhancements, so that the net effect is an improvement in appearance of the parcel, compared to the result that would be otherwise achieved with construction of a conforming sign.
- (G) A sign which exceeds the permitted height or area standards of the Ordinance would be more appropriate in scale because of the large size or frontage of the parcel or building.

SECTION 13.14. VIOLATIONS.

Any person who violates any provision of this Ordinance shall be subject to the penalties provided in Article 3, Section 3.6 of the Green Oak Township Zoning Ordinance.

SECTION III. SAVINGS CLAUSE.

That nothing in this Ordinance hereby adopted be construed to affect any just or legal right or remedy of any character nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION IV. SEVERABILITY.

The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

SECTION V. PUBLICATION AND EFFECTIVE DATE.

The Township Clerk shall cause this Ordinance, or a summary of this Ordinance, to be published in the manner required by law within thirty (30) days after it has been duly adopted by the Township Board. The effective date shall be thirty (30) days after the date of publication.

SECTION VI. ADOPTION.

This Ordinance was duly adopted by the Green Oak Township Board at its regular meeting called and held on the Seventh day of November, 2001, and was ordered given publication in the manner required by law. This Ordinance shall become effective thirty (30) days from the date of publication of the Ordinance or a summary thereof.

Michael H. Sedlak, Township Clerk

Adoption Date: November 7, 2001

Publication Date: November 28, 2001

Effective Date: December 28, 2001

CERTIFICATION

I, Michael H. Sedlak, the Clerk for Green Oak Township, Livingston County, Michigan, do hereby certify that the foregoing is a true and complete copy of the Amendment to the Green Oak Township Zoning Ordinance, adopted by the Green Oak Township Board at a regular meeting held on the Seventh day of November, 2001. The following members of the Township Board were present at that meeting: Philip Berg, William Desmond, Rollin Green, William Palmer, Michael Sedlak, Frederick Seymour, Mark St. Charles
The Amendment was adopted by the Township Board with seven members of the Board voting in favor and no members voting in opposition. Notice of adoption and publication of the

Ordinance was published in the Brighton Argus on November 28, 2001. The Ordinance shall be effective thirty (30) days after publication pursuant to 1943, P. A. 184, as amended.

Michael H. Sedlak, Township Clerk