

3/81

REVISION TO ZONING ORDINANCE
OF ST. JOSEPH TOWNSHIP

Sections 11.01 through 11.06 of the Ordinance of St. Joseph Township relative to the regulation of signs is hereby repealed and the following Ordinance is hereby adopted:

Section 11. SIGNS.

Section 11.01. INTENT. The purpose of this Section is to regulate and limit the construction or reconstruction of signs and billboards to protect the public peace, morals, health, safety and general welfare of the residents of the Township and to preserve, improve and enhance the scenic beauty consistent with the provisions of Section 131 of Title 23 of USC, as amended, and to preserve property values and encourage and promote business and industry, including the tourist industry. Such signs as will not, by reason of their size, location, construction or manner of display, endanger life and limb, confuse or mislead traffic, obstruct vision necessary for vehicular and pedestrian traffic safety, or otherwise endanger public welfare, shall be permitted. Further, the regulation of such permitted signs and billboards are meant to prevent them from causing annoyance or disturbance to the residents of St. Joseph Township. It is the further intent of this Section of the Ordinance to conform its provisions with Act 106 of the Public Acts of 1972, as amended, known as "The Highway Advertising Act of 1972" (M.S.A. 9.391 (101) et seq.) and the following provisions with respect to size, lighting or spacing of signs shall not apply to those areas of St. Joseph Township which are subject to regulation pursuant to said Act.

For purposes of this Section, the word "sign" shall, unless specifically stated otherwise, also include within its meaning the words "advertising signs" and "billboards".

Section 11.02. DEFINITIONS. As used in this Section, the following words shall have the meaning hereinafter set forth in this Section.

Section 11.02.1. SIGNS. A name, identification, description, display, or illustration which is affixed to, 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, organization or business.

Section 11.02.2. ADVERTISING SIGNS. A sign which directs attention to a business or profession conducted or to a commodity, service or entertainment sold or offered.

- a. ON-PREMISES. An advertising sign whose message relates to a business, service, commodity, or profession lawfully being conducted, sold or offered on the same premises.
- b. OFF-PREMISES. An advertising sign whose message relates to a business, service, commodity, or profession lawfully being conducted, sold or offered on premises other than that upon which the sign is located.

Section 11.02.3. ILLUMINATED SIGNS. A sign that provides artificial light directly (or through any transparent or translucent material) from a source of light connected with such sign, or a sign illuminated by a light so shielded that no direct rays from it are visible from any public right-of-way or from the abutting property.

Section 11.02.4 BILLBOARDS. A sign that is affixed to or erected upon a free-standing framework designed or intended to be used for posting information not pertaining directly to the use of the premises on which it is located.

Section 11.02.5. ELECTION CAMPAIGN SIGNS. Signs not exceeding five (5) square feet of display area advertising candidates or soliciting votes in support of or against any proposition or issue at any general, primary, special, school or any other election.

Section 11.02.6. IDENTIFICATION SIGNS. A sign that identifies the business, owner or resident and/or the street address and which sets forth no other advertisement.

Section 11.02.7. POLE SIGNS. A sign supported by one (1) or more up-rights, poles or braces placed in or upon the ground surface and not attached to any building and having a sign area not more than one hundred (100) square feet on a side, and a clear space of at least nine (9) feet from the ground to the bottom of the sign.

Section 11.02.8. PROJECTING SIGNS. A sign which projects from and is supported by a wall of a building and does not extend beyond the minimum required setback line or into and over street right-of-way, and not less than nine (9) feet, at its lowest point, above sidewalk or ground level.

Section 11.02.9. PORTABLE SIGNS. 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 sign structures.

Section 11.02.10. REAL ESTATE SIGNS. A sign located on premises containing land or buildings for sale, rent or lease, or buildings under construction and intended for sale, rent or lease.

Section 11.02.11. TEMPORARY SIGN. A display, informational sign, banner or other advertising device with or without a structural frame and intended for a period not to exceed ninety (90) days of display, including seasonal produce sales, decorative displays for holidays or public demonstrations.

Section 11.02.12. MARQUEE SIGN. An identification sign attached to a marquee, canopy or awning projecting from and supported by the building, and not less than nine (9) feet, at its lowest point, above sidewalk level.

Section 11.02.13. WALL SIGN. A sign which is attached directly to a building wall and which does not extend more than eighteen (18) inches therefrom nor above the roof line, with the exposed face of the sign in a plane parallel to the building wall.

Section 11.02.14. ROOF SIGN. Any sign erected, constructed and maintained wholly upon or over the roof of any building with the principal support of the roof structure.

