



NOTICE OF ADOPTION CHARTER TOWNSHIP OF PLYMOUTH ORDINANCE NO. 99.008

TEXT AMENDMENT 003

AN ORDINANCE TO AMEND THE TEXT OF PLYMOUTH CHARTER TOWNSHIP ZONING ORDINANCE NO. 99 BY AMENDING ARTICLE XIV ARC ANN ARBOR ROAD CORRIDOR DISTRICT; ARTICLE XX SCHEDULE OF REGULATIONS; ARTICLE XXI RESIDENTIAL UNIT DEVELOPMENTS; ARTICLE XXII SINGLE FAMILY CLUSTER HOUSING; ARTICLE XXIII PLANNED UNIT DEVELOPMENT OPTION; AND ARTICLE XXV SIGN REGULATIONS.

THE TOWNSHIP OF PLYMOUTH ORDAINS:

Part I. The Zoning Ordinance No. 99 of the Plymouth Charter Township, is hereby amended as follows:

Article XIV, ARC Ann Arbor Road Corridor District, Section 14.10.1 Purpose; 14.10.2 Definitions, 14.10.3 General Standards; 14.10.4 Prohibited Signs; and 14.10.5 Area Height, Placement and Other Regulations for Permitted Signs is amended by replacing the existing language with the following:

1. Purpose

The purpose of these sign regulations is to provide for a unified approach to managing the size, placement, number and appearance of signs within the Ann Arbor Road Corridor District. Within the framework of the long term cooperative effort between the City and Charter Township of Plymouth, this Section is intended to promote a balance between business advertising needs, the aesthetic recommendations of the Ann Arbor Road Plan and design guidelines, and the safety needs of the passing motorist.

It is further the intent of these sign regulations to regulate the construction, alteration, repair and maintenance of all signs with respect to structural and fire safety, location, type of sign, dimensions, height and method of illumination; to avoid visual clutter that obstructs vision or misleads motorists; to protect the general public from damage and injury caused by distractions, hazards or obstructions caused by poorly designed or improperly constructed signage; to authorize the use of signs that are compatible with their surroundings, appropriate to the use that displays them and legible under the circumstances in which they are seen; to seek the removal of illegal signs; and to encourage the replacement or removal of nonconforming signs that are incompatible with the purpose of this Article.

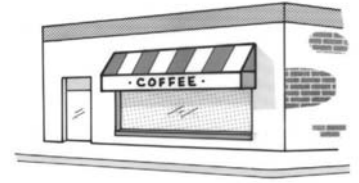
Further, the control of signs is necessary to prevent hazards to life and property and ensure the continued attractiveness and protect property value within and adjacent to the Ann Arbor Road Corridor. The Township has determined that, in general, the use of animated, electronic changeable copy, flashing, or moving signs within the Ann Arbor Road Corridor would lead to visual clutter, negatively impact traffic safety, and would be inconsistent with the purposes of this Ordinance.

2. Definitions

- (a) **ABANDONED SIGN.** A sign which, for ninety (90) consecutive days, fails to direct a person to or advertise a bona fide business, tenant, owner, product or activity conducted, or product available on the premises where such a sign is displayed.

- (b) **ANIMATED SIGN.** Any sign, display, device, or portion of a sign which is designed to provide apparent movement of any part of the sign. Animated signs also include any portion of a sign that displays any artificial light which is not maintained stationary or constant in intensity and/or color at all times when the sign is in use through some other automated method resulting in the appearance of movement, excluding Time-Temperature and Changeable Copy Signs (Electronic).

- (c) **AWNING.** A protective, rooflike covering, attached to the face of a building, as might be located over a window or door.



Awning Sign

- (d) **AWNING OR CANOPY SIGN.** A sign which is painted on, printed on or attached flat against the surface of an awning or canopy.

- (e) **BUSINESS CENTER.** A group of two (2) or more contiguous stores, businesses or offices, research facilities or industrial facilities developed as a planned complex which collectively have a name different from the name of any individual business, are under common ownership or management and share common parking areas, pedestrian areas, are linked architecturally or otherwise present the appearance of one (1) development site. Business centers may include shopping centers and other multi-tenant buildings.



Canopy Sign

- (f) **CANOPY:** A rooflike architectural structure, typically attached to the face of a building, and used to provide protection from the elements (e.g., a canopy over a walkway or a gas station canopy).

- (g) **CHANGEABLE COPY SIGN (MANUAL).** A sign or part of a sign that is designed so that the message can be changed or rearranged without altering the face or surface of the sign, by physically replacing the characters, letters, or illustrations, but not by electric or electronic means.

- (h) **CHANGEABLE COPY SIGN (ELECTRONIC).** A sign or part of a sign where the individual numbers or letters can be changed electronically in display. Such signs do not include animated signs or flashing or moving signs, as defined herein. A sign on which the only copy that changes is an electronic indication of the time and temperature shall be considered a Time-Temperature Sign and not an electronic changeable copy sign

- (i) **CONSTRUCTION SIGN.** A ground or wall sign listing the name of the project developers, contractors, engineers, or architects on the site being developed.

- (j) **DIRECTIONAL SIGN.** A ground sign located at the entry and/or exit of a business or commercial establishment which facilitates traffic flow.

- (k) **DIRECTIONAL SIGN, OFF-PREMISES.** A monument sign, the sole purpose of which is to direct traffic to one or more commercial businesses which are located on premises without frontage on or visual exposure to a major thoroughfare or collector road. Such businesses shall front on a road or easement which is used for their primary public ingress and egress from the major thoroughfare or collector road. The purpose of the off-premises directional sign is to facilitate the flow of traffic, encourage the concentration of commercial uses, discourage strip commercial development, and not to advertise the business or products or services offered, (however, directional signs may have the logo and/or name of the business to which the sign relates).

- (l) **FESTOON SIGN.** Banners, pennants, incandescent light bulbs, or other such temporary features which are hung or strung overhead and which are not an integral, physical part of the building or structure they are intended to serve.

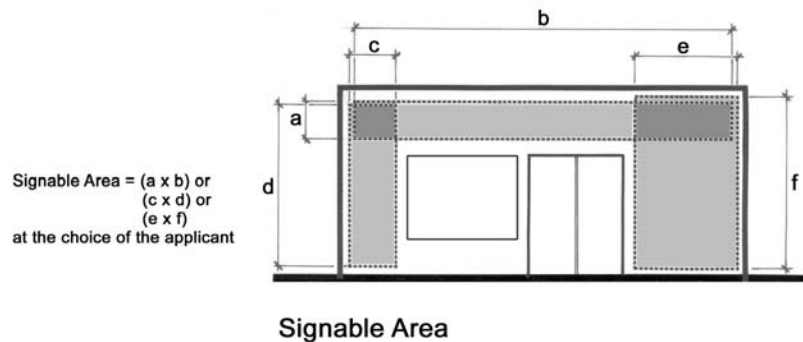
- (m) **FLASHING OR MOVING SIGN.** A sign or any part of a sign that has intermittently reflecting lights, or signs which use intermittent, flashing, scintillating, or varying intensity of illumination or color to create the appearance of movement, or a sign that has any visible portions in motion, either constantly or at intervals, whether caused by artificial or natural sources (See also ANIMATED SIGN).

- (n) **GROUND SIGN.** A sign supported by one or more uprights, poles, braces, or a masonry base, or a monument placed in or upon the ground surface and not attached to any building. Ground signs shall include monument and pole signs.
- (o) **INFLATABLE SIGN.** A sign that is either expanded or its full dimensions are supported by gases contained within the sign, or a sign part, at a pressure greater than atmospheric pressure.
- (p) **ILLUMINATED SIGN.** A sign that is illuminated by a direct or indirect source of light so shielded that no direct rays from it are visible from any public right-of-way or from the abutting property.
- (q) **INSTITUTIONAL BULLETIN BOARD.** A structure containing a surfaced area upon which is displayed the name of a religious institution, school, library, community center or similar institutions, and the announcement of its services or activities. Such signs shall exclude animated, flashing, moving or electronic changeable copy signs, as defined herein.
- (r) **MARQUEE.** A rooflike structure, often bearing a sign, projecting over an entrance to a theater.
- (s) **MARQUEE SIGN.** A sign attached to a marquee projecting from and supported by the building.
- (t) **MENU BOARD OR ORDER BOARD.** A sign which is intended to service patrons using a drive-thru facility.
- (u) **MONUMENT SIGN.** A ground sign that is mounted on a base which is in contact with or close to the ground. The base of a monument sign shall be no less than 75% of the greatest horizontal dimensions of the sign face, and the vertical separation between the lowest point of the sign face and the highest point of the sign base shall be no greater than twelve (12) inches.
- (v) **MONUMENT SIGN BASE.** The lower part of a monument sign which may appear as a separate architectural feature, and serves as its ground support.
- (w) **NEON SIGN.** A sign consisting of glass tubing, filled with neon or another gas, which glows when electric current is sent through it.
- (x) **NONCONFORMING SIGN.** Any advertising structure or sign which was lawfully erected and maintained prior to the effective date of this ordinance, and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this chapter.
- (y) **OFF-PREMISES SIGN.** A sign which contains a message unrelated to a business or profession conducted on the premises, or to a commodity, service or activity, not sold or offered upon the premises where such sign is located.
- (z) **PANEL SIGN.** A sign whose letters and/or symbols are on a panel contained within a frame, incorporated into a framed background which is an integral part of the sign. This definition is intended to distinguish between panel signs and signs consisting of individual freestanding letters and/or symbols.
- (aa) **PERMANENT WINDOW SIGN.** A window sign that is constructed of materials that do not require replacement on a frequent basis (in contrast to temporary paper window signs).
- (bb) **POLE SIGN.** A ground sign that is mounted on a freestanding pole(s) or other support(s) with a clear space of eight (8) feet or more between the bottom of the sign face and the grade.
- (cc) **POLITICAL SIGN.** A temporary sign, relating to the election of a person or persons to public office, or relating to a political party, or relating to a matters to be voted upon in a local, state or national election or referendum.
- (dd) **PORTABLE SIGN.** A freestanding sign not permanently anchored to secured to either a building or the ground, such as, but not limited to trailers, "A" frame and "T" shaped sign structures, including those mounted on wheeled trailers.



Marquee Sign

- (ee) **PREMISES.** Any lot or parcel of land, or building or site as otherwise used in this ordinance; a unit of contiguous real property under common ownership.
- (ff) **PROJECTING WALL SIGN.** A sign that is attached to and projects from a building wall at an angle of up to ninety (90) degrees. A projecting wall sign does not include canopy, awning, roof, marquee, or internally illuminated signs.
- (gg) **REAL ESTATE SIGN.** A non-illuminated sign for the purpose of advertising or promoting the sale, lease or rental of real estate. A **PERMANENT LEASING SIGN** is a real estate sign that is erected for an indefinite period of time for the purpose of offering space in a building for lease.
- (hh) **ROOF SIGN:** A sign erected, constructed and maintained wholly upon or over the roof of any building, with its principal support on the roof structure. 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.
- (ii) **SERVICE CLUB ENTRANCE SIGN.** A sign, usually located along the main entrance ways to a community, displaying the names of service clubs and organizations, their meeting schedule and usually including the service club symbol or logo. The name of the community and a short salutary message may also be included.
- (jj) **SIGN.** Any name, identification, description, object, device, structure, display or illustration which is affixed to, or painted, or represented directly or indirectly upon a building, structure or piece of land, and which directs attention to an object, product, place, activity, person, institution, service, event, organization, or business by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.
- (kk) **SIGNABLE AREA.** The area in which a sign is to be located and which is used to determine the permitted size of that sign, pursuant to Section 14.10.3.(d). The signable area shall be a continuous surface or wall unobstructed by windows, doors, other major architectural details, or a change in materials or color.



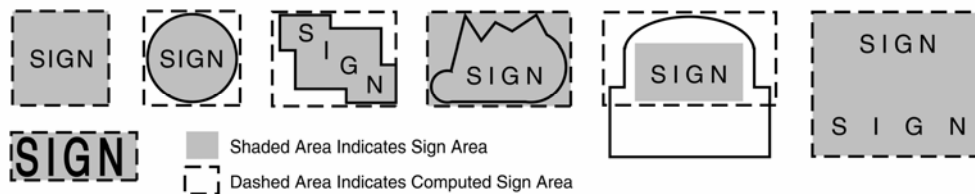
- (ll) **TEMPORARY SIGN.** Any sign regardless of size and materials that is not permanently fastened to any structure, such as posts with permanent footings, and that is limited in duration to thirty (30) days, except as otherwise specified. Temporary signs include paper window signs, inflatable signs, banners and pennants.
- (mm) **TIME-TEMPERATURE SIGN.** A sign, electronic or otherwise, which displays the current time or outdoor temperature or both and which displays no material except for the name of a business, product or service. For purposes of this ordinance, a Time-Temperature sign shall be considered a public service.
- (nn) **UNDERHANGING SIGN.** A sign that is located on the underside of a canopy or walkway, typically for the benefit of pedestrians.

- (oo) **VEHICLE BUSINESS SIGN.** A sign painted or attached to a vehicle which is located on a premises primarily for purposes of advertising the business or product for sale on the premises. Commercially licensed vehicles which are generally used daily off-site are not included in this definition.
- (pp) **WALL SIGN.** A sign which is attached directly to or painted upon a building wall and which does not extend above the height of the wall to which it is attached, nor more than twelve (12) inches there from, with the exposed face of the sign in a plane parallel to the building wall. Included in the definition of wall signs are signs mounted flat against the building fascia, provided the sign does not protrude beyond any boundary of the fascia.
- (qq) **WINDOW SIGN.** A temporary or permanent sign painted on or affixed to a window surface, suspended so as to hang more or less parallel with the window surface, or otherwise displayed in a manner intended to be viewed from outside the window.

