

PERMANENT SIGN APPLICATION

SIGNS

§ 151.120 PURPOSE AND INTENT.

- 151-130 TEMPORARY SIGNS

Signs are herein regulated in the interest of promoting traffic safety, safeguarding public health and welfare, facilitating police and fire protection, preventing adverse community appearance and protecting the character of the district in which they are located. Regulations are designed to permit maximum legibility and effectiveness of signs and to prevent their over-concentration, improper placement and excessive height, bulk and area. In general, it is intended that signs of a general commercial nature be prohibited in districts where commercial activities are prohibited; that signs in residential districts be limited to those directly related to activities on the premises. Further, that because aesthetic value of the total environment does affect economic values of the community, and the unrestricted proliferation of signs can and does detract from the aesthetic value of the total environment, it is the intent of this subchapter, in addition to the purposes cited above to provide discretionary controls, where necessary, to preserve community, scenic, aesthetic, and economic values.
(Ord. 176, passed 1-9-90; Am. Ord. 209, passed 5-8-18)

§ 151.121 DEFINITIONS.

For the purposes of this subchapter, the following definitions shall apply.

ACCESSORY SIGN. A sign which pertains to the principal use of the premises upon which the sign is located.

ADMINISTRATIVE SIGN COMMITTEE. The Administrative Sign Committee shall consist of the Chairman of the Planning Commission, the Township Supervisor and Township Clerk or their designee. The Committee shall have the function of approving temporary signs as regulated in § 151.130.

BANNER SIGN. A sign on paper, cloth, fabric or other flexible or nondurable material of any kind, either with or without frames.

DIRECTIONAL SIGN. A sign, the sole purpose of which is to expedite and control the flow of vehicular and/or pedestrian traffic to, from and within a site.

GROUND SIGN. A sign supported on a base or foundation and constructed flush with the ground surface.

HEIGHT OF SIGN. Permitted height of sign shall be the maximum allowable distance from the highest edge of a sign surface or its projecting structure to the surrounding grade around the base of the sign.

ILLUMINATED SIGN. Any sign lighted by or exposed to artificial lighting either by light on or in the sign or directed to the sign.

INSTITUTIONAL SIGN. A sign 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.

INTERIM SIGN. A sign that is placed on the premises prior to the placement of a permanent sign.

NON-COMMERCIAL BANNER SIGN. A banner or pennant containing messages for any purpose other than for a commercial purpose including but not limited to those displaying the name of a school, college or university, announcing a birth or graduation, or used in conjunction with a holiday, special event or similar.

NON-COMMERCIAL SIGN. Those signs containing messages for any purpose other than for a commercial purpose including but not limited to those containing political, opinion and religious messages. This includes the definitions of political signs and opinion signs contained in this section.

OCCUPATIONAL SIGN. A sign denoting only the name and profession of an occupant in a commercial building or public institutional building.

OPINION SIGN. A sign that does not advertise products, goods, businesses, or services and that expresses an opinion or other point of view.

OUTLINE TUBING SIGN. A sign arranged of exposed gaseous tubes that outline and call attention to certain features of an advertising device, such as individual letters, figures, shapes or words.

POLITICAL SIGN. A sign relating to the election of a person to public office or relating to a political party or relating to a matter to be voted upon at an election called by a public body.

PORTABLE SIGN. A sign, sign board, display board or lighting panel which is free standing and not permanently grounded, such as, but not limited to, so-called "A" frame, "T" shaped or inverted "T" shaped stands, or any sign attached to a trailer or other vehicle not accessory to the vehicle or its use, but used with the express intent of advertising.

PROJECTING SIGN. A sign so constructed and erected as to be attached at one end to a building, metal pole or other structure, and projecting therefrom.

PYLON SIGN. A sign supported by one or more uprights, poles, pylons or braces placed in the ground surface and not attached to any building or other structure.

REAL ESTATE SIGN. A sign to make known that the property the sign is located upon is for sale, rent, or lease.

