

**ARTICLE 27**  
**OUTDOOR ADVERTISING AND SIGN REGULATIONS**

**SECTION 27.00      PURPOSE AND INTENT**

- A.** The purpose of this Article is to regulate signs and outdoor advertising within Tyrone Township to protect public safety, health and welfare; minimize abundance and size of signs to reduce motorist distraction and loss of sight distance; promote public convenience by enabling the public to locate goods, services and facilities without difficulty or confusion; preserve property values; support and complement objectives of the Township Master Plan and this Zoning Ordinance; and enhance the aesthetic appearance within the Township. The standards contained herein are intended to be content neutral. These objectives are accomplished by establishing the minimum amount of regulations necessary concerning the size, placement, construction, illumination and other aspects of signs in the Township to:
- 1. Sign Proliferation.** Recognize that the proliferation of signs is unduly distracting to motorists and non-motorized travelers, reduces the effectiveness of signs directing and warning the public, causes confusion, reduces desired uniform traffic flow, and creates potential for accidents.
  - 2. Visual Pollution.** Reduce visual pollution caused by a proliferation of signs that negatively influence the Township's appearance, quality of life and ultimately property values.
  - 3. Dangerous Signs.** Prevent signs that are potentially dangerous to the public due to structural deficiencies, disrepair, distraction for motorists, limitations on sight distance or close proximity to roads.
  - 4. Sign Conflict.** Eliminate potential conflicts between business signs and traffic control signs that could create confusion and hazardous consequences.
  - 5. Principal Intent.** Recognize that the principal intent of commercial signs, to meet the purpose of these standards and serve the public interest, should be for identification of an establishment on the premises, and not for advertising special events, brand names or off-premises activities, as these can be advertised more appropriately by other methods.

6. **Restriction.** Enable the public to locate goods, services and facilities without excessive difficulty and confusion by restricting the number and placement of signs.
7. **Placement.** Prevent placement of signs which will conceal or obscure signs of adjacent uses.
8. **Public Right.** Protect the public right to receive messages, especially non-commercial messages such as religious, political, economic, social, philosophical and other types of information protected by the First Amendment of the U.S. Constitution.
9. **Conflicts.** Prevent off-premises signs from conflicting with land uses.
10. **Compatible Size.** Maintain and improve the image of the Township by encouraging signs of consistent size which are compatible with and complementary to related buildings and uses, and harmonious with their surroundings.
11. **Portable Signs.** Restrict the use of portable commercial signs for use only to announce a grand opening or a specific public noncommercial event in recognition of the significant negative impact on traffic safety and aesthetics caused by a proliferation or more frequent use of such signs.

## SECTION 27.01 DEFINITIONS

**Accessory Sign:** A sign that pertains to the principal or accessory use of the premises upon which such sign is located.

**Business Center:** A grouping of two or more business establishments on one or more parcels of land 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 determination of the maximum number of freestanding 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 exterior sales area.

**Banner:** A fabric, plastic or other non-rigid material sign without enclosing structural framework.

**Billboard:** A type of off-premises sign.

**Bulletin Board Sign:** A permanent sign with temporary or replaceable letters or characters, used to announce functions or activities. The means of message change shall not be mechanical or electronic.

**Business Sign:** A sign advertising the name, services, goods or any other aspect or feature of a commercial business.

**Canopy Sign:** A non-rigid fabric marquee or awning-type structure which is attached to the building by supporting frame work, which includes a business sign, symbol and/or logo; see wall sign.

**Commercial Vehicle Sign:** A commercial vehicle that contains sign copy and parked on a non-residential lot in a manner and duration intended to have it serve as a sign. This does not include such a vehicle parked in a location approved by the Planning Commission or Zoning Administrator.

**Community or Development Identification Sign:** A sign placed at or near the entrance to a unified residential or non-residential project consisting of at least five (5) dwelling units (or 3 acres in the case of a non-residential project) and displaying the name of that residential community or other unified development such as a college, an apartment complex, condominium community, senior housing complex, manufactured home park or similar use, excluding business centers.

**Construction Sign:** A sign identifying the name(s) of project owners, contractors, developers, architects, designers, engineers, landscape architects and financiers of a project being constructed or improved; and not including advertising of any product or announcement of space availability and erected only during the period of the construction.

**Directional Sign:** A sign which assists motorists and/or pedestrians in determining or confirming a correct route; specifically enter, exit and parking signs. Any area of a directional sign which contains a business name, symbol, or logo shall be calculated as part of the allowable business sign square footage, as specified in Table 27.1.

**Freestanding Sign:** A sign which is attached to the ground and which stands free, unattached to any building or structure.

**Monument Sign:** A freestanding sign which has a solid supporting base equal to or greater than the width of the sign face constructed of a decorative and durable material, and which shall have no separation between the sign face and base. The supporting base shall have a minimum 24 inch vertical height.

**Noncommercial Sign:** A sign that contains non-commercial messages such as designation of public telephones, rest rooms, restrictions on smoking, political or religious philosophy or opinion.

