

ARTICLE XIV

SIGN REGULATIONS

SECTION 14.01 General Sign Regulations

No sign shall be erected at any location where, by reason of the position, size, shape, color, movement or illumination, it may interfere with, obstruct the view of, be confused with any authorized traffic sign, signal or device so as to interfere with, mislead, or confuse traffic. Consideration of traffic visibility and injurious effects on adjacent properties is essential. All signs shall be designed, constructed, and maintained so as not to change the essential character of such area. When determined necessary upon recommendation from the Planning Commission, the Township Board shall require the applicant to post a bond for compliance with the Township Clerk: the amount of said bond to be determined by the Township Board to ensure that all provisions of this Ordinance are complied with.

SECTION 14.02 Permitted Signs in "AA", "OC", "RA" and "RB" Districts

In the "AA"-Agricultural, "OC"-Open Space and "RA" and "RB" Residential Districts, only one (1) sign on each of the following types shall be permitted on each lot or parcel unless otherwise specified herein. The following signs are permitted:

- A. A non-illuminated sign advertising the sale or rental of the building or premises or a home occupation not exceeding six (6) square feet in area and placed no nearer to the street line than one-half the required front yard setback.
- B. Non-illuminated trespassing, safety directional, caution or announcement sign each not exceeding two (2) square feet in area.
- C. A sign or bulletin board identifying a church, park or other authorized use not to exceed twenty-four (24) square feet in area and placed no nearer to the street line than one-half the required front yard setback. Such sign may be illuminated by a non-flashing reflective light and the source of illumination shall not be visible.

SECTION 14.03 Permitted Signs in "HS"-Commercial and "LI"-Industrial Districts

A sign in any Commercial or Industrial District is permitted only where it advertises a business occupying the same parcel upon which the sign is erected. Signs shall conform to the building setback and height requirements, except for, and in addition to, the requirements provided below:

- A. In any Commercial or Industrial District a sign may be affixed flat against the

wall of the building, or may project therefrom not more than forty eight (48) inches, provided that such signs do not project over a sidewalk or public right-of-way. Projecting signs shall be at least twelve (12) feet above finished grade. The total sign area shall not exceed one (1) square foot for each foot in length or height of the wall, whichever is greater, to which it is affixed. No such sign shall extend more than four (4) feet in height above the building to which is affixed.

- B. One free-standing identification sign may be erected for each separate commercial or industrial use or for a shopping center or other integrated group of stores or commercial buildings. The area for said sign shall be based on one (1) square foot for each foot of building frontage, however, it shall not exceed two hundred (200) square feet in area, not be closer to the front, side or rear property line than one-third (1/3) the distance of the required building set back.
- C. All signs may be illuminated internally or by reflected light, provided the source of light is not directly visible and is so arranged to reflect away from the adjoining premises and provided that such illumination shall not be so placed as to cause confusion or hazard to traffic or conflict with traffic control signs or lights. No illumination involving movement by reason of the lighting arrangement or other devices shall be permitted.
- D. All commercial and industrial uses shall adhere to the requirements for site plan review under Section 16.04, with location and type of signage indicated on the plan.

SECTION 14.04 Outdoor Advertising Signs

Outdoor advertising signs located along an Interstate or State Primary Highway shall be regulated by the provisions specified in Act 106, Public Acts of 1972 as amended.

Outdoor advertising signs (billboards) are not allowed along any County roads within the Township. Any commercial sign located off-premises from the use or business advertised is considered a billboard.

SECTION 14.05 Elimination of Nonconforming Signs

All signs and billboards erected after the effective date of this Ordinance shall conform to the regulations as set forth in this Ordinance and its amendments. Any existing sign or billboard not conforming to the terms of this ordinance may be maintained and repaired, yet may not be replaced unless conforming to the terms of this ordinance.