SIGN. A name, identification, description, display, light, balloon, banner or illustration which is affixed to, or painted, or otherwise located or set upon or in a building, structure or piece of land and which directs attention to an object, product, place, activity, person, institution, organization or business, and which is visible from any public street, sidewalk, alley, park or public property. The definition includes interior and exterior signs but not signs primarily directed at persons within the premises of the sign owners. The definition does not include goods displayed in a business window or flags representing a territory, nation, or other governmental entity.

TEMPORARY SIGN. An information sign or banner, with or without a structural frame, intended for a limited period of display, not including accessory signs, real estate signs, garage sale signs, or noncommercial signs as defined in this section.

WALL SIGN. A sign affixed directly on an exterior or interior surface of a building which is visible from outside the building.

(Ord. 176, passed 1-9-90; Am. Ord. 209, passed 5-8-18)

§ 151.122 SCHEDULE OF SIGN REGULATIONS.

A schedule of sign regulations for this section is set forth in Appendix C of this chapter. It includes the types of signs that require Administrative Sign Committee approval, the types that require Planning Commission approval, those signs that are permitted without approval or an erection permit, and signs that are prohibited.

(A) Administrative Sign Committee approval is required for all temporary signs set forth in the schedule and outlined in § 151.130 including but not limited to banners, signs for sales and special events, interim signs, and going out of business signs.

(B) Planning Commission approval is required for all signs which are more permanent in nature and are not defined as temporary, are not exempt from an erection permit, and are not prohibited.

(C) Standards for approving signs which require review by the Administrative Sign Committee, Planning Commission, or Zoning Board of Appeals are set forth in § 151.137(C).

(D) Approval is not required and an erection permit is not issued for certain types of signs set forth in the schedule and outlined in § 151.126 such as real estate signs, political signs, institutional signs, and directional signs, provided such signs meet all other provisions of this chapter.

(E) Signs not specifically set forth in the schedule as being permitted or exempted are prohibited. (Ord. 209, passed 5-8-18)

§ 151.123 SIGN AREA.

(A) The total sign area is to be expressed in square feet and shall be computed as herein set forth and permitted in the schedule of sign regulations, § 151.122, attached to and made part of this subchapter.

(B) A single face sign total area shall be computed as the number of square feet within lines drawn at the outer perimeter forming any single and/or combination of geometric shapes, such as a square, rectangle, triangle or circle encompassing the extreme limits of an individual letter(s), word(s), message(s), representation, emblem or any similar figure, including any open space(s), together with any frame or other material forming an integral part of the display used to differentiate the sign from the background against which it is placed.

(C) A sign having two faces of equal size arranged and/or positioned back to back and parallel or with the faces at an included angle of not more than 30 degrees in the plan or vertical view, the area of the sign shall be computed as one-half the total area of the two faces. When the faces of such a sign are not of equal area, then the area of the sign shall be computed as the total area of the largest face.

(D) When two single face signs are arranged and/or positioned within 36 inches of each other, the area of the two signs shall be computed as one single face sign and total area shall include the open space between the two separate faces.

(E) No sign or banner shall be permitted to be affixed on the inside or outside of any glass window or any similar transparent window within the township if the sign or banner occupies more than 25% of the total area of the window or if, when considered with other signs or banners in connection with the window, the total area of the several signs or banner exceeds 25% of the total window area. If more than one pane of glass or other transparent material are placed together so as to create the effect of one window, they shall be treated in the same manner as one window for purposes of this division. All such window signs shall be professionally prepared.

(Ord. 176, passed 1-9-90; Am. Ord. 209, passed 5-8-18)

§ 151.124 PERMITS AND APPLICATIONS.

(A) *Permit required.* It shall be unlawful for any person to erect, re-erect, alter or relocate any sign unless a permit shall have been first obtained from the Building Inspector, except as provided in § 151.126, and a permit fee paid in accordance with the schedule adopted by resolution of the Township Board. Any sign that makes use of electricity shall, in addition to a sign permit, require an electrical permit, regardless of size. Further, no sign shall be issued a permit unless there is submitted to the Building Inspector written approval by the owner, or his or her representative, of the property on which the sign is to be installed.

(B) *Permits.* Permits for the erection of signs shall only be issued to persons qualified to carry on the work under the provisions of § 151.127.