**Off-premises Sign:** A sign which identifies a use or advertises products and services not available on the site or parcel on which the sign is located; a sign which directs travelers or provides a message unrelated to the site on which the sign is located. Billboards, signs painted on barns and signs mounted on trailers or mounted on a flatbed truck are common examples of off-premises signs. However, signs affixed to temporary trailer construction offices, farm equipment, construction equipment, and licensed commercial vehicles shall not be determined to be an “off-premises sign” when the signs advertise the owner or manufacturer of the equipment or temporary office.

**On-premises Sign:** A sign providing the address and name of owner of a parcel of land or; a sign advertising a business, service or product sold or produced on the same site or parcel, or a sign directing traffic on the site.

**Pole Sign:** A freestanding sign supported on the ground by a pole or posts, and not attached to any building or other structure.

**Political Sign:** A temporary sign solely for the purpose of providing information relating to the election of a person for public office or to a political party, or to a public issue which shall voted on at an election called by a public body.

**Portable Sign:** A sign designed to be moved from place to place, whether or not it is permanently attached to the ground or structure. This includes hot-air and gas filled balloons, sandwich boards, banners, pennants, streamers, festoons, ribbons, tinsel, pinwheels, non-governmental flags and searchlights; but excludes political signs, real estate signs, construction signs, permanent changeable message signs, and regulatory/government signs.

**Projecting Sign:** A sign, other than a wall sign, that is affixed to any building or wall and whose leading edge extends more than eighteen (18) inches beyond such building or wall.

**Real Estate Sign:** An on-premises temporary sign advertising the property or structures availability for sale, lease or rent.

**Real Estate Development Sign:** A sign located at the entrance of a residential development under construction, listing the name of the project developers, contractors, engineer and architects, the name of the development and general information, such as the number and types of units to be built, price range and similar data.

**Regulatory Sign:** A sign installed by a public agency to direct traffic flow, regulate traffic operations and provide information that conforms to the Michigan Manual of Uniform Traffic Control Devices.

**Residential Identification Sign:** A sign identifying the name of the occupant and/or street address.

**Roof Sign:** A sign mounted on the roof of a building, lying either flat against the roof or upright at an angle to the roof pitch. For purposes of this section, any architectural element which is used on the wall of a structure to give the appearance of a roof line similar to a mansard, gambrel or other roof type, shall be considered as a roof. A vertical plane or fascia which is attached to and located below the angled plane of a sloped roof and which is less than 6 inches in height shall be considered part of the roof.

**Sign:** Any object, structure, fixture, figure, banner, pennant, flag, balloon, light, illusion or placard that consists of written copy, symbols, logos and/or graphics, used to identify, advertise, display, direct or attract attention to an object, establishment, institution, organization, product, goods, services or other message to the general public by means including words, letters, figures, symbols, colors, illuminated or projected images. This definition includes interior and exterior signs, but not signs directed at persons within the premises of the sign owner, and does not include goods displayed in a business window.

**Temporary Sign:** A banner or other sign, with or without a structural frame, intended for a limited period of display, including decorative displays for holidays or public demonstrations, but not including accessory signs otherwise specifically defined herein.

**Temporary Grand Opening Sign:** A temporary sign used to announce the grand opening of businesses which are new to a particular location or under new ownership.

**Wall Sign:** A sign placed flat on a building or extending from the building as a canopy sign or projecting sign, or placed on a separate canopy such as over gasoline pumps, excluding roof signs.

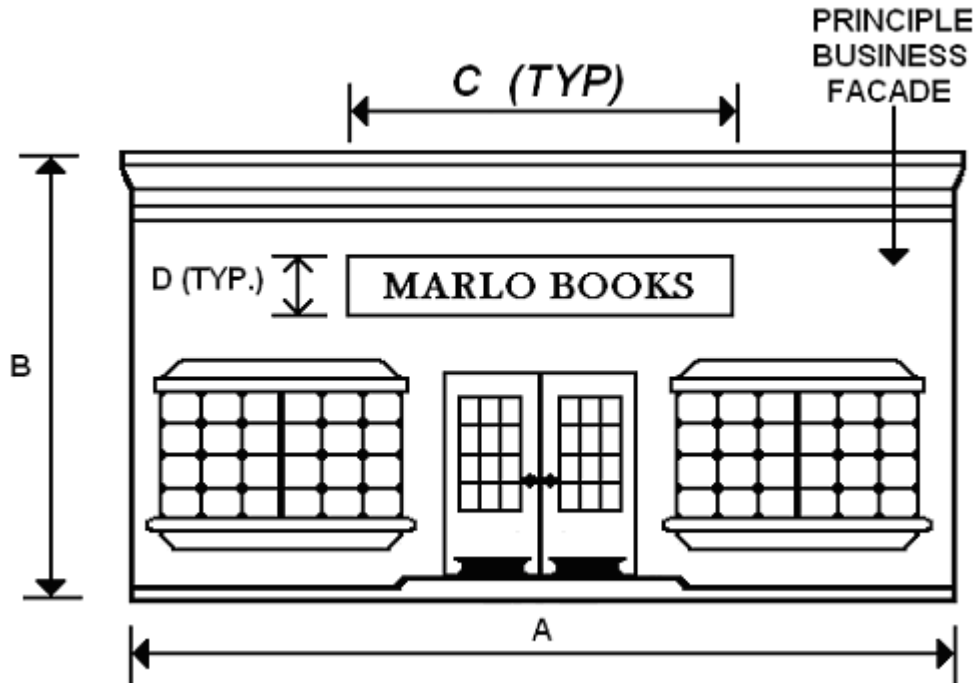
**Window Sign:** A sign placed within the glass area of a window pane.