3. General Standards

The following general standards shall apply to signs in the ARC, Ann Arbor Road Corridor District:

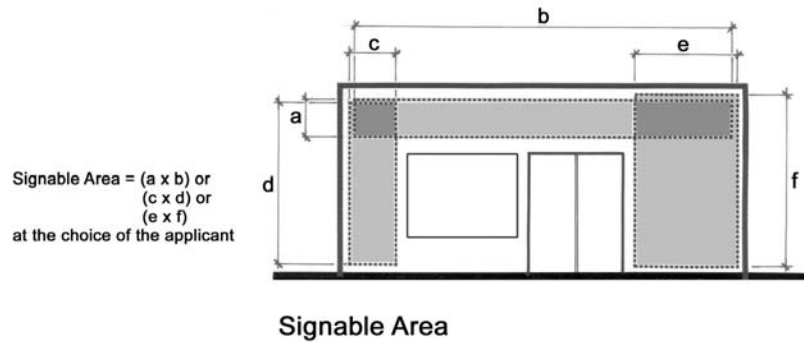
- (a) **Measurement of Sign Area.** The entire area within a rectangle or square enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any frame, tower, or other material or color or internally illuminated area forming an integral part of the display or used to differentiate such sign, shall be included in the measurement. Such signs shall be deemed to be a single sign whenever the proximity, design, content or continuity reasonably suggests a single unit, notwithstanding any physical separation between parts.



Computation of Sign Area

- 1) Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back and are at no point more than two feet from one another, the area of the sign shall be taken as the area of one face, if the two faces are of equal area, or as the area of the larger face, if the two faces are of unequal area.
 - 2) For ground signs, the area shall include the entire area of the sign upon which copy, lettering, drawings or photographs could be placed, excluding necessary uprights or supports. For monument signs, the base of a monument sign shall be excluded from the calculation of sign area for a distance to thirty (30) inches above grade. Streetscape and landscape features which in the determination of the Planning Commission, are an integral part of the sign design shall also be excluded from the calculation of sign area.
 - 3) For internally-illuminated awnings or canopies, the entire flat surface of the awning or canopy upon which the message is written shall be included in the sign area calculation. Signs mounted on awnings and canopies that are not internally-illuminated shall be subject to the sign area standards of measurements specified in paragraph (a), above.
 - 4) For paper window signs, the area shall include the entire area of the paper. Where adjacent paper window signs are within eight (8) inches of each other, they shall be measured as a single sign.
- (b) **Sign Setback.** Where it is specified that a sign must be setback a minimum or other certain distance from property lines, street setback lines or public right-of-way lines, such distance will be measured from the portion of the sign structure nearest to the specified line. For purposes of this measurement, the property lines, street setback lines and public right-of-way lines extend perpendicularly from the ground to infinity.

- (c) **Sign Height.** The height of a ground sign shall be the distance from the average level of the ground or pavement directly below the sign to the highest point of the sign structure, including any supportive or decorative appendages, without including any berm landscaping, grading, or artificially or unnaturally constructed raised portion of land at the point of measurement.
- (d) **Signable Area.** Where it is specified that the size of a wall sign shall be based on the signable area, that area shall be delineated as the area of a continuous surface or wall unobstructed by windows, doors, other major architectural details, or a change in materials or color. The signable area shall equal the area of (a x b) or (c x d) or (e x f) in the following illustration, at the choice of the applicant. The signable area for gable shall be determined by calculating the actual area of the surface or wall of the gable, unobstructed by any architectural features.



- (e) **Underground Wiring.** Where illumination is desired, underground wiring shall be required for all signs not attached to a building.
- (f) **Sign Lettering.** Any sign which is proposed to include letters, symbols, emblems or other figures of similar character, which are larger than 16 inches, shall require Planning Commission approval.

4. **Prohibited Signs**

Except as may be permitted by Section 28.43, the following signs shall be prohibited:

- (a) Festoon signs.
- (b) Signs which incorporate in any manner any flashing of intermittent lights.
- (c) Inflatable signs, except as provided in Section 28.43.
- (d) Off-premises advertising signs.
- (e) Portable signs.
- (f) Roof signs. For the purpose 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 the same as a roof and no sign shall be permitted upon it. A vertical plane or fascia which is located below the angled plane of a sloped roof or roof element and which is less than 6 inches in height, shall be considered part of the roof and not used for signage.
- (g) Vehicle business sign.
- (h) Banners, pennants, spinners and streamers, except as provided in Section 14.10.5.(n) and 14.10.6.(h) for banners.

- (i) Any sign which revolves or has any scrolling messages, visible moving part, 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.
- (j) A sign or sign structure which is determined by the Building Official to be:
 - 1) Structurally unsafe.
 - 2) A hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment.
 - 3) Not kept in good repair.
 - 4) Capable of causing electrical shocks to persons likely to come in contact with it.
- (k) Any sign which by reason of its size, location, content, coloring or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, or by obstructing, or detracting from the visibility of any traffic sign or control device on public streets and roads.
- (l) Any sign which obstructs free ingress to or egress from a required door, window, fire escape or other required exit.
- (m) Signs which make use of such words as “Stop”, “Look”, “Danger”, or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse vehicular traffic.
- (n) Any sign unlawfully installed, erected or maintained.
- (o) Any sign now or hereafter existing which advertises a product, service or business no longer available at that location, including abandoned signs.
- (p) Wall panel signs.
- (q) Pole signs.
- (r) Electronic changeable copy signs, except as otherwise permitted in this Section 14.10
- (s) Animated signs.
- (t) Awning and marquee signs.
- (u) Canopy signs, except as permitted herein.
- (v) Neon, LED, or string lights used to highlight architectural features, or to frame a window or door, except as may be permitted under Section 28.8 Exterior Lighting.
- (w) Neon Signs. Any sign, which requires a permit, that consists of glass tubing filled with neon or another gas, may only be permitted subject to Planning Commission approval.
- (x) Any type of sign not expressly permitted.

5. **Area, Height, Placement and Other Regulations for Permitted Signs**

- (a) Ground signs.
 - 1) Type: All ground signs shall be monument signs.
 - 2) Location: Ground signs shall be located wholly within the boundaries of the property to which the sign relates, exclusive of the street setback or road right-of-way area.

- 3) Setback: On premises with street frontage less than 200 feet, ground signs shall be setback a minimum of five (5) feet from the existing right-of-way or street setback line, whichever is greater. On premises with a street frontage of 200 feet or greater, ground signs shall be setback a minimum of 10 feet.
- 4) Sign Area:
- a) On premises with street frontage less than 200 ft., the maximum sign area shall be twenty five (25) square feet at the five (5) foot setback line. However, the maximum sign area shall be permitted to increase one (1) square foot for each additional foot of setback, to a maximum area of forty two (42) square feet. The base of a monument sign shall be excluded from the calculation of sign area for a distance of thirty (30) inches above grade.

MAXIMUM SIGN AREA PREMISES WITH STREET FRONTAGE LESS THAN 200 FEET		
Distance From Street Setback Line	Maximum Height	Maximum Sign Area
5 ft.	8 ft.	25 sq. ft.
6 ft.	8 ft.	26 sq. ft.
7 ft.	8 ft.	27 sq. ft.
8 ft.	8 ft.	28 sq. ft.
9 ft.	8 ft.	29 sq. ft.
10 ft.	8 ft.	30 sq. ft.
11 ft.	8 ft.	31 sq. ft.
12 ft.	8 ft.	32 sq. ft.
13 ft.	8 ft.	33 sq. ft.
14 ft.	8 ft.	34 sq. ft.
15 ft.	8 ft.	35 sq. ft.
16 ft.	8 ft.	36 sq. ft.
17 ft.	8 ft.	37 sq. ft.
18 ft.	8 ft.	38 sq. ft.
19 ft.	8 ft.	39 sq. ft.
20 ft.	8 ft.	40 sq. ft.
21 ft.	8 ft.	41 sq. ft.
22 ft.	8 ft.	42 sq. ft.
More than 22 ft.	8 ft.	42 sq. ft.

- b) On premises with a street frontage of 200 feet or greater, the maximum sign area shall be forty two (42) square feet at the ten (10) foot setback line. However, the maximum sign area shall be permitted to increase based upon each additional foot of setback, to a maximum area of sixty (60) square feet in accordance with the following chart. The base of a monument sign shall be excluded from the calculation of sign area for a distance of thirty (30) inches above grade.

MAXIMUM SIGN AREA PREMISES WITH STREET FRONTAGE 200 FEET OR GREATER		
Distance From Street Setback Line	Maximum Height	Maximum Sign Area
10 ft.	10 ft.	42 sq. ft.
11 ft.	10 ft.	43 sq. ft.
12 ft.	10 ft.	45 sq. ft.
13 ft.	10 ft.	46 sq. ft.
14 ft.	10 ft.	48 sq. ft.
15 ft.	10 ft.	49 sq. ft.
16 ft.	10 ft.	51 sq. ft.
17 ft.	10 ft.	52 sq. ft.
18 ft.	10 ft.	54 sq. ft.
19ft.	10 ft.	55 sq. ft.
20 ft.	10 ft.	57 sq. ft.
21 ft.	10 ft.	58 sq. ft.
22 ft.	10 ft.	60 sq. ft.
More than 22 ft.	10 ft.	60 sq. ft.

- 5) Height: The maximum height shall be as follows:
- a) On premises with a street frontage less than 200 feet: eight (8) feet.
 - b) On premises with a street frontage of 200 feet or greater: ten (10) feet.
- 6) Number: One (1) ground sign shall be permitted per street frontage on any parcel. However, only one (1) sign shall be permitted on lots having frontage on more than one street if a single sign can be located such that it is visible from both streets. In multi-tenant buildings or shopping centers, the sign area may be allocated for use by individual tenants.
- 7) Planning Commission Review; Design Standards: The Planning Commission shall review all ground sign applications to assure compliance with the design, placement and dimensional standards of this Article. The following design standards shall apply:
- a) Monument signs shall have a brick base or an approved equal subject to Planning Commission approval. Signs shall harmonize with the Ann Arbor Road Streetscape materials, and be incorporated into the streetscape design. Brick shall be Wyandotte Modular consistent with the standards and requirements of the Ann Arbor Road Streetscape Prototype, "Ann Arbor Road Standard Design Details" as adopted by the Planning Commission and the Plymouth Township DDA, dated October 16, 2003, and as may be modified from time to time.
 - b) The base of any ground sign shall be landscaped to create a year round buffer for the sign.

- c) 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.
 - d) 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.
 - e) Sign messages shall be located at least thirty (30) inches above the ground to allow for snow accumulation and plant growth.
- 8) Changeable Copy Signs: Manual changeable copy monument signs shall be permitted, subject to all of the requirements for ground signs specified herein, and the following additional requirements:
- a) Letter height shall not exceed four (4) inches, except that numbers up to nine (9) inches in height may be permitted for fuel prices on gas station signs.
 - b) Electronic changeable copy signs are not permitted.
 - c) The area of the changeable copy sign shall be counted toward the maximum ground sign area.
 - d) The base of the sign shall be brick, with limestone capped brick piers on the two ends of the sign. The changeable copy sign shall not project above the brick piers by more than one-half of the message area's height

(b) Wall signs.

- 1) The maximum wall sign area permitted shall be fifty (50) percent of the signable area, up to a maximum wall sign area of forty-two (42) square feet. On a premises with an Ann Arbor Road street frontage of 200 feet or greater, permitted wall sign area shall be thirty (30) percent of the signable area, up to a maximum of ninety (90) square feet (see Table). The wall sign must be located within the signable area that is used to determine the maximum size of that wall sign.

In the case of a wall sign which advertises more than one business or tenant, the maximum permitted sign area shall be allocated between the businesses or tenants

MAXIMUM WALL SIGN AREA INDIVIDUAL LETTERS		
Signable Area	Maximum Percent of Signable Area	Maximum Wall Sign Area
20 sq. ft.	50%	10 sq. ft.
30 sq. ft.	50%	15 sq. ft.
40 sq. ft.	50%	20 sq. ft.
50 sq. ft.	50%	25 sq. ft.
60 sq. ft.	50%	30 sq. ft.
70 sq. ft.	50%	35 sq. ft.
80 sq. ft.	50%	40 sq. ft.
84 sq. ft.	50%	42 sq. ft.
Above 84 sq. ft.	_____	42 sq. ft.

MAXIMUM WALL SIGN AREA 200 FT. OR GREATER FRONTAGE ON ANN ARBOR ROAD		
Signable	Maximum Percent of Signable Area	Maximum Wall Sign Area
50 sq. ft.	30%	15 sq. ft.
75 sq. ft.	30%	22.5 sq. ft.
100 sq. ft.	30%	30 sq. ft.
125 sq. ft.	30%	37.5 sq. ft.
150 sq. ft.	30%	45 sq. ft.
175 sq. ft.	30%	52.5 sq. ft.
200 sq. ft.	30%	60 sq. ft.
225 sq. ft.	30%	67.5 sq. ft.
250 sq. ft.	30%	75.0 sq. ft.
275 sq. ft.	30%	82.5 sq. ft.
300 sq. ft.	30%	90 sq. ft.
Above 300 sq. ft.		90 sq. ft.

- 2) Maximum height of a wall sign shall be the height of the wall to which the sign is attached, not to exceed thirty-five (35) feet.
- 3) One (1) wall sign shall be permitted on each facade which has a separate public means of ingress and egress. In the case of a building located on a corner lot, one (1) additional wall sign shall be permitted on a separate façade that faces a public or private street, regardless of a separate public means of ingress and egress. In the case of a building with more than one tenant, such as a shopping center or business center, one (1) wall sign shall be permitted for the center itself and for each tenant that has its own separate door to the outside to provide public access.
- 4) Tenants that occupy a corner space in a multi-tenant structure shall be permitted to have one (1) sign on each facade of the building which has a separate direct pedestrian access to that office or business establishment from the outside. Where several tenants use a common entrance in a multi-tenant structure, only one (1) wall sign shall be permitted, but the total sign area should be allocated on an equal basis to all tenants.

