
IOSCO TOWNSHIP ZONING

ARTICLE 11

SIGNS

INDEX

- Section 11.1 Intent and Purpose**
- Section 11.2 Definitions**
- Section 11.3 General Conditions, Applies to All Signs**
- Section 11.4 Signs Prohibited in All Districts**
- Section 11.5 Signs Allowed in All Districts**
- Section 11.6 Permitted Signs**
- Section 11.7 Permitted Wall Signs**
- Section 11.8 Miscellaneous Permitted Signs**
- Section 11.9 Removal of Signs**
- Section 11.10 Non-Conforming Signs**
- Section 11.11 Permits Required**
- Section 11.12 Additional Off-Premise Commercial Signs and Sign Requirements for Signs Over Thirty-Six (36) Square Feet in Area**
- Section 11.13 Registry**

ARTICLE 11

SIGNS

Section 11.1 Intent and Purpose.

The intent of this Ordinance is to regulate the location, size, construction, and manner of display of signs and outdoor advertising in order to minimize their harmful effects on the public health, safety and welfare. While this Ordinance recognizes that signs and outdoor advertising are necessary to promote commerce and public information, failure to regulate them may lead to poor identification of individual businesses, deterioration and blight of the business and residential areas of the Township, conflicts between different types of land use, and reduction in traffic safety to pedestrians and motorists.

To achieve its intended purpose, this Ordinance has the following objectives:

- A. To prevent the placement of signs in a manner that will conceal or obscure signs or adjacent businesses;
- B. To keep the number of signs and sign messages at the level reasonably necessary to identify a business and its products;
- C. To keep signs within a reasonable scale with respect to the buildings they identify;
- D. To reduce visual distraction and obstructions to motorists traveling along, entering or leaving streets;
- E. To promote a quality manner of display which enhances the character of the Township;
- F. To prevent the proliferation of temporary signs which might promote visual blight.

Section 11.2 Definitions. See Article 2, Definitions

Section 11.3 General Conditions, Applies to All Signs.

11.3.1 Location. All signs must advertise a business or service on the premises upon which the sign is located and to which the sign is accessory, unless otherwise specified herein.

11.3.2 Illumination.

- A. No sign shall be illuminated by other than electrical means.
- B. Outdoor lighting used to illuminate flags, statues, signs, or other objects mounted on a pole, pedestal or platform, spotlighting or floodlighting used for architectural or landscape purposes, must use full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light is substantially confined to the object intended to be illuminated.
- C. The intensity of light from illuminated signs shall be directed in a manner that will not interfere with vehicular traffic or interfere with the enjoyment or use of adjacent properties.
- D. Hours of operation, 6a.m. to 10p.m. in residential zones. Commercial lighting hours will be determined per site plan review.

11.3.3 Safety.

- A. All signs shall be erected and maintained in compliance with all applicable building code, and other applicable ordinances governing construction within the Township. In the event of conflict between this Ordinance and other laws, the most restrictive shall govern.
- B. All signs shall be so placed as to not interfere with the visibility or effectiveness of any official traffic sign or signal; driver vision at any access point or intersection; or, pedestrian movement on any public sidewalk.
- C. No sign shall be erected, relocated or maintained so as to obstruct fire fighting or prevent free access to any door, window or fire escape.

11.3.4 Landscape Quality and Preservation. In the application of this Ordinance, it is the intent to protect the public welfare and to enhance the appearance and economic value of the landscape by providing that signs:

- A. Do not interfere with scenic views.
- B. Do not create a nuisance to persons using the public right-of-way.
- C. Do not constitute a nuisance to occupancy of adjacent and continuous property by their brightness, size, height, or movement.
- D. Are not detrimental to land or property values.
- E. Contribute to the special character of particular areas or districts in the Township.

11.4 Signs Prohibited in All Districts.

- A. Signs not expressly permitted are prohibited.
- B. Roof signs.
- C. Signs containing flashing, intermittent or moving lights, moving or revolving parts, or reflecting parts which may distract drivers. This provision is not intended to exclude those signs which give the time or temperature, provided no other animated messages are displayed.
- D. Back lit signs.
- E. Signs which imitate or obscure traffic signals, traffic direction signs, or similar traffic control devices, and signs which make use of words such as “Stop”, “Look”, “Danger”, or any other words, phrases, symbols or characters, in such a manner as to interfere with, mislead or confuse traffic.
- F. Temporary signs mounted upon trucks, vans, or other wheeled devices and parked in a location for advertising purposes, except for political signs. Signs permanently painted on, or, otherwise permanently displayed upon a vehicle, licensed and operating on the public streets and highways, identifying the owner's occupation or livelihood, shall be permitted.
- H. Any sign or sign structure which:
 - 1. Is structurally unsafe.

2. Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment.
 3. Is not kept in good repair.
 4. Is capable of causing electrical shocks to persons likely to come in contact with it.
- I. Any sign unlawfully installed, erected or maintained.
 - J. Portable signs unless otherwise provided for in this Ordinance.
 - K. Festoon signs: banners, pennants, ribbons, streamers, spinners, 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, except as permitted by the Township Board.
 - L. Signs which are pasted or attached to utility poles, or other signs.
 - M. No signs are allowed to be located within or overhang the public right-of-way or on public property, except those erected by a public agency.

11.5 Signs Allowed in all Districts.

The following signs do not require a zoning compliance certificate.

- A. Nameplates bearing private residents family name are not to exceed two (2) square feet in size.
- B. Political signs for public office or issues to be determined by election may be erected forty-five (45) days prior to an election. Such signs shall not exceed thirty-two (32) square feet in size, and shall be erected on private property only and no less than one hundred (100) feet from any entrance to a building in which a polling place is located. All such signs shall be removed within five (5) days following Election Day.
- C. Directional signs which indicate the direction of traffic flow on private property. Directional signs shall not exceed eight (8) square feet in size, shall contain no advertising, and may be illuminated. Horizontal directional signs, on and flush with paved areas, are exempt from these standards.

- D. Street numbers.
- E. Yard/Garage sale signs may be put out one (1) day prior to the sale and must be removed one (1) day after event. Limit to ten(10) signs.
- F. Signs announcing any community, public, charitable, educational, or religious event or function, located entirely on the premises of that institution, and set back not less than ten (10) feet from the property line, shall be permitted. Maximum sign area shall be thirty-two (32) square feet. Such signs shall be allowed no more than twenty-one (21) days prior to the event or function and shall be removed within five (5) days after the event or function. If building mounted, these signs shall be flat wall signs and shall not project above the roof line. If ground mounted, the top shall be no more than six (6) feet above ground level.
- G. No hunting, no trespassing signs.
- H. Agricultural test plot signs.
- I. Historical Markers.
- J. Family name painted on agricultural buildings.

11.5.1 Real Estate Signs.

- A. One (1) non illuminated sign used for advertising land or buildings for rent, lease, or sale shall be permitted in the RC, RR and MHP provided such signs are located on the property intended to be rented, leased, or sold. Such signs shall not exceed an area of six (6) square feet and a height of four (4) feet. If the lot or parcel has a multiple frontage, one additional sign not exceeding six square feet in area shall be permitted on the property on each frontage. Under no circumstance shall more than two such signs be permitted on a lot or parcel. Such sign (s) shall be removed within seven (7) days after sale.
- B. One (1) non illuminated sign used for advertising land or buildings for rent, lease, or sale shall be permitted in the OSC and AR District provided such signs are located on the property intended to be rented, leased, or sold. Such signs shall not exceed an area of twenty (20) square feet and a height of twelve (12) feet. If the lot or parcel has multiple frontage, one additional sign not exceeding six square feet in area shall be permitted on the property on each

frontage. Under no circumstance shall more than two such signs be permitted on a lot or parcel. Such sign (s) shall be removed within seven (7) days after sale.

- C. One (1) non illuminated freestanding sign listing persons or firms connected with construction work being performed. Such signs shall not exceed twenty (20) square feet in area and a height of twelve (12) feet.
- D. Temporary real estate directional signs, not exceeding six (6) square feet in area and four (4) in number, showing a directional arrow and placed back of the property line, shall be permitted on approach routes to an open house. The top of such signs shall not exceed three (3) feet in height.

11.5.2 Seasonal Off-premise Farm Product Directional Signs

Seasonal Off-premise Farm Product Directional Signs may be permitted in all districts. Pursuant to the following standards :

- A. The size of an off-premise directional sign shall not exceed eight (8) square feet in size.
- B. Signs are limited to thirty (30) days per year, a longer time frame requires approval by the Planning Commission.
- C. The height of an off-premise directional sign shall not exceed six (6) feet.
- D. Illumination shall not be permitted.

Section 11.6 Permitted Signs

11.6.1 Permitted Freestanding Signs

Zoning Compliance Certificate required. General requirements in addition to those found in Section 11.3

- A. One (1) freestanding sign shall be permitted per premise which has frontage on only one (1) public road.
- B. Two (2) freestanding signs shall be permitted per premise which has frontage on two (2) public roads. One sign shall not exceed the area requirements set forth herein. The second sign shall not exceed fifty (50) percent of the area requirements set forth herein.

- C. A freestanding sign shall have a setback of fifteen (15) feet from a public road right-of-way and a setback distance equal to the height of the sign from all other property boundaries.

