



Application for Sign Permit

CHARTER TOWNSHIP OF GRAND BLANC

5371 S. Saginaw Street

Grand Blanc, MI 48507 (810) 424-2791

ZONING ORDINANCE IS AVAILABLE ONLINE

www.grandblanctwpmi.gov Email: PZ@grandblanctwpmi.gov

Contractor Information:

Sign Company Name: _____

Address of Sign Contractor: _____

Telephone Number of Sign Contractor: _____

Email Address: _____

Job Site Information:

Name of Business: _____

Address of Job Site/Business: _____

◆ DESCRIPTION OF WORK ◆

(Color drawings showing design, size, height and materials MUST be included)

Square footage of all existing site and building signs: _____

Type of Proposed Sign: (ex: new monument/new wall sign/reface) _____

Dimensions of New Sign: _____ Square Footage of New Sign: _____

Color of Sign: _____

Location of Sign: _____ Estimated Cost of Construction: \$ _____

Name of Applicant (print): _____ Date: _____

Signature of Applicant: _____ Date: _____

Township Authorization:

_____ Approved _____ Denied (see letter)

Director of Planning and Zoning: _____ Date: _____



A full-page view of a blank sheet of graph paper. The grid consists of thin, light gray horizontal and vertical lines forming small squares across the entire page. There are no margins, text, or other markings present.

SIGN ORDINANCE GRAND BLANC TOWNSHIP

2.2 DEFINITIONS

Sign: The following definitions shall apply in the interpretation of Section 5.19 of this Ordinance.

1. Add-on Sign is a secondary sign that is attached to another sign, including a building sign, or to a sign support for another sign.
2. Ancillary Sign is a sign that is secondary to the use of the building or business.
3. Alteration is a change in size or shape of an existing sign. Copy or color change of an existing sign in conformance with the regulations in this ordinance is not an alteration. Changing or replacing a sign face or panel in conformance with the regulations in this ordinance is not an alteration.
4. Animated Sign is a sign that uses movement or change of lighting, including a flashing sign, to depict action or create effect of scene. Such a sign does not include changeable copy signs (see “Flashing Sign” and “Changeable Copy Sign”).
5. Area of a Sign is the advertising display surface of a sign. The area of a sign shall be calculated by means of the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem, logo or other display, regardless of opacity,, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, except that lower case letters with ascenders and descenders that extend beyond the limits of the sign height by a maximum of 12 inches, will not be calculated into the total sign area (See graphic). In the case of a multiple-faced sign, the area of all faces shall be considered as one surface. (See figure on page 2-29).
6. Banner is a sign that is produced on a non-rigid surface on which copy or graphics may be displayed.
7. Beacon Light is any light with one or more beams, capable of being directed in any direction.
8. Billboard (see “Off-Premise Sign”).
9. Building Frontage is the portion of the side of a building occupied by a single business where the main entrance of the business is located. Only one entry can be considered the main entrance for the business.
10. Building Façade is the portion of any exterior elevation of a building extending vertically from grade to the top of a parapet wall or eaves and horizontally across the entire width of the building elevation.
11. Business Center is a group of two (2) or more stores or businesses that share a parking lot.
12. Candela is the basic unit of measurement (cd) of light in metric units.
13. Clear Vision Zone (see Section 5.7).
14. Changeable Copy Sign is a sign with a changeable message.
15. Cladding is a non-structural covering designed to conceal the actual structural supports of a sign.
16. Commercial Development is a tract of land that has been planned, developed and operated as an integrated facility for more than one detached commercial building, including offices, and supporting ancillary uses with special attention to circulation, parking, utility needs, aesthetics and compatibility.
17. Copy is the words, letters, numerals, figures, designs, symbols, insignia, trademarks, and background on a sign surface in either permanent or changeable form.