(C) *Permit expiration.* A sign permit shall become null and void if the work for which the permit was issued is not completed within 90 days of the date of issue.

(D) *Applications.* Applications for sign permits shall be made upon forms provided by the Building Department for this purpose and shall contain the following information:

- (1) Name, address, and phone number of applicant;
- (2) Location of the building, structure or lot on which the sign is to be attached or erected;
- (3) Position of the sign on the building, structure, or lot on which the sign is to be attached or erected with complete distance dimensions on an elevation drawn to a specific scale;
- (4) Relationship of the sign to relevant property lines and to nearby and/or abutting property, building(s), structure(s), and signs with complete distance dimensions on a plan drawn to a specific scale;

(5) Two copies of sign plan with all pertinent data including highest point, low point of clearance from the ground, face width and/or outline, total face area with the calculations used to obtain same and method of mounting;

(6) Name and address of the sign erector;

(7) Insurance policy as required in § 151.127 and/or performance bond as required;

(8) Other information which the Building Inspector may require to show full compliance with this and other applicable laws of the township and the state;

(9) When public safety so requires, the application containing the aforesaid material shall, in addition, bear the certificate or seal of a registered structural or civil engineer as a condition to the issuance of a permit.

(Ord. 176, passed 1-9-90; Am. Ord. 209, passed 5-8-18)

§ 151.125 SERVICING.

The provisions and regulations of this section shall apply to servicing, painting, repainting, cleaning, and other normal maintenance and repair; except no permit shall be required unless a structural erection or alteration change is made.

(Ord. 176, passed 1-9-90; Am. Ord. 209, passed 5-8-18)

§ 151.126 EXEMPT SIGNS; LOCATION, SIZE, HEIGHT AND DURATION RESTRICTIONS.

Exempt signs. No erection permit shall be required for signs enumerated below. The exemptions however, shall not be construed to relieve the owner of the sign from responsibility to comply with all other provisions of this chapter including but not limited to its proper location, size, duration, erection and maintenance.

(A) *Real estate signs.*

(1) There shall only be one sign per premises.

(2) In a residential zone district, the sign shall not be more than four square feet in area or four feet in height.

(3) In a business or cemetery zone district, the sign shall not exceed eight square feet or five feet in height.

(4) In all zone districts, the setback of the sign shall be a minimum of the sign height from the property line. The sign shall not be located within any public right-of-way.

(5) An off-premises real estate sign (such as, "open house" sign) not to exceed four square feet in area and three feet in height above grade is permitted for purpose of directing to a premises which is for sale, rent or lease provided it is not located on a street right-of-way. Permission to locate an off-premises sign on private property shall be obtained from the owner or occupant of the property on which the sign is located. Failure to comply with this condition shall be cause for immediate removal of the sign.

(B) *Small accessory signs.*

(1) Any accessory sign erected on a premise which is not more than two square feet in area.

(2) The total area of all small accessory signs on one premise shall not exceed four square feet.

(C) *Garage sale signs (including yard sale, estate sale, basement sale).*

(1) Shall not be more than three square feet in area.

(2) Shall not exceed two signs per premises.

(3) Shall not be placed on property more than seven days in any 180-day period.

(D) *Directional signs.* The size shall not be more than six square feet and the height shall not be more than three feet.

(E) *Noncommercial signs.* All noncommercial signs shall be subject to the following regulations:

(1) The size of the sign shall be a maximum of four square feet.

(2) No more than two noncommercial signs may be located on one property.

(3) All noncommercial signs may be located on the owner's property for a period not to exceed 60 days in any single calendar year. If the owner wishes to post the sign for longer than the original 60-day period, approval is required from the Administrative Sign Committee.

(4) No noncommercial sign shall be placed in the public right-of-way.

(F) *Noncommercial banners.* The size of the banner shall be a maximum of 14 square feet and the length shall be a maximum of 14 feet. They shall only be permitted in the RE, R-1 zone districts.

(G) *Institutional signs.* The size of the sign shall be a maximum of six square feet. The maximum height shall be ten feet, and they shall only be permitted in the B-2 district.