Section 11.02.15. INSTITUTIONAL BULLETIN BOARD. A sign containing a surface area upon which is displayed the name of a religious institution, school, library, community center or similar institution and the announcement of its institutional services or activities.

Section 11.02.16. SUBDIVISION SIGN. A sign placed at the primary entrance to a subdivision, or mobile home park, containing information only about that subdivision.

Section 11.03. SIGNS PROHIBITED. A sign not expressly permitted is prohibited.

Section 11.04. SIGNS PERMITTED. Signs are permitted according to the district in which they are located or intended to be located. Certain types of signs are permitted in certain districts according to the following regulations.

Section 11.04.1. RESIDENCE DISTRICT. The following types of signs are permitted:

- a. IDENTIFICATION SIGN, one (1) per dwelling unit not exceeding two (2) square feet in area.
- b. TEMPORARY SIGN, one (1) per premises advertising produce raised on said premises; not exceeding thirty-two (32) square feet in area; set back from any right-of-way at least fifteen (15) feet, and removed from view during seasons when said produce is not normally considered in season.

- c. INSTITUTIONAL BULLETIN BOARD, one (1) per public or semi-public institution, located on-premises, and not exceeding thirty-two (32) square feet in area; provided, however, that the Zoning Board of Appeals is given the specific authority to permit an institutional bulletin board of not to exceed 150 square feet where, in its discretion, the same will not become a nuisance to or objectionable to the owners of adjoining premises and where the same will cause no adverse effect to vehicular or pedestrian traffic.
- d. REAL ESTATE SIGN, one (1) per premises or building and located on same premises or building only while said real estate is actually on the market for sale, rent or lease provided that the same does not exceed seven (7) square feet in area; and further provided, however, that a temporary sign may be approved by the Zoning Board of Appeals up to 100 square feet in area for a period not to exceed twelve (12) months for signs proposed to be located on unimproved or undeveloped parcels of real estate.
- e. ELECTION CAMPAIGN SIGNS, provided such signs may be placed and kept in place only during the period commencing on the 30th day prior to an election and ending on the tenth day following an election.

Section 11.05. GENERAL STANDARDS.

Section 11.05.1. No sign shall block any required accessway or window.

Section 11.05.2. No sign shall be attached to a tree or utility pole.

Section 11.05.3. The following signs are exempt from the permit required and from the regulations of Section 11.00.

- a. Memorial signs and tablets displayed on private property, not to exceed five (5) square feet.
- b. Address numerals.

Section 11.05.4. The following signs are exempt from the permit requirements but must comply with all other regulations of Section 11.00.

- a. Signs permitted by Section 11.07.1, paragraphs a and b.
- b. Signs permitted by Section 11.07.2, paragraph a. (subsection 11.07 is 20.523, sec. 11.00 is 20.520) (Ord. no. 23, eff. Mar. 11, 1971).

Section 11.06. PERMITTED SIGNS - ALL DISTRICTS.

Section 11.06.1. HIGHWAY DIRECTIONAL SIGNS AND MARKERS -- which shall be made and installed in accordance with the specifications of the Township of St. Joseph, announcing the location of or directing traffic to given locations which include but are not limited to the following:

- a. Service areas -- automobile, food, lodging.
- b. Public and quasi-public information signs.
- c. Business or business districts. (Ord. no. 23, eff. Mar. 11, 1971).

Section 11.06.2. PARKING AREA SIGNS.

- a. One sign per parking area or lot, designating the conditions of use or identity of such parking area and limited to a maximum size of nine (9) square feet, shall be permitted. On a corner lot, two (2) such signs, one facing each street, shall be permitted.
- b. Signs designating parking area entrances or exits are limited to one (1) sign for each such entrance or exit and to a maximum size of two (2) square feet each. (added by amend. eff. Jan. 17, 1977).

Section 11.07. PERMITTED SIGNS - RESIDENTIAL DISTRICTS. In all residential districts, the following classes of signs are permitted in accordance with the regulations set forth herein.