18. Copy Area is the area of a sign that contains the copy, excluding any framing.
19. Double-Face Sign is a sign with two (2) faces.
20. Electric Message Sign is a sign with a fixed or changeable display or message composed of a series of lights that may be changed through electronic means.
21. Erect is to build, construct, attach, hang, place, suspend, or affix, including the painting of walls.
22. Façade see Building Façade.
23. Festoon is a string of ribbons, tinsel or small flags.
24. Flashing Sign is a sign that contains an intermittent or sequential flashing light source, but does not include signs which through reflection or other means, create an illusion of flashing or intermittent light (see "Animated Sign").
25. Freestanding Sign is a sign principally supported by one or more columns, poles, or braces placed in or upon the ground. Includes ground or monument signs.
26. Frontage is the length of the property line(s) of any single premise along a street.
27. Frontage (building) is the length of an exterior building wall or structure of a single premise along a street.
28. Height of Sign is the vertical distance as measured from the bottom of the sign base to the highest point of the sign including its framing structure.
29. Illuminated Sign is a sign with an artificial light source incorporated internally or externally.
30. Inflatable Sign is a temporary sign consisting of a bag or balloon inflated with gas or air.
31. Maintenance is the cleaning, painting, repairing or replacing of defective parts of a sign in a manner that does not alter the copy, design, or structure of the sign.
32. Marquee Sign is a sign hanging from, or written on, a canopy or similar structure supported by and extending from the façade of a building.
33. Monument Sign is a sign with a slab base that is not attached to a building but relates to the business located in the building.
34. Moving Sign is a sign in which the sign itself or any portion of the sign moves.
35. Nit is a photometric unit of measurement referring to luminance. One nit is equal to one cd/m².
36. Neon Sign (see "Outline Tubing Sign").
37. Non-conforming Sign is a sign that was erected legally, but which does not comply with subsequently enacted sign ordinance or amendment.
38. Obsolete Sign is a sign that identifies or advertises a product that is no longer made, a service that is no longer offered, a business that is no longer in operation, or an activity or event that has already occurred.
39. Off Premise Sign is a sign structure, including a billboard, advertising an establishment, business, merchandise, service, or entertainment which is not sold, produced, manufactured, or furnished on the property on which said sign is located.
40. Outline Tubing Sign is a sign consisting of glass tubing filled with neon or other material, which glows when electric current is passed through it.
41. Painted Wall Sign is any sign that is applied with paint or similar substance on the wall of a building.

- 42. Parapet is the extension of a building wall above a roofline.
- 43. Pennant is a small flag, either unadorned or with graphic or verbal material, displayed from a pole, rope, or other support.
- 44. Pole Sign is a sign with one or more poles as its support or base that is not attached to a building.
- 45. Projecting Sign is a sign, other than a flat wall sign, which is attached to and projects from, a building wall or other structure not specifically designed to support the sign.
- 46. Projection is the distance by which a sign extends beyond a building.
- 47. Public Sign is a sign erected by or on behalf of a government entity.
- 48. Responsible Person is the owner and/or lessee of real property upon which a sign is located or any person with an ownership, license or contractual interest in the sign itself.
- 49. Roof Sign is any sign erected over or on the roof of a building.
- 50. Sign is a structure and material that displays letters, words, numerals, figures, designs, symbols, trademarks or illumination devices or insignia.
- 51. Sign Base is a structure that supports a sign and is constructed of solid material, such as brick, concrete, stone or treated lumber, or a pole(s) that is enclosed in a structure covered with durable materials.
- 52. Snipe Sign is a sign affixed to a tree, fence, utility pole, light pole or similar structure, or a ground sign with a wire support or base.
- 53. Temporary or Movable Sign is a sign not attached to a permanent supporting structure on the real estate on which the sign is located.
- 54. Temporary Vehicle Sign is a sign not attached permanently to an automobile, truck, trailer, or other vehicle.
- 55. Under-Canopy Sign is a sign suspended beneath a canopy, ceiling, roof or marquee.
- 56. Wall Sign is a sign that is attached to the wall of a building.
- 57. Window Sign is a sign installed on a window.