**SECTION 27.02 PERMITTED BUSINESS SIGNS**

- A. Permitted Accessory Signs.** The following accessory business signs are permitted in PCS, B-1, B-2, OS, PCI, PIRO, M-1, M-2, and EI Districts provided that all other standards of this article are met and a land use permit for the sign has been obtained from the Zoning Administrator:
- 1. Number and Type Permitted:** Each business or industrial establishment on a separate lot shall be permitted one (1) wall or canopy sign and one (1) freestanding sign meeting the area, height and setback requirements of this section except for businesses in a business center which are regulated by subparagraph 2 below.
  - 2. Business Center Sign:** For a group of businesses meeting the definition of a business center in this article, one freestanding sign advertising the entire center and meeting the area, height and setback standards of this section is permitted, in addition to the permitted wall or canopy signs permitted for individual businesses in a business center.
  - 3. Area, Height and Setback of Freestanding Signs:** Except as provided by the bonus provisions in this section, the maximum surface display area per side of all freestanding signs shall be forty-eight (48) square feet; the maximum height shall be six (6) feet and all signs shall be setback at least ten (10) feet from all road right-of-way lines. The maximum height for freestanding business signs oriented to and visible from U.S. Highway 23 may be increased to fourteen (14) feet.
  - 4. Area of Wall or Canopy Signs:** Wall or canopy signs shall be limited to a maximum of ten percent (10%) of the surface area of the principal business facade or forty-eight (48) square feet per business establishment, whichever is greater. In the case of corner lots, only the front facade, as determined by the Zoning Administrator, shall be used in computing the permitted sign area. The computation of permissible wall sign area is illustrated in Figure 17.
  - 5. Bonus:** The Planning Commission may permit up to a ten (10) percent increase in the maximum permitted freestanding sign area if extensive (as determined by the Planning Commission) landscaping and a decorative base, consistent with the materials of the principal building or overall site plan are provided.

FIGURE 17

Wall Sign Area Measurement



$A \times B = \text{TOTAL SQ. FT. OF BUSINESS FACADE SURFACE AREA}$

$C \times D = \text{TOTAL SQ. FT. OF SIGN AREA}$

(maximum of 10% business facade surface area)

**SECTION 27.03 OTHER SIGNS - PERMIT REQUIRED**

- A. The following signs are permitted provided that all other standards of this article are met and a land use permit for the sign has been obtained from the Zoning Administrator:
- 1. Off-premises Signs:** Off-premises signs, except as otherwise specifically provided herein, are permitted only in the PCI, PIRO, M-1, M-2, and ROM Districts, provided that such signs are located not less than one-thousand three-

hundred and twenty (1,320) feet from all federal and state highway rights-of-way, and shall not be located within one-thousand (1,000) feet of residentially zoned land. Billboard signs must be separated by at least four thousand (4,000) feet from all other billboard signs. Billboard signs shall be limited to an area of one-hundred and sixty (160) square feet and to a height of twenty (20) feet. Provided further that such signs are regulated by the Highway Advertising Act, Public Act 106 of 1972, as amended.

2. **Construction Signs:** One construction sign per site is permitted in any district with a maximum height of six (6) feet and not exceeding thirty-two (32) square feet in area for all districts; setback a minimum ten (10) 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.
3. **Non-profit Organization Signs:** For a 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 ten (10) feet, which do not exceed forty-eight (48) square feet in area and are a maximum of six (6) feet in height.
4. **Real Estate Development Sign in any District:** Provided that there shall be only one real estate development sign per unified project consisting of at least five (5) dwelling units or three (3) acres in the case of a non-residential project. The maximum height of any such sign shall be six (6) feet and the maximum size of any such sign shall be thirty-two (32) square feet in all districts. One additional open house sign shall be permitted for a period not to exceed two (2) days.
5. **Residential Community or Development Identification Signs:** One permanent sign per project entrance in any district which does not exceed forty-eight (48) square feet in area and a maximum height of six (6) feet. Two signs in a "wing-wall" arrangement facing opposite directions may be permitted by the Planning Commission in cases where it is demonstrated that a single two-sided sign could not be seen by approaching traffic from both directions on a single road. If the Planning Commission approves wing-wall signs, the total combined area of the two signs shall not exceed forty-eight (48) square feet.
6. **Agri-business or Recreational Use Signs:** In Farming Residential Districts, one (1) permanent sign that identifies a permitted agri-business such as a greenhouse, orchard, nursery, etc. or recreational use such as a golf course, ski club, riding stable, etc, not exceeding 48 square feet in area.