Section 11.07.1. NON-FLASHING, NON-ILLUMINATED ACCESSORY SIGNS.

a. Nameplates and identification signs, subject to the following:

- (1) For one and two-family dwellings, there shall be not more than one nameplate, not exceeding two (2) square feet in area for each dwelling unit indicating the name or address of the occupant or a permitted occupation.
- (2) For multiple-family dwellings, for apartment hotels and for buildings other than dwellings, a single identification sign not exceeding nine (9) square feet in area and indicating only the name of the management thereof, may be displayed.
- (3) In connection with the construction or remodeling of a building, there shall be permitted one sign not exceeding twenty-five (25) square feet in area; on corner lots two such signs, one facing each street shall be permitted. Said signs shall be removed by the person or persons erecting same within two weeks after completion of the structure indicated.
- (4) HEIGHT. No sign shall project higher than one story or fifteen (15) feet above curb level, whichever is lower.
- (5) PROJECTION. No sign shall project beyond the property line into the public way.

b. FOR SALE AND TO RENT SIGNS, subject to the following:

- (1) AREA AND NUMBER. No sign shall exceed a total of seven (7) square feet in area. Additional auxiliary or satellite signs in conjunction with the main sign shall be considered in the computations of the total sign area allowable. Only one such sign per zoning lot shall be permitted. (Amend. eff. Jan. 17, 1977).
- (2) PROJECTION. No sign shall project beyond the property line into the public way.
- (3) HEIGHT. No sign or post or standard shall project higher than five and a half (5.5) feet above ground level. (Amend. eff. Jan. 17, 1977).
- (4) WIDTH. Signs and supports shall not exceed four and a half (4.5) feet in width. (added by amend. eff. Jan. 17, 1977).

Section 11.08. PERMITTED SIGNS - BUSINESS DISTRICT. In all business districts, the following signs are permitted, subject to the requirements set forth hereinafter:

Section 11.08.1. All signs and nameplates that are permitted in the residential districts.

Section 11.08.2. SIGNS ON MARQUEES, CANOPIES AND AWNINGS. Restrictions imposed hereinafter on the projection of signs across property lines into the public way shall not apply, except in residential districts to signs located on marquees or canopies, provided that any sign located on a marquee or canopy shall be affixed flat to the surface thereof and, further, no sign shall extend vertically or horizontally beyond the limits of said marquee or canopy, except that individual, free-standing letters may project to a height not exceeding eighteen (18) inches above same.

Restrictions imposed here on the projection of signs across property lines into the public way shall not apply except in residence districts to signs located on awnings, provided that any sign located on an awning shall be affixed flat to the surface thereof, shall be non-illuminated and non-flashing, and shall indicate only the name and address of the establishment of the premises. Further, no such sign shall extend vertically or horizontally beyond the limits of said awning.

Section 11.08.3. Signs relating only to the name and use of buildings or premises upon which they are placed.

Section 11.08.4. Signs, clocks or other advertising devices erected upon standards or separate support shall be placed so as to be entirely within the property lines of the premises upon which it is located and no part of the sign or standard shall have a total height greater than twenty-five (25) feet above the level of the street upon which the sign faces or above the adjoining ground level, nor shall the surface of any such sign exceed an area of one hundred (100) square feet.

Section 11.08.5. For an integrated planned business development in single ownership and management or under unified control, an additional sign may be erected not exceeding one hundred (100) square feet in area advertising only the name and the location of the integrated shopping center. Such sign shall be placed so as to be entirely within the property lines of the premises upon which it is located, and the bottom edge of such sign shall be at least eight (8) feet above the level of the ground, and the overall height shall not exceed twenty (20) feet above curb level or above the adjoining ground level if such ground level is above the street level.

Section 11.08.6. No sign may be painted, pasted or similarly posted directly on the surface of any wall. Nor shall any sign be permitted to be placed on any wall, fence or standard facing the side of any adjoining lot located in a residence district.

Section 11.08.7. No illuminated sign shall be of the flashing or intermittent type, except that advertising devices denoting the time, temperature and other similar information shall not be considered a flashing sign for the purpose of this ordinance. Signs which may be in conflict with public traffic signs shall not be permitted. Illuminated signs shall be shaded so as not to shine on adjacent residential properties or public ways.

Section 11.08.8. Traffic or directional signs designating entrances, exits and conditions of use of parking facilities, accessory to the main use of the premises may be maintained, provided they are located within the property lines of the subject lot.

Section 11.08.9. In all business districts, the permitted signs are subject to the following:

- a. AREA. The gross area of a sign or signs on the front or rear wall of any principal building shall not exceed one tenth (1/10) of the area of the front face (including doors and windows) of the principal building. The gross area of a sign or signs on a side wall of a principal building shall not exceed one tenth (1/10) of the area of the side wall (including doors and windows) of the principal building.
- b. LOCATION. The sign or signs may front on the front, side or rear walls or wall of the principal building.
- c. PROJECTION. Signs suspended from any building shall not project more than twelve (12) inches beyond the front of the building and the bottom of such signs shall not be less than ten (10) feet above the finished grade of the sidewalks.