- 5) Where 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
 - 6) Manual Changeable Copy Wall Signs: Manual changeable copy wall signs shall be permitted, subject to all of the requirements for wall signs specified herein, and the following additional requirements:
 - a) Letter height shall not exceed four (4) inches.
 - b) Electronic changeable copy wall signs are prohibited.
 - c) The area of the changeable copy sign shall be counted toward the maximum wall sign area.
 - 7) Panel signs, other than a manual changeable copy sign, shall be prohibited, except that the Planning Commission may permit panel signs upon finding that other types of permitted signs would not be practical or feasible because of the shape, character or configuration of the building or site and/or because of the nature of the message being conveyed.
- (c) Projecting signs. Instead of wall or marquee sign, a business may be permitted to have a projecting sign, subject to the following specifications:
- 1) The maximum area of a projecting sign shall be twenty-five (25) square feet on buildings located ten (10) feet or less from the street setback line. The maximum area of a projecting sign shall be permitted to increase one (1) square foot for each additional foot of setback greater than ten (10) feet to a maximum area of forty-two (42) square feet.
 - 2) One (1) projecting sign shall be permitted on each façade which has a separate public means of ingress and egress.
 - 3) Projecting signs shall be permitted only on zoning lots of fifty (50) feet or more on the side on which the sign is to be mounted.
 - 4) Projecting signs shall extend no higher than the height of the wall to which the sign is attached and no higher than the window sill of second story windows. Eight (8) feet, six (6) inches of clearance is required beneath projecting signs.
 - 5) Signs must project at a ninety (90) degree angle to the building surface to which it is attached. Angular projection at the corner of a building is prohibited.
 - 6) Signs shall not project more than five (5) feet over the property line and more than four (4) feet from the face of the building or one-third of the sidewalk width, whichever is less.
 - 7) Projecting signs shall be attached directly to a building through building mounts or hung from a mast arm. These support members may also include decorative appurtenances, but external bracing such as guy wires and metal framework shall be prohibited.
 - 8) Projecting signs shall be spaced a minimum of twenty-five (25) feet apart.
 - 9) Projecting signs shall not be internally illuminated.
 - 10) Projecting signs shall not contain changeable copy.

(d) Underhanging Signs. Where the roof structure of a building containing more than one business is extended over a walkway along the outer edge of the building, one pedestrian oriented underhanging sign may be permitted for each business in the building provided:

- 1) All signs are of identical size, shape, lettering style, and color scheme.
- 2) All signs shall contain the name of the business only.
- 3) Maximum of six square feet.

(e) Window Signs

- 1) A maximum of twenty (20) percent of the glass surface of the window segment in which the sign is located may be used for window signs.
- 2) No such signs shall be permitted in windows above the first story.
- 3) No more than two (2) temporary window signs shall be permitted.

(f) Flags. Flags bearing the official design of a corporation or award flags subject to the following:

- 1) Such corporation or award flags shall be displayed on flag poles only. Attachment to any other site fixture or feature shall be prohibited.
- 2) A maximum of two (2) such flags shall be permitted for each flag pole provided.
- 3) The maximum number of flag poles permitted per individual business shall be determined in accordance with the following table:

MAXIMUM NUMBER OF FLAG POLES PERMITTED	
Street Frontage in Feet	Maximum Number of Flag Poles Permitted
0-210	1
211-300	3
301 or greater	5

- 4) Placement of flag poles shall be in a manner and location subject to the following requirements:
 - a) The placement shall not impact adjacent properties, in particular, those of a residential nature.
 - b) The height of flagpoles shall conform to the height restrictions of the ARC District for buildings and structures. A flagpole shall be deemed to a structure under all provisions of this Ordinance. Flagpoles shall comply with the setback requirements for structures.
 - c) The placement shall not constitute a traffic or pedestrian hazard or impair vehicular or pedestrian traffic.
 - d) The size, content, coloring or manner of illumination of said flags shall not constitute a traffic or pedestrian hazard or impair vehicular or pedestrian traffic flow.
 - e) No flag shall be permitted to project into the road right-of-way at full extension of the flag.
- 5) Flag poles shall not be located on the roof of a building.

(g) Directional Signs. Directional signs intended to assist vehicular traffic flow subject to the following:

1) On-Premises Directional Signs:

- a) Directional signs shall not exceed two (2) square feet per side, nor exceed two (2) sides.
- b) Said signs may incorporate a corporation or business logo provided the main theme of the sign shall be to facilitate vehicular traffic flow.
- c) Placement shall be within the subject property; no such signs shall be permitted within the street setback area or right-of-way.
- d) The size, content, coloring, placement or manner of illumination shall not constitute a traffic or pedestrian hazard or impair vehicular or pedestrian traffic flow.
- e) Directional ground signs shall not exceed a height of six (6) feet and may be located one (1) at each driveway entrance.
- f) No more than one (1) directional wall sign may be located at each building entrance.

2) Off-Premises Directional Signs:

- a) In order to encourage the clustering of businesses, and minimize strip commercial development in accordance with the community Master Plan, while still allowing necessary and reasonable identification of businesses, facilitating the orderly flow of traffic, and avoiding unnecessary proliferation and excessive size of signs on major thoroughfares, off-premises directional signs may be permitted on a limited basis.
- b) Off-premises directional signs are permitted only upon review and approval of the Planning Commission, subject to compliance with the following conditions:
 - 1) Approval of the sign would serve to further the purposes specified in Section 14.10.5 paragraph (h) 2) a) above.
 - 2) The Planning Commission shall determine that the ARC zoned business has no frontage or access from a major thoroughfare; the premises of said business are within one thousand two hundred (1,200) feet of said thoroughfare; said business is not visible from a major thoroughfare, or is visible from a major thoroughfare but with no clear indication of how to access the business; and that adequate identification of the business and direction of traffic to the business would not be possible without an off-premises directional sign.
 - 3) No off-premises directional sign shall be permitted without a recorded easement or executed agreement that accomplishes all of the following:
 - a) states that the owner of the parcel on which the sign is to be placed grants permission for the off-premises directional sign to be located on the parcel,
 - b) stipulates which parcel(s) are entitled to use of the off-premises directional sign, and
 - c) specifies how the sign is to be maintained and establishes a means to assure that maintenance runs with the life of the sign.

- 4) Off-premises directional signs shall be located only on land zoned ARC and direct traffic to only land also zoned ARC.
- 5) Off-premises directional signs shall be permitted only at the intersection of the access road for the business and a major thoroughfare, and only one such sign permitted at each intersection. The business access road may be a public street, private road, or recorded access easement over which the general public has ingress/egress rights. Said sign shall be in reasonable proximity to the intersection to enable the sign to direct traffic to the site of the business being identified by the sign. If multiple businesses served by the same access road require the use of the same intersection for an off-premises business directional sign, the same sign shall be used.
- 6) Off-premises directional signs shall be located entirely on private property and no closer than thirty (30) feet from the centerline of the street, private road, or recorded access easement which provides access to the business. The sign shall be located a minimum of sixty (60) feet from the centerline of the major thoroughfare. The sign location shall comply with all other setback and visibility requirements of the municipality.
- 7) Off-premises directional signs shall be monument signs with the minimum dimensions necessary to accomplish the purpose of directing traffic; however, in no case shall the sign area and height exceed the following dimensions.

PLANNED NO. OF USERS ON SIGN	MAXIMUM SIGN AREA	MAXIMUM SIGN HEIGHT
1	12 sq. ft.	4.5 ft.
2	24 sq. ft.	6 ft.
3 or more	36 sq. ft.	8 ft.

The base of an off-premises directional sign shall be excluded from the calculation of sign area for a distance of thirty (30) inches above grade.

- 8) Space shall be allocated on the sign to allow identification of all businesses which use the same access road to use the off-premises directional sign. A common font and no more than one uniform background color shall be used. The sign shall state only the name of the business(es) being identified. A directional arrow may also be included on the sign. The sign base shall be of brick or decorative masonry block.
- 9) The ground within five (5) feet of the base of the off-premises directional sign shall be landscaped in low shrubbery, ground cover or flowers, and said landscaping shall be maintained in presentable condition.

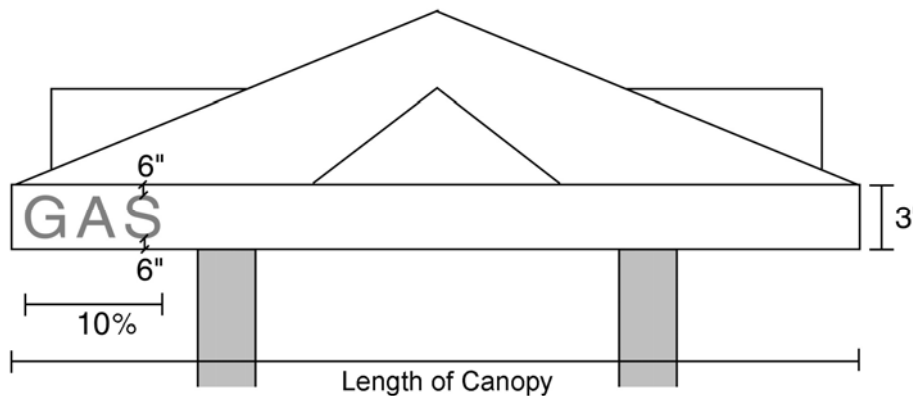
- 10) Off-premises directional signs may be illuminated provided the illumination creates no perceptible glare on private property at a distance greater than ten (10) feet from the sign and on public streets and the access drive.
- c) The off-premises directional sign shall be maintained in a sound and presentable condition. If a business that is identified on the off-premise directional sign ceases to exist at its location or changes its name, the appropriate deletion or change to the copy of the sign shall be made within thirty (30) days of the change in the business.
- d) The existence of an off-premise directional sign shall not affect the permission of any other signage that is otherwise permitted by the municipality, including the following:
 - 1) any other signage on the same parcel as the off-premises directional sign.
 - 2) any other signage on the same parcel as the business identified by the off-premises directional sign.
- (h) Menu and/or Order Board. Menu and/or order board for a drive-thru facility subject to the following:
 - 1) Said signs shall be located on the interior of the lot or parcel and shall not be readable from the exterior of the lot.
 - 2) Said signs shall be intended to service the public utilizing the drive-thru facilities only.
 - 3) The placement shall not constitute a traffic or pedestrian hazard or impair vehicular or pedestrian traffic flow in any manner.
 - 4) The size, content, coloring or manner or illumination shall not constitute a traffic or pedestrian hazard or impair vehicular or pedestrian traffic flow.
 - 5) The volume on order boards shall be maintained at the minimum level necessary so that it is audible to users, so as to minimize extraneous noise traveling off the site.
- (i) Institutional Bulletin Boards. Institutional bulletin boards which comply with the standards for ground signs, herein.
- (j) Political Signs. Political signs subject to the following:
 - 1) Political signs shall be removed within ten (10) days following that election or event.
 - 2) Said signs shall not be placed closer than one hundred (100) feet from any polling place entrance and shall obtain permission from the owner of the property upon which the sign is to be located.
 - 3) No political sign is to exceed eight (8) square feet in area, and in the case of a ground-mounted political sign, the height may not exceed four and one-half (4.5) feet.
- (k) Real Estate Signs. Real estate signs subject to the following:
 - 1) Temporary Real Estate Signs.
 - a) Such signs shall be limited to ground or wall signs only. One (1) sign shall be permitted per parcel, regardless whether the property is represented by more than one real estate agency.
 - b) Maximum sign area shall not exceed forty-two (42) square feet.

- c) Sign height shall not exceed four and one half (4.5) feet for a ground sign or eight (8) feet for a wall sign.
 - d) Placement shall be wholly within the property boundaries to which the sign pertains.
 - e) The sign may be erected at the time the property is offered for sale and shall be removed within ten (10) days of the sale or lease of the property.
- 2) Permanent Leasing Signs: Permanent leasing signs erected for a period of one (1) year or longer shall be subject to the following:
 - a) If the permanent leasing sign is a ground sign, it shall be a monument sign and it shall be subject to the location, setback, and other applicable standards in Section 14.10.5.(a).
 - b) If the permanent leasing sign is a wall sign, it shall be subject to the applicable standards in Section 14.10.5.(b).
 - c) Permanent leasing signs shall comply with the maximum sign area and sign height requirements that apply to temporary real estate signs.
 - d) Such signs shall be maintained in good repair, and shall be replaced or renovated when weathered or worn.
- (l) Temporary Construction Signs. Temporary construction signs subject to the following:
 - 1) Such signs shall be limited to ground or wall signs. One (1) sign shall be permitted per street frontage.
 - 2) Total area of all temporary construction signs on a premises shall not exceed thirty-two (32) square feet.
 - 3) Sign height shall not exceed four and one half (4.5) feet for a ground sign or eight (8) feet for a wall sign.
 - 4) Placement shall be wholly within the property boundaries to which the sign pertains.
 - 5) The sign shall not be erected prior to issuance of a building permit for the proposed construction project and shall be removed upon issuance of a Certificate of Occupancy.
- (m) Banners. Banners used to draw attention to vehicle dealerships are permitted, provided that there is a maximum of one (1) banner on each pole, and provided that they have no written message or corporate identity. Each banner shall not exceed a maximum area of twenty (20) square feet.
- (n) Gasoline Service Station Signs. Because of the nature of the use, gasoline service stations have sign needs that are unique from other uses. Gasoline service stations are relatively high traffic facilities and typically located at very high traffic locations and intersections. Such locations offer limited opportunity for driver indecision, increasing the importance of good signage to communicate and avoid traffic accidents. Further, the public expects to see automotive fuel prices posted in a consistent and clear format. In keeping with the design and uniformity purposes of the Ann Arbor Road District, gasoline service stations shall meet the design requirements of the Ann Arbor Road District Architectural Standards. However, to reflect the above-referenced character and needs of the use, signs for gasoline service stations shall be permitted as follows:
 - 1) One (1) monument sign, subject to the requirements of Section 14.10.5(a). The Township understands that the traveling public expects to see updated, clear, and precise automotive fuel pricing from off-site, and further, that fuel prices change from day to day. If automotive fuel is not visible, or is unavailable or removed, it would cause great inconvenience to residents of the