(H) Exempt signs exceeding the above size, height and/or duration limits require approval by the Planning Commission.

(Ord. 176, passed 1-9-90; Am. Ord. 209, passed 5-8-18) Penalty, see § 10.99

§ 151.127 PROCEDURES FOR SIGN ERECTORS.

Permits may be issued to sign erectors only under the following conditions:

(A) *Insurance certificates.* Before a permit is issued for the erection of a sign, the installing company shall submit for filing with the Township Clerk, a certificate of insurance, with a hold harmless agreement made out to the township, approved by the Township Attorney for public liability in the amount of \$100,000 for injuries to one person and \$300,000 for injury to more than one person, and property damage insurance in the amount of \$25,000 for damage to any property due to actions of himself or any of his agents or employees.

(B) *Lapsing of insurance.* At any time the insurance of any sign erector is permitted to lapse, his right to obtain permits shall automatically be revoked.

(C) *Notification of change.* A sign erector shall notify the Building Department of any change in address and, if a firm or corporation, any change in ownership or management if another is indicated on the insurance certificate.

(Ord. 176, passed 1-9-90; Am. Ord. 209, passed 5-8-18) Penalty, see § 10.99

§ 151.128 APPROVED CONSTRUCTION RULES.

In the absence of approved rules governing details of construction, all signs shall be in conformance with the Stille-Derossett-Hale Single State Construction Code Act, PA 230 of 1972, M.C.L. 125.1501 *et seq.* and all those rules promulgated thereunder unless otherwise specified in this subchapter.

(Ord. 176, passed 1-9-90; Am. Ord. 209, passed 5-8-18) Penalty, see § 10.99

§ 151.129 SIGN REQUIREMENTS.

(A) *Erector's imprint.* Signs of every type which come within the purview of this section must carry the identification and address of the sign erector, electrical voltage, when applicable, and date of erection in clearly legible letters whether for the initial erection or re-hanging of a sign.

(B) *Proximity to electrical conductors.* No sign shall be erected so that any part including cables, guys, and the like, will be within ten feet of any electrical conductor, electrical light pole, street lamp, traffic light, or other public utility pole or standard.

(C) *Traffic interference.* No advertising device shall be erected or maintained which simulates or imitates in size, color, lettering, or design any traffic sign or signal or other word, phrase, symbol, or character in such a manner as to interfere with, mislead, or confuse traffic.

(D) *Sign heights.* Sign height shall be as specified in the schedule of sign regulations, § 151.122. All projecting and/or pylon signs shall have an under clearance from the lowest point of the sign to the ground or grade level of not less than eight feet.

(E) *Signs permitted.* See schedule of sign regulations in § 151.122.

(F) *Illumination.* Reflectors, lights or other forms of illumination on signs shall be allowed except:

(1) No sign shall be illuminated by other than approved devices and the illumination of the sign shall be directed or shaded so as not to interfere with the vision of persons on adjacent public rights-of-way or adjacent properties.

(2) No sign shall be illuminated in such a manner as to interfere with, mislead or confuse traffic.

(3) All illumination shall be a steady, continuous burning of bulbs or lights. The flashing, blinking, oscillating, rotating or intermittent turning on and off of any illuminating device is prohibited.

(4) The use of string electric light bulbs, which illuminate products out-of-doors is prohibited.

(5) An outline tubing sign, including that which is covered with a transparent surface, is prohibited except for an indoor neon "open sign."

(6) In no case shall any sign exceed a level of illumination of 0.08 footcandles and a luminaire brightness of 2,400-foot lamberts, when measured at the property line at any height.

(7) There shall be no illumination of signs in residential districts.
(Ord. 176, passed 1-9-90; Am. Ord. 209, passed 5-8-18) Penalty, see § 10.99

§ 151.130 TEMPORARY SIGNS.

The following types of temporary signs may be approved by the Administrative Sign Committee as established in § 151.137. If the committee withholds its approval or the proposed sign does not meet the specified requirements of this section, the applicant may request a hearing before the Planning Commission. Signs exempted in § 151.126 and meeting the requirements set forth in the schedule of sign regulations do not require Administrative Sign Committee approval.