7. **Menu Board:** Up to two (2) such signs per site each sign no greater than thirty-two (32) square feet in any commercial district which display menu items and which may contain a communication system for placing food orders at an approved drive through restaurant is permitted, provided the menu board is not in the front yard.
  
8. **Agricultural Directional Sign:** When a producer of bona fide agricultural products for sale to the general public is located on a local road as defined in this Ordinance, directional signs may be placed off-premises for purposes of directing the traveling public to the site, subject to the following provisions:
  - a. Each producer shall be limited to the number of signs required to direct a motorist from the two (2) closed intersections of a local road and primary road. A sign may be placed at each intersection from the above intersection to the producer's location along the most direct route. Each sign shall bear only the name and address of the producer or producer's business upon the signs.
  
  - b. All agricultural directional signs shall be placed on private property and only with the permission of the property owner.
  
  - c. Signs placed at the intersection of a primary and local road shall not exceed sixteen (16) square feet in area or six (6) feet in height; signs placed at the intersections of local roads shall not exceed four (4) square feet of area or four (4) feet in height.
  
  - d. Each sign shall be located at least fifty (50) feet from all other signs.
  
  - e. Permit applications shall present proof of permission from the property owner for sign placement. If such permission is withdrawn, the sign permit shall be revoked.

**SECTION 27.04      TEMPORARY SIGNS - PERMIT REQUIRED**

- A. The following temporary signs are permitted in any district, provided that all other standards of this article are met and a land use permit for the sign has been obtained from the Zoning Administrator:

1. **Temporary Grand Opening Signs:** One temporary grand opening sign shall be permitted on a site for a period not to exceed fourteen (14) days for those businesses which are new to a particular location. A business shall only be allowed to use a temporary grand opening sign once during its stay at the same location or have new owners; this does not apply to new operators or management. The sign shall be no larger than forty-eight (48) square feet in surface display area per side and shall not exceed six (6) feet in height. Temporary portable signs, including trailer signs, complying with these restrictions are permitted during the temporary sign period. Wind-blown devices, such as pennants, spinners, search lights and streamers shall also be allowed on the site of the business advertising a grand opening for the fourteen day time period designated for the grand opening sign.
2. **Real Estate Signs, Non-Residential:** Advertising the sale, rent or lease of real estate other than a single or multiple family structure or lot placed upon the premises and exceeding an area of sixteen (16) square feet.

**SECTION 27.05 OTHER SIGNS - NO PERMIT REQUIRED**

- A. The following signs are permitted in any district provided that all other standards of this article are met. A land use permit from the Zoning Administrator is not required.
  1. **Residential Identification Signs:** Signs identifying the address and/or occupant of a residence not exceeding two (2) square feet in area in all single family districts and Farming Residential Districts. The size can be increased to sixteen (16) square feet in Farming Residential Districts for lots with five (5) or more acres.
  2. **Flags:** Decorative flags or flags with the insignia of a nation, state, community organization, college, university or corporation. The size, content, coloring or manner of illumination of said flags or pennants shall not constitute a traffic or pedestrian hazard or impair vehicular or pedestrian traffic flow. The length of a flag shall not exceed  $\frac{1}{4}$  the length of the pole from which it is displayed.
  3. **Miscellaneous Signs:** On vending machines, gas pumps, and ice containers indicating the contents or announcing on-premises sales, provided that the sign on each device does not exceed two (2) square feet in area.
  4. **Model Signs:** Temporary signs which do not exceed six (6) square feet in area, directing the public to a model home or unit.

5. **Warning Signs:** Such as no trespassing, warning of electrical currents or animals, provided that such signs do not exceed six (6) square feet; or if more than one (1) such sign is posted, each sign shall not exceed two (2) square feet and shall be spaced no closer than necessary to alert the public of the restriction.
6. **Regulatory, Directional and Street Signs:** Erected by a public agency in compliance with Michigan Manual of Uniform Traffic Control Devices Manual and other signs erected to comply with other governmental regulations.
7. **Driveway Directional Signs:** No more than one (1) directional sign shall be permitted per approved driveway, with a maximum sign area of four (4) square feet per sign, and a maximum height of three (3) feet. (Any area of a directional sign which includes a business name, symbol or logo shall be calculated as part of the allowable business sign square footage, as specified in Table 27.1.)
8. **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 ten (10) feet from any property line or public right-of-way, and do not exceed three (3) square feet in area.
9. **Parking Lot Signs:** Indicating restrictions on parking, when placed within a permitted parking lot, are a maximum of six (6) feet in height, and do not exceed six (6) square feet in area.
10. **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 ten (10) business days before the sale day and are removed within one (1) business day after the announced sale.
11. **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.
12. **Historical Marker:** Plaques or signs describing state or national designation as an historic site or structure and/or containing narrative, not exceeding sixteen (16) square feet in area.