11.6.2 Specific Requirements. Freestanding signs shall be permitted by District in accordance with the following requirements.

	<u>District</u>	<u>Height</u>	<u>Area</u>
A.	OSC Districts. All permitted and special uses.	Twelve (12) feet, with a minimum of six (6) feet ground clearance.	Fifty (50) square feet per side, not to exceed a total of one hundred (100) square feet.
B.	RC, RR, and AR and MHP Districts may permit the following:	Five (5) feet	Twenty (20) square feet per side, not to exceed a total of forty (40) square feet.

11.6.3 Computation of Sign Area. The area of a sign shall be computed as including the entire area within a regular geometric form or combination of such forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing copy or display material shall not be included in computation of surface area. Only one face of a free -standing sign shall be used in computing surface area if the two sign faces are twelve (12) inches or less apart and if the surfaces between the two faces bear no copy or display material.

Section 11.7 Permitted Wall Signs

The following wall signs require a Zoning Compliance Certificate and are permitted in the following districts in accordance with the regulations herein and those in Section 11.3.

11.7.1 General Requirements.

- A. No wall sign shall be erected to extend above the top of the wall to which it is attached, nor extend beyond the ends of the wall to which it is attached. Signs erected on the vertical portion of a mansard roof are considered to be wall signs.
- B. All wall signs shall be safely and securely attached to the building by means of metal anchors, bolts, or expansion screws. In no case shall any wall sign be secured with wire straps or wood or nails.

- C. There shall be not more than one (1) wall sign permitted for each building. Buildings which have frontages on two public rights-of-way are permitted a wall sign on both building frontages, provided total square foot area requirements set forth in Section 11.7.2. are not exceeded.
- D. 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 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.
- E. Wall signs shall not project more than one (1) foot from the wall face, as measured to the farthest face of the sign.
- F. Signs which are painted directly onto the wall, exterior surface, or a window or any structural part of a building shall be treated as a wall sign.

11.7.2 Specific Requirements - Wall signs shall be permitted by the District in accordance with the following requirements.

	District	Height	Area
A.	OSC District. All permitted and special uses.	Five (5) feet	One (1) square foot for each lineal foot of building frontage not to exceed a total of one hundred (100) square feet.
B.	RC, RR, AR and MHP Districts may permit the following:	Two (2) feet	One (1) square foot for each lineal foot of building frontage not to exceed a total of twenty (20) square feet.

Section 11.8 Miscellaneous Permitted Signs

Signs that are part of a Site Plan review; do not require a separate Zoning Compliance Certificate.

11.8.1 Directory Signs.

For office park development, directory signs which identify only the names and locations of occupants or uses within a building on a lot shall be permitted in addition to other signs permitted under these regulations.

- A. No more than one directory sign per lot is permitted.

- B. No directory sign shall exceed twenty-four (24) square feet in area or six (6) feet in height from finished grade.
 - C. No directory sign shall be located closer than fifty (50) feet to any property line.
- 11.8.2 Menu Board. One menu board for a drive-in or drive-through restaurant shall be permitted in addition to other signs permitted under these regulations, provided such sign does not exceed sixteen (16) square feet in area or six (6) feet in height from finished grade.
- 11.8.3 Changeable Copy Signs. Manual changeable copy signs shall be permitted when incorporated into a permitted wall or ground sign provided that the area devoted to changeable copy does not exceed twenty (20) percent of the permissible sign area.
- A. Lettering used on manual changeable copy signs directed to local or collector streets shall be at least three inches (3") in height.
 - B. Lettering used on manual changeable copy signs directed to secondary or major arterial streets shall be at least six inches (6") in height.
 - C. Lettering used on manual changeable copy signs directed to pedestrians shall be at least two inches (2") in height.
- 11.8.4 Off-premise Directional Signs - Off-premise directional signs directing vehicular traffic to a church, governmental building, or educational institution may be permitted in all districts subject to the review. The following standards may be modified based on a request through the site plan review process.
- A. No more than two (2) signs per use shall be permitted. Additional signs may be allowed with Township Board approval.
 - B. The size of an off-premise directional sign shall not exceed four (4) square feet in size.
 - C. The height of an off-premise directional sign shall be no less than three (3) feet nor exceed six (6) feet. However, variations in height may be granted by the Planning Commission to accommodate vehicular visibility to avoid obstruction to visibility.
 - D. Illumination shall not be permitted.

- E. Proof shall be supplied by the applicant that all appropriate standards of the Livingston County Road Commission are met. Permission of the property owner where the proposed sign is to be located must be provided.

Section 11.9 Removal of Signs

- 11.9.1 The Township Zoning Administrator shall order the removal of any sign erected or maintained in violation of this ordinance, found unsafe or determined to be abandoned.