(A) *Temporary signs.*

(1) Exterior banners, pennants, spinners and streamers, including those for new store openings, special events, happy hours, and festivals.

(2) Signs inside store windows advertising sales.

(3) Going out of business signs.

(4) Interim signs on a building until a permanent sign is constructed.

(5) Portable signs.

(6) Signs, banners and flags when in the nature of special decorative displays used for promotions of civic welfare or charitable purposes.

(B) Size of temporary signs shall not exceed 14 square feet. Only one temporary sign is permitted on a premise. Banners, pennants, and streamers shall not extend in length more than 14 feet.

(C) Time of display may be for a period not to exceed ten days, except that a "going-out-of-business" sign, and an interim sign pending delivery of a permanent sign meeting ordinance requirements may be allowed up to 30 days. Extension for a further 30-day period may be approved.

(D) No temporary sign may extend over or be located on a public street right-of-way.

(E) Temporary signs exceeding the above size and/or duration limits require approval by the Planning Commission.

(Ord. 176, passed 1-9-90; Am. Ord. 204, passed 6-9-09; Am. Ord. 209, passed 5-8-18) Penalty, see § 10.99

§ 151.131 SIGNS PROHIBITED.

In addition to other regulations of this subchapter, including exempt signs found in § 151.126, the following types of signs are prohibited:

(A) Any sign which has any visible moving part, visible revolving parts, or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic, or mechanical means, including intermittent electrical pulsations, by action of normal wind current, or by any other means;

(B) Signs or displays employing moving or flashing lights, including search lights, strobe lights, flashing light bars, and other similar lighting features;

(C) Exterior strung lights used in connection with a commercial premises other than holiday decorations;

(D) Signs employing noise making devices and components;

(E) Signs employing unedged or uncapped plastic letters or letters with no returns and exposed fastenings;

(F) Any sign erected on a tree or utility pole;

(G) Any sign erected, constructed, and/or maintained on or above the roof of a building or any portion thereof.

(H) Any sign painted or otherwise inscribed directly on the exterior or interior surface of a building which is visible from outside the building.

(I) Any sign relating to a business activity, use, service, or product not performed or sold on the premises upon which the sign is displayed.
(Ord. 176, passed 1-9-90; Am. Ord. 206, passed 11-15-11; Am. Ord. 209, passed 5-8-18) Penalty, see § 10.99

§ 151.132 OWNER RESPONSIBILITY; MAINTENANCE AND SANITATION.

(A) *Responsibility of compliance.* The owner of any property on which a sign is placed or the person maintaining the sign are declared to be responsible for the erection of the sign and the condition of the sign and the area in the vicinity thereof, and further, may be required to furnish a performance bond at the direction of the Planning Commission.

(B) *Sanitation.* Property surrounding any ground or pylon sign shall be kept clean, sanitary, free from obnoxious and offensive substances, free from weeds, rubbish, and flammable material.
(Ord. 176, passed 1-9-90; Am. Ord. 209, passed 5-8-18) Penalty, see § 10.99

§ 151.133 SAFETY.

No sign or signs shall be permitted at any location which, in the sole discretion of the Planning Commission, would or could create any type of safety hazard.
(Ord. 176, passed 1-9-90; Am. Ord. 209, passed 5-8-18) Penalty, see § 10.99

§ 151.134 SIGN INSPECTION.

(A) *Certificate of inspection.* All signs shall be inspected by the Building Inspector and Electrical Inspector, when required, and if found to have been properly constructed and installed in accordance with the provisions of this subchapter, then a certificate of inspection shall be issued, upon request.

(B) *Concealed work.* In cases where fastenings are to be installed and enclosed in such a manner that the building and electrical inspectors cannot easily remove material to be used, the sign erector must advise the Building Department so that inspection may be made before concealment.
(Ord. 176, passed 1-9-90; Am. Ord. 209, passed 5-8-18) Penalty, see § 10.99

§ 151.135 REMOVAL.