13. **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 noncombustible material and made an integral part of the structure and not exceeding twenty-five (25) square feet in area.
14. **Non-commercial Signs:** Provided that such signs do not exceed two (2) square feet in area.
15. **Political Signs:** Provided that the sign is placed with the permission of the owner. Such signs shall not be placed within the public street right-of-way line and the total size of such signs on a lot shall not exceed thirty-two (32) square feet in area. Signs related to an election, shall be removed within ten (10) business days following the election for which they are erected, and must comply with all other State and Federal regulations as well.
16. **Real Estate Signs, Residential:** Advertising the sale, rent or lease of a single lot or multiple family structure or lot, placed upon the premises and not exceeding an area of eight (8) square feet.
17. **Handicapped Signs:** Erected in compliance with the Michigan Barrier Free Design Code and the Americans with Disabilities Act.
18. **Community Special Event Signs:** Provided they are approved by the Township Board or Township Supervisor.

**SECTION 27.06            GENERAL STANDARDS FOR PERMITTED SIGNS**

- A. The following standards shall apply to any sign allowed with or without a permit by this article.
- B. **Allowable Measurement.** Measurement of allowable sign area and height:
  1. **Square Footage.** The allowable area for signs shall be measured by calculating the square footage of the sign face as measured by enclosing the most protruding points or edges of a sign within a parallelogram or rectangle including any frame. Figures 19 through 23 illustrate the method to measure sign area.

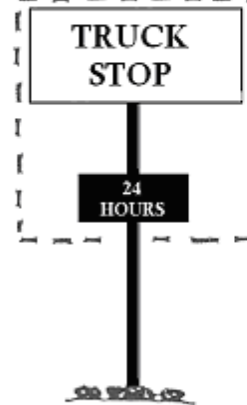
- 2. Two or More Faces.** Where a sign has two or more faces, the area of only the larger face shall be considered when calculating maximum size, provided all faces are part of the same structure, back-to-back, the same size, contain the same message and are separated by no more than two (2) feet.
- 3. Total Wall Sign Measurement.** For purposes of calculating sign area allowed as a wall sign, the wall sign square footage shall be determined by measuring a parallelogram (box) which contains all messages, symbols and/or logos on the wall or canopy.
- 4. Sign Height.** Sign height shall be measured from the average grade measured fifty (50) feet along the road frontage from both sides of the sign to the highest vertical extent of the sign. The sign shall not be placed on a berm or other elevated feature unless specifically approved as part of the site plan or sign permit if there was no site plan review. The measurement of sign heights is illustrated in Figures 24 through 26.

**FIGURE 18**

FREESTANDING MONUMENT SIGN  
MAY BE ELIGIBLE FOR AREA BONUS



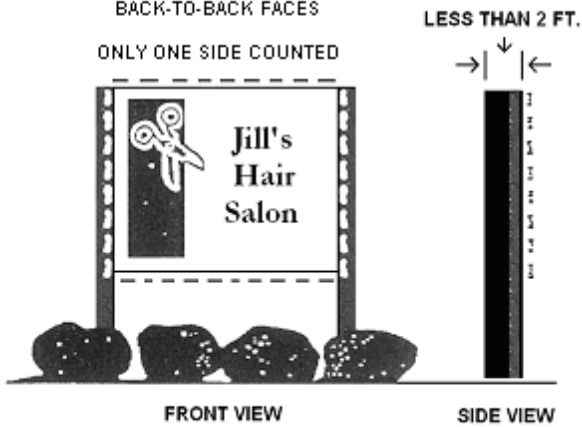
**FIGURE 19**  
FREESTANDING SIGN AREA



**FIGURE 20**

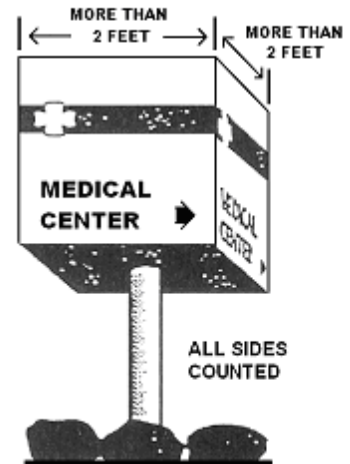
FREESTANDING SIGN AREA:  
BACK-TO-BACK FACES

