

**AN ORDINANCE AMENDING SECTION 18.50D OF
ARTICLE XVIII OF ORDINANCE NO. 543, AS
AMENDED, KNOWN AND CITED AS “THE CITY
OF LIVONIA ZONING ORDINANCE”**

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 18.50D of Article XVIII of Ordinance No. 543, as amended, is hereby amended to read as follows:

Section 18.50D Permitted Signs. (1) The following types of signs, where expressly permitted by zoning district, shall not require sign permits unless otherwise indicated; provided that the principal use to which they relate is permitted by Ordinance No. 543, and they meet all other restrictions of the particular zoning district and the following criteria:

(a) Public signs.

(b) In an effort to assist emergency response vehicles in identifying and locating a home, in R-1, R-2, R-3, R-4, R-5, and RUF zoning districts, the owner of a single-family home may paint the address of the home on the portion of the curb in the City of Livonia right of way adjacent to the front of the home. The address shall only appear in Arabic or Western numerals painted in black on a bright white background. The address shall not exceed two (2) square feet.

(c) Flags. No greater quantity than three (3) per development site. Flagpoles shall be permitted to be located within the minimum required building setback area, provided that the distance between the base of the pole and any lot line is not less than the height of the flagpole.

(d) Address numbers with a numeral height not greater than six (6) inches for residences and twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or ground sign area otherwise permitted in this ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style and color.

(e) [Reserved]

(f) One (1) sign or nameplate on the entry door of the premises or adjacent to the doorway not exceeding one (1) square foot of sign area.

(g) Window signs, subject to the following:

1. Permanent window signs shall be permitted only on the ground floor of a building, not to exceed ten (10) square feet in area per each place of business. If the permanent window signs exceed ten (10) square feet in area, they shall be treated as exterior wall signs and shall be permitted only as part of the total allowable wall sign area otherwise permitted in this ordinance.

Temporary window signs only on the ground floor of businesses located in C-1, C-2 and C-3 zoning districts, subject to the following:

- a. That the total of all window signage, permanent and temporary, covers not more than twenty (20) percent of all the glass area of the portion of the building occupied by such business; and
- b. That the signs
 - i. are not illuminated; and
 - ii. are removed from the glass area not more than thirty (30) days following the initial display.

(h) One (1) construction sign, provided that such sign is erected only after the issuance of a building permit and is removed at the completion of construction or occupancy of the building, whichever occurs first, and subject to the following additional requirements:

1. Construction signs in AG, R-U-F, and R-1 through R-6 districts shall not exceed six (6) square feet in area, and if freestanding shall not exceed five (5) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.

Construction signs in all other districts shall not exceed thirty-two (32) square feet in area, and if freestanding shall not exceed eight (8) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.

(i) Directional signs located on parking areas or on auxiliary parking lots used in conjunction with an adjacent permitted use when the sole purpose of the sign is to expedite the flow of vehicular and pedestrian traffic to, from, and within a development site, each sign may not exceed two (2) square feet in area. The minimum setback for such signs used to indicate an entrance or exit shall be two (2) with a maximum height of three (3) feet. All other directional signs shall have a minimum setback of ten (10) feet with a maximum height of five (5) feet. All such traffic directional signs and supporting structures shall be free of all advertising.

(j) One (1) real estate sign when located on the land or building intended to be rented, leased or sold, subject to the following additional requirements:

1. Real estate signs shall be removed within thirty (30) days after the property is rented, leased or sold. For the purpose of this ordinance, a property shall be considered leased when the lease agreement is executed by all parties or it shall be considered sold when the sale is closed.

Real estate signs in AG, R-U-F, and R-1 through R-6 districts shall not exceed six (6) square feet in area, and if freestanding shall not exceed five (5) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.