SECTION 5.19 SIGN ORDINANCE

- 1. **Intent.** These regulations establish rules and standards for the construction, location, maintenance and removal of privately-owned signs. Directional, emergency, or traffic-related signs owned by township, county, state or federal government agencies are not regulated by this chapter. The execution of these regulations recognizes that the purpose of this chapter is to protect the dual interest of the public health, safety and welfare and to ensure the maintenance of an attractive physical environment while satisfying the needs of sign users for adequate identification, communication, and advertising. In order that such purposes can be achieved, the following objectives shall be applied for this chapter and any future additions, deletions and amendments:
 - A. **General.** Ensure that signs are located, designed, constructed, installed and maintained in a way that protects life, health, morals, property and the public welfare;
 - B. **Public Safety.** Protect public safety by prohibiting signs that are structurally unsafe or poorly maintained; that cause unsafe traffic conditions through distraction of motorists, confusion with traffic signs, or hindrance of vision; and that impede safe movement of pedestrians or safe ingress and egress from buildings or sites;

- C. **Protect Aesthetic Quality of Districts and Neighborhoods.** Prevent blight and protect aesthetic qualities by preventing visual clutter and protecting views; preventing intrusion of commercial messages into non-commercial areas; and eliminating signs and sign structures on unused commercial properties. Also, to avoid glare, light trespass, and skyglow through selection of fixture type and location, lighting technology, and control of light levels;
- D. **Free Speech.** Ensure that the constitutionally guaranteed right of free speech is protected and to allow signs as a means of communication;
- E. **Reduce Conflict.** Reduce conflict among signs and light and between public and private information systems;
- F. **Business Identification.** Allow for adequate and effective signage for business identification and other commercial speech, non-commercial speech, and dissemination of public information, including but not limited to, public safety information and notification as may be required by law;
- G. **Foster Economic Development.** Ensure that signs are located in a manner that does not cause visual clutter, blight, and distraction, but rather promotes identification and communication necessary for sustaining and expanding economic development in the Township; and,
- H. **Recognize Unique Areas.** Acknowledge the unique character of certain districts, and establish special time, place and manner regulations that reflect the unique aesthetic, historical, and/or cultural characteristics of these areas.

- 2. Permitted Sign Types by District.** The following signs are allowed with a permit and must adhere to the restrictions set forth in this ordinance.

5.19.2 Sign Types Permitted by District				
A. Residential Districts (RE, R-1, R-2, R-3, R-4, LDM, MDM, HDM and MHP). Permits required, unless otherwise noted				
Sign Type	Location	Max. Sign Surface Display Area	Max. Height	Number
Residential Use Monument Sign See Section 5.19.3.A.	At entrance road for subdivision development within boulevard median or 10 ft from street right-of-way line	32 sq ft per side	5 ft from ground level to top of sign	One two-sided sign per subdivision development entrance when located in the boulevard median; Two one-sided signs are permitted when placed on either side of the entrance street, parallel to the subdivision frontage road.
Permitted Non-Residential Use Monument Sign See Section 5.19.3.A.	10 ft from street right-of-way line	32 sq ft per side	5 ft from ground level to top of sign	1 per lot in lieu of "L" - shaped Post Sign (see below)
Permitted Non-Residential Use "L"-shaped Post Sign	10 ft from street right-of-way line	9 sq ft per side	6 ft from ground level to top of sign	1 per lot in lieu of monument sign

5.19.2 Sign Types Permitted by District

B. Office Districts (PO, OS, **Tech Park**, and RD). Permits required, unless otherwise noted

Sign Type	Location	Max. Sign Surface Display Area	Max. Height	Number
Principal Wall Signs	On principal building façade to be placed at the sign band, when provided.	10% of façade frontage, up to the following maximums: Setback from lot line from 0 to 100 ft: 32 sq ft Setback more than 100 ft: 64 sq ft	Not to exceed height of building	1 per business
Rear or side façade wall sign	On rear or side façade of building rear façade faces a freeway.	1 sq ft of each lineal foot of building frontage up to 64 sq ft	Not to exceed height of building	1 per business
Ancillary wall sign	At a building entrance	10 sq ft, however the total of principal and ancillary wall signs shall not exceed the area provided for in principal wall signs.	Not to exceed height of building	1 per business having at least 1 exterior building entrance
Monument sign See Section 5.19.3.A.	At the property entrance, setback 10 ft from street right-of-way line	32 sq ft per side	5 ft from ground level to top of sign	1 per parcel