ONLY ONE SIDE COUNTED



**FIGURE 21**

FREESTANDING SIGN AREA:  
FACES MORE THAN 2 FEET APART

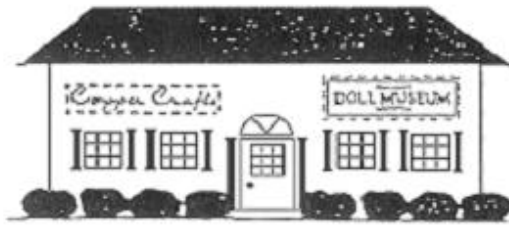


**FIGURE 22**  
FREESTANDING SIGN AREA



**FIGURE 23**

WALL SIGN AREA



**FIGURE 24**

FREESTANDING MONUMENT HEIGHT



**FIGURE 25**

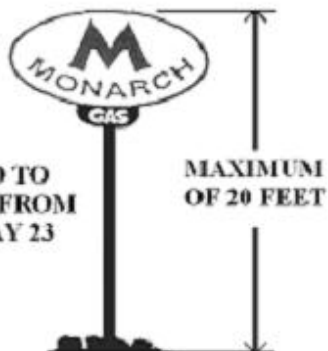
FREESTANDING SIGN HEIGHT



**FIGURE 26**

FREESTANDING SIGN HEIGHT

**IF ORIENTED TO  
AND VISIBLE FROM  
U.S. HIGHWAY 23**



**C. Sign Setbacks:**

1. **Right-of-way.** All signs, unless otherwise permitted, shall be setback a minimum of ten (10) feet from any public or private street right-of-way line, except residential identification signs allowed by this article which are not required to be set back from the public or private street right-of-way. The required setback distance for all signs other than residential identification signs shall be measured from the nearest edge of the sign, measured at a vertical line perpendicular to the ground to the street right-of-way.
2. **Side Yard.** Side yard setbacks for signs shall be the same as that required for the main structure or building, provided that all non-residential signs shall be setback at least one-hundred (100) feet from any residential district.

**D. Clear Vision Zone:**

1. In order to ensure adequate sight distance for motorists, bicyclists and pedestrians, a minimum clear vision area shall be maintained between a height of two (2) feet and six (6) feet within a triangular area measured twenty-five (25) feet back from intersection of public road rights of way.
2. At the intersection of a public road and a private road or driveway, the clear vision zones shall consist of triangular areas defined by the street setback line, the access easement line (or edge of driveway pavement where no easement is provided), and a line connecting two points located on these lines set back a distance of ten (10) feet from their point of intersection.
3. Greater clear vision areas may be required by the Michigan Department of Transportation or the Livingston County Road Commission in particular areas. Furthermore, signs shall not be permitted where they obstruct motorist vision of regulatory signs, traffic control devices or street signs.

- E. Sign Materials:** As permitted in the various zoning districts, signs shall be designed to be compatible with the character of the site's building materials and landscaping to promote an overall unified and aesthetic effect in accordance with the standards set forth herein. Signs shall not be constructed from materials that are remnants or manufactured for a different purpose. Natural materials, such as wood and natural stone are encouraged.



- F. Sign Appearance:** It is the intent of this Ordinance to require signs to be in harmony with the building color and architecture, therefore generally, no more than three (3) colors may be used per sign and one (1) uniform, background color. Established company logos are exempt from color limitations. An established company logo is one that has historically been used as a symbol representing the company. For the purposes of this regulation, black and white shall be considered colors.

Lettering style shall be clean and simple to assure readability and shall be in harmony with the style of architecture of the building. Generally, no more than two (2) different fonts shall be used on each sign.

While separately owned businesses occupying a single building on a single parcel of land (such as a multi-tenant building, business center or shopping center) use individual wall signs, all such signs on the building or within the center shall be of a common style, e.g., individual freestanding letters shall be utilized with other signs composed of individual freestanding letters.

- G. Illumination:** Illuminated signs shall be directed or shaded such that no direct ray from the illumination shall be of such intensity or brilliance, so as to interfere with the vision of motor vehicle drivers on the adjacent streets or of adjacent property owners. LED and similar digital electronic signage shall be equipped with a dimmer and programmed to respond to day and night light levels. The use of colored lights which might be confused with traffic signals will not be permitted. Underground wiring shall be required for all illuminated signs not attached to a building.
- H. Construction and Maintenance:** Every sign shall be constructed and maintained in a manner consistent with the building code provisions and maintained in good structural and aesthetic condition at all times. All signs shall be kept neatly painted, stained, sealed or preserved including all metal parts and supports.
- I. Sign Safety:** All signs erected, constructed, reconstructed, altered or moved shall be constructed in such a manner and of such materials so that they shall be able to withstand wind pressure sufficient to meet Livingston County Building Code requirements. All signs, including any cables, guy wires or supports shall have a minimum clearance of four (4) feet from any electric fixture, street light or other public utility pole or standard.
- J. General Standards:** The number, display area and height of signs within the various zoning districts are provided in Table 27.1 and its accompanying footnotes. Some additional standards for specific types of signs are given below:

1. **Canopy signs:** May be used as an alternative to wall signs and may project a maximum of six (6) feet from the edge of the building, measured horizontally parallel to the ground. Any sign area on the canopy shall be included in calculations of maximum wall sign square footage.
  2. **Wall signs:** Signs shall not project beyond or overhang the wall or any permanent architectural feature by more than one (1) foot and shall not project above the building facade to which it is attached.
- K. **Non-Commercial Messages:** Anything in this Article to the contrary notwithstanding, a sign structure permitted in this Article as an on-premise advertising sign or an off-premises advertising sign may contain a non-commercial message.