Any sign projecting or suspending from a building shall not exceed ten (10) feet in height subject to approval of the Building Inspector.

- d. HEIGHT. No sign shall project higher than twenty-five (25) feet above curb level, and in no case shall a sign project higher than four (4) feet above the roof line. Any proposed sign in excess of twenty-five (25) feet in height shall be erected only with the approval of the Township Planning Commission.
- e. ILLUMINATION. Signs shall be shaded whenever necessary to avoid casting bright light upon property located in any residential district or public ways.
- f. MATERIALS AND CONSTRUCTION. The facing of all signs placed on state primary highways shall be constructed of plastic materials. The finish of the sign shall not be pasted to the surface.

Section 11.08.10. SIGNS ACCESSORY TO AUTOMOBILE SERVICE STATIONS. The following signs accessory to automobile service stations are permitted:

- a. Racks for the orderly display of cans of engine oil for convenience in dispensing said oil, may be located on or at the ends of pump islands (limit of two to each island).
- b. Two open portable tire racks (not more than seven (7) feet in height, including signs, and six (6) feet in length) on caster for the purpose of displaying new tire casings, shall be permitted for each gasoline or tire service station.
- c. Items for sale on the premises may be openly displayed within ten (10) feet of the principal building. Products may be displayed under pump island canopies or between pumps within the area of the pump island base.
- d. A sign may be painted on the inside and outside front door of the closed tire rack but shall not be painted on the sides or rear. (Ord. no. 23, eff. Mar. 11, 1971).

Section 11.09. PERMITTED SIGNS - INDUSTRIAL DISTRICTS. The following non-flashing signs are permitted and shall be governed as follows.

Section 11.09.1. All signs and nameplates which are permitted in the business districts.

Section 11.09.2. Billboards, advertising signs and poster panels having a sign area not exceeding two hundred seventy-five (275) square feet.

Section 11.09.3. All billboards and poster panels shall be set back from the street line a distance of the minimum building setback requirements of the district or greater, if specifically required herein.

Section 11.09.4. The minimum distance between any two billboards, advertising signs or poster panels located on the same side of a street or highway shall be not less than four (4) feet for every one (1) square foot of the total area of the two signs.

Section 11.09.5. The gross area in square feet of all signs on a zoning lot shall not exceed six (6) times the lineal feet of frontage of such zoning lot.

Section 11.09.6. No sign shall project higher than twenty-five (25) feet above the ground level beneath it.

Section 11.09.7. No advertising sign shall be located within five hundred (500) feet of any public park of more than five (5) acres in area, or any free-ways, expressways and tollroads designated as such in the records of the governing authorities.

Section 11.09.8. No advertising sign shall be located within one hundred (100) feet of any residence district. (Ord. no. 23, eff. Mar. 11, 1971).

Section 11.10. SIGNS SUBJECT TO REGULATIONS UNDER THE HIGHWAY ADVERTISING ACT OF 1972.

Section 11.10.1. DEFINITIONS. As used in this Section, the definitions shall be the same as those used in Section 2 of Act 106 of the Public Acts of 1972, M.S.A. 9.391 (102).

Section 11.10.2. SETBACK. Signs located along interstate highways and free-ways shall have a minimum setback equal to the setback of the building setback or five hundred (500) feet, whichever is greater. Setback to be measured from the nearest edge of the right-of-way for said freeway and shall conform in all respects to the height requirements provided for permitted signs in industrial districts.

Section 11.11. Signs located along primary highways subject to the provisions of the Highway Advertising Act of 1972.

Section 11.11.1. SETBACK. Signs located along primary highways shall have a setback of at least one hundred (100) feet or equal to the building setback line, whichever is greater, and shall conform in all respects as to height requirements to signs permitted in business districts, unless it is in an industrial district, in which case it shall conform to the height requirements for permitted signs in industrial districts. Setback shall be measured from the nearest right-of-way line of the primary highway.

Section 11.12. SIGN PERMITS. No person shall construct, alter, rebuild, enlarge, erect or place a sign without first filing with the Building Inspector a written application and obtaining a permit therefore. Such application shall be in duplicate and shall contain all such information and drawings as may be required by the Building Inspector, at least the names of the property owners, the name of the person in charge of the sign and drawings of the sign or structure showing type, size, location and method of attachment. The Inspector may require that all plans be drawn by a registered architect or structural engineer licensed by the State of Michigan. The fee for such permit shall be as established by the Township Board of Trustees. (Ord. no. 23, eff. Mar. 1, 1971).