Other signs See Section 5.19.3.C

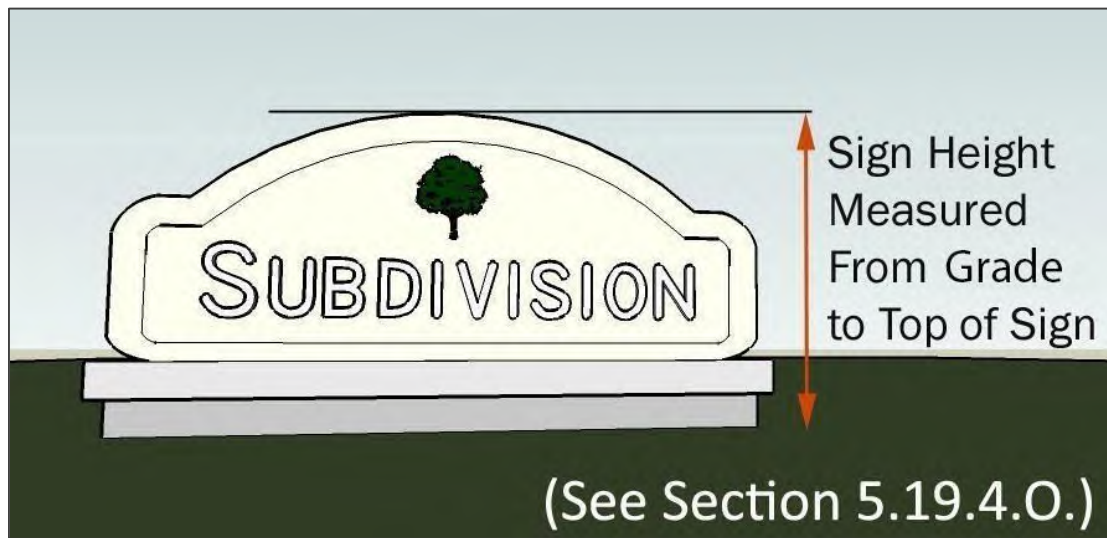
5.19.2 Sign Types Permitted by District

C. Commercial & Industrial Districts (HCD, NC, **Tech Village**, GC, I-1, and I-2). Permits required, unless otherwise noted

Sign Type	Location	Max. Sign Surface Display Area	Max. Height	Number
Principal Wall Signs	On principal building façade to be placed at the sign band, when provided.	0-100 ft setback: 10% of wall area up to a maximum of 32 sq ft 101-300 ft setback: 10% of wall area up to a maximum of 64 sq ft Over 300 ft: 10% of wall area up to a maximum of 100 sq ft.*	Not to exceed height of building	1 per street level business with principal building frontage. Corner buildings shall be permitted 1 on each frontage
Rear façade wall sign	On rear façade of building when parking provided in rear yard or when rear façade faces a street.	24 sq ft	Not to exceed height of building	1 per building
Ancillary wall sign	At a building entrance	10 sq ft, however the total of principal and ancillary wall signs shall not exceed the area provided for in principal wall signs.	Not to exceed height of building	1 per business having at least 1 exterior building entrance
Monument sign See Section 5.19.3.A.	10 ft. from street right-of-way line	0.5 sq ft per linear foot of street frontage, with a minimum size of 15 sq ft up to a maximum of 75 sq ft.	6 ft from ground level to top of sign	One per parcel, except a Business Center or Commercial Development with 250 ft or more contiguous frontage on one street and more than one point of access may have two signs, separated by 100 ft. minimum
Projecting signs (Tech Village District Only) and Hanging Signs	i. At least 8 ft. above ground level ii. No closer than 20 ft to another such sign on the same floor iii. No higher than the 2nd floor of a multi-story building	16 sq. ft. total	1.5 ft. minimum and 4 ft. maximum from bottom edge of sign. In no case shall the length of the sign exceed the height of the sign by a ratio of 4:1	1 per occupant at street level
Other signs	See Section 5.19.3.C.			

* Setbacks measured from street right-of-way line.