#### SECTION 27.07 PROHIBITED SIGNS

- A. The following signs shall be prohibited in any district in the Township:
1. **Commercial Vehicles or Construction Trailers Used as Signs:** No commercial vehicle or construction trailer may be parked on any business premises or an industrial lot for a time period exceeding forty-eight (48) hours for the intended purpose, as determined by the Zoning Administrator, of advertising a product or serving as a business sign.
  2. **Home Occupation Vehicles:** Vehicles identifying or advertising an approved home occupation shall not be parked in the front yard of the lot or homesite.
  3. **Exterior String Lights:** Used in connection with a commercial enterprise, other than holiday decorations which are strung no more than sixty four (64) days before the holiday and removed within ten (10) days following the holiday for which they were erected. Temporary use of exterior string lights to light Christmas tree lots shall be permitted for a period not to exceed 6 weeks.
  4. **Non-regulatory Signs:** Placed in any public right-of-way, attached to a utility pole or affixed to a tree.
  5. **Off-premises Signs:** Unless otherwise specifically provided for in this ordinance or covered under the State Highway Act.
  6. **Portable Signs:** Except when approved by the Township for grand openings or special public events unless otherwise provided for in this ordinance.

7. **Signs Having Moving Members** or parts, excluding barber poles and electronic time/temperature signs which do not contain business messages. Also prohibited is any sign which revolves or has any scrolling message, visible revolving parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic pulsations, or by mechanical means, including intermittent electrical pulsations, or by action of normal wind currents.
8. **Changeable Copy.** No sign or portion(s) of a sign(s) shall have a message or messages that change more frequently than one time in 1 minute except for permitted necessary changes to a time/temperature sign.
9. **Signs using high intensity lights** or flashing lights, intermittent illumination spinners or animated devices.
10. **Signs which obstruct vision** or impair the vision of motorists or non-motorized travelers at any intersection, driveway, within a parking lot or loading area.
11. **Signs which simulate** or could in any way be confused with the lighting of emergency vehicles or traffic signals.
12. **Home occupation signs:** Signs identifying home occupations are not permitted.
13. **Roof signs** shall not be permitted.
14. Any business sign now or hereafter existing which no longer advertises a bona fide business conducted or product sold.
15. Any sign structure or frame no longer supporting or containing a sign relating to an activity, business or usage on the premises which has been discontinued for 180 days or longer.

**SECTION 27.08 ADMINISTRATION AND APPEALS OF THE SIGN ORDINANCE STANDARDS**

- A. **Administration.** The regulations of this section shall be administered and enforced by the Zoning Administrator.
- B. **Appeals.** The Zoning Board of Appeals may, upon application by the property owner, make reasonable adjustment in the size and location requirements for any sign provided that the criteria for such variances are met as required by Article 28.

**TABLE 27.1 SUMMARY OF SIGN DIMENSIONAL STANDARDS AND REGULATIONS**

SUMMARY OF SIGNS BY NUMBER AND TYPE <sup>(1)</sup>						
ZONING DISTRICT	PERMIT REQUIRED			NO PERMIT REQUIRED		
	Number and Type of Sign	Max. Sq. Ft	Max. Hgt. Ft. <sup>(3)</sup>	Number and Type of Sign	Max. Sq. Ft. <sup>(3)</sup>	Max. Hgt. Ft.
<b>FR Farming Residential RE Rural Estate</b>	1 Church / School	48 <sup>(2)</sup>	6	1 Residential Identification	2 <sup>(10)</sup>	N/A
	1 Construction	32	6	1 Driveway Directional <sup>(9)</sup>	4	3
	1 Real Estate Development	32	6	N/A Warning	6	N/A
	1 Community or Development Identification Sign	48	6	1 Real Estate Sales, Residential	8	4
	1 Agri-Business	48	6			
	Political <sup>(4)</sup>	48	6			

ZONING DISTRICT	PERMIT REQUIRED			NO PERMIT REQUIRED		
	Number and Type of Sign	Max. Sq. Ft	Max. Hgt. Ft. <sup>(3)</sup>	Number and Type of Sign	Max. Sq. Ft. <sup>(3)</sup>	Max. Hgt. Ft.
<b>R-1 and R-2 Single Family Residential, and MHP Manufactured Home Park</b>	1 Church / School	48	6 <sup>(2)</sup>	1 Residential Identification	2	N/A
	1 Construction	32	6	1 Driveway Directional <sup>(9)</sup>	4	3
	1 Real Estate Development	32	6	N/A Warning	6	N/A
	1 Community or Development Identification Signs	64	6	1 Real Estate Sales Single Lot / Residence	8	4
	- Political <sup>(4)</sup>	32	6			
<b>B-1 Local Business, B-2 Community Business, PCS Planned Commercial Service, PCI Planned Commercial Industrial</b>	2 Business Signs <sup>(2, 5, 6, 7)</sup>	48 <sup>(2, 5, 6, 7)</sup>	6	1 Driveway Directional	4	3
	1 Business Center Sign	48	6	N/A Warning	6	N/A
	1 Construction	32	6			
	1 Real Estate Development	32	6			
	Political <sup>(4)</sup>	48	6			
	1 Real Estate Sign, Non-Residential	16	6			