(A) The Building Inspector may order the removal of any new sign that is erected or maintained in violation of this subchapter. The order shall be in writing to the owner of the sign, and to the owner of the building, structure, or premises on which the sign is located, and shall allow three days for the removal of the sign to ensure that it is brought into conformance with the terms of this subchapter.

(B) The Building Inspector may order the removal of any sign existing at the time of or erected after the adoption of this subchapter if either by its location or structural characteristics it is deemed to be immediately hazardous to the safety of the general public. The order shall be in writing to the owner of the sign, and to the owner of the building, structure, or premises on which the sign is located, and shall allow 48-hours from the time of notification in writing for compliance, and if the notice is not complied with within the specified time, the Building Inspector shall initiate appropriate legal action.

(C) The Building Inspector shall order the removal of any sign whenever an activity to which the sign pertains ceases to exist. The order shall be in writing to the owner of the sign, and to the owner of the building, structure, or premises on which the sign is located, and shall allow 30 days from the time of notification in writing for the removal of the sign.

(Ord. 176, passed 1-9-90; Am. Ord. 209, passed 5-8-18) Penalty, see § 10.99

§ 151.136 NONCONFORMING SIGNS.

(A) *Lawful existing signs.* Any sign lawfully existing at the time of the adoption of this subchapter which does not fully comply with all the provisions of this subchapter shall be considered a nonconforming sign and may remain as an accessory sign to the premises upon which it is located as long as the use to which it pertains is not changed, the structural conditions of the sign are not detrimental to the health, safety and welfare of the township, and the sign is properly maintained. No sign shall be structurally altered, so as to prolong the life of the sign except as noted above, or to change the shape, size, type or design of the sign. No nonconforming sign shall be repaired after being damaged if the repair would cost more than 50% of the cost of an identical new sign.

(B) *Judgment.* All signs at "the corners" shopping center and office center shall meet the requirements of the consent judgement entered on September 14, 1982, in Oakland County Circuit Court Case #81-227946-CH and any amendments which may be made to that judgement. (Ord. 176, passed 1-9-90; Am. Ord. 209, passed 5-8-18) Penalty, see § 10.99

§ 151.137 ADMINISTRATION AND ENFORCEMENT.

(A) *Enforcement.* This subchapter shall be administered and enforced by the Building Inspector.

(B) *Administrative Sign Committee.* The Administrative Sign Committee shall consist of the Chairman of the Planning Commission, the Township Supervisor, and the Township Clerk or their designee. The Committee shall have the function of approving temporary signs regulated in § 151.130. If the Committee withholds its approval or the proposed sign does not meet the specified requirements of this section, the applicant may request a hearing before the Planning Commission.

(C) *Review by Administrative Sign Committee, Planning Commission or Zoning Board of Appeals.* Sign approval shall be granted only upon determining the following:

(1) The scale, color, texture and materials of the sign being used will identify the business succinctly and will enhance the building on which it is located, as well as the immediate neighborhood.

(2) The scale, color, texture and materials of the sign will be compatible with the building on which it is located, as well as neighboring buildings and tenant spaces.

(3) The appearance of the building exterior with the signage will preserve or enhance, and not adversely impact, the property values in the immediate neighborhood.

(4) The sign is neither confusing nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety.

(5) The sign is consistent with the intent of the Master Plan.

(6) The sign otherwise meets all requirements of this chapter.

(D) *Appeals.* Any person aggrieved by a decision of the Planning Commission or a decision, ruling or order from the Building Inspector may make an appeal to the Zoning Board of Appeals in the manner provided in § 151.173 of this chapter.