Township and the traveling public. Further, it is documented, by the National Highway Traffic Safety Administration (NHTSA) and others, that it is dangerous to distract a driver's attention from the road. Clear and accurate price numerals may help to reduce the number of traffic accidents associated with the distraction of drivers from inaccurate and unclear gasoline pricing. While in general electronic changeable copy signs are not consistent with the established, planned and desired appearance of the Ann Arbor Road corridor, for the limited application of automotive fuel pricing only, the Township finds it acceptable. In consideration of these factors, changeable copy may be permitted as part of a monument sign for a gasoline service station subject to the following:

- a) Only the individual fuel price numbers shall be permitted to be changeable copy. The changeable copy portion of the sign shall be manual or electronic.
 - b) The fuel price number height shall not exceed nine (9) inches.
 - c) The changeable copy portion of the sign shall consist of no more than 1 background color and 1 number color.
 - d) The base of any monument sign containing fuel price changeable copy shall be brick, with limestone capped brick piers on the two ends of the sign. The sign shall not project above the brick piers by more than one-half of the message area's height.
 - e) The area of the changeable copy shall be counted toward the maximum sign area.
 - f) All electronic numbers used in the price of fuel shall be designed to automatically adjust their brightness under varying light conditions to maintain legibility, avoid glare, and eliminate visual impact on nearby areas of the Township.
- 2) One (1) wall sign, subject to the requirements of Section 14.10.5(b).
 - 3) One (1) canopy sign per street frontage, (up to a maximum of two (2), and limited to no more than one (1) sign on any canopy face, subject to the following conditions:
 - a) The length of the canopy sign shall not exceed 10% of the length of the canopy façade (See Canopy Sign Example diagram).
 - b) The sign shall be a minimum of six (6) inches from the top and six (6) inches from the bottom of the canopy façade (See diagram). Further, the sign shall have a minimum separation of six (6) inches from any accent color on the fascia.

(Refer to Section 14.2.4(c) Ann Arbor Road Corridor Architectural Standards for detailed standards on gas station canopies).



Canopy Sign Example

- (o) Time-Temperature Signs. Time-Temperature signs subject to the following:
 - 1) Time-Temperature signs incorporate information that is considered a public service for the benefit of the traveling public, and therefore may be permitted as part of the sign face of a ground sign.
 - 2) The electronic numerals used in the Time and Temperature portion of the sign shall not scroll, blink, move, flash, exit or enter from the outside area of the copy or across the face of the sign or otherwise create a sense of movement. The sign may display either the time or the temperature or both together, but shall not switch between time and temperature. The electronic numerals shall only change when there is an actual change in time or temperature. In no case shall any such change occur in intervals of less than one minute.

6. **Permit Required; Permit Exemptions**

Except as noted in this sub-section, all signs shall require a permit prior to installation. The following signs shall be permitted without obtaining a sign permit:

- (a) Street Address Signs (Required). For purposes of identification by emergency personnel (fire, police, EMS) all businesses, offices, and industrial buildings shall prominently display their street address on the front side (facing the street) of their building or upon freestanding signs or building entranceways. All street addresses shall be in Arabic numerals, each numeral shall be large enough to be easily read from the street, but in no event smaller than four (4) inches high by two and one half (2 ½) inches wide, except for numeral one (1) which shall have a width in proportion to its height. Street Address Signs shall not exceed three (3) square feet in area. All numerals shall contrast with the surface they are applied to (light numerals on dark surfaces, dark numerals on light surfaces) shall be mounted high enough to be seen from the street, and shall not be obstructed from view by trees, shrubs or any other material. If the business cannot be seen from the street, an additional street address sign shall be displayed in an area where it can be seen from the street. Street Address Signs shall not be counted in the maximum sign area or maximum number of signs allowed on a parcel.
- (b) Name plates identifying the occupant or address of a parcel of land not exceeding two (2) square feet in area.
- (c) Window signs not exceeding two (2) square feet in area indicating the hours of operation for a business, and whether a business is open or closed.
- (d) Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or when constructed of bronze or other incombustible material.
- (e) For Sale signs attached to vehicles.
- (f) Flags bearing the official design of a nation, state, municipality, educational institution or non-profit organization.
- (g) Traffic safety and control signs erected by or on behalf of a governmental body, or other municipal signs such as the following: legal notices, railroad crossing, danger and other emergency notices as may be approved by the municipality.
- (h) Community special event signs including municipal streetscape banners approved by the municipality.
- (i) Private traffic control signs which conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices published in accord with Section 508 of Public Acts 300 or 1949, as amended.
- (j) Park and playground signs.

- (k) Political signs, subject to the requirements in Section 14.10, sub-section 5.(k).
- (l) Temporary real estate signs.
- (m) Any sign required by the municipality to be posted.
- (n) Community entrance and streetscape signs erected by the municipality.

7. **Nonconforming Signs**

- (a) Any sign lawfully existing at the time of the adoption of this amendment which does not fully comply with all provisions shall be considered a legal nonconforming sign and may be permitted to remain as long as the sign is properly maintained and not detrimental to the health, safety and welfare of the community.
- (b) Continuance. Nonconforming signs shall not:
 - 1) be expanded or changed to another nonconforming sign;
 - 2) be relocated, or altered so as to prolong the life of the sign, or so as to change the shape, size, type, placement, or design of the signs structural or basic parts;
 - 3) be enhanced with any new feature including the addition of illumination;
 - 4) be repaired, except if such repair brings the sign into conformance with this ordinance, if such repair involves any of the following:
 - a) expense which exceeds fifty (50) percent of the sign's appraised value as determined by the designated municipal official;
 - b) necessitates the replacement of both the sign frame and sign panels;
 - c) replacement of the signs primary support pole(s) or other support structure;
 - d) for signs without framework for sign panels, requires replacement of the sign panels;
 - 5) be replaced;
 - 6) be re-established after the activity, business, or use to which it related has been discontinued for ninety (90) days or longer.
- (c) Permitted Modification. The following modifications may be permitted:
 - 1) a change solely in the wording of the copy; and
 - 2) routine repair to maintain the sign in a safe and aesthetic condition exactly as it existed at the time of the enactment of this amendment.
- (d) Elimination of Nonconforming Signs. The municipality may acquire by purchase, condemnation, or by other means any nonconforming sign which it deems necessary to preserve the health, safety, and welfare of the community's residents.

8. **Modification to Sign Requirements**

In consideration of the overall site and building design, the Planning Commission may modify the specific sign requirements outlined herein, provided that any such adjustment is in keeping with the intent of this Section and the Ordinance in general. In determining whether a modification is appropriate, the Planning Commission shall consider the following:

- (a) Topographic features or other unique features of the site that create conditions under which strict application of the sign regulations would be impractical or infeasible.
- (b) Vehicular circulation, site access, and motorist visibility as related to sign placement and traffic safety.
- (c) Impact of proposed modifications on surrounding properties.
- (d) The extent to which the public benefit intended by the sign regulations could be better achieved with a sign that varies from the requirements specified herein.

9. **Variances**

The Zoning Board of Appeals (ZBA) shall have authority to vary the restrictions relating to the ARC District upon finding that practical difficulties exist and that the strict application of this Article would place the applicant at a substantial and significant disadvantage with respect to other signs controlled by the Article. Comparisons to existing nonconforming signs shall not be considered by the ZBA

10. **Noncommercial Message Permitted**

Anything in this chapter to the contrary notwithstanding, a sign structure permitted in this chapter as an on-premise advertising sign or an off-premises advertising sign may contain a non-commercial message.

SEC. 14.11 AMENDMENTS

1. **Purpose**

The purpose of this section is to provide for coordination by which the City and the Township may amend the text and/or district boundaries of the ARC, Ann Arbor Road Corridor District. Amendments which would affect the continuity of the boundaries, or uniformity of the District's regulations by creating differences between the City and Township lands, are contrary to the intent of the ARC District.

2. **Amendment Requirements**

The Township Board or the City Commission may, from time to time, on recommendation from its respective Planning Commission, on its own initiative or on petition, amend, supplement, modify or change the district boundaries or regulations herein, pursuant to the authority of its respective enabling legislation (Michigan P.A. 184 of 1943, as amended, or Michigan P.A. 207 of 1921, as amended). Amendments to the text of the ARC District and amendments which would remove land from the ARC District shall require approval of both the City Commission and Township Board. Amendments which would add land to the ARC District shall require approval from only the municipality having jurisdiction over that land.

Article XX, Schedule of Regulations, Section 20.1 Height, Area, Lot Coverage, Yard Requirements and Floor Area and Section 20.2 Notes to Schedule of Regulations Article 20 is amended by replacing the existing language with the following:

ARTICLE XX SCHEDULE OF REGULATIONS

SEC. 20.1 HEIGHT, AREA, LOT COVERAGE, YARD REQUIREMENTS AND FLOOR AREA

ZONING DISTRICT	MAX HEIGHT OF BUILDINGS		MINIMUM LOT AREA (ee)		MAXIMUM LOT COVERAGE IN PERCENT (ee)	MINIMUM YARD REQUIREMENTS IN FEET (ee) All yard setbacks shall be dimensioned from the street setback line, as designated in Section 28. 22						NON-RESIDENTIAL USES	MINIMUM LIVABLE FLOOR AREA
	IN STORIES	IN FEET	AREA IN SQ. FT.	WIDTH IN FEET		FRONT (ff)	SIDES		REAR	SIDE YARD ABUTTING A STREET	REAR YARD ABUTTING A SIDE LOT LINE	SIDE YARDS	SQ. FT. PER UNIT
							ONE SIDE	TOTAL OF TWO					
AG	2 ½	35 (a)(gg)	5 Acres	150	15	45	50 (g)	100	50	45	(g)	25 (h)	1,650
PL	2½ (c)	35 (c)	(c)	(c)	25	45	30	60	50	50	-	-	-
R-1-E	2½	35(gg)	43,560 (b) (d) (e)	150 (b)	15	45	15	30	50 (bb)	45	(g)	25 (h)	1,650
R-1-H	2½	35(gg)	21,780 (b) (d) (e)	120 (b)	15 (cc)	35	10	20	50 (bb)	35	(g)	25 (h)	1,450
R-1-S	2½	35(gg)	12,000 (b) (d) (e)	90 (b)	25	30	10	20	50 (bb)	30	(g)	25 (h)	1,250
R-1	2½	35(gg)	7,200 (b) (d) (e)	60	25	25	5	16 (y)	50 (bb)	25	(g)	25 (h)	1,050
RM	1	12	(z)	(z)	(z)	Shall comply with Rule 941 of Mobile Home Commission Rules						580	
R-2	2½	35	1 DU 7,200 2 DU 9,200 (e)	1 DU 60 ft. 2 DU 85 ft.	25	25	1 DU 5 2 DU 10	1 DU 16 2 DU 26	50	25	25 (g)	25 (h)	580 (i)
R-2-A	2 ½ (aa)	35	12,000 (j)	100	30	25 (m) (k)	10 (k) (m)	20 (k) (m)	50 (m) (k)	25 (k)	25 (g) (k)	-	(i) (l)
OS	2	30	-	-	-	25 (o)	10 (n) (p) (r)	20 (p)	20	25 (r)	20 (g)	-	400
OS-ARC	shall comply with standards specified in Article XIV, ARC Ann Arbor Road Corridor District												
ARC	shall comply with standards specified in Article XIV, ARC Ann Arbor Road Corridor District												
C-1	1	20	-	-	-	10 (o)	10 (n) (p) (r)	20	20	10 (r)	20	-	400

SEC. 20.1 HEIGHT, AREA, LOT COVERAGE, YARD REQUIREMENTS AND FLOOR AREA (continued):

ZONING DISTRICT	MAX HEIGHT OF BUILDINGS		MINIMUM LOT AREA		MAXIMUM LOT COVERAGE IN PERCENT	MINIMUM YARD REQUIREMENTS IN FEET All yard setbacks shall be dimensioned from the street setback line, as designated in Section 28. 22						NON-RESIDENTIAL USES	MINIMUM LIVABLE FLOOR AREA
	IN STORIES	IN FEET	AREA IN SQ. FT.	WIDTH IN FEET		FRONT	SIDES		REAR	SIDE YARD ABUTTING A STREET	REAR YARD ABUTTING A SIDE LOT LINE		
							ONE SIDE	TOTAL OF TWO					
C-2	2 (f)	35 (f)	-	-	-	10 (o)	10 (n) (p) (r)	20 (p)	20	10 (r)	20	-	400
MR	9	90	-	-	25	(w)	(w)	(w)	(w)	(w)	(w)	-	(x)
OR	--	35 (s)	20,000	100	50	40	25 (t)	50	40 (t)	40	40	--	--
TAR	--	35 (s)	20,000	100	50	40	25 (t)	50	40 (t)	40	40	--	--
IND (ee)	-	35 (u)	-	-	-	50	20 (f)	40	20 (v)	20 (v)	20 (v)	-	-

SEC. 20.2 NOTES TO SCHEDULE OF REGULATIONS ARTICLE 20

- (a) No principal building or barn used for agricultural farming purposes shall exceed forty (40) feet in height.
- (b) All parcels used for agricultural farming purposes shall contain an area of five (5) acres or more and shall have an average width of not less than one-fourth (1/4) the average depth of the parcel, provided, however, that a parcel shall not be required to have a width greater than three hundred fifty (350) feet. Provided, however, this shall not apply to any parcel which at the time this Ordinance becomes effective is narrower in width or lesser in area than the specifications herein provided, if such parcel was of record at the time of adoption of this Ordinance.
- (c) The height, area, lot coverage and yard regulations of the abutting district may be applied to the subject property provided the Planning Commission finds that the regulations of the abutting district are consistent with the purpose of Article 4, Public Lands District, and will not adversely affect the existing or planned future use of adjacent neighborhood properties.
- (d) See Article 21, Residential Unit Developments regarding exceptions as to parcel area and density controls.
- (e) See Article 22, Single Family Cluster Housing regarding exceptions as to parcel area, yard requirements and density controls.
- (f) See Article 23, Planned Unit Development Option regarding exceptions as to height, yard requirements and density controls.
- (g) Where the rear yard of a corner lot abuts a side yard of an interior lot or an alley separating such parcels, any accessory building on the corner lot shall be set back from the side street a minimum distance equal to the front yard setback for the interior lot.
- (h) Non-residential principal buildings shall have side yards of not less than twenty-five (25) feet each, plus one (1) foot in additional side yard setback for each five (5) feet or part thereof which the principal building exceeds thirty-five (35) feet in length along the side yard and plus an additional one(1) foot for each two (2) feet in height in excess of thirty-five (35) feet. This shall not be deemed to require additional yard setback for permitted height exceptions permitted by Section 28.23.
- (i) Any two-family dwelling shall provide not less than five hundred eighty (580) square feet of livable floor space for a single bedroom dwelling unit and an additional two hundred (200) square feet of livable space for each additional bedroom. Each two-family dwelling unit shall provide a utility room and/or a storage space, in addition to the above requirements, which shall be not less than one hundred (100) square feet in area. Equal basement area, not including area for stairs, may be substituted for utility room or storage space.