Sign Height



Projecting and Hanging Signs



In the above example, both signs have the minimum 8 feet of clearance from sidewalk and are at least 20 feet apart. The projecting sign is 4 ft. X 4 ft. (16 square foot maximum) and the hanging sign is 1.5 ft. high x 6 ft. long (the maximum length to height ratio of 4:1)

3. Additional Requirements for Sign Types that Require a Permit.

A. Monument Signs.

- i. The total area, including the sign and all supporting structure components for monument signs, shall be limited to no more than four times the size of the sign surface display area of the sign.
- ii. Unless a monument sign is mounted on a natural feature, such as a boulder, the monument sign shall have a minimum twelve (12) inch high base, constructed of clay brick or integrally colored concrete brick, stone, marble, decorative metal or other similar masonry materials.
- iii. The street number must be affixed on the sign face or on the supporting structure of monument signs and must be kept visible from the adjacent street. Street numbers must use

minimum eight (8)-inch tall letters or characters. The street number does not count toward the total sign display area. Street numbers shall contrast with the background so they are clearly legible.

- iv. The minimum height of all letters and numbers on a monument sign shall be eight inches. This shall be reduced to six inches minimum on a road with a posted speed of 40 mph or less.

Monument Signs



- v. Signs in non-residential districts that are within 300 ft of I-75 are permitted to have a maximum height of eight feet. The maximum sign area permitted shall not exceed 100 square feet.
- vi. Landscaping materials around a ground sign shall be designed and maintained so as all of the sign, including the street numbers, are always visible.
- vii. Electronic Messages may be allowed, pursuant to the following:
 - a. The sign must be a minimum of one hundred (100) feet from a residential district.
 - b. Any portion of the message must have a minimum duration of five minutes and must be a static display. No portion of the message may flash, scroll, twirl, change color, and fade in or out, or in any manner imitating movement. The change from message to message shall be instantaneous.
 - c. Audio speakers, any form of pyrotechnics, and emission of odors are prohibited.
 - d. Brightness. The sign must not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits between dusk and dawn as measured from within six inches of the sign's face at maximum brightness.
 - e. Electronic message signs must have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one half-hour before sunset and one half-hour after sunrise.
 - f. In case of malfunction, the sign must go dark.

- g. Properties with electronic message signs are not eligible to have a temporary movable sign.
- h. The electronic display area shall serve as one component of the total sign. At a minimum, the upper or lower 20 percent of the sign shall be a traditional, non-electronic element.

B. Wall Signs.

- i. Wall Signs shall be flush-mounted, shall not be mounted on the roof of any building and shall not project above the roofline. Wall Signs shall not cover any portion of a wall opening. Wall Signs shall not project beyond the top or ends of the wall to which they are attached; however, letters may extend beyond the top and in front of the advertising structure. Wall Signs shall not protrude more than twelve (12) inches measured from the wall to which it is attached.
- ii. Wall Signs shall be safely and securely attached to structural members of a building by means of metal anchors, bolts, or expansion screws. All wall sign anchoring devices shall meet the standards of the Township Building Code. No nails, tacks, or wires shall be permitted to protrude from the front of any sign.
- iii. Wall Signs shall not exceed a length of more than two-thirds of the subject frontage.
- iv. Any building or sign damage created due to the removal or replacement of a wall sign must be repaired.
- v. Wall Signs are not allowed on property used for single-family or duplex residential purposes

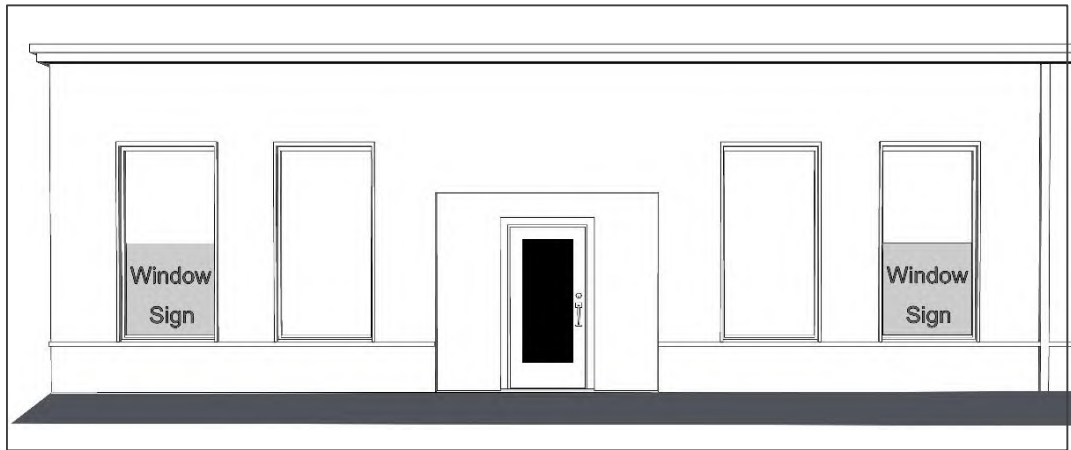
C. Other Signs.