- 11.9.2 Violation - The Township Zoning Administrator shall order the removal of any sign erected or maintained in violation of this ordinance. Thirty (30) days notice in writing shall be given to the owner of such sign or of the building, structure, or premises on which such sign is located, to remove the sign or to bring it into compliance with this ordinance. Upon failure, by the owner, to remove the sign or to comply with this notice in good faith, and the Zoning Administrator finds that the sign is still in violation after the 30 day notice period. The Township will undertake to remove and dispose of the sign or shall institute legal proceedings, if warranted, pursuant to Section 11.11. herein.

- 11.9.3 Unsafe - The Township shall remove any sign immediately and without notice if it reasonably appears that the condition of the sign is such condition as to present an immediate threat to the safety of the public.

- 11.9.4 Abandoned - If the business or activity to which the sign pertains is determined to be abandoned, the Township Zoning Administrator shall exercise all reasonable means at his disposal to determine whether the abandonment actually has occurred. If, after completion of his investigation, he determines that the business or activity has been abandoned for a period of ninety (90) days or more, the Township will undertake to remove and dispose of the sign and/or institute legal proceedings, if warranted, pursuant to Section 11.11. herein.

Section 11.10 Non-Conforming Signs.

Where a lawful sign or sign structure exists at the effective date of adoption of this Ordinance that could not otherwise be built under the terms of this Ordinance by reason of height, size, setback, or other characteristics, such sign or sign structure

may be continued so long as it remains otherwise lawful, subject to the following provisions:

- 11.10.1 No such sign or sign structure may be enlarged or altered in a way which increases its non-conformity.
- 11.10.2 A change solely in the wording of the copy will not be considered increase in non-conformity.
- 11.10.3 Any proposed modification to the sign structure, except as noted in Section **11.10.2.** above, will require reconstruction or relocation in conformity with the provisions of this Ordinance.
- 11.10.4 Should such sign be destroyed by any means to an extent of more than fifty (50) percent of replacement value at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.

Section 11.11 Permits Required.

- 11.11.1 It shall be unlawful to display, erect, relocate, or alter any sign without obtaining a sign permit, unless specified otherwise in the Ordinance.
- 11.11.2 A permit for a temporary sign shall be issued by the Zoning Administrator only if the proposed sign meets all requirements of the Ordinance. For non-temporary signs, a permit shall be issued by the Zoning Administrator only if the proposed sign meets all township requirements.
- 11.11.3 A permit is not required if an alteration of an existing sign is limited to the information communicated on the sign without increasing its size, and structural modification of the sign is not required.
- 11.11.4 Once a sign permit has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of said permit without prior approval of the Zoning Administrator. A written record of such approval shall be entered upon the original permit application and maintained in the files of the Township.
- 11.11.5 The application for a sign permit shall be made by the owner or tenant of the property on which the sign is to be located, or his authorized agent. Such applications shall be made in writing on

forms furnished by the Township and shall be signed by the applicant.

- 11.11.6 The application for a sign permit shall be accompanied by the following plans and other information;
- A. The name, address, and telephone number of the owner or persons entitled to possession of the sign and of the sign contractor or erector.
 - B. The location by street address of the proposed sign structure.
 - C. Complete information as required on application forms including a site plan and elevation drawings of the proposed sign, caption of the proposed sign, and such other data as are pertinent to the application.
 - D. Plans indicating the scope and structural detail of the work to be done, including details of all connections, guide lines, supports and footings, and materials to be use.
 - E. Application for an electrical permit for all electrical signs.

Section 11.12 Additional Off-premise Commercial Signs and Sign Requirements for Signs over thirty-six (36) square feet in area.

- 11.12.1 The following regulations apply to all off-premise commercial signs or all signs thirty-six (36) square feet or greater:
- A. The applicant is hereby made responsible for copy, structure, lighting, and all other parts of a sign.
 - B. Signs shall be constructed and erected only by individuals or companies licensed in the State of Michigan for such purpose.
 - C. All signs requiring permits shall display, in a conspicuous place, evidence of the permit and containing such data as might be required by the Zoning Administrator, including the name of the individual or company erecting the sign.
 - D. Each individual or company erecting signs within Iosco Township shall annually provide the Zoning Administrator with a certificate of public liability insurance. A permit for erecting a sign shall not be issued unless such certificate is on file with the Zoning Administrator.

Section 11.13

Registry.

11.13.1

The Township shall maintain an up-to-date registry of each off-premise commercial sign or each sign over thirty-six (36) square feet erected in Iosco Township after the effective date of this ordinance. The registry shall contain the following information: location of the sign, name and address of the property owner, advertiser, and individual or company erecting the sign; and height, dimensions and face area, and date of placement on the site.