- (j) Multiple-family residential principal buildings shall be located on a parcel of not less than four thousand (4,000) square feet per efficiency or one (1) bedroom dwelling unit, plus an additional one thousand (1,000) square feet per additional bedroom, exclusive of the area within the street setback.

Where extra rooms (such as a den, study or library) are shown on the plans in addition to a living room and bedrooms, such extra rooms shall be counted as a bedroom for the purpose of computing land area per dwelling unit.

When a project is considered by the Planning Commission to be a redevelopment project, that is a project where removal of existing structures will be required in order to accomplish the development and said removal would be considered an upgrading of the area, the overall density of the project shall be determined by total number of dwelling units without consideration to number of bedrooms proposed. The overall density for such a project, shall not exceed eleven (11) dwelling units per acre overall density. In reviewing the project to determine consideration as a redevelopment project, the Commission shall find the project would result in an upgrading of the area and said project would be in harmony with the appropriate and orderly development of the district.

- (k) The following setbacks shall apply to all permitted uses and buildings, except for a single family detached dwelling on a separate lot which shall be subject to the minimum yard requirements (front, side and rear setbacks) listed in the Schedule of Regulations table, Section 20.1.
1. The minimum building setback shall be 50 feet from any perimeter property line or street setback line of the development parcel. However, based on factors such as lack of impacts on adjacent sites or the particular relationship of the building(s) to the side and/or rear property line, the Planning Commission may reduce the required building setbacks from any side or rear property line. In no case shall the building setback be less than 35 feet.
 2. Where a building sides to the right-of-way of a road, the minimum building setback from the street setback line shall be equal to the front yard setback for the abutting zoning district, if one of the abutting districts fronting on the same road is zoned single family residential. In no case shall the building setback be less than 25 feet.

Charter Township of Plymouth Zoning Ordinance No. 99

Article 21: Residential Unit Developments

Amendments:

Article XXI, Residential Unit Developments, Section 21.10.6 Required Yards is amended by replacing the existing language with the following:

6. Required Yards

The actual arrangements of buildings, distances between buildings and use of yard areas shall be subject to review and approval by the Planning Commission. The Commission may require additional separation distance between units or clusters to ensure that the intent of the Ordinance is carried out and the public health, safety and welfare of the community is adequately served.

(a) Yard requirements for attached one family dwelling clusters, and detached one family dwelling clusters shall be provided based on the following:

- 1) A minimum of ten (10) feet shall be provided between each detached unit except that the distance between or between a garage and a living area may be reduced to six (6) feet. In the above mentioned situations the applicant shall clearly indicate the intended use of the area and the proposed elevations facing each other. Where the space between is intended for use as an outdoor living space, the area shall be a minimum of twenty (20) feet.
- 2) Minimum spacing between clusters shall be determined by the number of living units that are arranged in any cluster group, as shown in the following table:

NUMBER OF LIVING UNITS PER CLUSTER	MINIMUM DISTANCE BETWEEN CLUSTERS (feet)
1 Unit Cluster and a 1 Unit Cluster	10.0
1 Unit Cluster and a 2 Unit Cluster	15.0
1 Unit Cluster and a 3 Unit Cluster	20.0
1 Unit Cluster and a 4 Unit Cluster	25.0
2 Unit Cluster and a 2 Unit Cluster	20.0
2 Unit Cluster and a 3 Unit Cluster	25.0
2 Unit Cluster and a 4 Unit Cluster	30.0
3 Unit Cluster and a 3 Unit Cluster	30.0
3 Unit Cluster and a 4 Unit Cluster	40.0
4 Unit Cluster and a 4 Unit Cluster	40.0

Charter Township of Plymouth Zoning Ordinance No. 99

Article 21: Residential Unit Developments

Amendments:

- 3) The minimum building setback in a RUD shall be 50 feet from any perimeter property line or street setback line of the development parcel. However, based on factors such as lack of impacts on adjacent sites or the particular relationship of the building(s) to the side and/or rear property line, the Planning Commission may reduce the required building setbacks from any side or rear property line. In no case shall the building setback be less than 35 feet.

 - 4) Where a building in an RUD sides to the right-of-way of a road, the minimum building setback from the street setback line shall be equal to the front yard setback for the abutting zoning district, if one of the abutting districts fronting the same road is zoned single family residential. In no case shall the building setback be less than 25 feet.
- (b) Yard requirements for townhouse dwellings, stacked flats and multiple family structures shall comply with Article 20, Schedule of Regulations for the R-2-A Zoning District.

Charter Township of Plymouth Zoning Ordinance No. 99

Article 22: Single Family Cluster Housing

Amendments:

Article XXII Single Family Cluster Housing, Section 22.10.8 Yard and Building Separation Standards is amended by replacing the existing language with the following:

- (c) Planning Commission Modifications. After review of the proposed plan and the proposed use of yard areas and arrangement of buildings, the Planning Commission may require additional setbacks or separation distances between buildings or clusters of buildings to ensure that the intent of this Ordinance is carried out and the public health, safety and welfare of the community is adequately served.
 - (d) The minimum building setback in a Single Family Cluster shall be 50 feet from any perimeter property line or street setback line of the development parcel. However, based on factors such as lack of impacts on adjacent sites or the particular relationship of the building(s) to the side and/or rear property line, the Planning Commission may reduce the required building setbacks from any side or rear property line. In no case shall be building setback be less than 35 feet.
 - (e) Where a building in a Single Family Cluster sides to the right-of-way of a road, the minimum building setback from the street setback line shall be equal to the front yard setback for the abutting zoning district, if one of the abutting districts fronting the same road is zoned single family residential. In no case shall the building setback be less than 25 feet.
9. Where the proposed cluster development abuts a designated thoroughfare and/or collector road, the Planning Commission shall ensure that the treatment along said roads is compatible with existing or future single family developments in the area, and that an orderly transition occurs in one of the following manners:
- (a) Detached single family dwellings, subject to the standards of the Schedule of Regulations for the particular zoning district.
 - (b) Open or recreation space.
 - (c) Sufficient change of topography.
 - (d) Buffer plantings of sufficient size, character, density and quantity to adequately provide for an orderly transition.
 - (e) Mounding or berming of sufficient size, height and slope to insure proper maintenance of the area and to adequately provide for an orderly transition.

Charter Township of Plymouth Zoning Ordinance No. 99

Article 23: Planned Unit Development Option

Amendments:

Article XXIII Planned Unit Development Option, Section 23.10.3 Separation, Heights and Setbacks; Section 23.11.6 Perimeter Yard Setbacks is amended by replacing the existing language with the following:

3. Separation, Height and Setbacks

- (a) The minimum distance between buildings shall equal twenty (20) feet plus four (4) feet for each story of the higher structure plus two (2) feet for each ten (10) feet of length of the facing wall of the higher structure provided that no part of a structure in a building group shall be less than thirty-five (35) feet from any other structure. In reviewing the spacing between buildings, the Commission and Board shall ensure that the spacing proposed shall provide for adequate light and air to each structure and that, in the case of residential units, privacy within and between units is maintained.
- (b) The maximum height of structures shall be reviewed on the basis of the PUD proposed and the principles established in the purpose and statement of principles Sections of this Article. In no case shall the height of structures be permitted to exceed nine (9) stories.
- (c) A perimeter yard setback of fifty (50) feet shall be provided for a three (3) story building. The perimeter yard setback shall increase five (5) feet for each story in excess of three (3) stories. Where the PUD abuts a public right-of-way no parking shall be permitted within the first forty (40) feet of the perimeter setback. This forty (40) foot area shall be landscaped. Where the PUD abuts an existing or proposed land use of less intensity, the setback requirement may be increased by the Planning Commission and additional buffer treatment (in the form of tree plantings and/or screening walls) may be required by the Commission and Board.

The Commission shall have the authority to vary the specific requirements of this Section, provided that the alternative proposed by the applicant is in accordance with the spirit and intent of this Article and the Ordinance as a whole.

- (d) The minimum building setback in a PUD shall be 50 feet from any perimeter property line or street setback line of the development parcel. However, based on factors such as lack of impacts on adjacent sites or the particular relationship of the building(s) to the side and/or rear property line, the Planning Commission may reduce the required building setbacks from any side or rear property line. In no case shall the building setback be less than 35 feet.
- (e) Where a building in a PUD sides to the right-of-way of a road, the minimum building setback from the street setback line shall be equal to the front yard setback for the abutting zoning district, if one of the abutting districts fronting the same road is zoned single family residential. In no case shall the building setback be less than 25 feet.

Charter Township of Plymouth Zoning Ordinance No. 99

Article 23: Planned Unit Development Option

Amendments:

6. Perimeter Yard Setbacks

- (a) A minimum perimeter yard setback of twenty (20) feet shall be provided between all buildings and adjacent property lines or street rights-of-way. The Commission shall have the authority to require greater or lesser setbacks, and to vary the specific requirements of this Section 23.10.B, provided that the alternative meets the criteria established in the Purpose and Statement of Principles Sections of this Article, assures an adequate supply of light and air to each structure and ensures privacy within and between residential units.
- (b) The Commission may require additional perimeter yard setback area, up to a maximum of fifty (50) feet, and additional buffer treatment in the form of tree plantings and screening walls, where any of the following conditions apply:
 - 1) The PUD abuts an existing or proposed land use of less intensity.
 - 2) The PUD site is five (5) acres or larger.
 - 3) The PUD includes more than one hundred (100) residential units.
 - 4) To provide for adequate separation and buffering between the PUD and existing main buildings on adjacent parcels.
- (c) The minimum building setback in a PUD shall be 50 feet from any perimeter property line or street setback line of the development parcel. However, based on factors such as lack of impacts on adjacent sites or the particular relationship of the building(s) to the side and/or rear property line, the Planning Commission may reduce the required building setbacks from any side or rear property line. In no case shall the building setback be less than 35 feet.
- (d) Where a building in a PUD sides to the right of way of the road, the minimum building setback from the street setback line shall be equal to the front yard setback for the abutting zoning district, if one of the abutting districts fronting the same road is zoned single family residential. In no case shall the building setback be less than 25 feet.

Article XXV Sign Regulations; Purpose; Section 25.1 Definitions; Section 25.2 General Standards; Section 25.4 Special Signs In C-1 and C-2 Districts; Section 25.8 Signs Prohibited In All Districts; and Section 25.9 Area, Height and Placement Regulations is amended by replacing the existing language with the following:

ARTICLE XXV

SIGN REGULATIONS

PURPOSE

The purpose of this article is to provide a framework within which the identification and informational needs of business and industry can be harmonized with the desires and aesthetic standards of the general public. It is intended by this Ordinance to give recognition to the legitimate needs of business, industry and other activities, through appropriate guidelines, in attaining their identification and informational objectives. It is a basic tenet of this article that unrestricted signage does not benefit either business or the community.

It is further the intent of this Article to regulate the construction, alteration, repair and maintenance of all signs with respect to structural and fire safety, location, type of sign, dimensions, height and method of illumination; to avoid visual clutter that obstructs vision or misleads motorists; to protect the general public from damage and injury caused by distractions, hazards or obstructions caused by poorly designed or improperly constructed signage; to authorize the use of signs that are compatible with their surroundings, appropriate to the use that displays them and legible under the circumstances in which they are seen; to seek the removal of illegal signs; and to encourage the replacement or removal of nonconforming signs that are incompatible with the purpose of this Article.

Further, the control of signs is necessary to prevent hazards to life and property and ensure the continued attractiveness and protect property value within the Township. The Township has determined that, in general, the use of animated, electronic changeable copy, flashing, or moving signs would lead to visual clutter, negatively impact traffic safety, and would be inconsistent with the purposes of this Ordinance.

SEC. 25.1 DEFINITIONS

As used in this article, the following words shall have the meanings as set forth in this section.