- i. Outline Tubing Sign: Outline tubing signs are limited to two square feet and one per business.

D. Signs Not Requiring a Permit.

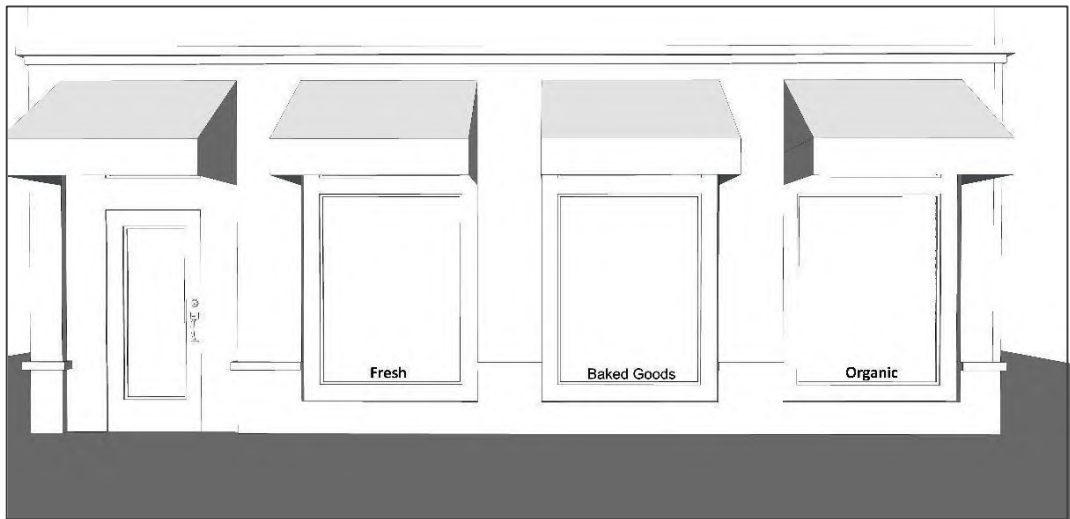
- i. Traffic control signs on private property, such as "Stop," "Yield," restricted parking, and similar signs, the face and size of which meet traffic engineering standards.
- ii. Temporary and Permanent Window Signs
 - a. Window signs shall be permitted in all non-residential districts.
 - b. The total area of all windows signs, including both permanent and temporary signs, shall not exceed 25 % of the total window glazed area of any given façade and no more than 50% of any one window pane.
 - c. Etched or applied lettering or designs that are within the lower eight inches of any ground floor window shall be permitted and shall not be considered part of the total area of window or wall signs provided they do not exceed eighty (80) percent of the width of any ground floor window to or on which they are placed. Additionally, the total area of etched or applied lettering shall not exceed .5 square feet per lineal foot of building frontage.
 - d. Window signs shall contain a static message and shall not flash, scroll or otherwise give the appearance of movement or intermittent change.

Window Signs (Temporary and Permanent)



In the above example, the total area of window signs does not exceed 25% of the total glazed area on the front façade.

Etched or Applied Lettering or Designs



In the above example, the total width of lettering does not exceed 80 % of each window width and is within the lower 8 inches of the window.

- iii. Flags: Flags of any country, state, municipality or similar entity shall be displayed on a flagpole or similar support, setback a minimum of 5 ft from any property line. The maximum height shall not exceed 30 feet. The total number of flags on any lot shall not exceed four (4).
- iv. The following operations shall not require a sign permit:
 - a. Changing advertising copy or message on an approved sign
 - b. Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure.