3. Real estate signs in all other districts shall not exceed sixteen (16) square feet in area, and if freestanding shall not exceed eight (8) feet in height, and shall have a minimum setback of ten (10) feet from any public right-of-way. Two (2) signs not exceeding sixteen (16) square feet each shall be permitted on property situated on a double thoroughfare. Such signs shall require a sign permit and may be erected for a time period not to exceed six (6) months from the date of issuance of the sign permit; provided, however, that such permit may be renewed by the Director for a second six (6) month period. At the end of the second six (6) month period, such permit may be renewed for a period not to exceed six (6) additional months only if the subject property is less than ninety percent (90%) occupied.
4. On development sites with a minimum of two hundred (200) feet of property bordering on the I-275 freeway, real estate signs facing the I-275 freeway shall not exceed sixty-four (64) square feet in area, and if freestanding shall not exceed twelve (12) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.

(k) Seasonal decorations, provided that such decorations shall not be displayed for a period of more than forty-five (45) consecutive days, or more than sixty (60) days cumulatively, in any one year.

(l) Temporary community event signs for the purpose of advertising or promoting public events sponsored by a non-profit association or corporation for a charitable, educational, or public purpose to which the general public is invited when approved by the City Council and only after a sign permit has been issued by the Director. Such signs shall not exceed sixteen (16) square feet of sign area, eight (8) feet in height, have a minimum setback of ten (10) feet from any public right-of-way and shall be removed within twenty-four (24) hours of the conclusion of the event it advertises.

(m) Real estate development signs, when permitted in a zoning district, require sign permits, provided that such sign is erected only after the issuance of a building permit for the development or a portion thereof. Except for residential subdivisions which are provided for elsewhere, such signs shall be subject to the following additional requirements:

1. Real estate development signs shall be located on the land being developed and shall not exceed thirty-two (32) square feet in area, eight (8) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way line.

Real estate development signs may be permitted for a time period not to exceed twelve (12) months from the date of issuance of the sign permit and may be renewed by the Director when the sign is demonstrated to be safe and well maintained. Such signs are to be removed upon expiration of the permit or occupancy of the building, whichever occurs first.

(n) Political signs shall be permitted in all zoning districts subject to the following:

1. No more than two (2) political signs for or against each candidate or issue to be decided by the voters at the poll shall be placed on any lot or parcel of real property in one ownership, and the maximum area of each sign shall not exceed sixteen (16) square feet or eight (8) feet in height.

The painting or posting of any such sign on the exterior surface of any building shall be prohibited.

3. No such sign shall be placed closer than ten (10) feet to any road right-of-way as shown on the Master Thoroughfare Plan.
4. Any such sign shall be removed within five (5) days after the regular election following the primary election or after the primary election in the case of a defeated candidate.
5. Political signs for candidates seeking election to offices other than City of Livonia offices that do not represent or include Livonia or portions of Livonia in their election districts shall be prohibited.
6. When the Director or his agents find that a political sign has been posted in violation of this section, he shall attempt to contact, by telephone, the candidate, committee or person responsible for the posting of such sign. If after notification the illegal sign remains for a period of twenty-four (24) hours, the Director or his agents shall

remove the sign and store it in a safe location for at least seven (7) days and shall immediately notify by telephone the candidate, committee or person responsible for the posting of the sign indicating the fact of removal and the location where it may be retrieved. Signs located in rights-of-way shall be removed without advance notice.

7. The City Clerk shall be required to furnish a copy of this section of this ordinance to any and all candidates seeking election for City offices or for offices which represent portions of the City of Livonia.

(o) Required announcement signs are permitted in all zoning districts when erected and maintained in accordance with the provisions requiring their use.

(2) Any non-commercial message may be substituted for the copy on any commercial sign allowed by this ordinance.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

The above ordinance was passed at the regular meeting of the Council of the City of Livonia held Wednesday, March 7, 2012, at 8:00 p.m.

Terry Marecki, City Clerk

The foregoing ordinance was authenticated by me on this 8th day of March, 2012.

Jack E. Kirksey, Mayor

Approved as to form:
Donald L. Knapp, Jr., City Attorney
Dated: March 8, 2012