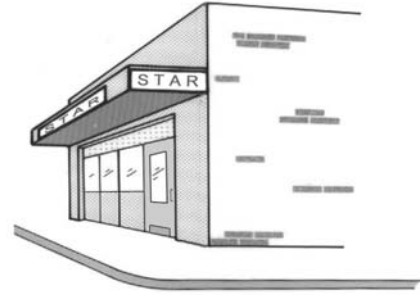
1. **ABANDONED SIGN:** A sign which, for ninety (90) consecutive days, fails to direct a person to or advertise a bona fide business, tenant, owner, product or activity conducted, or product available on the premises where such a sign is displayed.
2. **ANIMATED SIGN.** Any sign, display, device, or portion of a sign which is designed to provide apparent movement of any part of the sign. Animated signs also include any portion of a sign that displays any artificial light which is not maintained stationary or constant in intensity and/or color at all times when the sign is in use through some other automated method resulting in the appearance of movement, excluding Time-Temperature and Changeable Copy Signs (Electronic).
3. **AWNING:** A protective, rooflike covering, attached to the face of a building, as might be located over a window or door.
4. **AWNING OR CANOPY SIGN:** A sign which is painted on, printed on or attached flat against the surface of an awning or canopy.



Awning Sign

5. **BANNER:** A sign made of fabric, cloth, paper, or other non-rigid material that is typically not enclosed in a frame.

6. **CANOPY:** A rooflike architectural structure, typically attached to the face of a building, and used to provide protection from the elements (e.g., a canopy over a walkway or a gas station canopy).



Canopy Sign

7. **CHANGEABLE COPY SIGN (MANUAL):** A sign or part of a sign that is designed so that the message can be changed or rearranged without altering the face or surface of the sign, by physically replacing the characters, letters, or illustrations, but not by electric or electronic means.

8. **CHANGEABLE COPY SIGN (ELECTRONIC).** A sign or part of a sign where the individual numbers or letters can be changed electronically in display. Such signs do not include animated signs or flashing or moving signs, as defined herein. A sign on which the only copy that changes is an electronic indication of the time and temperature shall be considered a Time-Temperature Sign and not an electronic changeable copy sign

9. **CONSTRUCTION SIGN:** See “real estate development or construction sign.”

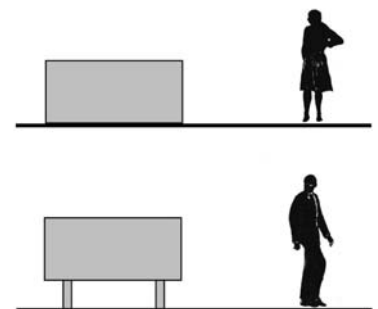
10. **DIRECTIONAL SIGN, OFF-PREMISES:** A monument sign, the sole purpose of which is to direct traffic to one or more commercial businesses which are located on premises without frontage on or visual exposure to a major thoroughfare or collector road. Such businesses shall front on a road or easement which is used for their primary public ingress and egress from the major thoroughfare or collector road. The purpose of the off-premises directional sign is to facilitate the flow of traffic, encourage the concentration of commercial uses, discourage strip commercial development, and not to advertise the business or products or services offered.

11. **DIRECTIONAL SIGN, ON-PREMISES:** A ground sign located at the entry or exit of a business or commercial establishment which indicates traffic flow. On-premise direction signs may be located on buildings.

12. **FLAG:** A piece of cloth having a distinctive size, color and design, used as a symbol, standard or emblem.

13. **FLASHING OR MOVING SIGN:** A sign or any part of a sign that has intermittently reflecting lights, or a sign which uses intermittent, flashing, scintillating, or varying intensity of illustration or color to create the appearance of movement, or a sign that has any visible portions in motion, either constantly or at intervals, whether caused by artificial or natural sources (See also ANIMATED SIGN).

14. **GROUND SIGN:** A sign supported by one or more uprights, poles, braces, a masonry base, or a monument placed in or upon the ground, fastened to a secure and permanent foundation, and not attached to any building. Ground signs shall include monument signs and pole signs.



Ground Signs

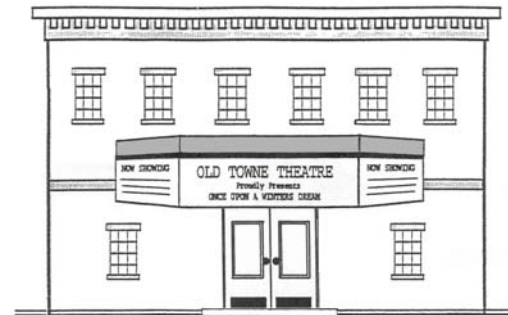
15. **INFLATABLE SIGN:** A sign that is either expanded or its full dimensions are supported by gases contained within the sign, or a sign part, at a pressure greater than atmospheric pressure.

16. **ILLUMINATED SIGN:** A sign that is illuminated by a direct or indirect source of light so shielded that no direct rays from it are visible from any public right-of-way or from the abutting property.

17. **INSTITUTIONAL BULLETIN BOARD:** A structure containing a surface area upon which is displayed the name of a religious institution, school, library, community center or similar institutions, and the announcement of its services or activities. Such signs shall exclude animated, flashing, moving or electronic changeable copy signs, as defined herein.

18. **MARQUEE:** A rooflike structure, often bearing a sign, projecting over an entrance to a theater.

19. **MARQUEE SIGN:** A sign attached to a marquee projecting from and supported by the building.



Marquee Sign

20. **MENU BOARD OR ORDER BOARD:** A sign which is intended to service patrons using a drive thru facility.

21. **MONUMENT SIGN:** A ground sign mounted on a base that is in contact with or close to the ground. The base of a monument sign shall be no less than 75% of the greatest horizontal dimensions of the sign face, and the vertical separation between the lowest point of the sign face and the highest point of the sign base shall be not greater than twelve (12) inches.

22. **MONUMENT SIGN BASE:** The lower part of a monument sign, which may appear as a separate architectural feature, and serves as its ground support.



Monument Sign

23. **NAMEPLATE:** A wall sign identifying the occupant, business name and/or address of a building or parcel of land.

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

25. **NONCONFORMING SIGN:** Any advertising structure or sign that was lawfully erected and maintained prior to the effective date of this Ordinance, and any amendments thereto, and that fails to conform to all applicable regulations and restrictions of this Article.

26. **OFF-PREMISES SIGN:** A sign which contains a message unrelated to a business or profession conducted on the premises, or to a commodity, service or activity, not sold or offered upon the premises where such sign is located.

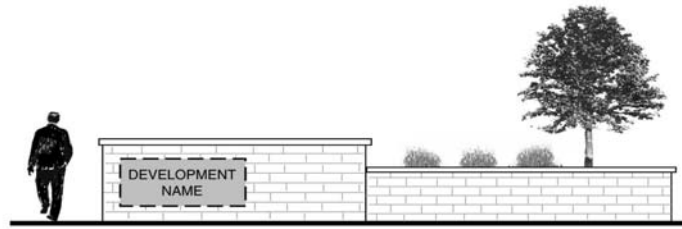
27. **OUTDOOR ADVERTISING SIGN:** A sign calling attention to a product or service not available on the same premises upon which the sign is located. This definition includes, but is not limited to, signs commonly known as billboards.

28. **PANEL SIGN:** A sign whose letters and/or symbols are on a panel contained within a frame, which is an integral part of the sign. This definition is intended to distinguish between panel signs and signs consisting of individual freestanding letters and/or symbols.

29. **PENNANT:** A long, triangular, tapering flag, often bearing an emblem.

30. **POLE SIGN:** A ground sign mounted on a freestanding pole(s) or other support(s) with a clear space between the bottom of the sign face and the grade.

31. **POLITICAL SIGN:** A temporary sign, relating to the election of a person or persons to public office, or relating to a political party, or relating to matters to be voted upon in a local, state or national election or referendum.
 32. **PORTABLE SIGN:** A free standing sign not permanently anchored or secured to either a building or the ground, such as, but not limited to "A" frame, "T" shaped, or inverted "T" shaped structures, including those mounted on wheeled trailers.
 33. **PROJECTING SIGN:** A sign that is attached to and projects from a building wall at an angle of up to 90° (not including a marquee, canopy or awning sign).
 34. **REAL ESTATE DEVELOPMENT OR CONSTRUCTION SIGN:** A temporary ground or wall sign listing the name of the project developers, contractors, engineer and architects, on the site being developed, or located at the entrance of a residential development under construction, listing the name of the development and general information, such as the number and types of units to be built, price range and similar data. Such signs include "subdivision business sign" and "construction sign."
 35. **REAL ESTATE SIGN:** A non-illuminated sign for the purpose of advertising or promoting the sale, lease or rent of real estate. A **PERMANENT LEASING SIGN** is a real estate sign that is erected for an indefinite period of time for the purpose of offering space in a building for lease.
 36. **ROOF SIGN:** A sign erected, constructed and maintained wholly upon or over the roof of any building, with its principal support on the roof structure. 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.
 37. **SERVICE CLUB ENTRANCE SIGN:** A sign, usually located along a main entrance way to a community, displaying the names of service clubs and organizations, their meeting schedules, and usually including the service clubs' symbols or logos. The name of the community and a short salutatory message may also be included.
 38. **SETBACK OF SIGN:** Setback is the distance measured from the street setback line from which the sign is to be primarily viewed to the nearest edge of the sign.
 39. **SIGN:** The name, identification, description, object, device, structure, display or illustration that is affixed to, or painted, or represented directly or indirectly upon a building, structure or piece of land, and which directs attention to an object, product, place, activity, person, institution, service, event, organization or business by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.
 40. **SIGNABLE AREA:** The area in which a sign is to be located and which is used to determine the permitted size of that sign, pursuant to Section 25.2.1.(d). The signable area shall be a continuous surface or wall unobstructed by windows, doors, other major architectural details or a change in material color.
-



Site Entry Feature With Signage

41. **SITE ENTRY FEATURE WITH SIGNAGE:** An architectural feature that defines, delineates and differentiates the entrance to a residential subdivision, apartment community, condominium development, mobile home park or office, business or industrial park, or similar development from a major thoroughfare without being a visual intrusion or distraction to the general public and the traveling motorist. Signage identifying the name of the development may be incorporated into the architectural feature.
42. **SPINNER:** A spinning disc-like sign that is typically thread on a line with other spinners to attract attention.
43. **STREAMER:** A long narrow banner or flag.
44. **SUBDIVISION BUSINESS SIGN:** See “real estate development or construction sign.”
45. **TEMPORARY SIGN:** A sign that is not permanently fastened to any structure and is intended for a limited period of display, including, but not limited to inflatable signs, banners, pennants, spinners and streamers, window signs and decorative displays for holidays or public demonstrations.
46. **TIME-TEMPERATURE SIGN:** A sign, electronic or otherwise, which displays the current time or outdoor temperature or both and which displays no material except for the name of a business, product or service. For purposes of this ordinance, a Time-Temperature sign shall be considered a public service.
47. **VEHICLE BUSINESS SIGN:** A sign painted or attached to a vehicle which is located on a premise primarily for purposes of advertising the business or product for sale on the premises. Commercially licensed vehicles which are generally used daily off-site are not included in this definition.
48. **VOICE MESSAGE SIGN:** A sign that either 1) conveys a recorded message to someone located nearby, or 2) provides for two-way voice communication (such as with a menu board at a drive-through restaurant). A voice message sign may also be known as a talking sign.
49. **WALL SIGN:** A sign which is attached directly to or painted upon a building wall and does not extend above the height of the wall to which it is attached, nor more than twelve (12) inches therefrom, with the exposed face of the sign in a plane parallel to the building wall. Included in the definition of wall signs are signs mounted flat against the building fascia, provided the sign does not protrude beyond any boundary of the fascia.
50. **WINDOW SIGN:** A temporary or permanent sign painted on or affixed to a window surface, suspended so as to hang more or less parallel with the window surface, or otherwise displayed in a manner intended to be viewed from outside the window.

SEC. 25.2 GENERAL STANDARDS

The following general standards shall apply:

1. Standards of Measurement for Signs

Dimensional standards and measurements for signs shall be subject to the following:

- (a) **Sign Area.** The entire area within a rectangle or square enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any frame, tower, or other material, color or internally illuminated area forming an integral part of the display or used to differentiate such sign, shall be included in the measurement. Parts of a sign shall be deemed to be a single sign whenever the proximity, design, content or continuity reasonably suggests a single unit, not withstanding any physical separation between parts.



Computation of Sign Area

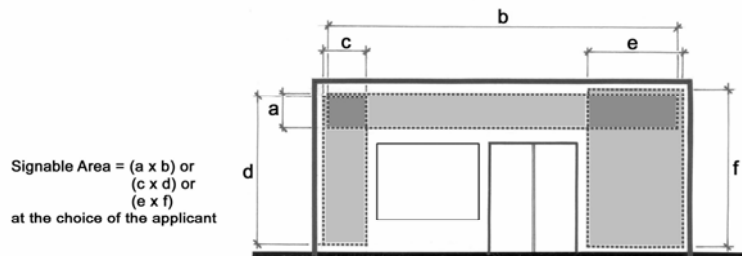
- 1) Where a sign has two or more faces, the area of all faces shall be included in determining the sign area, except that where two such faces are placed back to back and are at no point more than two feet from one another, the area of the sign shall be taken as either:
 - a) the area of one face, if the two faces are of equal area, or
 - b) the area of the larger face, if the two faces are of unequal area.
- 2) For ground signs, the area shall include the entire area of the sign upon which copy, lettering, drawings or photographs could be placed, excluding necessary uprights or supports. For monument signs, the base of a monument sign shall be excluded from the calculation of sign area for a distance of thirty (30) inches above grade. Streetscape and landscape features which in the determination of the Planning Commission, are an integral part of the sign design shall also be excluded from the calculation of sign area.
- 3) For internally-illuminated awnings or canopies, the entire flat surface of the awning or canopy upon which the message is written shall be included in the sign area calculation. Signs mounted on awnings and canopies that are not internally-illuminated shall be subject to the sign area standards of measurement specified in paragraph (a), above.
- 4) For paper window signs, the area shall include, the entire area of the paper. Where adjacent paper window signs are within eight (8) inches of each other they shall be measured as a single sign.