4. Specific Regulations for All Temporary Freestanding and Temporary Wall Signs.

A. Temporary signs shall be permitted as follows:

5.19.4.A Maximum Size, Maximum Height, and Permitted Type of Temporary Signs				
Use	Permitted Types	Maximum Area of All Temporary Signs	Maximum Area of Any Individual Sign	Maximum Height (Freestanding)
Single Family Attached or Detached Residential	Freestanding	10 square feet	6 square feet	4 feet
	Wall	6 square feet	6 square feet	
Multiple Family Residential	Freestanding	32 square feet	16 square feet	6 feet
Non-Residential Uses in Residential districts	Freestanding	4 square feet	20 square feet	6 feet
	Wall	20 square feet	20 square feet	
Non-Residential Uses in all other districts	Freestanding	64 square feet	20 square feet	6 feet
	Wall	64 square feet	32 square feet	

- B. In recognition that there is a need for additional expression of speech prior to a scheduled election, the following applies for a period of sixty (60) days prior to until three (3) days after a Township-designated election day on which there is at least one ballot item: the maximum allowable area of temporary signs shall be increased to sixty-four (64) square feet in all districts. The Maximum area of an individual sign remains as stated in the table above during this period.
- C. Display of temporary banners and temporary signs mounted on building walls (temporary wall signs) shall be limited to a total of twenty-eight (28) days per calendar year. Such signs shall not be displayed for any continuous period greater than fourteen (14) days.
- D. Temporary signs shall be constructed of durable, all-weather materials and designed to remain in place and in good repair so long as they remain on display.
- E. Temporary signs shall be subject to the maintenance standards of this section.
- F. The maximum display time of freestanding temporary signs is 64 days unless additional time is granted under subsection G. below. After this time expires, the sign shall be removed. Once the temporary sign is removed, there shall be a gap of at least thirty (30) days between display of the same temporary sign on the same zoning lot.
- G. When all or a portion of a building or land area on a zoning lot is listed for lease, the maximum display time of freestanding temporary signs and temporary signs mounted on buildings shall be ninety (90) days. When all or a portion of a building or land area on a zoning lot is listed for sale, the maximum display time of freestanding temporary signs for all uses and temporary signs mounted on buildings for all uses shall be the duration the building, building unit or land is listed for sale. In all cases, the sign area limits in Table 5.19.4 apply.

5. General Requirements

A. A clear vision zone shall be free of all signs except public safety signs.

- B. No sign shall interfere with, obstruct the view of, or cause confusion with any authorized public sign, signal or device.
- C. All signs shall comply with the requirements of the Grand Blanc Township Building Code. All letters, figures, characters, insignia or representations upon any sign shall be safely and securely attached.
- D. Letters, words, numerals, figures, designs, symbols, trademarks and insignia and other identifying marks on an otherwise conforming sign shall be removed within 30 days of the date that a product is no longer made, a service is no longer offered, a business is no longer in operation, or an activity or event has already occurred. If the letters cannot be removed from their surface, the panel(s) must be replaced with a new panel(s) that is blank on both sides. Alternatively, a non-commercial message or off-premise sign may replace an on-premise sign.
- E. If a property line, easement or right-of-way line is altered in a manner that affects the setbacks required by this Ordinance, a new sign permit or variance must be obtained.
- F. A sign requiring a permit may be relocated on the same premises provided that a new sign permit is obtained and all requirements are met.
- G. No sign shall be located in or project into a public right-of-way or private road or dedicated easement, except governmental signs and signs installed by the applicable road agency or utility company.
- H. Paper sheets shall not be applied in any manner to any sign or any building, except any allowed window signs as otherwise permitted in this Ordinance.
- I. Nothing in this ordinance shall be construed to prohibit non-commercial messages on signs that are otherwise allowed herein.
- J. All signs shall be maintained in good condition.
- K. The light for any illuminated sign shall be so shaded, shielded or directed that the light intensity or brightness meet the requirements of Section 5.20 of the Zoning Ordinance.
- L. Signs shall not have scrolling, blinking, flashing, animated or fluttering lights or other illuminating devices which have a changing light intensity, brightness or color.
- M. Illuminating devices for signs shall comply with the Grand Blanc Township Electrical Code.
- N. When a temporary, special event or other similar sign is removed, all supporting frames and structures shall also be removed from the subject property.
- O. The height of a sign affixed to the ground, including but not limited to monument signs, temporary signs, and event signs, shall be computed as the distance from normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the newly established grade after construction, exclusive of any filling, berming, mounding or excavating solely for the purpose of locating the sign.