ZONING DISTRICT	PERMIT REQUIRED			NO PERMIT REQUIRED		
	Number and Type of Sign	Max. Sq. Ft.	Max. Hgt. Ft. <sup>(3)</sup>	Number and Type of Sign	Max. Sq. Ft. <sup>(3)</sup>	Max. Hgt. Ft.
<b>ES Expressway Service</b>	1 Business Sign	48	6 <sup>(2)</sup>	1 Driveway Directional <sup>(9)</sup>	4	3
	1 Business Center Sign <sup>(5)</sup>	48	6	N/A Warning	6	N/A
	1 Construction	32	6			
	1 Real Estate Sign, Non-Residential	16	6			
	Political <sup>(4)</sup>	48	6			
<b>OS Office Service</b>	Business Sign <sup>(5, 6, 7)</sup>	48 <sup>(5, 6, 7)</sup>	6	1 Driveway Directional <sup>(9)</sup>	4	3
	1 Business Center Sign	48	6	N/A Warning	6	N/A
	1 Church / School	48	6 <sup>(2)</sup>			
	1 Construction	2	6			
	1 Real Estate Sign, Non-Residential	16	6			
	Political <sup>(4)</sup>	48	6			
	1 Real Estate Development	32	6			

ZONING DISTRICT	PERMIT REQUIRED			NO PERMIT REQUIRED		
	Number and Type of Sign	Max. Sq. Ft.	Max. Hgt. Ft. <sup>(3)</sup>	Number and Type of Sign	Max. Sq. Ft. <sup>(3)</sup>	Max. Hgt. Ft.
<b>M-1 Light Manufacturing, M-2 Heavy Industrial, &amp; ROM Research Office and Manufacturing</b>	1 Business Sign	48	6	1 Driveway Directional <sup>(9)</sup>	6	3
	1 Business Center Sign	48	6	N/A Warning	6	N/A
	1 Construction	32	6			
	1 Real Estate Sign, Non-Residential	16	6			
	- Off Premise Sign <sup>(8)</sup>	160	20			
	- Political <sup>(4)</sup>	48	6			
	1 Real Estate Development	32	6			
<b>EI Extractive Industrial</b>	1 Business Sign	48	6	1 Driveway Directional <sup>(9)</sup>	4	3
	1 Construction	32	6	NA Warning	6	N/A
	1 Real Estate Sign, Non-Residential	16				
	- Political <sup>(4)</sup>	48	6			

ZONING DISTRICT	PERMIT REQUIRED			NO PERMIT REQUIRED		
	Number and Type of Sign	Max. Sq. Ft.	Max. Hgt. Ft.	Number and Type of Sign	Max. Sq. Ft.	Max Hgt. Ft.
<b>CDO Cluster Development Option</b>	1 Church/School	48	6	1 Driveway Directional <sup>(9)</sup>		
	1 Residential Identification	2	6	N/A Warning	6	NA
	1 Construction	32	6			
	1 Real Estate Sign, Residential	8	6			
	1 Community and/or Development Identification	48	6			
	- Political <sup>(4)</sup>	48	6			

Footnotes to Table 27.1

1. This listing is not all inclusive. See Sections 27.02 through 27.05 for a complete listing of permitted signs and required standards and conditions.
2. Changeable message copy or a reader board attached to the sign may be allowed provided that any such changeable message copy shall be included as part of the allowable sign area, and subject to compliance with all other provisions applicable to changeable messages in this Ordinance. Any logo or business identification shall be counted toward the area calculation of any sign.
3. The maximum sign height applies only to freestanding signs. The maximum height for freestanding business signs oriented to and visible from U.S. Highway 23 may be increased to fourteen (14) feet. The height of the sign shall be measured from the



average grade measured fifty (50) feet along the road frontage from both sides of the sign. Placing a sign atop a berm or is permitted only if the berm is long enough to meet the average grade and landscaping is provided on the berm.

4. No limitation is placed on the number of political signs; however, the area restriction applies to the cumulative area of all political signs on a site.
5. Businesses not in a business center are permitted one wall or canopy business sign and one freestanding business sign per establishment. Businesses in a business center are limited to only one wall or canopy business sign per establishment. Only one freestanding sign for the entire center is permitted. The maximum area applies to each permitted sign.
6. Wall or canopy signs shall be limited to a maximum of ten percent (10%) of the surface area of the facade which forms the principal business frontage or forty-eight (48) square feet per business establishment, whichever is greater.
7. The Planning Commission may permit up to a ten percent (10%) increase in the maximum permitted freestanding sign area if extensive landscaping and a decorative base consistent with the materials of the principal building are provided.
8. The maximum number of billboard signs on a site shall be limited by the number of billboard signs that can fit on that site while maintaining a minimum spacing between billboard signs as required in Section 27.03.A.1 of this Ordinance.
9. One directional sign is permitted per approved driveway entrance.
10. In the Farming Residential District, residential identification signs can be up to 16 sq. ft. for lots 5 or more acres in area.

REVISIONS:

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|------|---|
| 2000 | OCTOBER - Section 27.01 Business Signs, 27.03.A.1, 4, & 5; Table 27.1 Billboards, Footnote 7.                               |
| 2007 | APRIL - Section 27.08.B.  |
| 2012 | JUNE - Added/revised several definitions, standardized sign sizes, updated to accommodate PCS district.                     |
| 2016 | APRIL – Amended Section 27.02 and 27.03 to include PCI and PIRO Districts; amended Section 27.08 Table 27.1 to include PCI. |