- (b) **Sign Height.** The distance from the average level of the ground or pavement directly below the sign to the highest point of the sign structure, including any supportive or decorative appendages, without including any berm, landscaping, grading, or artificially or unnaturally constructed raised portion of land at the point of measurement.
- (c) **Sign Setback.** Setback is the distance measured from the street setback line from which the sign is to be primarily viewed to the nearest edge of the sign.



Sign Setback

- (d) **Signable Area.** Where it is specified that the size of a sign shall be based on the signable area, signable area shall be delineated as the area of a continuous surface, or wall unobstructed by windows, doors, other major architectural details, or a change in materials or color. The signable area shall equal the area of (a x b) or (c x d) or (e x f) in the following illustration, at the choice of the applicant:



Signable Area

The signable area for a gable shall be determined by calculating the actual area of the surface or wall of the gable, unobstructed by any architectural features.

2. **Illumination**

Sign illumination shall be subject to the following:

- (a) Sign illumination shall be designed, installed and maintained in a manner that minimizes off-site glare, light trespass and light pollution. Illumination shall be concentrated within the area of the sign to prevent glare upon the street or adjacent property. Sign illumination shall be provided solely by electrical means or devices, shall not be of a flashing, intermittent, moving or animated type, and shall further comply with the specific standards defined in Section 25.9, Area, Height and Placement Regulations.
- (b) Signs shall not be illuminated between the hours of 11 P.M. and 7 A.M., except those pertaining to a business open during these hours, and except time/temperature signs located in C-2 districts.

3. **Maintenance Contract**

A contract for maintenance of all new permanent signs may be required by the Department of Building and Code Enforcement.

4. **Underground Wiring**

Where illumination is desired, underground wiring shall be required for all signs not attached to a building.

SEC. 25.3 ARC and OS-ARC DISTRICT SIGNS

Requirements for signs in the ARC and OS-ARC District are set forth in Section 14.10.

SEC. 25.4 SPECIAL SIGNS IN C-1 AND C-2 DISTRICTS

The following signs are permitted in a C-1 and C-2 Districts:

1. **Flags or Pennants**

Flags or pennants bearing the official design of a corporation or award flags or pennants subject to the following:

- (a) Such corporation, or award flags or pennants shall be displayed on flag poles only. For the purposes of this Ordinance, a flagpole is a pole used exclusively to display a flag. Attachment to any other site fixture or feature shall be prohibited.
- (b) A maximum of two (2) such flags or pennants shall be permitted for each flag pole provided.
- (c) The maximum number of flag poles permitted per individual business shall be determined in accordance with the following table:

STREET FRONTAGE IN FEET	MAXIMUM NUMBER OF FLAG POLES PERMITTED
0 - 210	1
211 - 300	3
301 or greater	5

- (d) Placement of flag poles shall be in a manner and location subject to the following requirements:
 - 1) The placement shall not impact adjacent properties, in particular, those of a residential nature.
 - 2) The placement shall not constitute a traffic or pedestrian hazard or impair vehicular or pedestrian traffic.

- 3) The size, content, coloring or manner of illumination of said flags shall not constitute a traffic or pedestrian hazard or impair vehicular or pedestrian traffic flow.
 - 4) The height of flagpoles shall conform to the height restrictions set forth in Article 20 for buildings and structures. A flagpole shall be deemed to be a structure under all provisions of this Ordinance. Flagpoles shall comply with the setback requirements for structures.
 - 5) No flag or flagpole shall be permitted to project into the road right-of-way at full extension of the flag.
 - 6) Flag poles shall not be located on the roof of a building.
- (e) 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.

2. **Banners**

Banners used to draw attention to vehicle dealerships are permitted, provided that there is a maximum of one (1) banner on each pole, and provided that they have no written message or corporate identity. Each banner shall not exceed a maximum area of twenty (20) square feet.

3. **On-Premises Directional Signs**

On-Premises Directional Signs may be permitted in the C-1 Neighborhood Shopping District, C-2 General Commercial District, MR Mid-Rise District, OS Office Service District, OR Office Research District, TAR Technology and Research District, and IND Industrial District subject to the following:

- (a) Directional signs shall not exceed two (2) square feet per side, nor exceed two (2) sides.
- (b) Said signs may incorporate a corporation or business logo provided the main theme of the sign shall be to facilitate vehicular traffic flow.
- (c) Placement shall be within the subject property; no such signs shall be permitted within the street setback area or right-of-way.
- (d) The size, content, coloring, placement or manner of illumination shall not constitute a traffic or pedestrian hazard or impair vehicular or pedestrian traffic flow.
- (e) Directional ground signs shall not exceed a height of four (4) feet and shall be limited to one (1) per ingress or egress drive, located at the ingress or egress drive.
- (f) On-premises directional signs may be located on buildings.

4. **Off-Premises Directional Signs**

Off-Premises Directional Signs may be permitted on a limited basis in the C-2 District, in order to encourage the clustering of businesses, and minimize strip commercial development in accordance with the Township Master Plan, while still allowing necessary and reasonable identification of businesses, facilitating the orderly flow of traffic, and avoiding unnecessary proliferation and excessive size of signs on thoroughfares and collector roads.

- (a) Off-premises directional signs are permitted only upon review and approval of the Planning Commission, and subject to compliance with the following conditions:
- 1) Approval of the sign would serve to further the purposes of this Section.
 - 2) The Planning Commission shall determine that the business is located in the C-2 District; has no frontage on the major thoroughfare from which it takes primary access; is within one thousand two hundred (1,200) feet of said thoroughfare; is not visible from the major thoroughfare or is visible from the major thoroughfare but with no clear indication of how to access the business; and would not reasonably be able to direct traffic to or adequately identify its location without an off-premises directional sign.
 - 3) No off-premises directional sign shall be permitted without a recorded easement or executed agreement that accomplishes all of the following:
 - a) states that the owner of the parcel on which the sign is to be placed grants permission for the off-premises directional sign to be located on the parcel,
 - b) stipulates which parcel(s) are entitled to use of the off-premises directional sign, and
 - c) specifies how the sign is to be maintained and establishes a means to assure that maintenance runs with the life of the sign.
 - 4) Off-premises directional signs shall be located only on land zoned C-2, and shall direct traffic only to land also zoned C-2.
 - 5) Off-premises directional signs shall be permitted only at the intersection of the access road for the business and a major thoroughfare, and only one such sign is permitted at each intersection. The business access road may be a public street, private road, or recorded access easement over which the general public has ingress/egress rights. If multiple businesses served by the same access road require the use of the same intersection for an off-premises business directional sign, the same sign shall be used.
 - 6) Off-premises directional signs shall be located entirely on private property and no closer than thirty (30) feet from the centerline of the street, private road, or recorded access easement which provides access to the business. The sign shall be located a minimum of sixty (60) feet from the centerline of the major thoroughfare or collector road. The sign location shall comply with all other setback and visibility requirements of the Township.
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- 7) Off-premises directional signs shall be monument signs with the minimum dimensions necessary to accomplish the purpose of directing traffic; however, in no case shall the sign height exceed the following dimensions:

NO. OF USERS ON SIGN	MAXIMUM SIGN AREA	MAXIMUM SIGN HEIGHT
1	12 sq. ft.	4.5 ft.
2	24 sq. ft.	6 ft.
3 or more	36 sq. ft.	8 ft.

The base of an off-premises directional sign shall be excluded from the calculation of sign area for a distance of thirty (30) inches above grade.

- 8) If multiple businesses served by the same access road require the use of the same intersection for an off-premises business directional sign, the same sign shall be used.
- 9) Space shall be allocated on the sign to allow identification of all businesses which use the same access road to use the off-premises directional sign. A common lettering size and style and no more than one uniform background color shall be used. The sign shall state only the name of the business(es) being identified. A directional arrow may also be included on the sign. The sign base shall be of brick or decorative masonry block.
- 10) The ground within five (5) feet of the base of the off-premises directional sign shall be landscaped in low shrubbery, ground cover or flowers, and said landscaping shall be maintained in presentable condition.
- 11) Off-premises directional signs may be illuminated in accordance with Section 25.2.2, provided the illumination creates no perceptible glare on private property at a distance greater than ten (10) feet from the sign and on public streets and the access drive.
- 12) Off premises directional signs shall be prohibited where a Site Entry Feature with Signage, as defined in Section 25.1, is determined by the Planning Commission to be more appropriate.
- (a) The off-premises directional sign shall be maintained in a sound and presentable condition. If a business that is identified on the off-premise directional sign ceases to exist at its location or changes its name, the appropriate changes to the copy of the sign shall be made within thirty (30) days of the change in the business.
- (b) The existence of an off-premises directional sign shall not affect the number and size of other signs permitted by the Township, including any other signs on the same parcel as the off-premises directional sign, and any other signs on the same parcel as the business identified by the off-premises directional sign.

5. **Menu or Order Board**

Menu and/or order board for a drive-thru facility subject to the following:

- (a) Said signs shall be located on the interior of the lot or parcel and shall not be readable from the exterior of the lot.
- (b) Said signs shall be intended to service the public utilizing the drive-thru facilities only.

- (c) The placement shall not constitute a traffic or pedestrian hazard or impair vehicular or pedestrian traffic flow in any manner.
- (d) The size, content, coloring or manner of illumination shall not constitute a traffic or pedestrian hazard or impair vehicular or pedestrian traffic flow.
- (e) The volume on order boards shall be maintained at the minimum level necessary so that it is audible to users, so as to minimize extraneous noise traveling off the site.

6. **Gasoline Service Station Signs**

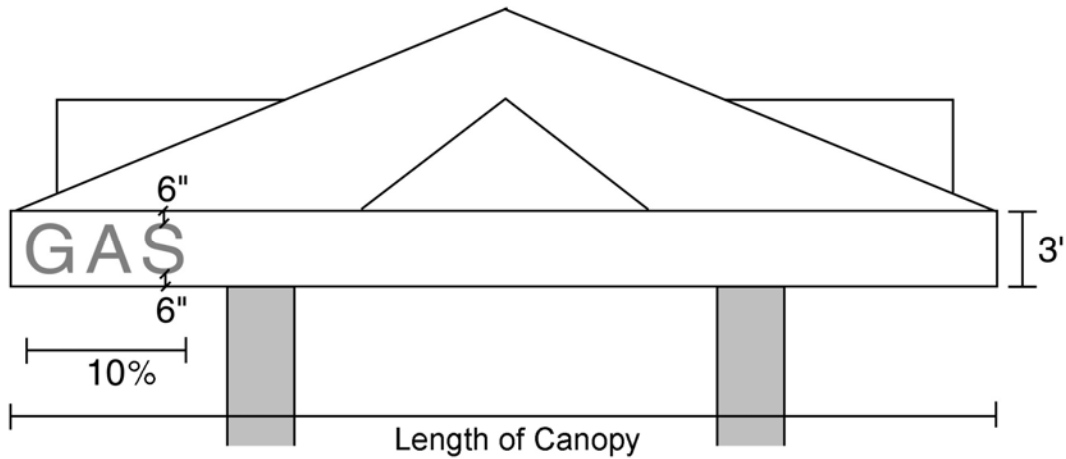
Because of the nature of the use, gasoline service stations have sign needs that are unique from other uses. Gasoline service stations are relatively high traffic facilities and typically located at very high traffic locations and intersections. Such locations offer limited opportunity for driver indecision, increasing the importance of good signage to communicate and avoid traffic accidents. Further, the public expects to see automotive fuel prices posted in a consistent and clear format. To reflect the above-referenced character and needs of the use, signs for gasoline service stations shall be permitted as follows:

- (a) One (1) monument sign, subject to the requirements of Section 25.9.1.(b). The Township understands that the traveling public expects to see updated, clear, and precise automotive fuel pricing from off-site, and further, that fuel prices change from day to day. If automotive fuel pricing is not visible, or is unavailable or removed, it would cause great inconvenience to residents of the Township. Further, it is documented, by the National Highway Traffic Safety Administration (NHTSA) and others, that it is dangerous to distract a driver's attention from the road. Clear and accurate price numerals may help to reduce the number of traffic accidents associated with the distraction of drivers from inaccurate and unclear gasoline pricing. While in general electronic changeable copy signs are not consistent with the established, planned and desired appearance of the Township, for the limited application of automotive fuel pricing only, the Township finds it acceptable. In consideration of these factors, changeable copy may be permitted as part of a monument sign for a gasoline service station subject to the following:
 - 1) Only the individual fuel price numbers shall be permitted to be changeable copy. The changeable copy portion of the sign shall be manual or electronic.
 - 2) The fuel price number height shall not exceed nine (9) inches.
 - 3) The changeable copy portion of the sign shall consist of no more than 1 background color and 1 numeral color.
 - 4) The base of any monument sign containing fuel price changeable copy shall be brick, with limestone capped brick piers on the two ends of the sign. The sign shall not project above the brick piers by more than one-half of the message area's height.
 - 5) The area of the changeable copy shall be counted toward the maximum sign area.
 - 6) All electronic numerals used in the price of fuel shall be designed to automatically adjust their brightness under varying light conditions to maintain legibility, avoid glare, and eliminate visual impact on nearby areas of the Township.
- (b) One (1) wall sign, subject to the requirements of Section 25.9.2.

(c) One (1) canopy sign per street frontage, up to a maximum of two (2), and limited to no more than one (1) sign on any canopy face, subject to the following conditions:

- 1) The length of the canopy sign shall not exceed 10% of the length of the canopy façade (See diagram).
- 2) The sign shall be a minimum of six (6) inches from the top and bottom of the canopy façade (See diagram). Further, the sign shall have a minimum separation of six (6) inches from any accent color on the fascia.

(Refer to Section 13.2.11(i) for detailed standards on gas station canopies).