6. Permitting - Sign Permit Application Requirements.

- A. Sign permits shall be issued by the Planning and Zoning Administrator or his/her designee upon approval of a written application. Where electrical permits are required, they shall be obtained at the same time as the sign permit.
- B. The permit application shall identify the following:
 - i. Name and address of the sign owner and the property owner
 - ii. Name and address of the person who will erect the sign
 - iii. Location of the sign
 - iv. Drawing in color showing design, size, height, materials

- v. Topography of land in the parcel
- vi. Any other pertinent information the Administrator may require to insure compliance with the ordinances of the Township.
- vii. Fees for sign permits shall be set by the Township Board.
- viii. A sign permit shall expire if the sign for which the permit was issued has not been erected within six (6) months of issuance of the permit.

7. **Prohibited Signs.** The following signs are prohibited:

- A. Add-on Signs
- B. Animated Signs
- C. Beacon Lights
- D. Signs designed to flutter or move with the wind or any other means, including feather, blade, and Flutter signs.
- E. Festoons
- F. Inflatable Signs
- G. Mirrors
- H. Moving Signs
- I. Obsolete Signs
- J. Painted Wall Signs
- K. Pennants
- L. Pole Signs
- M. Posters
- N. Roof Signs
- O. Sandwich Board and A-Frame signs
- P. Snipe Signs
- Q. Under-canopy Signs

8. **Non-conforming Signs**

- A. A non-conforming sign may remain as long as the sign is properly maintained and not detrimental to the health, safety and welfare and is not an obsolete sign.
- B. If the property upon which the sign is located is vacant and the previous use is abandoned, the entire sign (including above-ground base, height, poles, size, wires, panels and any other element) shall be removed within 30 days of the property becoming abandoned.
- C. A non-conforming sign shall not:
 - i. Be relocated, expanded or changed, except as to periodic message changes.
 - ii. Be structurally altered so as to prolong the life of the sign or to change the shape, size, type, placement or design of the sign.
 - iii. Be altered or repaired after being damaged if the repair or the re-erection of the sign would cost more than fifty percent (50%) of the cost of a similar sign.
- D. For the purpose of this Section of the Ordinance, the terms "altered", "repaired", "changed" and "expanded" shall not include normal maintenance, reducing the copy area, changing copy,

changing ornamental molding, frames or other such features or landscaping below the copy area, installing or changing electrical wiring.

- E. If a property line, easement or right-of-way line is altered that affects the setbacks required by this Ordinance, the owner of the sign, building or property shall either (1) remove the non-conforming sign, (2) conform with this Ordinance, or (3) apply for a variance.

9. Enforcement

- A. The Building Department, Police Department or agent(s) designated by the Township shall remove a sign immediately and without notice if the condition of the sign presents an immediate threat to public health, safety or welfare, with all costs to remove assessed against the responsible person.
- B. The Building Department, Police Department or agent(s) designated by the Township shall remove a temporary or movable sign if it violates the terms of this ordinance.
- C. In addition, the enforcement and penalty provisions of the Zoning Ordinance apply to signs.

10. Appeals & Variances

- A. Appeals. Any person aggrieved by any decision of the Planning and Zoning Administrator may appeal to the Township Board of Zoning Appeals by serving written notice to the Administrator. All provisions of the Zoning Ordinance regarding appeals shall govern sign appeals, provided that unsafe signs that present an immediate and serious danger to the public may be removed by the Township in accordance with Section 5.19.8 herein.
- B. Variances. An applicant may apply to the Board of Zoning Appeals for a variance. All provisions of the Zoning Ordinance regarding variances shall govern sign variances.