(Ord. 176, passed 1-9-90; Am. Ord. 209, passed 5-8-18)

Prohibited Signs

- Signs with visible moving parts
- Signs with flashing lights
- Exterior strung lights on commercial premises other than holiday decorations
- Noise-making devices and components
- Signs with unedged or uncapped letters
- Signs on a tree or utility pole
- Signs erected, constructed, and/or maintained on or above the roof of a building or any portion thereof
- Signs painted directly on the exterior or interior surface of a building
- Signs relating to a business activity, use, service, or product not performed or sold on the premises upon which the sign is displayed
- Signs that pose a safety hazard
- Signs that are not in compliance with Chapter 151 of the Code
- Signs that are not defined in this chapter or listed in this schedule

(Ord. 209, passed 5-8-18)

APPENDIX C: SCHEDULE OF SIGN REGULATIONS

SCHEDULE OF SIGN REGULATIONS											
Type of Sign	Administrative Sign Committee Approval	Planning Commission Approval Required	Sign Permit and Inspection Required	Sign Area on one Premises (Sq. Ft.)		Maximum Height of Sign (Feet)	Permitted in Zone Districts				No. of Days Sign May be Displayed
				One	Total		B-2	B-1	CEM*	RE, R-1	
<i>Administrative Sign Committee Approval</i>											
Banner	X	If exceeds limits		14	14	14 (length)	X	X			10 days
Going out of business signs	X	If exceeds limits		14	14						30 days
Interim Signs	X	If exceeds limits		14	14						30 days
Temporary Signs	X	If exceeds limits		14	14	8	X	X			10 days
*Section 151.074 for permitted signs											

SCHEDULE OF SIGN REGULATIONS									
Type of Sign	Planning and Zoning Commission Approval Required	Sign Permit and Inspection Required	Sign Area on one Premises (Sq. Ft.)	Maximum Height of Sign (Feet)	Permitted in Zone Districts				No. of Days Sign May be Displayed
					B-2	B-1	CEM*	RE, R-1	
<i>Planning Commission Approval</i>									
Accessory	X	X	100 200	20	X	X			
Ground	X	X	100 200	20	X				
Illuminated Signs**	X	X			X	X			
Portable Signs	X		14 14	6	X				
Projecting Signs***	X	X	12 24	12	X				
Pylon Sign***	X	X	60 120	20	X				
Wall Signs	X	X	100 100	****	X	X			

Section 151.074 for permitted signs:
 ** See § 151.129(F) for regulations regarding illumination of signs.
 *** See § 151.129(D). Projecting and pylon signs shall have an under clearance from the lowest point of the sign to the ground of at least eight feet.
 **** See § 151.131. Wall signs shall not be erected, constructed, and/or maintained on or above the roof of a building or any portion thereof.

SCHEDULE OF SIGN REGULATIONS

Type of Sign	Planning and Zoning Commission Approval Required	Sign Permit and Inspection Required	Sign Area on one Premises (Sq. Ft.)	Maximum Height of Sign (Feet)	Permitted in Zone Districts				No. of Days Sign May be Displayed
					B-2	B-1	CEM*	RE, R-1	
<i>Regulations of exempt signs</i>									
Accessory Sign - Small	If exceeds limits		2 4		X	X			
Directional	If exceeds limits		6 6	3	X	X			
Garage sale	If exceeds limits		3 6	3				X	Not more than 7 days in any 180-day period
Institutional	If exceeds limits		4 8	10	X				
Non-Commercial Sign	If exceeds limits		14 14	3	X	X		X	Not more than 60 days in a calendar year***
Non-Commercial Banner	If exceeds limits		2 2	14 (length)				X	Not more than 60 days in a calendar year
Occupational	If exceeds limits		4 8	10	X	X			
Political Signs	If exceeds limits		4 8	3	X	X		X	Not more than 60 days in a calendar year
* See § 151.074 for permitted signs									

SCHEDULE OF SIGN REGULATIONS								
Type of Sign	Planning and Zoning Commission Approval Required	Sign Permit and Inspection Required	Sign Area on one Premises (Sq. Ft.)	Maximum Height of Sign (Feet)	Permitted in Zone Districts			No. of Days Sign May be Displayed
					B-2	B-1	CEM*	
<i>Regulations of exempt signs (Cont'd)</i>								
Real Estate - Commercial	If exceeds limits		4	4	5	X	X	90 days before sale; 7 days after sale
Real Estate - Residential	If exceeds limits		4	4	4		X	90 days before sale; 7 days after sale
Real Estate - Off Premise	If exceeds limits		4	4	3	X	X	2 days before open house; 1 day after open house
* See § 151.074 for permitted signs								