Canopy Sign Example

SEC. 25.8 SIGNS PROHIBITED IN ALL DISTRICTS

The following signs shall not be permitted in any district:

1. Signs not expressly permitted are prohibited.
 2. Signs which incorporate in any manner any flashing or intermittent lights.
 3. Signs in the public right-of-way or on public property, except as permitted by this Article.
 4. Any sign which revolves or has any scrolling message, visible moving part, 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, except for those actions associated with time/temperature signs.
 5. A sign or sign structure which is determined by the Building Official to be:
 - (a) Structurally unsafe.
 - (b) A hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment.
 - (c) Not kept in good repair.
 - (d) Capable of causing electrical shocks to persons likely to come in contact with it.
 6. Any sign which by reason of its size, location, content, coloring or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, or by obstructing, or detracting from the visibility of any traffic sign or control device on public streets and roads. All signs shall comply with the clear vision regulations in Section 28.25 of the Zoning Ordinance.
 7. Any sign which obstructs free ingress to or egress from a required door, window, fire escape or other required exit way.
 8. Signs which make use of such words as "stop", "look", "danger", or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse vehicular traffic.
 9. Any sign, unlawfully installed, erected or maintained.
 10. Any sign now or hereafter existing which advertises a product, service or business no longer available at that location.
 11. Roof signs: For the purpose 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 the same as a roof and no sign shall be permitted upon it. A vertical plane or fascia which is attached to and located below the angled plane of a sloped roof or roof element and which is less than 6 inches in height, shall be considered part of the roof and not used for signage.
 12. Portable or inflatable signs unless otherwise provided for in this Ordinance.
 13. Banners, pennants, spinners and streamers except as otherwise provided for in this Ordinance.
 14. Wall panel signs.
 15. Animated signs.
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16. Neon, LED, string or rope lights used to highlight architectural features, or to frame a window or door, except as may be permitted under Section 28.8 Exterior Lighting.
17. Awning and marquee signs.
18. Canopy signs, except as permitted herein.
19. Electronic changeable copy signs, except as specifically permitted under Section 25.9.
20. Any sign, which requires a permit, that consists of glass tubing, filled with neon or another gas, may only be permitted subject to Planning Commission approval.

SEC. 25.9 AREA, HEIGHT AND PLACEMENT REGULATIONS

1. Ground Signs

Except as specifically noted, ground signs shall be monument-type signs. All monument signs shall comply with the following standards:

- (a) For AG, R-1-E, R-1-H, R-1-S, R-1, RM, R-2, R-2-A and PL Districts:

Minimum setback required¹ (feet)	Maximum sign area² (square feet)	Maximum height (feet)
5.0	50.0	4.0

Footnotes:

¹ Setback measured from the street setback line or street right-of-way line, whichever is greater.

² The base of a monument sign shall be excluded from the calculation of sign area for a distance of 30 inches above grade.

- (b) For OS, MR, C-1, C-2, OR, TAR and IND Districts:

MAXIMUM SIGN AREA PREMISES WITH STREET FRONTAGE LESS THAN 200 FEET		
Distance From Street Setback Line	Maximum Height	Maximum Sign Area¹
5 ft.	8 ft.	25 sq. ft.
6 ft.	8 ft.	26 sq. ft.
7 ft.	8 ft.	27 sq. ft.
8 ft.	8 ft.	28 sq. ft.
9 ft.	8 ft.	29 sq. ft.
10 ft.	8 ft.	30 sq. ft.
11 ft.	8 ft.	31 sq. ft.
12 ft.	8 ft.	32 sq. ft.
13 ft.	8 ft.	33 sq. ft.
14 ft.	8 ft.	34 sq. ft.
15 ft.	8 ft.	35 sq. ft.
16 ft.	8 ft.	36 sq. ft.
17 ft.	8 ft.	37 sq. ft.
18 ft.	8 ft.	38 sq. ft.
19 ft.	8 ft.	39 sq. ft.
20 ft.	8 ft.	40 sq. ft.
21 ft.	8 ft.	41 sq. ft.
22 ft.	8 ft.	42 sq. ft.
More than 22 ft.	8 ft.	42 sq. ft.

Footnotes:

¹ The base of a monument sign shall be excluded from the calculation of sign area for a distance of 30 inches above grade.

MAXIMUM SIGN AREA PREMISES WITH STREET FRONTAGE 200 FEET OR GREATER		
Distance From Street Setback Line	Maximum Height²	Maximum Sign Area¹
10 ft.	10 ft.	42 sq. ft.
11 ft.	10 ft.	43 sq. ft.
12 ft.	10 ft.	45 sq. ft.
13 ft.	10 ft.	46 sq. ft.
14 ft.	10 ft.	48 sq. ft.
15 ft.	10 ft.	49 sq. ft.
16 ft.	10 ft.	51 sq. ft.
17 ft.	10 ft.	52 sq. ft.
18 ft.	10 ft.	54 sq. ft.
19 ft.	10 ft.	55 sq. ft.
20 ft.	10 ft.	57 sq. ft.
21 ft.	10 ft.	58 sq. ft.
22 ft.	10 ft.	60 sq. ft.
More than 22 ft.	10 ft.	60 sq. ft.

Footnotes:

¹ The base of a monument sign shall be excluded from the calculation of sign area for a distance of 30 inches above grade.

² The maximum height of permitted ground signs in the C-1 and C-2 Districts may be increased to fourteen (14) feet where a single premises has a minimum of five hundred (500) feet of frontage on one (1) collector road or thoroughfare, or a minimum of seven hundred (700) feet of total frontage on two (2) collector roads or thoroughfares, provided that all signs on the premises are in compliance with this Article.

- (c) Pole signs may be permitted by the Planning Commission upon finding that one of the following conditions exist:
1. A monument sign would block the vision of drivers (see Section 28.25 of Zoning Ordinance).
 2. A wall or projecting sign could not be legally established on a side facing a street.
- In permitting a pole sign, the Planning Commission shall permit the minimum height necessary to achieve visibility, provided it does not exceed the height of the building to which it is accessory.
- (d) Number of Ground Signs. Except where provided for in Section 25.10, a maximum of one (1) ground sign shall be permitted per development parcel or premises.
- (e) Placement shall be wholly within the boundaries of the property to which the sign relates, exclusive of the street setback or road right-of-way area.
- (f) Institutional Bulletin Boards, Stock Ticker, and Time-Temperature Signs may be incorporated into any permitted ground sign structure.

- (g) Monument signs shall have brick or decorative masonry block base that complements the materials and architecture of the building. The base shall be not less than seventy-five (75) percent of the greatest horizontal dimension of the sign face, and the vertical separation between the lowest point of the sign face and the highest point of the sign base shall be no greater than twelve (12) inches. Sign copy shall be located at least thirty (30) inches above the ground to allow for snow accumulation and plant growth.
- (h) 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.
- (i) 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.

2. **Wall Signs**

The maximum permitted sign area and sign height for wall signs in each district shall be as follows:

- (a) For the AG, R-1-E, R-1-H, R-1-S, R-1, R-M, R-2, R-2-A and PL Districts.
 - 1) Maximum signable area of thirty (30) percent for individual letters, up to a maximum of fifty (50) square feet of sign area.
 - 2) Maximum height of twenty (20) feet, or height of wall to which the sign is attached, whichever is less.
 - (b) For the OS District.
 - 1) Maximum signable area of forty (40) percent for individual letters, up to a maximum of fifty (50) square feet of sign area.
 - 2) Maximum height of twenty (20) feet, or height of wall to which the sign is attached, whichever is less.
 - (c) For the C-1 and C-2 Districts.
 - 1) Maximum signable area of forty (40) percent for individual letters, up to a maximum of fifty (50) square feet of sign area for signs in the C-1 district, and ninety (90) square feet of sign area for signs in the C-2 district.
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- 2) The maximum sign area for wall signs in the C-2 district may be increased in accordance with the following table where such signs are located on buildings that are set back two hundred (200) feet or more from the street setback line, as measured from the closest building point to the nearest street setback line:

Distance of Sign from Street Setback Line (feet)	Percentage Increase in Maximum Sign Area (%)	Maximum Wall Sign Area (square feet)
200.0 - 299.0	25%	112.5
300.0 - 399.0	30%	117.0
400.0 - 499.0	35%	121.5
500.0 +	40%	126.0

- 3) Maximum height of thirty-five (35) feet, or height of wall to which the sign is attached, whichever is less.
- (d) For the MR District.
- 1) Maximum signable area of forty (40) percent for individual letters, up to a maximum of ninety (90) square feet of sign area.
 - 2) Maximum height shall be equal to the height of the bottom edge of the second story windowsills.
- (e) For the OR, TAR and IND Districts.
- 1) Maximum signable area of forty (40) percent for individual letters and thirty (30) percent for a panel sign, up to a maximum of ninety (90) square feet of sign area.
 - 2) Maximum height shall be equal to the height of the wall to which the sign is attached.
 - 3) Buildings that face I-275 or M-14 are permitted to have one (1) wall sign on the front, facing the road that provides access, and one (1) sign facing the freeway, up to an additional ninety (90) square feet.
- (f) Number of Wall Signs. One (1) wall sign shall be permitted on each façade which has a separate public means of ingress and egress. In the case of a building located on a corner lot, one (1) additional wall sign shall be permitted on a separate façade that faces a public or private street, regardless of a separate public means of ingress and egress. In the case of a building with more than one tenant (multi-tenant), shopping center or business center, one (1) wall sign shall be permitted for each tenant having a separate, direct means of public access from the outside.
- (g) Institutional bulletin boards and time-temperature signs may be incorporated into any permitted wall sign structure.
- (h) The wall sign must be located within the signable area selected as the basis for the size of that wall sign.
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3. **Projecting signs**

For OS, MR, C-1, C-2 and IND Zoning Districts.

Instead of a wall sign, a business may be permitted to have a projecting sign, subject to the following specifications:

- (a) The maximum area of a projecting sign shall be twenty-five (25) square feet on buildings located ten (10) feet or less from the street setback line. The maximum area of a projecting sign shall be permitted to increase one (1) square foot for each additional foot of setback greater than ten feet (10) to a maximum area of forty-two (42) square feet.
- (b) Number of Projecting Signs. One (1) projecting sign shall be permitted on each facade which has a separate public means of ingress and egress.
- (c) Placement. Projecting signs shall be permitted only on zoning lots with frontage of fifty (50) feet or more on the side on which the sign is to be mounted.
- (d) Maximum Height. Maximum height shall be the height of the wall to which the sign is attached.
- (e) Signs must project at a ninety (90) degree angle to the building surface to which it is attached. Angular projection at the corner of a building is prohibited.
- (f) Signs shall not project more than five (5) feet from the face of the building, and shall not project into any street setback or right-of-way.
- (g) Minimum clearance beneath a projecting sign shall be eight (8) feet six (6) inches.
- (h) Projecting signs shall be attached directly to a building through building mounts or hung from a mast arm. These support members may also include decorative appurtenances, but external bracing such as guy wires and metal framework shall be prohibited.

4. **Window Signs**

- (a) Window signs shall be limited in area to twenty (20) percent of the total surface area of the window to which the sign is attached or visible from.
- (b) Permanent window signs, internally-illuminated window signs, and window signs with words or symbols three (3) inches or more in height shall be deemed a wall sign for purposes of calculating sign area.
- (c) Open/Closed signs shall not be larger than two (2) square feet in area, and shall not be counted towards the maximum permitted wall sign area.

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5. **Underhanging Signs**

Where the roof structure of the building is extended over a walkway along the outer edge of a building, one nameplate for each business or use may be attached to the underside of the overhang, provided that all such signs shall be of identical size, shape, configuration, lettering style and color scheme, shall contain only the name of the business, and shall provide a vertical clearance of at least eight (8) feet six (6) inches between the sign and the surface of the walkway.

6. **Changeable Copy Signs**

Manual changeable copy ground monument and wall signs may be permitted, subject to all of the requirements for ground and wall signs specified herein, and the following additional requirements:

- (a) Letter height shall not exceed four (4) inches except that numbers up to nine (9) inches, in height may be permitted for fuel prices on gas station signs.
- (b) Electronic changeable copy monument and wall signs are prohibited.
- (c) The area of the changeable copy sign shall be counted toward the maximum ground sign area, as applicable.
- (d) The base of a ground sign containing changeable copy shall be brick, with limestone capped brick piers on the two ends of the sign. The changeable copy sign shall not project above the brick piers by more than one-half of the message area's height.

7. **Time-Temperature Signs.**

Time and Temperature signs subject to the following:

- (a) Time-Temperature signs incorporate information that is considered a public service for the benefit of the traveling public, and therefore may be permitted as part of the sign face of a ground sign.
 - (b) The electronic numerals used in the Time and Temperature portion of the sign shall not scroll, blink, move, flash, exit or enter from the outside area of the copy or across the face of the sign or otherwise create a sense of movement. The sign may display either the time or the temperature or both together, but shall not switch between time and temperature. The electronic numerals shall only change when there is an actual change in time or temperature. In no case shall any such change occur in intervals of less than one minute.
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Part II. CONFLICTING PROVISIONS REPEALED. Any ordinance or parts of Ordinance in conflict herewith, are hereby repealed.

Part III. EFFECTIVE DATE. The provisions of this Ordinance are hereby declared to take effect on October 25, 2007.

Part IV. ADOPTION. The ordinance was adopted by the Township Board of the Charter Township of Plymouth by authority of Act 184 of Public Acts of Michigan, 1949, as amended, at a meeting duly called and held on October 9, 2007, and ordered to be given publication in the manner prescribed by law. The Ordinance may be purchased or inspected at the Plymouth Township Department of Public Works Building, Community Development Department, 9955 Haggerty Road, during regular business hours.

Adopted by the Board of Trustees on October 9, 2007.
Effective Date October 25, 2007.

Publish October 18, 1007.